

State of Maryland

Bond Bill Fact Sheet

1. Senate Bill #	House Bill #	2. Name of Bill
SB928	HB1420	Creation of a State Debt - Montgomery County -Chelsea School
3. Senate Bill Sponsors		House Bill Sponsors
Senator Ida G. Ruben		Delegate Shelia E. Hixson
4. Jurisdiction (County or Baltimore City)		5. Requested Amount
Montgomery		\$500,000
6. Purpose of Bill		
This bill authorizes a State Grant to the Board of Directors of The Chelsea School, Inc. for the planning, design, repair, renovation, reconstruction, and capital equipping of classroom buildings and a gymnasium, and for the demolition and lead abatement work within the annex.		
7. Matching Fund Requirements		
None		
8. Special Provisions		
None		
9. Description and Purpose of Grantee Organization		
Chelsea School is a non-profit, independent school dedicated to the education of students in grades 5-12 diagnosed with language-based learning disabilities. The School offers an individualized program that includes: remediation in language and math, speech therapy, occupational therapy, physical therapy, and counseling.		
10. Description and Purpose of Project		
Chelsea School was founded in 1976 for children with dyslexia who were not being adequately provided for in the public school system. Over the past 26 years enrollments have increased to as high as 120 students in grades 5-12. Students from Montgomery, Prince George's, Howard, Anne Arundel, and Frederick Counties and as far away as Calvert have attended Chelsea. The school operates out of a 25,000 GSF facility.		
The existing operation of Chelsea School on the property is allowed as a permitted use as an exemption to Special Exception requirements.		
Chelsea acquired 4.87 acres of land containing the main building and an adjoining property and has accomodated the historical significance of the David S. Stone Center (circa 1850) by renovating 7,000 GSF to office space. The school will: renovate the existing building and construct an additional 8,000 GSF of new space for more classrooms and offices; and construct a 22,000 GSF new building to accommodate an auditorium, lunch room, library/media center, and classrooms.		
<i>Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.</i>		
11. Estimated Capital Costs		
Acquisition		\$1,266,000
Design		1,729,000
Construction		10,205,000
Equipment		89,000
	Total	\$13,289,000

12. Proposed Funding Sources – (List all funding sources and amounts.)			
Source		Amount	
Requested 2005 Grant		\$ 500,000	
2003/2004 Grant and Match		600,000	
2001 Grant		250,000	
2000 Grant		300,000	
1998 Grant and Match		1,500,000	
1997 Grant and Match		800,000	
Endowment Fund		500,000	
Stone Fund		1,025,000	
Capital Campaign/Loan		\$7,814,000	
Total		\$13,289,000	
13. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
June 1997	July 2003	February 2002	July 2008
14. Total Private Funds and Pledges Raised as of January 2005		15. Current Number of People Served Annually at Project Site	16. Number of People to be Served Annually After the Project is Complete
\$1,745,800		108	200
17. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1997	\$400,000	same purpose as this request	
1998	750,000	same purpose as this request	
2000	300,000	same purpose as this request	
2001	250,000	same purpose as this request	
2003/2004	300,000	same purpose as this request	
18. Legal Name and Address of Grantee		Project Address (If Different)	
Chelsea School 711 Pershing Dr. Silver Spring, MD 20910			
19. Contact Name and Title		Contact Phone	Email Address
Lois Fishman, Chair, Board of Governors		301-330-9455	fishman@erols.com
Peter N. Smith, Headmaster (Interim)		301-585-1430	psmith@chelseaschool.edu
20. Legislative District in Which Project is Located			20
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:	
Name:	James B. Witkin	Has An Appraisal Been Done?	Yes/No
Phone:	301-654-0504		n/a
Address:		If Yes, List Appraisal Dates and Value	
Linowes & Blocher, LLP			
7200 Wisconsin Ave., Suite 800			
Bethesda, MD 20814-4842			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
44	86	\$3,500,000	\$6,500,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease 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 and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Not applicable			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Not applicable			
26. Building Square Footage:			
Current Space GSF	31,745		
Space to Be Renovated GSF	31,745		
New GSF	39,194		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			2002-2008
28. Comments:			