

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project	
lr2318	sb0287	lr2142	hb0399	Institutes for Behavior Resources	
3. Senate Bill Sponsors				House Bill Sponsors	
Pugh				Tarrant	
4. Jurisdiction (County or Baltimore City)				5. Requested Amount	
Baltimore City				\$150,000	
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$150,000, the proceeds to be used as a grant to the Board of Directors of the Institutes for Behavior Resources, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Institutes for Behavior Resources facility.</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	
Reid Blank		410-752-6080		rblank@ibrinc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>IBR is a 501(c)3 non-profit organization with a staff of 40 people that was founded in 1960 to provide social benefits from advancements occurring in behavioral research. Although IBR is known locally for REACH, its innovative substance use disorders treatment (SUD) services program, the organization is recognized nationally and internationally for addressing human performance issues such as fatigue and alertness management, behavioral economics, and small group behavioral dynamics in partnership with government agencies like NASA, U.S. Depts. of Defense and Transportation, and major corporations. In 2012, IBR raised \$1.418 million to renovate the 4th floor of its 6-story building to expand SUD clinical treatment primarily through a medical home to provide health care services to patients, their families and other SUD clinics in the Baltimore community. IBR seeks to renovate its 5th floor for expanded clinical and research services that will facilitate technology transfer of scientific principles into operational applications, expand employment by at least 25%, and provide the local Baltimore community with a world class research facility attracting investment from a broad array of interests.</p>					

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

IBR seeks to expand its over-crowded research facilities to accommodate a wide range of research opportunities that will contribute greatly to the growth and image of the Baltimore community. Included among the prospective projects would be 1) installation of a space analog environment on behalf of NASA; 2) a sleep and fatigue lab in conjunction with ongoing SUD treatment activities as well as FDA- and DOT-related interests; and 3) various behavioral economics applications, a highly specialized expertise unique to IBR. IBR also needs to complete exterior repairs to re-set and point bricks to prevent ongoing water damage, improve heating/cooling efficiency, and remove lead paint-based signage from two sides of its building. Estimates for construction and repair have been obtained from Baltimore and Maryland contractors and IBR has devoted its own funds to supplement ongoing work, e.g., 4th floor and exterior. These costs are estimated to be \$900,000 in addition to work that has already been undertaken to date. The estimated annual economic impact on Lower Charles Village is \$15 million (CCIM Institute) with a construction multiplier of \$7,820,000 (AGCA). IBR also envisions the implementation of a community science program for kids that introduces scientific principles in a fun, thought-provoking way.

*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>	\$20,000
<b>Construction</b>	\$800,000
<b>Equipment</b>	\$80,000
<b>Total</b>	\$900,000

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

Source	Amount
Private Foundations	\$100,000
Corporations	\$100,000
MD Dept. of Business & Economic Development	\$50,000
Individual Donors	\$25,000
IBR Reserve Funds	\$400,000
Other Grants (CDFI-Community Dev. Fin. Inst.)	\$75,000
Maryland Legislative Bond	\$150,000
<b>Total</b>	\$900,000

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 2013	August 2013	September 2013	December 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
400000		1200	2000
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)	
Institutes for Behavior Resources, Inc.2104 Maryland AvenueBaltimore, MD 21218			
20. Legislative District in Which Project is Located	40 - North Central Baltimore City		
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:	
<b>Name:</b>	Steven R. Hursh, Ph.D.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-752-6080		NA
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
2104 Maryland AvenueBaltimore, MD 21218			

<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	54	\$4,200,000	\$5,500,000
<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>	27720		
<b>Space to Be Renovated GSF</b>	5546		
<b>New GSF</b>	33276		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1920

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

IBR was founded in 1960 by Joseph V. Brady, PhD, a World War II combat veteran who after a career at Walter Reid Research Institute and University of Maryland developed the Department of Neuropsychiatry at Johns Hopkins Medical School. Brady dedicated his work to practical applications of behaviorism such as training the chimpanzees for NASA's pre-manned flights. Dr. Brady established IBR as a laboratory for social innovation to benefit communities such as Baltimores inner city and as an independent research laboratory. IBR launched substance abuse treatment services in 1990, calling the program REACH (Recovery Enhanced by Access to Healthcare). IBR purchased its current location at 2104 Maryland Avenue in 2000 and has continually invested in and upgraded the building and site, including reconstructing five of its six floors. Currently, REACH is developing integrated electronic medical records, has initiated an Intensive Outpatient Service (IOP) and will provide integrated, on-site primary preventive healthcare services to its service population, their families and those of neighboring substance treatment clinics. These are important cost-saving initiatives. As previously noted, IBR also functions as a behavioral research lab and conducts research via grants and contracts from government agencies, private industry and support raised through other means. IBR brings in an average of about \$2 million annually through these sources. Based on its work with NASA, the FAA, Federal Railroad Administration and with industry on fatigue management, IBRs research programs are also growing. However, IBR is presently stymied by lack of space and needs specialized facilities to do additional studies on fatigue and sleep. In order to expand its clinical and research services, IBR has initiated build-out of two floors of its building and important exterior repairs. IBR has obtained funding to complete renovation of the 4th floor for the medical home and address the high priority exterior repairs. However, more funding is required to complete the 5th floor research facility, which is more challenging to obtain (for instance, the Weinberg Foundation strictly prohibits funding of any research needs and exterior repairs (re-setting loose bricks, tuck pointing, water-proofing, abatement of lead painted sign). IBR is confident it can raise all required matching funds and requests the State of Maryland to pass a Bond Bill providing \$150,000 as an investment in its facility and for the expansion of cost-effective clinical drug treatment and research services.