

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr1419	sb0162	lr1943	hb0519	Garrett Park Community Center
3. Senate Bill Sponsors				House Bill Sponsors
Forehand				Simmons
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$200,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$200,000, the proceeds to be used as a grant to the Board of Directors of the Garrett Park Nursery School, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Garrett Park Community Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Unequal \$110,000		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 Phone	Email Address	
Tara M. Flynn		301-942-3113	christmasflynn@comcast.net	
Brenda Artim		301-949-4998	BBJArtim@aol.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Garrett Park Nursery School is a 501(c)(3) non-profit organization. Since 1953, it has operated a high quality pre-school program out of the Garrett Park Community Center building (formerly the Garrett Park Estates Activity Building). The Garrett Park Nursery School is licensed by the Montgomery County Office of Child Care and approved by the Maryland State Department of Education. It currently serves children ages two, three, and four, with separate classes for each group. As a cooperative nursery school, the program is parent-owned and operated and involves the active participation of member families. Although based out of the Town of Garrett Park, the school serves neighboring communities, such as Kensington, Silver Spring, Garrett Park Estates/ White Flint Park, Bethesda, and Rockville. It also has a tuition-assistance program for lower income families.</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

The Garrett Park Community Center building has a rich history. It was built in the late 1940s and early 1950s as part of a unique arrangement between the Town of Garrett Park and the Maryland National Capital Park and Planning Commission. The Garrett Park Nursery School, its primary tenant for over 50 years, seeks to renovate and preserve the structurally sound building. The renovation will include: renovating the roof to address code and safety issues; improving the site by addressing water infiltration and drainage issues through grading; altering configuration of current bathroom and entrance to allow adequate handicapped access; and replacing windows to address water infiltration, energy efficiency, and minor lead paint and asbestos issues. Once renovated, the building will continue to serve as the home of the Garrett Park Nursery School but will also be available to community groups such as the Girl Scouts and Boy Scouts. In addition, the Nursery School plans to provide additional programs for the community or sub-lease the building to make it available to other groups that will do so.

*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>	0
<b>Design</b>	\$17,000
<b>Construction</b>	\$293,000
<b>Equipment</b>	
<b>Total</b>	\$310,000

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

Source	Amount
State Bond Bill Grant	\$200,000
Garrett Park Nursery School -- Contribution from past fundraising activities	\$40,000
Garrett Park Nursery School "Save Our School Fundraising Campaign	\$30,000
In-Kind Donations of Goods and Services (or other donations)	\$40,000
<b>Total</b>	\$310,000

<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
March 2010	August 2010	September 2010	August 2011
<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>
\$63,200		Approximately 120 (includes students, parents, GS troops)	220 plus (see #28 for more info)
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Garrett Park Nursery School PO Box 314 Garrett Park, MD 20896		Garrett Park Community Center 4812 Oxford Street Kensington, MD 20895	
<b>20. Legislative District in Which Project is Located</b>			Districts 17 & 16
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Tara M. Flynn, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202-421-6243		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Law Office of Tara M. Flynn 10605 Concord Street, Suite 440 Kensington, MD 20895 tara@flynnlawyer.com			

<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>
4 paid employees	4-5 paid employees	\$110,000	\$110,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			
<b>D. If property is owned by grantee and 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>	
Town of Garrett Park (still negotiating transfer with MNCPPC)	15 years (as per MOU)	Not yet determined.	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	4120		
<b>Space to Be Renovated GSF</b>	4120		
<b>New GSF</b>	4120		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1949 and 1957	

**28. Comments: (Limit Length to Visible area)**

Item 11: Renovating the Garrett Park Community Center will enable the Garrett Park Nursery School not only to continue to educate the community's young children, but also to serve the community through the development of additional programs from older children and families.

Item 16: The total of 120 current users is a very conservative estimate. The Community Center building currently serves the students and families of the Garrett Park Nursery School. Each year there are approximately 40 students and 35 different families (with at least one co-oping parent) served by the school. In addition, three girl scout troops currently use the building, with each troop having approximately 15 scouts, for a total of 45 scouts. This total does not include the other scout and Nursery School family members who make use of the building or anyone else who makes use of the building or attached playground.

Item 17: The total of "220 plus" in Item 17 is likewise a conservative estimate intended to convey that additional people will use the building after the renovation. The number of students at the Nursery School will remain constant but we anticipate other groups including, scout troops and Town of Garrett Park committees, to make use of the building. Moreover, when the Nursery School expands its programming, it will be able to serve additional persons and populations in the renovated building.

Item 25 E: The current owner of the Garrett Park Community Center (also known as the Garrett Park Estates Activity Building) is the Maryland National Capital Park and Planning Commission. MNCPPC has offered to transfer ownership of the building to the Town of Garrett Park. MNCPPC is in negotiations with the Town of Garrett Park regarding the details of the transfer. The Town has entered into a Memorandum of Understanding ("MOU") with the Garrett Park Nursery School which documents the Town's intention to enter into a long term lease (no less than 15 years) with the Nursery School for use of the Community Center.