

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0877	sb0137	lr0875	hb0092	United Cerebral Palsy Adult Daycare Facility
3. Senate Bill Sponsors				House Bill Sponsors
Kasemeyer				Morhaim
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore County			\$125,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$125,000, the proceeds to be used as a grant to the Board of Directors of the United Cerebral Palsy of Central Maryland, Inc. for the design, construction, repair, renovation, and capital equipping of the United Cerebral Palsy adult daycare facility.</p>				
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 Phone	Email Address	
Debbie Daskaloff		410-484-4540 (ext. 2460)	ddaskaloff@ucp-cm.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>United Cerebral Palsy of Central Maryland (UCP-CM) is a private, non-profit organization with the mission of supporting individuals with disabilities in achieving independence, productivity, and the quality of life they seek. UCP-CM values and supports the rights of all persons with disabilities to be treated with respect and dignity and to exercise the same control over their lives as any other person. UCP-CM accomplishes this mission by providing community-based support services for people with disabilities in Baltimore City and 18 Maryland counties, including adult residential services and in-home supports, adult day programs (medical adult day care and day habilitation), accessible transportation, and supported employment. Special education and medical and therapeutic services for children with disabilities are also provided at the UCP Delrey School in Lansdowne. UCP-CM has become widely recognized for its expertise in supporting individuals with varied and often multiple disabilities, many of whom are medically fragile and have profound disabilities, involving a combination of cognitive, physical, and chronic health issues. Approximately 70% of the individuals UCP-CM supports rely upon wheelchairs for mobility.</p>				

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

UCP-CM plans to consolidate two existing adult day program centers for individuals with disabilities into one new leased space in the White Marsh area of Baltimore County. The two existing centers are currently located in leased spaces in Arbutus and Essex. The lease for the Essex facility will be expiring 3/31/2011. In planning for the future, we realized that there are numerous advantages to having one day program center instead of two. The number of individuals served will remain the same, as will the number of staff; however, we believe the quality and consistency of supervision will be enhanced by the consolidation. Additionally, the physical space will be an improvement, both aesthetically and programmatically, over our present locations. The existing centers are both in aging facilities with high maintenance costs, both spaces are designed inefficiently, requiring more square footage than is necessary for either program, and there is no appropriate outdoor area at either location for the individuals to utilize during the day. The new facility will be designed to our specifications, will be in a completely new development, and will have beautifully landscaped outdoor common areas that can be enjoyed by our program participants in the warmer months.

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	0
Design	0
Construction	\$715,000
Equipment	\$38,000
Total	\$753,000

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

Source	Amount
UCP-CM Operating Budget funded by reimbursements from DDA & Medical Assistance *(See comments)	\$628,000
State of Maryland 2011 Bond Bill	\$125,000
Total	\$753,000

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
Complete	Complete	January 2011	October 2011
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
0		152 *(See comment)	152 *(See comment)
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2007, amended 2008	\$200,000	Design, construction and capital equipping of facility for the disabled, located in Baltimore Co. (new Delrey School)	
19. Legal Name and Address of Grantee		Project Address (If Different)	
United Cerebral Palsy of Central Maryland, Inc., Executive Plaza III, Suite 1100, Hunt Valley, MD 21031		11650 Crossroads Circle, Suites A-G Baltimore, MD 21220	
20. Legislative District in Which Project is Located	7 - Baltimore and Harford Counties		
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:	Howard K. Kurman, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	443-738-1517		
Address:		If Yes, List Appraisal Dates and Value	
Offit Kurman, P.A. 8171 Maple Lawn Blvd., Suite 200 Fulton, MD 20759			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
46 *(See comment)	46 *(See comment)	\$3,442,000 *(See comment)	\$3,300,000 *(See comment)
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
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?			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
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
St. John Properties	15 *(see comment)	Upon expiration becomes "Tenant from month to month"	
26. Building Square Footage:			
Current Space GSF	*(See comment) 24,360		
Space to Be Renovated GSF			
New GSF	21,500		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			

28. Comments: (Limit Length to Visible area)

#13 The new property is currently a shell in a new flex-space business development in the White Marsh area. St. John Properties will be constructing interior tenant improvements according to a mutually agreed upon floor plan at a cost of \$627,507. This expense will be amortized into the rent and paid monthly by UCP-CM over the lease period. Rent is typically recognized as an operating expense in UCP-CM's annual budget, and funding for our operational budget for the day programs comes from a combination of reimbursements from the Maryland Developmental Disabilities Administration and Medical Assistance, 73% and 27%, respectively. Up front capital costs of approximately \$125,000 will be incurred by UCP-CM for the installation of specialty wall guards and corner bumpers, all internal wiring for communication and computer systems and for equipment and furnishings needed for the new center prior to occupancy.

#s 16 & 17 Eighty-four (84) individuals with disabilities are currently served in the Day Program Center in Arbutus at 1660 Sulphur Spring Road, Baltimore, MD 21227, and sixty-eight (68) are served in the Center in Essex at 435-437 Maryland Avenue, Baltimore, MD 21221. UCP-CM will be combining the two programs into one new location that will serve the same total number of individuals, which is 152.

#24 The total number of employees will remain the same in the new facility as in the two Day Program Centers now. However, we anticipate the operating budget to be less in future years, after the leases on both existing facilities expire, due to the lower overhead associated with running one facility instead of two and lower maintenance costs associated with a new building.

#25E St. John Properties has agreed to a 50% discount on the rent payments for the first 14 months of occupancy by UCP-CM. In order to accurately reflect this agreement, the written lease document states that the lease term is for 13 years and ten months, beginning January 1, 2013 and ending October 31, 2026. However, an "Early Occupancy Letter of Agreement" is attached as an addendum to the lease, allowing UCP-CM to occupy the premises beginning on November 1, 2011 through December 31, 2012, which when added to the lease term totals the 15 year period agreed upon. The early occupancy letter reflects the 50% discounted monthly rental rate for the 14-month period and does not provide for an annual rent increase after the first 12 months. Beginning January 1, 2013, all lease terms go into full effect and continue until October 31, 2026.

#26 The existing programs are located in two separate buildings. The Arbutus space is 13,960 square feet and the Essex space is 10,400 square feet, totaling 24,360 square feet. The two existing facilities are not efficiently designed and space is therefore under utilized. The new facility is being designed to our specifications in 21,500 square feet and will be sufficiently large enough to meet the needs of the combined programs.