

# State of Maryland

## 2011 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr1273	sb0054	lr1130	hb0236	Good Shepherd Student Courtyard Renovation
3. Senate Bill Sponsors			House Bill Sponsors	
Kasemeyer			DeBoy	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore County			\$100,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$100,000, the proceeds to be used as a grant to the Board of Directors of the House of the Good Shepherd, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the student courtyard at the Good Shepherd Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of 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	
Sandra Litz		410-247-2770 (ext. 208)	SLitz1@GoodShepherdCenter.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Good Shepherd Center (GSC), one of the oldest social service agencies in Maryland, is a private non-profit residential treatment facility (RTC) in Baltimore County. The Center provides treatment programs for adolescent girls and boys, ages 13 to 21, most of whom are considered underserved, disadvantaged, and at-risk, and are experiencing emotional or behavioral difficulties of a psychiatric nature. GSC admits adolescents of any race, religion, national or ethnic origin, and serves children and their families from all over Maryland. In FY2010, the Center served 179 adolescents in our programs. GSC is a secure complex and provides residential units with private bedrooms for each child, a living area, dinette and launderette. There are medical, clinical and educational facilities as well as a central dining room, library, gym, auditorium and other resource areas. The Good Shepherd School is approved by MSDE to provide general and special education to students in grades 8 through 12, as well as a GED preparation program. The school also accommodates day students who need the services our school offers. GSC is a member of MARFY and MANSEF (MD Association of Non-public Special Education Facilities).</p>				

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

Good Shepherd Center (GSC) requests funding to renovate and open the Center's 8,500 GSF courtyard located outside the student dining room. These renovations are critical in order to make the facility safe, secure and accessible for GSC teenagers. The student courtyard consists of two triangular spaces, approximately 70' x 70' x 70', connected by a long 168' wall. Currently, because of its deteriorated condition and broken concrete, this space cannot be used by GSC students or staff. The renovation of the courtyard involves the removal of the concrete as well as the removal of shrubs currently growing in the space. This process is made more complicated and expensive by the fact that it is a closed courtyard located 16 feet below street level. The dilapidated concrete will be replaced by concrete pavers on a granular base. In addition, as the existing storm water management for the courtyard is a closed system of drains and pipes, the storm water drain pipe and inlets will be reconfigured to accommodate the new layout. In a sunken courtyard it is crucial that storm water be removed from the site in a timely manner. Pole mount, wall mount and up lighting will be added to the courtyard as well as site furnishings such as tables and benches. Finally, mulch and top soil will be installed, followed by ground cover, shrubs and trees.

*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>	\$25,000
<b>Construction</b>	\$155,000
<b>Equipment</b>	\$20,000
<b>Total</b>	<b>\$200,000</b>

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

Source	Amount
Individual Donations (Already received)	\$33,460
Individual Donations (To be received)	\$11,540
Foundation Support	\$55,000
State of MD 2011 Bond Bill	\$100,000
<b>Total</b>	<b>\$200,000</b>

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
July 2011	September 2011	March 2012	May 2012
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
\$33,460		0	500-700
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2009 DGS Item G104, Chapter 485	\$75,000	Renovation of student residential bathrooms	
19. Legal Name and Address of Grantee		Project Address (If Different)	
House of the Good Shepherd of the City of Baltimore 4100 Maple Avenue Baltimore, MD 21227		DBA Good Shepherd Center 4100 Maple Avenue Baltimore, MD 21227	
20. Legislative District in Which Project is Located	12A - Southwestern Baltimore County		
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:	Andrew T. Nichols, Esquire	Has An Appraisal Been Done?	Yes/No
Phone:	410-727-2443		
Address:		If Yes, List Appraisal Dates and Value	
Rollins, Smalkin, Richards & Mackie, LLC 401 N. Charles Street Baltimore, MD 21201			

<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>
255	255	15,053,720	15,053,720
<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>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	8,500		
<b>Space to Be Renovated GSF</b>	8,500		
<b>New GSF</b>	8,500		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1970

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

The renovation of Good Shepherd Center's student courtyard is important in maintaining a healthy and safe environment for the adolescents we serve. Since it was built in 1970, years of exposure to natural elements have exacted a high toll on the space; the concrete pavement is damaged beyond repair and, aside from a few native plants and shrubs, the courtyard is very bare. There is no seating available and artificial lighting is almost non-existent. The courtyard has been closed because of the disrepair and the children are unable to go outside and use it during their meal times.

An important consideration is that the student courtyard is visible to the adolescents and staff on a daily basis as it is directly adjacent to the main dining facilities, viewed through floor-to-ceiling windows. Therefore, the courtyard is a consequential space for our population and we would like it to become an inviting space for the children we serve- perhaps a place where they would invite their families during visits or enjoy it for their own recreation - whether active or passive. Currently, the girls and boys look out on a bleak space with broken concrete which does not engender the kind of healing we would like the space to provide for these children.

The Center wants to revitalize the space and incorporate the courtyard within its program. The space could provide a peaceful place for contemplation, reflection, and healing for the children, their families, caseworkers and Center employees. The courtyard will be used for workshops, meetings and other events by the students, their teachers, therapists, staff, family and other visitors. Currently, when families and caseworkers visit, or when therapists and social workers work with the children, they use one of the Center's public rooms. We believe using the natural environment the courtyard would provide to meet and discuss issues that are often stressful for these children and their families would be therapeutic. When the children were asked what they would like in the courtyard, they responded, "Place of quiet contemplation, Place to sit with family, Labyrinth, Wishing well, Flowers, Bird feeders, Amphitheater."

Regarding the ongoing maintenance of the courtyard, Good Shepherd Center expects its Horticulture Program students to assist with plantings and upkeep of the space as part of their curriculum. The Horticulture Program and greenhouse are part of the Center's Occupational Preparation Program which helps students transition successfully back into community, workplace and school by identifying interests and goals and a means to pursue them.

To address the ongoing financial upkeep of the space, the Center expects to make the courtyard a memorial space where the public can make lasting gifts such as benches and trees memorializing those of special significance while enabling us to address any additional courtyard expenses.