

# State of Maryland

## 2012 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr2340	sb0503	lr3255	hb1312	Institutes for Behavior Resources
3. Senate Bill Sponsors				House Bill Sponsors
Pugh				Tarrant
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$150,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$150,000, the proceeds to be used as a grant to the Board of Directors of the Institutes for Behavior Resources, Inc. for the planning, design, construction, repair, and capital equipping of the Institutes for Behavior Resources.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Reid C. Blank		(410) 752-6080 x 111	rblank@ibrinc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>IBR was founded in Baltimore in 1960 to provide social benefits from advancements occurring in behavioral research. A key program has been IBR's substance use disorder treatment services which use a unique behavioral incentive model. IBR has also served as a unique inner-city behavioral laboratory where the organization has studied human performance issues such as fatigue management, alertness and small group behavioral dynamics in partnership with government agencies and corporations. In 2000, a fire in adjoining premises forced IBR to abandon a rental facility in the same neighborhood and it purchased the former Maryland Office Supply building at 2104 Maryland Avenue. IBR renovated four of its six floors for clinical services, research and administrative functions. Now, IBR seeks to renovate the two other floors for expanded clinical and research services.</p>				

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

IBR seeks to develop more comprehensive substance use disorder treatment services at a single site, its clinic and offices at 2104 Maryland Avenue. IBR has gradually increased its patient service population by roughly 50% over the past two years and has begun developing Intensive Outpatient Services, a model that provides medication, support and counseling services on an intensive basis and which replaces more expensive and often less effective inpatient services. IBR also has made plans to develop a Medical Home for its substance treatment patients to provide primary care and preventive care to under-served patients, many of whom have serious and uncontrolled medical problems. When treated proactively, these services prevent use of expensive emergency services and keep medical problems from becoming acute. When housed with the substance treatment services, patients get immediate access and do not spend time with appointments and traveling to clinics, a pattern that can lead to treatment failure and disrupt sustained employment. These services need additional space at IBR which is planned for the unfinished 4th floor. IBR seeks to expand its presently over-crowded research facilities and add a sleep and fatigue lab to its unfinished 5th floor. IBR needs to complete exterior repairs, including removal of a lead paint sign.

*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>	\$45,000
<b>Construction</b>	\$1,746,000
<b>Equipment</b>	\$156,000
<b>Total</b>	<b>\$1,947,000</b>

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

Source	Amount
DHMH - Capital Construction Grant	\$836,000
Private Foundations	\$375,000
Corporations	\$150,000
Individual Donors	\$100,000
Other Grants	\$100,000
Reserve Funds	\$86,000
Optional Mortgage	\$150,000
Maryland Legislative Bond	\$150,000
<b>Total</b>	<b>\$1,947,000</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
January 2011	June 2011	July 1, 2012	November 30, 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
186,536		1,000	1,350
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Institutes for Behavior Resources, Inc. 2104 Maryland Avenue Baltimore, MD 21218			
20. Legislative District in Which Project is Located	40 - North Central Baltimore City		
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:	Steven R. Hursh, PhD, President	Has An Appraisal Been Done?	Yes/No
Phone:	410-752-6080, ext. 150		
Address:		If Yes, List Appraisal Dates and Value	
2104 Maryland Avenue Baltimore, MD 21218			

<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>
39	51	4,200,000	5,400,000
<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>			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>	22184		
<b>Space to Be Renovated GSF</b>	11092		
<b>New GSF</b>	33276		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1920

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

IBR was founded in 1960 by Joseph V. Brady, PhD, a World War II combat veteran who after a career at Walter Reid Research Institute and University of Maryland developed the Department of Neuropsychiatry at Johns Hopkins Medical School. IBR launched substance abuse treatment services in 1990, calling the program REACH (Recovery Enhanced by Access to Healthcare). REACH began as a methadone maintenance program providing unique mobile outreach at a time when Baltimore zoning prohibited establishment of drug treatment programs. REACH then developed as an innovative, behaviorally structured "step-care" program and settled in the Lower Charles Neighborhood. IBR purchased its current location at 2104 Maryland Avenue in 2000 and has continually invested in and upgraded the building and site, including reconstructing four of its six floors. Today, REACH has 550 patient treatment slots and expects this to grow to 600 in 2012. In addition to methadone support, REACH provides comprehensive counseling and case support services seeking to stabilize and restore its patients through housing, employment and focused activity. The behavioral model is integrated into these services. REACH has also worked closely with community groups and the Baltimore Substance Abuse Services (bSAS) to plan new services. Currently, REACH is developing integrated electronic medical records and has initiated an Intensive Outpatient Service (IOP). These are important cost-saving initiatives. The IOP will offer some patients the opportunity to recover on an intensive but less expensive outpatient basis rather than through extended and expensive in-patient treatment. IBR/REACH have also planned a Medical Home which will provide integrated, on-site primary preventive healthcare services to its service population, their families and those of neighboring substance treatment clinics. Providing on-site services to this medically needy and under-served population will prevent chronic and acute health problems from escalating and potentially sabotaging long-term progress in substance treatment. It will also reduce unnecessary treatment delays, reduce expensive emergency room use, reduce cross-city travel by these patients and facilitate continued employment. When integrated with on-site casework services, paperwork and billing can be streamlined. In order to expand REACH services and to include the Medical Home, IBR needs to build-out an additional floor of its building.

In order to expand its clinical and research services, IBR has made plans to build-out currently vacant two floors of its building and also to make important exterior repairs. The exterior repairs include re-setting loose bricks, tuck pointing, water-proofing and abatement of a sign painted with lead paint. The building which was built as a storage facility and formerly housed Maryland Office Supply is very solid and sound and has been thoroughly evaluated. Architectural, construction and equipment bids and