

State of Maryland

2012 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0560	sb0093	lr0543	hb0152	Patterson Park Public Charter School Facade Restoration
3. Senate Bill Sponsors				House Bill Sponsors
Ferguson				Hammen
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$50,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$50,000, the proceeds to be used as a grant to the Board of Directors of the Patterson Park Public Charter School, Inc. for the planning, design, construction, repair, renovation, and reconstruction of the facade of Patterson Park Public Charter School.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of 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	
Ed Rutkowski		410-952-2520	erutkowski@pppcs.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The mission of PPPCS is to develop well-educated, community-minded children by providing high-quality, community-based education, capitalizing on the diversity of nearby neighborhoods and using the resources of Patterson Park.</p> <p>PPPCS serves 621 students and their families in grades pre-K through 8, most of whom come from poor neighborhoods and low income families--84% of students in 2010-2011 qualified for free or reduced lunch through the federal lunch program. Demographically, the student body is 70% black, 20% Latino, and 10% white and PPPCS prides itself on the quality of education it provides in an urban setting. (see item 28 for more information)</p>				

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

In 2009, PPPCS conceived of a project to upgrade and add to its campus by renovating the original St. Elizabeth Church building which it acquired in 2008, and to build a new middle school building over the existing courtyard.

To that end, the Maryland Health and Higher Education Financing Authority issued Maryland State tax-exempt bonds in the amount of \$13,665,000 that included acquisition of its facilities plus the major renovation and construction. Today, the original church building, built in 1895, now houses the school's cafeteria, gymnasium, library, tech lab and business offices. The middle school building is complete and includes 6 classrooms, an art facility and a state of the art science lab.

Part of the renovation plan was to remove the formstone on the front of the cafeteria building and restore its facade to its appearance in 1895. Unfortunately, when the formstone was removed, PPPCS discovered that lead paint remediation was necessary at a cost that prohibited restoration of the facade. (see item 28 for more information)

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	\$10,000
Construction	\$90,000
Equipment	
Total	\$100,000

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

Source	Amount
State Bond Bill	\$50,000
Patterson park Public Charter School, Inc. (in hand)	\$50,000
Total	\$100,000

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
April, 2012	June, 2012	June, 2012	August, 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
\$50,000		>1,000 students, families, public	>1,000 students, families, public
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Patterson Park Public Charter School, Inc. 27 North Lakewood Avenue Baltimore, MD 21224		2726 East Baltimore Street Baltimore, MD 21224	
20. Legislative District in Which Project is Located	46 - Eastern 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:	Ed Rutkowski	Has An Appraisal Been Done?	Yes/No
Phone:	410-952-2520		N/A
Address:		If Yes, List Appraisal Dates and Value	
27 North Lakewood Avenue Baltimore, MD 21224			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
100	100	\$6,500,000	\$6,500,000
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?			own
B. If owned, does the grantee plan to sell within 15 years?			no
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	
26. Building Square Footage:			
Current Space GSF	15,000		
Space to Be Renovated GSF	N/A		
New GSF	15,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1895

28. Comments: (Limit Length to Visible area)

Item 10 (continued)

Located in the old St. Elizabeth school facilities on Lakewood Avenue, the school sits in the area north of Patterson Park that has recently undergone major neighborhood revitalization. PPPCS is an integral part of that neighborhood's revitalization. The school was started by the local community association-the Patterson Park Neighborhood Association and opened in 2005, providing an alternative to the then-failing public schools in southeast Baltimore. As a consequence, many families stayed in the City who would have otherwise left for the counties.

The families' faith has been rewarded. PPPCS provides an outstanding education for its students as evidenced by a parent satisfaction rate of over 95% and test scores among the best in Baltimore City. Its MSA scores placed it 15th among 130 Baltimore City elementary schools.

Item 11 (continued)

That restoration would now be possible with state assistance through this bond bill and with funds from the school. Although the school will continue to seek funding from other sources, its matching funds are available now.

This is a very important project. The current facade is an eyesore that detracts from the neighborhood's appeal (this form does not allow us to attach a photograph, but it is a serious eyesore). However, that is only a consequence of improvements brought by formstone removal and subsequent lead paint remediation that was done at a cost of \$130,000. Restoration of the facade would provide a tremendous boost to the school, its stakeholders, and the entire neighborhood.

The project includes the following activities:

- Design of interior reconstruction, windows, and frames, and the school's Baltimore St. entrance.
- Demolition and removal of existing windows and non-original brick.
- Recreation of original openings, including interior spaces.
- Installation of new, energy efficient windows.
- Restoration of the Baltimore Street entrance.
- Mounting two bronze plaques as they would have appeared when the church was built in 1895.