

# State of Maryland

## 2015 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr0823	sb0033	lr3068	hb1267	Good Shepherd Boys Unit Renovation
3. Senate Bill Sponsors				House Bill Sponsors
Kasemeyer				Ebersole
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore County			\$100,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Good Shepherd Boys Unit at the Good Shepherd 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	
Patricia Smith		4102472770	patricia.smith@gssmaryland.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Founded in 1864, Good Shepherd Services provides residential treatment and therapeutic educational programming for at-risk, disadvantaged and underserved girls and boys ages 13 to 21 who are experiencing severe mental health and emotional disorders. Good Shepherd's mission is Love-In-Action and rests on the belief that one person is more precious than a world. Our vision is to create a safe environment based on respect and caring which empowers youth to reach their maximum potential for wholeness while promoting an understanding of moral and ethical values.</p> <p>With an ongoing population of 75 girls and boys and having served 161 adolescents and their families in FY 2014, Good Shepherd Services is the largest residential treatment center for adolescents in the state of Maryland. Good Shepherd often admits children with such difficult issues that no other Maryland program will take them, thus helping these children remain in their home state for treatment.</p>				

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

We will be renovating our two residential milieus for males, which will be known collectively as the Boys Unit. Our design approach will utilize evidence-based design and research that can create positive affects in a residential setting. Students who experience trauma in their early life benefit from a specialized approach to design and our youth will especially benefit from an environment that avoids design elements that can have a negative effect on their behavior and treatment.

The Boys Unit renovation will include renovations to the residential living areas, including the common areas, incentive rooms, bedrooms, and bathrooms. The lighting design will allow for multiple lighting levels and sources to reduce agitation with our youth. The design concept and color pallet will be based on research-driven information that supports the specialized needs of our residents. The bathrooms will be modernized for safety while ensuring students are given respect and dignity. The common areas and bedrooms will be renovated to promote learning, allow for flexible activities, and support restful bedroom and nighttime settings. The renovation will meet the requirements for safety, anti-ligature planning, durability, and ease of maintenance.

*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>	
<b>Design</b>	\$15,000
<b>Construction</b>	\$241,000
<b>Equipment</b>	
<b>Total</b>	\$256,000

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

Source	Amount
Abell Foundation (request pending; TBD 2/20/15)	\$50,000
Knott Foundation (request pending; TBD 2/20/15)	\$100,000
2015 Maryland Bond Bill	\$100,000
Individual Contributions (with 100% board support)	\$6,000
<b>Total</b>	\$256,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
9/1/2014	6/30/2015	7/1/2015	12/31/2015
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
141225.00		500-700	500-700
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2009 DGS Item G104, Ch. 485	75000.00	Renovation of student bathrooms	
DGS Item G047, Ch. 396	100000.00	Renovation of student courtyard	
DGS Items G0061 & G125, Ch.424	70000.00	Replacement of Cooling Tower	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
House of the Good Shepherd of the City of Baltimore (DBA Good Shepherd Services) 4100 Maple Avenue Baltimore, MD 21227			
<b>20. Legislative District in Which Project is Located</b>			
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Andrew T. Nichols, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-727-2443		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Rollins, Smalkin, Richards & Mackie, LLC 401 North Charles Street Baltimore. MD 21201			

<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>
300	300	21179237.00	21379237.00
<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>	210,000		
<b>Space to Be Renovated GSF</b>	8,571		
<b>New GSF</b>	210,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1970

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

Good Shepherd Services admits children with such difficult issues that no other Maryland program will take them, thus helping these children remain in their home state for treatment. Because Good Shepherd Services has a firm no reject/no eject admissions policy, we have found that the acuity of our residents has increased significantly over the years and has resulted in more crisis instances and negative behavior among our youth. As part of our commitment to providing quality services, we want to ensure that our residents are living in safe and supportive environments that best serve their treatment needs. Our two male residential units annually serve 60 boys ages 13-18 years old who deal with a wide range of mental health issues including trauma, mood disorders, autism, and other intellectual disabilities.

The Boys Unit renovation project will include renovations to the main residential living areas, including the common areas, incentive rooms, bedrooms, and bathrooms. The units design concept and color pallet will be based on research-driven information that supports the specialized needs of our residents. In addition, we want to promote a more residential feel to the space so that the unit feels more homelike rather than institutional. The lighting design for all areas of the unit will allow for multiple lighting levels and sources to reduce agitation with our youth by eliminating the glare of overhead fluorescent lights. We also will institute a color scheme of light blues, greens, and neutral shades to remove the stimulus of bright primary colors that dominate the spaces currently. The bathrooms will be modernized for safety by installing new sinks, mirrors, and toilets while ensuring students are given respect and dignity through reconfiguration of privacy dividers. The common areas and bedrooms will be redesigned to incorporate furniture and build-in elements that promote learning, allow for flexible activities, and support restful bedroom and nighttime settings. Our renovation project will meet all state and local requirements for safety, anti-ligature planning, durability, and ease of maintenance.

Previously, Good Shepherd Services has received three bond bills from the State of Maryland. In 2009, we received \$75,000 to renovate bathrooms in several of our residential units to update fixtures and install safety features. We received a \$100,000 bond bill grant in 2011 to renovate our student courtyard so that our youth would have access to a safe and welcoming outdoor space for recreation. Finally, we received \$70,000 from the state in 2013 to replace our cooling tower which was original to the building and in danger of irreparably breaking down. All three projects were completed successfully and within budget. The ongoing support of the General Assembly has been a tremendous help as we continue to provide our students with the care and support that they need to successfully return to their homes and communities.