

# State Of Maryland

## 2020 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
League for People with Disabilities, Inc.		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Washington	Boyce	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$1,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The League for People with Disabilities facility		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
David A. Greenberg	410-323-0500	dgreenberg@leagueforpeople.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The League for People with Disabilities is a 93-year-old non-profit, based in Baltimore City, that serves children and adults with physical, intellectual and developmental disabilities. Since 1927, The League has been a pioneer provider and leader in developing innovative solutions to the problems individuals with disabilities face. The League operates 12 separate and unique services with one singular mission to improve the quality of life and independence of people with disabilities. The League serves more than 4,000 individuals annually. The League is home to the states largest warm water, wheelchair accessible therapeutic pool and fully accessible fitness center, which is open to the community. We are also home to the a nationally recognized community based treatment center for stroke survivors with aphasia.</p>		

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

The scope of the proposed \$10 million project includes the renovation and expansion of The League's headquarters at 1111 E. Cold Spring Lane in Baltimore City. This will be a five-phase capital expansion project that will include the acquisition, design, demolition, construction and equipping of a 15,700 sf 2 story addition, renovation of 8,470 sf of program space within the existing facility, and the addition of a 40+ space parking lot. Upon the completion of this multiphase project, we anticipate the ability to serve up to 330 more individuals on a daily basis. Without this expansion, our operations stagnate at current numbers. We must find additional space to continue to advance our mission.

*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>	\$389,000
<b>Design</b>	\$913,000
<b>Construction</b>	\$7,975,000
<b>Equipment</b>	\$723,000
<b>Total</b>	<b>\$10,000,000</b>

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

State of Maryland (Approved as of 2019)	\$600,000
State of Maryland Governor's FY 21 Capital Budget	\$250,000
State of Maryland Legislature FY 21 Bond Bill	\$1,000,000
*Foundation Gifts and Grants	\$2,000,000
*Corporate Donations	\$500,000
*Generous Individual Donors	\$3,000,000
*Low Interest Rate Business Loan	\$2,650,000
<b>Total</b>	<b>\$10,000,000</b>

<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>
1/4/2021	7/31/2021	8/15/2021	9/1/2023
<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>
50000.00		4,000	4,330
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2011	\$350,000	Renovation of Indoor Therapeutic Warm Water Swim	
2014	\$75,000	Revitalization of Hobbs Fitness Center	
2015	\$100,000	Architectural Assessment	
2019	\$500,000	Acquisition, Construction, Planning and Demolition t	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The League for People with Disabilities, Inc. 1111 East Cold Spring Lane Baltimore, MD 21239			
<b>20. Legislative District in Which Project is Located</b>		43 - Baltimore City	
<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>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Michele Walsh	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	(410) 576-4216		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
4411 The Alameda, Baltimore, MD 21239		9/27/2017	100000.00
1209 East 43rd Street, Baltimore, MD 21239		2/4/2019	40000.00
1207 East 43rd Street, Baltimore, MD 21239		2/26/2019	110000.00
1204 Springfield Ave., Balt, MD 21239		9/5/2019	155000.00
1111 E. Cold Spring Lane, Balt, MD 21239		5/3/2013	5600000.00

<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>
257	300	11140000.00	15000000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 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>	61,000		
<b>Space to be Renovated GSF</b>	8,470		
<b>New GSF</b>	61,000		

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

1964

**28. Comments**

In conclusion, the need for the three main parts of this project are as follows:

1. Renovation of Existing interior Space

The current space of the main facility at 1111 E. Cold Spring will be redesigned to house new programs and increased census in existing programs. In the past five years we have added four new programs which serve the Disability community.

2. Construction of a two story addition

Over the past 4-5 years when we have also seen dramatic increases in the numbers of individuals seeking our services. In one program that serves primarily young adults with autism, cerebral palsy and other such acute conditions, we have experienced a 400% increase in census, in just four years. As the leading provider of treatment services for individuals with disabilities in Baltimore City, our participants are among the most physically disabled, medically fragile populations in the community.

Our plan is to move the administrative offices to a new space, therefore allowing the existing space to be used for new programs and an increase in census in existing programs.

3. New parking lot for 40 new spaces

The League for People with Disabilities is a flagship institution one that has been serving the Baltimore Community for 90+ years. Our parking facilities have remained largely unimproved for the past 57 years and it is imperative that we are able to continue to develop our campus in order to carry out our important work. As you know, we have spent several years developing a plan for expanding our campus, and we hope to be able to continue to grow operations at our current location here in the 43rd district. However, that plan hinges on our ability to develop an appropriate amount of parking spaces to accommodate our clients, staff and visitors.

Additionally, for the past ten years, The League for People with Disabilities has collaborated with the Maryland Department of Transportation and the Maryland Transit Administration on the 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Grant Program. Over the course of this time, this federally mandated program has granted The League 14 wheelchair accessible lift vehicles, which are able to transport 8-14 individuals at a time. This has allowed The League to provide for our clients transportation needs, more quickly and efficiently than the MTA Mobility Paratransit System while significantly decreasing the burden on the public system. These additional 14 vehicles need to be parked somewhere close to our main headquarters. Employees must move their vehicles to these new spaces, making room for the growth in our fleet.

\* - Items with asterisk number 13 above (Proposed Funding Sources) have not yet been secured and will be part of The League's capital campaign to complete the project.