

# State of Maryland

## 2011 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr2228	sb0588	lr2866	hb1199	Civic Center Design Drawings
3. Senate Bill Sponsors				House Bill Sponsors
Ramirez				Niemann
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$250,000
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Mayor and City Council of the City of Mount Rainier for the design of the civic center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Jeannelle Wallace		301-985-6585	jwallace@mountrainiermd.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The City of Mount Rainier is a local government in Prince George's County incorporated in 1910 having just celebrated it's 100th anniversary. The city is a full-service municipality providing all major services including public safety, and public works (trash, recycling and snow removal). The goal of the city is to provide quality service to its citizenry that promotes the safety, health, and well-being of the community. The city is an older community inside the beltway that is the true gateway to Prince George's County bordering the District of Columbia. The city's main business district is situated in the Arts and Entertainment District along the Route 1 corridor and has been subject to abandoned and vacant property as well as businesses that are now defunct. The civic center project is designed to create a center for government services convenient to pedestrians, drivers, and users of public transportation as the civic center is adjacent to a WMATA bus terminal, and one that because of the design and location will spur investment opportunities along the Route 1 corridor and thus revitalize the downtown through its main street development.</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

This project involves the completion of design drawings for a new state of the art library facility and connecting this library to two existing structures, the former Star Potts Hall and the City of Mount Rainier Municipal Building to create a government civic center complex. The city has been awarded a Senate Bond Bill towards the razing and construction of a new library/civic center as the current conditions of the library include a building that too small to accommodate persons who are unemployed, underemployed and/or of low-to-moderate income levels, who readily seek the use of computers in the library for employment opportunities. The city has also outgrown the space at city hall which has no kitchen facilities or meeting space to accommodate over 50 persons, and no storage capability for files, office supplies, etc. With the recent purchase of the Star Potts Hall, the city has the capability of hosting community meetings and council meetings in a larger space on two levels, as well as create administrative offices for code enforcement personnel, a private conference room, and enlarge the studio control room for cable television. Once the design is complete, the project will also involve the rehabilitation of the Star building including the kitchen facilities on the first floor, the opening of all boarded windows, and refurbishing of the ground floor

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	\$435,000
<b>Construction</b>	
<b>Equipment</b>	
<b>Total</b>	\$435,000

**13. Proposed Funding Sources – (List all funding sources and amounts.)**

Source	Amount
Senate Bond Bill 370 2006	\$150,000
Community Legacy funding 2006	\$80,000
Community Legacy funding 2007	\$130,000
Community Legacy funding 2009	\$75,000
<b>Total</b>	\$435,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
June 2011	April 2012	June 2012	June 2013
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$435,000		10,000	20,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
City of Mount Rainier			
20. Legislative District in Which Project is Located		24 - Western Prince George's County	
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
<b>Name:</b>	Silber, Perlman, Sigman, & Tilev, PA	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-891-2200		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
7000 Carroll Avenue, Suite 200, Takoma Park, MD 20912		April 7, 2008 Library	\$680,000

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
40	44	\$4.5 million	5.5 million
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Yes
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	8,388sf		
<b>Space to Be Renovated GSF</b>	336sf		
<b>New GSF</b>	8,724sf		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1920

## **28. Comments: (Limit Length to Visible area)**

The proposed project will undoubtedly revitalize the city's downtown in conjunction with providing opportunities for larger meeting spaces for the local government and citizenry. The city government has outgrown its current municipal building and has a current need to relocate some of its administrative staff. The division of code enforcement which includes three full-time code enforcement officers, currently operates in a trailer in the garage of the city's public works department. This work environment is not suitable as the trailers' total work space is approximately 8ft x 32ft and results in an overcrowded work space. The civic center project is designed to create a more suitable work space for these three employees.

Additionally, the city's elected officials will have a space conducive to hosting a larger capacity for public hearings and public council meetings.

The space allocated in the basement of the current municipal building that serves as the control room for the Mount Rainier Television Department is also too small. This cable department consists of a director, and two camera operator/technicians, with numerous pieces of equipment including monitors, cameras, mixers, computers, video and audio equipment, CD's and DVD's. The control room is approximately 2 feet x 6 feet. The entire area has no storage closets. This project also addresses the need for expanding the city's ability for live broadcasts of council meetings and taping of various television shows which are used to expound upon items brought up at council meetings enabling the staff to better educate the citizenry about civic events, on-going problems and accomplishments.

This project is also designed to enhance the city's ability to revitalize an area in the community within the gateway arts district. It will bring into one facility consisting of three buildings a host of community services to include but not be limited to payments for fees and services, city elections, payments for parking tickets, various applications for business occupancy and rental licenses, library services, reading/community room for local residents and visitors.

The goal to build a new state-of-the art library to house additional computers for on-line employment opportunities and resume writing and research is another component of the project.

The funds for this bond bill will be utilized to complete the design phase of the project to enable the city to proceed with permits and construction.