

State of Maryland

2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0764	sb0033	lr3133	hb1467	Wye River Upper School
3. Senate Bill Sponsors				House Bill Sponsors
Pipkin				Eckardt
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Queen Anne's County			\$500,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Trustees of the Wye River Upper School, Inc. for the construction, repair, renovation, capital equipping, and reconstruction of the Maryland National Guard Armory into the Wye River Upper School.</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	
Chrissy Aull		410-827-5822	chrissyaull@wyeriverupperschool.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Wye River Upper School (WRUS) is an independent college preparatory school serving talented, motivated and capable high school students with learning differences (such as Attention Deficit Disorder, Dyslexia and Aspergers Spectrum Disorder) from the entire Chesapeake Bay Region** who find they cannot succeed in a traditional school setting. WRUS is committed to affecting lifelong change in our students, most of who, in spite of ample capability, have struggled, sometimes to the point of dropping out, in traditional settings even with special education accommodations. The school fills this unserved community need across a wide economic strata providing financial aid averaging half tuition to over half of our students. In the US, more than 6 million students of average to above average intelligence do not fit in to the traditional program and fail to reach their potential or worse. In Maryland, 86% of regular education high school students graduate; among the special education cohort the rate drops precipitously to 56%. At WRUS, 96% of students who have attended achieved a high school diploma and most have gained the confidence and skills to obtain post-secondary education or training. (**continued sec. 28)</p>				

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

The project is to renovate to historic preservation standards the Centreville Armory so as to become a sustainable, permanent home for WRUS and a vibrant community asset. Chesapeake College has rented space to the school for 10 years but the college is developing plans for the space. With a growing student population and plentiful accolades as an outstanding high school for students who learn differently, the school has proven itself as a solid academic resource for future students. To expand its efforts, WRUS needs a purpose-built facility and the solid identity of a permanent home to serve future growth. A sudden termination of the current lease would be devastating financially, and disruptive to the student body and continuing growth efforts. An internal feasibility study in consideration of promoting optimal learning with a new permanent facility yielded a list of desired design features. After searching several potential sites and approaches, the Centreville Armory (built in 1926) was chosen. The building was inspected and determined to be structurally sound and appropriately sized to accommodate the targeted future enrollment and the design features defined by the feasibility study. (Please see section 28)

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

Acquisition	\$550,000
Design	\$475,000
Construction	\$4,140,000
Equipment	\$150,000
Total	\$5,315,000

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

Source	Amount
Donations & Pledges in-hand	\$2,015,000
Additional Pledges & donations sought	\$1,200,000
Foundation Grants in process or sought	\$350,000
Sustainable Communities Tax Credit	\$825,000
MD Bond Bill Request	\$500,000
Debt Finance & future fundraising efforts	\$425,000
Total	\$5,315,000

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
July, 2011	October, 2012	June, 2013	July, 2014
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
\$3,990,000		40	75
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)	
Wye River Upper School1000 College Circle - HECPO Box 36Wye Mills, MD 21679		Wye River Upper School316 South Commerce StreetCentreville, MD 21617	
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's and Caroline Counties		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Chrissy AullExecutive Director	Has An Appraisal Been Done?	Yes/No
Phone:	410-827-5822		No
Address:	If Yes, List Appraisal Dates and Value		
Wye River Upper SchoolPO Box 36Wye Mills, MD 21679			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
15	20	\$1,071,463	\$1,435,440
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	19,681		
Space to Be Renovated GSF	19,681		
New GSF	1,391		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1926

28. Comments: (Limit Length to Visible area)

(continuation of Section 10:) Our enrollment includes students from Wicomico, Dorchester, Talbot, Queen Anne's, Kent, Anne Arundel, Howard, and Prince George's Counties.

(continuation of Section 11:) Additionally, the Armory represented a golden opportunity to preserve and sustain a building that once was a vital armed forces training center and later a popular entertainment venue for nationally-known musical acts.