

State Of Maryland

2024 Bond Initiative Fact Sheet

| | | |
|---|---|------------------------------------|
| 1. Name Of Project | | |
| Sheppard Pratt Towson Residential Program Houses | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| M. Washington | Forbes | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Baltimore County | \$300,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sheppard Pratt Towson Residential Program Houses | | |
| 7. Matching Fund | | |
| Requirements: | Type: | |
| Grant | | |
| 8. Special Provisions | | |
| <input type="checkbox"/> Historical Easement | <input checked="" type="checkbox"/> Non-Sectarian | |
| 9. Contact Name and Title | Contact Ph# | Email Address |
| Delegate Cathi Forbes | | catherine.forbes@house.state.md.us |
| Jeffrey Grossi | | 410-371-3306 |
| | 410-336-6298 | jreith@rwilllaw.com |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Sheppard Pratt's Residential Crisis Services provide intensive treatment to individuals experiencing increased psychiatric symptoms where an alternative to or prevention of hospitalization is needed. The crisis facilities are houses that provide 24/7/365 staffing and psychiatric rehabilitation and treatment to these individuals who are in psychiatric crisis or at imminent risk of psychiatric crisis. All of Sheppard Pratt's therapeutic crisis beds are licensed by the Maryland Department of Health as prevention to or alternative to hospitalization. Sheppard Pratt is requesting support to fund renovations to its 24/7 residential crisis centers. Costs exceeding \$300,000, to include administrative, non-construction and indirect costs will be covered by Sheppard Pratt.</p> | | |

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

This project will make essential improvements for the safety and well-being of the staff and clients. Weinberg House, Mt. Airy House, and Norris Cottage on the Sheppard Pratt, Towson, MD campus are licensed 24/7 residential crisis care centers. They are older structures, and over the years the building and occupancy codes have changed but allowed for grandfathering of the previous code(s). The issue has become an immediate concern, due to the inability to have even minor repairs completed, because permits cannot be obtained to work on the homes with the outdated codes. These homes need renovations to meet the Life Safety Code and Use & Occupancy codes. Three critical improvements in need of funding are: 1.Window Replacement. 2.Updates needed to meet Life Safety Code. 3.Bathroom renovations.

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 | \$120,000 |
| Construction | \$355,000 |
| Equipment | \$125,000 |
| Total | \$600,000 |

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

| | |
|-----------------------------|-----------|
| Legislative Bond Initiative | \$300,000 |
| Sheppard Pratt | \$300,000 |
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| Total | \$600,000 |

| 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 |
| TBD | TBD | TBD | TBD |
| 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 |
| 300000.00 | 110 | | 125 |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| | | | |
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| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| John C. Reith (JR) Rifkin Weiner Livingston LLC (RWL) 225 Duke of Gloucester Street Annapolis, Maryland 21401 | | 6501 N Charles St, Baltimore, MD 21204 | |
| 20. Legislative District in Which Project is Located | 43B - Baltimore 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: | John C. Reith (JR) | Has An Appraisal Been Done? | Yes/No |
| Phone: | 410-336-6298 | | No |
| Address: | | If Yes, List Appraisal Dates and Value | |
| John C. Reith (JR) Rifkin Weiner Livingston LLC (RWL) 225 Duke of Gloucester Street Annapolis, Maryland 21401 | | | |
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| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 48 | 52 | 4078000.00 | 4497000.00 |
| 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? | | | |
| C. Does the grantee intend to lease any portion of the property to others? | | | |
| 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 |
| N/A | | | |
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| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| N/A | | | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | 25,729 | | |
| Space to be Renovated GSF | 25,729 | | |
| New GSF | 25,729 | | |

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

1958

28. Comments

3 residential crisis care buildings will be renovated, with a total of 25,729 sqft.

The Budget represents only the current and future operating revenue, however the expenses for each residential center is within \$100,000 of the revenue, as current reimbursement rates do not account for all expenses incurred in order to operate.