

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Rockville Welcome Center		
2. Senate Sponsor	3. House Sponsor	
Waldstreicher	Barve	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Rockville Welcome Center facility		
7. Matching Fund		
Requirements: Equal	Type: The matching fund may consist of real property or in kind contributions.	
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Jennifer Freedman	301-270-7471	jfreedman@wearecasa.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>CASA is the foremost Latino and immigrant organization in the mid-Atlantic region and a national leader in immigrant and working-class families have the supports necessary for full participation in society. CASA was founded in 1985 and its mission is to create a more just society by building power and improving the quality of life in working class and immigrant communities. CASA starts with families and communities, and builds out to achieve collective impact at the state, regional and national levels. CASA has 7 locations throughout Maryland, as well as a presence in southcentral PA and northern VA. CASA has nearly 100,000 all-time members and serves over 37,000 people annually. We seek to empower immigrant families; ensure youth successfully transition to adulthood; expand good jobs, housing, and health and safety; and transform neighborhoods.</p>		

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

CASA operates a welcome center in Rockville at a county-owned facility. This is part of a partnership between CASA and Montgomery County to provide employment & training services to low-income workers. At this center, over 200 workers were placed in nearly 3,000 jobs in 2018. The building currently includes 6,800 square-feet of unused space. At the request of the county, CASA created a design for the vacant space to expand vocational training opportunities for workers, including a health training lab and equipment, maintenance mock rooms, HVAC and electrical training labs, and additional classroom space. CASA began phase 1 of renovations in FY19, and requests \$250,000 from the State, to be matched by \$250,000 from the County, to complete phase 2 of renovations, renovating the remaining 4,400 square feet of available unused space, and fully finishing 2,100 SF of that same space for use as the multi-use training classroom and HVAC classroom & training lab.

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	\$355,833
Design	\$144,167
Construction	
Equipment	
Total	\$500,000

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

Maryland 2019 Bond Bill	\$250,000
Mont. County Exec FY20 Grant	\$250,000
Total	\$500,000

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
11/30/17	9/30/19	10/1/19	3/31/20
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
		1500	1750
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2018	\$750,000	Baltimore Regional Education & Employment Center	
2018	\$100,000	Rockville Welcome Center capital improvements	
2016	\$132,500	Baltimore Regional Education & Employment Center	
2016	\$300,000	Baltimore Regional Education & Employment Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
CASA de Maryland, Inc. 8151 15th Avenue Langley Park, MD 20783 in partnership with Montgomery County		14645 Rothgeb Drive Rockville, MD 20850	
20. Legislative District in Which Project is Located	17 - 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:	Silvia Navas	Has An Appraisal Been Done?	Yes/No
Phone:	240.491.5744		No
Address:		If Yes, List Appraisal Dates and Value	
8151 15th Avenue Langley Park, MD 20783			

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	17	735000.00	1010000.00
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?			Yes
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
The County licenses the space to CASA.	see below	\$1/year	5,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
see above - the County licenses to CASA	5 years	subject to competitive bid	
26. Building Square Footage:			
Current Space GSF	13,800		
Space to be Renovated GSF	4,400		
New GSF			

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

1980

28. Comments

CASA has operated welcome centers in Maryland since 1994 in response to growing numbers of contingent workers seeking work at unofficial hiring sites. Working in partnership with local governments, CASA established centers that provide job placement services, educational classes, financial services and supports, legal services, ESOL (English for Speakers of Other Languages) instruction for workers and their families. CASA currently operates Welcome Centers in Silver Spring, Wheaton, Rockville, Baltimore, and Langley Park. Through these centers we place workers in 11,000 jobs annually, generating more than \$3.3M in annual earnings for workers and their families.

One of the major obstacles for low-wage workers, especially immigrant workers, in achieving economic self-sufficiency and longer-term employment is vocational skills and language skills. As such, additional training space to provide instruction in additional areas such as Building Maintenance Engineering, solar panel installation, and additional trainings in the health care industry, as well as expansion of ESOL instruction, would expand workforce opportunities for low-wage workers, thus resulting in improved job placement, retention, and earnings metrics.

Through CASAs partnership with the County to provide employment and training services to low-income workers, CASA currently operates a Rockville Welcome Center at a county-owned facility at 14645 Rothgeb Drive. The building was previously used by the Humane Society, and includes 6,800 square-feet of unused space. A year ago, CASA was approached by the County to propose an expansion of vocational training and educational programming by utilizing the vacant space and worked with Encore Sustainable Design LLC to lay out a two-phase plan. Last year CASA raised \$200,000 (\$100,000 from the County and \$100,000 in matching funds in a State Bond Bill) to fund phase 1 which will be completed by June 2019.

CASA respectfully requests \$250,000 from the County to fund half of phase 2, matching a request of the same amount in a State Bond Bill. With a total of \$500,000, in phase 2 CASA will renovate the remaining 4,400 square feet of available space, fully finishing the multiuse training classroom and HVAC classroom and training lab, and will also renovate the space for the healthcare simulation lab.