

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr2749	sb0882	lr2868	hb0847	Oxford Community Center
3. Senate Bill Sponsors			House Bill Sponsors	
Colburn			Cane	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Talbot 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 Trustees of the Oxford Community Center, Inc. for the repair, renovation, and capital equipping of the Oxford Community Center.</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	
Barbara Seese			oxfordcc@verizon.net	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Since inception in 1981 as the re-purposed Oxford School, the Oxford Community Center (OCC), a not for profit private organization under Section 501(c)(3), has played a significant role in the life of the greater Oxford community, and has forged a bond between the citizens and the unique history, environment, and cultural elements of Oxford and the Eastern Shore. The Oxford Community Center's mission is to provide a welcoming place where residents and visitors of all ages can participate in activities that enrich community life. OCC aspires to enhance and extend the reach of its services, to partner with other organizations, and to connect people together to achieve "community serving community". Stated values include: the environment, the arts, education, outreach, youth activities, our history, and one another.</p>				

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

In 2006 an assessment of the Oxford Community Center's historic building revealed several critical areas requiring attention. The OCC Board of Trustees approved a project that combined historic preservation and green technology, with a focus on the building's safety, accessibility, and energy efficiency. Project goals included enhancements to facilitate expanded cultural and performing arts programs, creation of a visitors center, compliance with ADA requirements for accessibility, reduction of recurring operating cost, and infrastructure stabilization to ensure future sustainability.

A capital fundraising campaign was conducted and construction began in 2011 with project completion in 2012. The project included upgrading the HVAC to a geothermal system, complete electrical rewiring, replacing deteriorated lintels and old windows with insulated thermal pane ones, installing an energy-conserving automated lighting system, renovating the men's and women's restrooms and adding a new family restroom. Improved accommodation for handicapped visitors and center users was achieved with a new entrance ramp, accessible restroom, and elevator to the auditorium stage. Through the project, OCC restored and preserved the exterior appearance of the historic school building designed in 1928 by renowned MD architect Henry Powell Hopkins.

*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>	\$264,000
<b>Construction</b>	\$2,710,000
<b>Equipment</b>	\$226,000
<b>Total</b>	<b>\$3,200,000</b>

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

Source	Amount
Individuals	\$1,719,000
Foundations	\$52,000
MD Bond 2007 & 2009	\$125,000
Town of Oxford	\$70,000
Tred Avon Players	\$50,000
Community Groups	\$9,000
Individual Pledges Remaining	\$405,000
MD Historical Trust	\$445,000
MD Historical Trust / LEED	\$125,000
MD Bond 2013	\$100,000
Private Donations Required	\$100,000
<b>Total</b>	<b>\$3,200,000</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
Feb 2008	July 2010	June 2011	Feb 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
\$2,235,000		8,000	10,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
MD 2007	\$50,000.00	this project	
MD 2009	\$75,000.00	this project	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Oxford Community Center 200 Oxford / PO Box 308 Oxford, MD 21654			
20. Legislative District in Which Project is Located	37B - Dorchester, Talbot and Caroline 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:	
<b>Name:</b>	William G.M. Ritchie	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-226-5236		NO
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
P.O. Box 85 Oxford, MD 21654			

<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>
3	4	\$175,865	\$175,865
<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, see E
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			NA
<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>	
Town of Oxford	99 years	NA	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	9,525		
<b>Space to Be Renovated GSF</b>	9,525		
<b>New GSF</b>	9,525		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1928

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

Thank you to Delegate Rudy Cane and Senator Richard Colburn for sponsoring bills HB0847 and SB0882 in support of funding for the Oxford Community Center restoration project. The Community Center building is a significant architectural treasure, designed by Henry Powell Hopkins as a public school in 1928. Hopkins was one of Maryland's leading architects of the 20th century, known for his contributions to many of Maryland's finest educational and public buildings, including the restoration of the Maryland State House. Of several schools he designed on the Eastern Shore, Oxford is the last one standing in original form.

After being declared surplus for educational purposes, the building was saved from demolition by community members who recognized the architectural significance of the building and envisioned its continuing value as a community center. Since its inception in 1981 the Center has housed a resident community theatre group and youth summer camp program; offered a year-round schedule of lectures, classes, art shows, concerts, movies, community dinners and after school programs, and provided space for meeting, reunions, and private rentals. The Center also serves as a visitor center. Each year the Community Center welcomes approximately 8,000 residents and visitors.

With support from the community and the Maryland Historical Trust, planning for a major restoration project began in 2008. The project goals were to save the historic building and focus on structural safety, accessibility and energy efficiency. Handicap ramps were upgraded and restroom and stage accessibility was added. Green features include geothermal heating and cooling; energy efficient windows and lighting; water conservation and storm water management; sustainable purchasing and enhanced recycling. The Center is in the process of completing LEED Gold Certification.

Construction, under the Maryland Sustainable Communities Rehabilitation Tax Credit Program 2011, was completed in 2012 at a cost of \$3.2M, \$3M of which has been raised or pledged during the Center's capital campaign. Contributions from individuals, the Town of Oxford, foundations and community groups total \$2.4M, or 75% of the total project cost. Previous Maryland bonds total \$125K, attainment of LEED certification will result in an additional \$125K and the Sustainable Communities Tax Credit will result in approximately \$445K.

The Oxford Community Center is seeking bond funding in the amount of \$100K for 2013. This represents 50% of the renovation project's \$200K unfunded gap, which will be matched through fundraising efforts. These funds will help cover cost overruns from the unanticipated problems such as rotten floor joists, asbestos removal, underground oil tank remediation, and additional interest expense due to the timing of receipt of the historical trust funding. These bond funds will be used immediately to pay down debt which currently stands at \$1,068K.

Thank you for your consideration.