

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr1561	sb0186	lr1642	hb0417	Good Shepherd Center Cooling Tower
3. Senate Bill Sponsors				House Bill Sponsors
Kasemeyer				DeBoy
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore County			\$450,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$450,000, the proceeds to be used as a grant to the Board of Directors of the House of the Good Shepherd, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Good Shepherd Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Sandra Litz		410-247-2770 (x 208)	slitz1@GoodShepherdCenter.org	
Diana Ellis		410-247-2770 (ext. 421)	dellis11@GoodShepherdCenter.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Good Shepherd Center was established in 1864 by the Sisters of the Good Shepherd and serves the Maryland community with: 24/7/365 treatment services and a therapeutic day school for at-risk, disadvantaged and underserved girls and boys, ages 13 to 21, who are experiencing emotional and behavioral difficulties of a psychiatric nature, and A Family Advocacy Program to help support the families of the children we serve. With an ongoing population of 85 residential youth and having served 177 adolescents and their families in FY2012, Good Shepherd Center is the largest treatment center for adolescents in Maryland. Good Shepherd Center often admits children with such difficult issues that no other Maryland program will take them, thus helping children remain in their home state for treatment. Despite this, Good Shepherd Center has a high success rate and maintains a firm commitment to never eject students from the program.</p>				

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

Good Shepherd Center needs to replace our aged cooling tower in the Center's central air conditioning system. The cooling tower is a vital component of the central chilled water cooling system that dissipates the heat absorbed in the building. Almost four years ago the chiller was replaced but the cooling tower, an original 1968 BAC Baltimore Air Coil, was not. The system provides cooling throughout our facility, including residential, academic and administration spaces. Replacement of the cooling tower will make a critical difference in the lives of our students by ensuring that they will continue to benefit from air conditioning during the summer months. The current 45 year old cooling tower has far exceeded its normal useful life of 20 years, is unreliable and subject to failure. Because most student spaces at GSC, for security reasons, have sealed windows, failure of our aged cooling system would be catastrophic for our students and staff. In addition, the present forced draft cooling tower consumes approximately double the electrical energy that a new induced draft tower will consume.

*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>	
<b>Construction</b>	
<b>Equipment</b>	\$155,000
<b>Total</b>	\$155,000

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

Source	Amount
Apostolic Fund of the Sisters of the Good Shepherd	\$50,000
The Marion I. & Henry J. Knott Foundation(Request submitted)	\$50,000
France-Merrick Foundation(Request submitted)	\$50,000
BGE Rebate	\$5,000
2013 Maryland Bond Bill	
Individual Contributions	
<b>Total</b>	\$155,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
July, 2013	September, 2013	October, 2013	January, 2014
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
		500 - 700	500 - 700
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2009 DGS Item G104, Chapter 396	\$75,000	Renovation of student residential bathrooms	
2011 DGS Item G047, Chapter 396	\$100,000	Renovation of GSC student courtyard	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
House of the Good Shepherd of the City of Baltimore DBA Good Shepherd Center 4100 Maple Avenue Baltimore, MD 21227			
<b>20. Legislative District in Which Project is Located</b>	12A - Southwestern Baltimore County		
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Andrew T. Nichols, Esquire	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-727-2443		N/A
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Rollins, Smalkin, Richards & Mackie, LLC 401 N. Charles Street Baltimore, MD 21201			

<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>
Over 300	Over 300	\$19,381,817	\$19,768,000
<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>			Own
<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>	210,000		
<b>Space to Be Renovated GSF</b>	N/A		
<b>New GSF</b>	210,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1968

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

The replacement of the cooling tower consists of installing a new BAC Baltimore Air Coil cooling tower and connecting it to the rest of the cooling system. We will locate it outside the building rather than in its current location. Support steel will be laid in place as a foundation for the cooling tower. The reason the cooling tower needs to be located elsewhere is because it is currently above the 13,000 volt primary electrical substation for the entire Center. Some water from the cooling tower has leaked down on to the primary switch gear causing a very dangerous and risky situation. Almost four years ago the chiller in Good Shepherd Centers air-conditioning system was replaced but the cooling tower was not. It is an original 1968 BAC Baltimore Air Coil unit which has been repaired in the past to keep it going. But it is far beyond its useful life expectancy which would typically be about 20 years, not its current 45 years. A critical concern is that, because most student spaces at GSC, for security reasons, have sealed windows, failure of our aged cooling system would be catastrophic for our students and staff. In addition to making the facility safer for our adolescents and staff, replacing the cooling tower would provide a considerable cost savings for the Center. New technology now available for a new cooling tower would reduce electrical consumption by about half as well as increase the overall energy efficiency of the entire cooling system. This would be accomplished through modern controls coordinating all the equipment functions. Most of these controls are already in place from the recent chiller replacement project. Although our budget will increase 2%, from \$19,381,817 in FY2013 to \$19,768,00 in FY2014, Good Shepherd Center projects that the cooling tower replacement will save the Center \$12,000 annually in energy costs. Good Shepherd Center has received two previous bond bill grants from the State of Maryland. In 2009, we received \$75,000 to help renovate our Centers residential bathrooms which were largely original to when the building was built in 1970. This project focused on the replacement and renovation of the bathroom fixtures, walls and other aspects to minimize any possibility of self injury or abuse by our increasingly acute students. In 2011, Good Shepherd Center received a bond bill grant to renovate its student courtyard which, because of its deteriorated condition and broken concrete, had not been used by Center students or staff for many years despite its accessibility. Good Shepherd Center has finished both projects successfully and our staff and students are thrilled with their beautiful new bathrooms and student courtyard. We truly appreciate the Maryland General Assemblys support of Good Shepherd Center and the Maryland adolescents we serve as we prepare them to transition successfully back into their homes, work, schools and community.