

# State of Maryland

## 2012 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1370	sb0200	lr1519	hb0147	YWCA Counseling and Community Service Building Renovation
3. Senate Bill Sponsors			House Bill Sponsors	
Astle			Beidle	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$325,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$325,000, the proceeds to be used as a grant to the Board of Directors of the Young Women's Christian Association of Annapolis and Anne Arundel County Maryland, Inc. for the planning, design, repair, renovation, and capital equipping of the YWCA Counseling and Community Service Building.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Molly Knipe		4106267800 x. 101	mknipe@ywcaaac.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>One in four women and one in nine men will be a victim of domestic violence at some point in their life. 30-60% of those who abuse their intimate partner also abuse children in the home and those children who witness or endure the violence are 1000 times more likely to be abused or abusive themselves. It is a chronic cycle that requires skilled intervention to stop.</p> <p>The YWCA is the primary provider of education/prevention and support services to thousands of victims/survivors of domestic violence and sexual assault residing in Anne Arundel County.</p> <p>Programs Include: Domestic Violence Safe House Shelter (the only such facility in AA Co., housing up to 21 individuals daily); Legal representation in peace and protective orders; 24-hour domestic violence and sexual assault hotlines; Hospital accompaniment for victims of sexual assault; Abuser intervention training; Counseling and support groups for victims/survivors.</p>				

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

The YWCA Counseling and Community Service Building is owned by the organization and there is a modest mortgage. The building was purchased in 1993 and while the agency has maintained the basic systems and structure, it is an aging facility in need of extensive repair. Additionally, from both a functionality and leasing standpoint, it would be advantageous to utilize the bond bill to reorganize the space to provide for the long term support of both these functions, ultimately streamlining the operations of the agency as to better focus on and address the expansion of community based services.

The project scope includes the renovation of 10,000 sf of commercial space housing the programmatic and operations components of the YWCA. The space will be designed for maximum efficiency (operations and utilities) for ongoing savings. This includes reconfiguring the space, updating systems (HVAC, electrical, etc), and allowing for additional leasable/income generating space. The organization has collaborated with Purple Cherry Architects and Sauer Construction to obtain realistic estimates and timing surrounding the project scope.

*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>	\$50,000
<b>Construction</b>	\$575,000
<b>Equipment</b>	\$25,000
<b>Total</b>	<b>\$650,000</b>

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

Source	Amount
Bond Bill	\$325,000
Blue Waters Foundation (June 2012 - June 2014)	\$300,000
Gala Fund-a-Cause (Private Donation)	\$25,000
* The value of the property can be substituted for a portion of the match if preferred by reviewer(s).	
<b>Total</b>	<b>\$650,000</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
June, 2012	September, 2012	October, 2012	January, 2013
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
325000		6612	7000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Young Women's Christian Association of Annapolis & Anne Arundel County 1517 Ritchie Highway Arnold, MD 21012		N/A	
20. Legislative District in Which Project is Located	33B - Southwestern Anne Arundel 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:	Molly Knipe	Has An Appraisal Been Done?	Yes/No
Phone:	410.626.7800 ext. 101		Yes
Address:	If Yes, List Appraisal Dates and Value		
1517 Ritchie Highway Arnold, MD 21012		7/30/10	3200000

<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>
43	47	2119000	2200000
<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>			Yes
<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>
The Arc of the Chesapeake Region*	3900 monthly	0	2890
Maryland Coalition Against Sexual Assault*	1500 monthly	0	912
Meals on Wheels*	650 monthly	0	540
* Leased space is not being renovated under bond bill.			
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	29865		
<b>Space to Be Renovated GSF</b>	9955		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1980	

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

The YWCA building was constructed in 1980 with the YWCA taking occupancy in 1993. The systems are original to the building and in disrepair.

The outcome of this project allows the YWCA to move all operations and services to the second floor of the office building thereby increasing rentable space on the first floor, helping to ensure the financial stability of the organization.

Another non-profit organization, The Arc, will benefit by this change as they have requested an expansion of space in this location. The YWCA building also houses Maryland Coalition Against Sexual Assault and Meals on Wheels while providing them with affordable lease terms. The support of this project thereby benefits four (4) Anne Arundel County-based non-profit organizations and the residents they serve.

The severity of the issue of domestic violence is substantial and affects one in four (1 in 4) women and one in nine (1 in 9) men. Children are greatly affected as 30-60% of those who abuse their intimate partner also abuse children in the home. Children who witness violence are 1000 times more likely to be abused or abusive as adults; the cycle continues. The role of the YWCA is to educate, prevent, and serve residents in Anne Arundel County to prevent the abuse or help those who have been abused through the healing process.

Grant dollars through local, State, and federal sources as well as foundations generally focus on staffing and direct care to victims. The vast majority of grants pay limited overhead (operations) and there are even fewer that support capital expenditures. It is for this reason that facilities become aged and in a state of disrepair, despite the immense support of volunteers and in-kind donors. The projects (HVAC, electrical, etc) are simply beyond the skill set of the majority of volunteers.

This project will create an opportunity for program expansion. Whereas much time has been spent on facilities management (specifically addressing and repairing 30-year-old components of construction that have passed their useful life), the administration will be able to spend this same time working with our community partners to extend our reach in the West County area, provide more community outreach and education services through our partnerships with Anne Arundel County Public Schools, connect with two and four-year colleges to expand our internship program, and build upon our relationship with the local hospitals to provide additional advocacy to victims of crime.

The YWCA worked with Catherine Purple Cherry Architects and Sauer Construction Inc. to ensure a workable scope and timeline. Details of the project including a more formal estimate of project cost(s) and schedule (contractor) and a rendering of the renovated space (architect) are available.

The YWCA is respectfully asking for the support in full as the scope requires demolition that would be significantly more expensive and disruptive to program service provision if completed in phases.