

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
0898	SB95	0897	HB193	Way Station
3. Senate Bill Sponsors				House Bill Sponsors
Mooney				Frederick County Delegation
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Frederick County				\$550,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of Way Station, Inc. for the design, renovation, and capital equipping of Way Station, a facility to provide services to individuals with mental illness or developmental disabilities, located in Frederick.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. No part of the grantee's matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of in kind contributions. The fund may consist of real property or funds expended prior to the effective date of this Act.				
8. Special Provisions				
None				
9. Contact Name and Title			Contact Phone	Email Address
Scott Rose			301-662-0099, Ext. 1402	srose@waystationinc.org

10. Description and Purpose of Grantee Organization (3000 characters maximum)

Founded in 1978 and headquartered in Frederick, Way Station provides comprehensive, community-based treatment, rehabilitation, housing, employment and other support services for over 7,000 children and adults with mental illness or developmental disabilities through locations in Frederick, Washington, Howard and Carroll Counties and Baltimore City. In addition, Way Station also provides employment support services to over 500 homeless veterans throughout the state, many of whom have no disability at all.

Way Station's adult programs include: supported employment, psychiatric rehabilitation; day habilitation; residential rehabilitation; supportive housing, mobile treatment, mobile crisis, residential crisis, outpatient mental health clinic, and veterans support. Way Station's children services include: in-home family preservation services for children at-risk of out-of-home placement; in-home multi-systemic therapy for children involved with the juvenile justice system; facility-based respite for children with emotional or behavioral difficulties; housing for transition-age youth with mental illness; and wraparound case management for children at-risk of out-of-home placement.

Way Station is nationally accredited by the Commission of Accreditation for Rehabilitation Facilities (CARF) and licensed by Maryland Mental Hygiene Administration, Maryland Department of Human Resources, Maryland Department of Rehabilitation Services, and Maryland Department of Developmental Disabilities. Way Station's statewide reputation in adult services was recently re-affirmed when the Mental Hygiene Administration and the University of Maryland contracted with Way Station to train other providers in the state regarding Supported Employment. On a national level, CARF recently recognized Way Station's Facility-based Respite Program for Children and Way Station's Mobile Treatment Program as national model programs. In addition, Way Station was one of three non-profits in the country to be selected by the U.S. Department of Labor to administer a multi-year national demonstration project piloting innovative strategies in supported employment. Over the course of its 27-year history, Way Station has been recognized by the National Institute for Mental Health and National Alliance on Mental Illness as a national model program. In addition, Way Station's National Education Center has provided: technical assistance, including web-based training, to over 2,000 agencies and individuals; fieldwork education to 1,000 mental health professionals through affiliations with 100 colleges and universities; and consultation to over 200 government and private healthcare agencies from eight countries, including a major partnership with the George Washington University Center for Health Services Research and Policy regarding the promotion of work incentives for individuals with disabilities.

11. Description and Purpose of Project (3000 characters maximum)

The purpose of the project is to renovate two adjacent buildings Way Station owns in the City of Frederick in order to allow the organization to expand the following programs: 1) employment services funded by the U.S. Department of Labor for veterans with disabilities and homeless veterans without disabilities; 2) in-home intervention services for children and adolescents with emotional or behavioral difficulties; 3) psychiatric rehabilitation and vocational rehabilitation services for individuals with serious mental illness; and 4) day habilitation and vocational rehabilitation services for individuals with developmental disabilities.

The first phase of the project would involve renovating 2,300 square feet of open garage space under Way Station’s recently-acquired building located at 228 West Patrick Street. This improved space would house client services and staff offices that would be moved from other buildings in order to accommodate the program growth noted above. The second phase of the project would involve replacing the entire HVAC system in Way Station’s adjacent 30,000 sq. ft. building located at 230 West Patrick Street. The present HVAC system has aged to deterioration and the increasing malfunctions are creating health challenges for the vulnerable client population served in the building as well as incurring escalating maintenance costs. This improvement is another critical component of Way Station’s ability to effectively accommodate the growth in the four client programs described above.

In addition to supporting these Maryland citizens in need, the project will also directly benefit the general public by providing additional off-street parking for residents of the surrounding neighborhood. While not funded with project cash, another ancillary component of the project is the development by Way Station of a 25-space parking lot on a nearby property. The City of Frederick has approved Way Station developing and using that lot to meet the off-street parking requirements for the renovations of the 228 West Patrick Street garage space. Way Station will permit residents of the surrounding neighborhood to park overnight in the lot, thereby helping to meet the parking needs of the larger community.

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.

12. Estimated Capital Costs

Acquisition	\$950,000 (value of real property-228 W Patrick St)
Design	\$20,000
Construction	\$433,000
Equipment	\$257,000
Total	\$1,660,000

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

Source	Amount
Bond Bill	\$ 550,000
US Dept of Housing & Urban Development (Congressional Directed Appropriation)	\$ 86,000
City of Frederick (CDBG)	\$ 14,000
Way Station (private donations)	\$ 60,000
Way Station (value of real property-228 W. Patrick St)	\$ 950,000

Total	\$1,660,000		
14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
August 2006	October 2006	December 2006	October 2007
15. Total Private Funds and Pledges Raised as of January 2007	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
\$60,000	1,120 (includes offsite homeless)	1,300	
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
No bond bill grants in past 15 years			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Way Station, Inc.		228 & 230 W. Patrick St., Frederick, MD 21701	
20. Legislative District in Which Project is Located			3
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:	Scott Rose, President/CEO	Has An Appraisal Been Done?	Yes/No
Phone:	301-662-0099 x 1402		Yes
Address:		If Yes, List Appraisal Dates and Value	
PO Box 3826 Frederick, MD 21705-3826		October 6, 2006	\$950,000
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
92	106	\$2,570,000	\$3,000,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (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 and any space is to be leased, provide the following:			

Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
n/a			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
n/a			
26. Building Square Footage:			
Current Space GSF	33,700 for both buildings 228 W. Patrick: 3,700 230 W. Patrick: 30,000		
Space to Be Renovated GSF	32,300 for both buildings 228 W. Patrick: 2,300 230 W. Patrick: 30,000		
New GSF	36,000 for both buildings 228 W. Patrick: 6,000 230 W. Patrick: 30,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		The structure being renovated at 228 W. Patrick was built in 1989. (This was an addition to a structure built in 1890, but that original structure is not being renovated or otherwise affected by the Project.) The structure being renovated at 230 W. Patrick St. was built in 1989.	
28. Comments: (3000 characters maximum)			