

State of Maryland

2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0995	sb0448	lr0996	hb0177	The Writer's Center
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Gutierrez
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of The Writer's Center, Inc. for the planning, design, construction, repair, renovation, and reconstruction of The Writer's 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	
Sally Freeman		202-258-7165	sallymottfreeman@gmail.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Since its founding in 1976 at Glen Echo Park in Bethesda, The Writer's Center has conducted thousands of writing workshops in various genres for both adults and children. We host nearly 80 literary events per year (most of them free and open to the public), offer a congenial meeting place for writing groups, and have a 185-seat theatre that we lease out to local theatre companies. In 1987 The Writer's Center became the publisher of Poet Lore, established in 1889 and the oldest continuously published poetry journal in the USA. The mission of The Writer's Center is to cultivate the creation, publication, presentation and dissemination of literary work; in other words, we help people tell their stories and find the best ways to tell them. We are rooted in a dynamic local community of writers and believe the craft of writing is open to people of all backgrounds and ages. Our engagement of the local community has included providing programmatic support for a writing program funded by the NEA for combat soldiers being treated for post-traumatic stress and traumatic brain injury at Walter Reed National Military Medical Center. Prior to that, we held free writing workshops for members of the military and their families.</p>				

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

Our project is, first, to upgrade our Walsh Street facility to address long-deferred health and safety concerns that may affect the more than 6,000 individuals who pass through our doors each year, and, in subsequent phases of the project, to expand the building to provide better services to the local writing community. We are asking for funding for Phase One of this project, which includes: (1) upgrading the bathrooms in compliance with ADA requirements; (2) providing pedestrian ramps for ADA access; (3) waterproofing the building and performing drainage repairs including installation of French drains and sump pumps to eliminate water seepage, which has caused mold to develop on the lower level of the building and has compromised our IT systems; and (4) adding rental studios for professional writers, thus providing an additional source of income as well as creating more writing space for local writers. The cost of this project is estimated to be \$580,000. Phase Two of the project will create additional classroom space to meet the growing demand for our workshops; social, reading and writing areas for our members; a Veterans Writing Center to serve the needs of retired and active duty military in the community; and centralized administrative offices to improve operating efficiency.

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	
Design	\$20,600
Construction	\$560,000
Equipment	
Total	\$580,600

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

Source	Amount
Board of Directors	\$100,000
State Bond Bill	\$250,000
Montgomery County Capital Improvement Program	\$200,000
In-kind gifts	\$30,600
Total	\$580,600

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
March 2012	June 2013	June 2014	September 2014
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
125,600		6,000	8,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
Chapter 699 of Act of 1998	\$150,000	Construction of two new classrooms at our Walsh Street facility.	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Writer's Center, Inc. 4508 Walsh Street, Bethesda, MD 20815			
20. Legislative District in Which Project is Located	18 - Southeastern Central Montgomery 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:	Patricia A. Harris	Has An Appraisal Been Done?	Yes/No
Phone:	301-841-3832		
Address:		If Yes, List Appraisal Dates and Value	
Lerch, Early & Brewer,3 Bethesda Metro Center, Suite 460,Bethesda, MD 20814-5367			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
6 full-time; 5 part-time	7 full time; 4 part-time	\$1,050,971	\$1,075,000
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
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	
Montgomery County	15 years	Renewable for 15 years at end of 15-year lease term.	
26. Building Square Footage:			
Current Space GSF	12,200		
Space to Be Renovated GSF	5,725		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1961

28. Comments: (Limit Length to Visible area)

Launching a renovation and expansion project at The Writers Center comes after two years of hard, focused work by several board members who participated in the TWC Facilities task force, as well as numerous advisers to and friends of the Center, including architect Mark McInturff, Clark Construction (phasing, pricing), David Dise and Cynthia Brenneman of Montgomery County, Bonnie Fogel of Imagination Stage and our District 18 State Senator, Richard Madaleno. The original goal of the task force was to address multiple physical plant issues and the long-term stability of TWC's home at 4508 Walsh Street. With our current Montgomery County lease set to expire at the end of 2013, we treated that date as the ultimate deadline for a) finding cost-effective solutions to improving and expanding a deteriorating physical plant and, b) securing the location as a permanent home for The Writers Center. The task force considered many alternatives to achieving these goals, including the possibility of purchasing the property and placing a mortgage on it to finance repairs and improvements. It was agreed that TWC had a significant vested interest in the site, its home since 1992. Given that its occupancy of the building, and its partnership with Montgomery County, will continue through at least 2028, the Board of Directors approved the Committees recommendation to develop and adopt a plan to raise the necessary funds to improve the Center's current physical condition. Plan: Our plan, in Phase 1, is to address the more significant deferred maintenance issues we face. Already, the Board of Directors of the Center has committed over \$100,000 to this endeavor. Our case for additional fundraising will emphasize the health and safety of our members and others while they are in our building; the contributions the Center has made to the county as a driver of the local economy; the efforts we've made to engage under-served members of the community such as military veterans and their families, various ethnic groups such as the Latino population, and teens from local high schools who discover they have a deep interest in creative writing; and the importance of writing and literature as an integral part of the cultural life of the metro DC region. The capital reinvestments will contribute to The Writer's Center's stability for decades to come, as well as house our organization in an expanded and safe environment in which we all can take great pride. We are proud of our ability to have withstood vicissitudes in the economy over the past 37 years, including the latest fiscal downturn when both our earned and contributed income enabled us to retain an excellent staff and not lay off a single employee. Our Board of Trustees is grateful to Senator Madaleno for his ongoing support of The Writer's Center and its future.