

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3185	sb0798	lr3432	hb0882	Winter Growth
3. Senate Bill Sponsors				House Bill Sponsors
Zucker				Queen
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$30,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Winter Growth facility, including repairs to the building's roof and HVAC system				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of funds expended prior to the effective date of this Act.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title		Contact Ph#	Email Address	
Cyndi Rogers		301-774-7501	cyndi.rogers@wintergrowthinc.org	
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Winter Growth provides assisted living and adult daycare for seniors and disabled adults. Our daily therapeutic activities have allowed clients to remain in a community living environment instead of needing nursing home placement which restricts independence and often leads to loss of dignity and life satisfaction. Adult daycare provides a safe environment for at-risk seniors who are unable to remain alone while their caregiver is at work. It also provides a needed break for non-working caregivers allowing them time to relax. Each weekday there is 45-minute exercise class to maintain strength and balance reducing falls and hospitalization. There is also daily brain fitness classes to stimulate memory which impacts the ability to eat and dress independently. Maintaining the building is critical to being able to continue to offer these necessary services.</p>				

11. Description and Purpose of Project (Limit length to visible area)

Two site improvements are required for the building so Winter Growth can continue to operate its programs. The remainder of the original roof from 1994 that had not been replaced in 2008, needed to be replaced due to numerous leaks that were unable to be identified and repaired. Inspection of the roof found over 100 sheets of plywood with significant water damage. Leaks were occurring in resident rooms and common areas in which we have our daycare program. In addition to replacing shingles and damaged plywood, the drip edge and flashing will be replaced. The other improvement needed is the replacement of three heating, ventilation and air conditioning (HVAC) units due to surpassing their useful life of fifteen years. These units are necessary to ensure the building continues to maintain State mandated temperatures for our programs. Each year we provide services for between 115-125 clients and employ approximately 40 individuals.

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	
Design	
Construction	
Equipment	\$90,681
Total	\$90,681

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

Individual Bond Bill Request	\$30,000
Cash Reserves	\$60,681
Total	\$90,681

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
N/A	N/A	8/14/2017	6/30/2018
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
60681.00	120 Clients		120 Clients
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Winter Growth, Inc.		18110 Prince Philip Drive Olney, MD 20832	
20. Legislative District in Which Project is Located	14 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Eliot Striar	Has An Appraisal Been Done?	Yes/No
Phone:	410-992-7200		No
Address:		If Yes, List Appraisal Dates and Value	
5401 Twin Knolls Road Columbia, MD 21042			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
40	40	1568404.00	1714292.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	13,000		
Space to be Renovated GSF	10,000		
New GSF	13,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1994

28. Comments

Winter Growth owns the building that is requesting this state grant. A ground lease between Winter Growth, Inc. and Montgomery General Hospital, Inc. was signed May 20, 1992 for the term of fifty (50) years ending May 20, 2042 which meets eligibility guidelines.