

State of Maryland

2015 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0752	sb0240	lr3055	hb1242	The Writer's Center
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Gutierrez
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$300,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of The Writer's Center facility				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Stewart Moss			stewart.moss@writer.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Since its founding in 1976 at Glen Echo Park, 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), have a 185-seat theatre that is used by local theatre companies, and recently opened a Studio containing 18 library-style carrels and a lounge that writers can rent for a modest fee. In 1987, the Center became the publisher of Poet Lore, established in 1889 and the oldest continuously published poetry journal in the USA. The mission of Center is to cultivate the creation, publication, presentation and dissemination of literary work. 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 with the local community has included providing programmatic support for writing and music therapy programs funded by the NEA for combat veterans being treated for post-traumatic stress and traumatic brain injury at the Walter Reed National Military Center. As part of Operation Homecoming, the Center has also held free writing workshops for members of the military, veterans and their families.</p>				

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

Our project is to continue upgrading our Walsh Street facility, which was built by the County in 1961. During the summer 2014, we completed Phase 1 of the renovation, which included: abating all asbestos in the basement; improving lighting in the basement classrooms; remodeling restrooms and making them ADA-compliant; reconfiguring office space for more collaboration among staff members; and adding an 18-carrel writer's studio, with a lounge, to provide local writers with a quiet place to work.

Phase 2 of the project involves: adding a second floor (or third level) to our building that will contain: 4 additional classrooms; offices and restrooms; a "Green Zone" that will house the Veterans Writing Project, a non-profit organization that offers free writing seminars to active duty military, veterans and their families, and publishes "0-Dark-Thirty," a literary journal that contains writing by members of the military community. In addition, in order to make the building fully accessible to individuals with physical limitations, a 3-stop elevator will be installed and the front entrance of the building will be rebuilt to accommodate a handicapped ramp.

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	\$55,000
Construction	\$2,123,505
Equipment	
Total	\$2,178,505

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

Source	Amount
Board of Directors -- cash contributions	\$148,500
State Bond Bill	\$300,000
Montgomery County Capital Improvement Projects	\$250,000
Town of Chevy Chase grant (awarded November '14)	\$60,000
Donations from private individuals and foundations	\$1,420,005
Total	\$2,178,505

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
11/17/2014	3/16/2015	7/5/2016	5/1/2016
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
148500.00		6000	8000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
sb0448;hb0177 -- 2013	250000.00	Renovating basement of 4508 Walsh Street, including abating asbestos and upgrading restrooms for ADA	
sb0649; hb1394 -- 2014	300000.00	Adding second floor to 4508 Walsh Street to include "Green Zone," installing 3-stop elevator and rebuilding	
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			
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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
7 full-time; 1 part-time	7 full-time; 2 part-time	1074500.00	1110000.00
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	
26. Building Square Footage:			
Current Space GSF	12,200		
Space to Be Renovated GSF			
New GSF	4,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1961	

28. Comments: (Limit Length to Visible area)

In July 2014, The Writer's Center renovated the basement of our Walsh Street building to include ADA-compliant restrooms, upgraded classrooms and a studio offering writers a quiet place to work. This project was undertaken after three years of hard, focused work by several Board members who participated in the TWC Facilities Task Force, as well as numerous advisors to and friends of the Center, including: architect Mark McInturff, Added Dimensions Construction, Dave Rudorfer (owner's rep), David Dise and Cynthia Brenneman of Montgomery County, 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. Over the past three years, we have focused on: a) securing the location of a permanent home for The Writer's Center, which resulted in a 15-year renewable rent-abated lease approved by the County in January 2014 that will continue at least through 2029; and b) raising the funds necessary to making the Center a more accessible and healthy place for the 6,000 individuals that come through our doors each year. Plan: Our plan, in Phase 1, was to renovate our basement to abate all asbestos and other dangerous materials, upgrade classrooms with better lighting, make our restrooms (both in the basement and on the main floor) ADA-compliant and create a writer's studio to provide writers with a quiet, clean, well-lighted place to work seven days a week. We completed Phase 1 in mid-September and have begun detailed planning for Phase 2, which involves adding a second floor to the building, installing a 3-stop elevator, and rebuilding the front entrance to accommodate a handicapped ramp. The second floor will contain 4 additional classrooms, staff office space, and the "Green Zone," a seminar room and offices for the Veterans Writing Project (VWP) and the publication of its literary journal, 0-Dark-Thirty, which includes stories, poems, stories and plays written by active-duty military, veterans and their family members. The VWP is a non-profit organization founded by Ron Capps, a retired U.S. Army Lt. Col. who served in five wars, offers free writing seminars to members of the military community, of whom there are an estimated 500,000 in the metro DC area.

Our case for fundraising emphasizes the efforts we've made to engage under-served members of the community such as the military, various ethnic groups and teens from local high schools who discover they have a deep interest in creative writing. As well, the Center is a driver of the local economy and, as the only literary center of its kind in the mid-Atlantic region, plays a unique role in the local cultural and artistic life of the community. The capital investments will contribute to The Writer's Center's stability for decades to come and house our organization in an expanded, accessible and safe environment in which we all can take pride. We are proud of our abilit