

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3515	sb1219	lr3819	hb1675	Rockville Welcome Center
3. Senate Bill Sponsors				House Bill Sponsors
Kagan				Gilchrist
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$150,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Rockville Welcome Center facility				
7. Matching Fund				
Requirements:  Equal			Type: The matching fund may consist of real property, in kind contributions, or 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 Ph#	Email Address
Jennifer Freedman			301-270-7471/301-801-2657	jfreedman@wearecasa.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>CASA is the foremost Latino and immigrant organization in the mid-Atlantic region and a national leader in immigrant and working-class families have the supports necessary for full participation in society. CASA was founded in 1985 and its mission is to create a more just society by building power and improving the quality of life in working class and immigrant communities. CASA starts with families and communities, and builds out to achieve collective impact at the state, regional and national levels. CASA has 7 locations throughout Maryland, as well as a presence in southcentral Pennsylvania and northern Virginia. CASA has over 96,000 all-time members and serves over 37,000 people annually. We seek to empower immigrant families; ensure youth successfully transition to adulthood; expand good jobs, housing, and health and safety; and transform neighborhoods.</p>				

**11. Description and Purpose of Project** (Limit length to visible area)

CASA currently operates a welcome center in Rockville at a county-owned facility at 14645 Rothgeb Drive. This is part of a partnership between CASA and Montgomery County to provide employment & training services to low-income workers. At this center, over 200 workers were placed in nearly 2,000 jobs in 2017. The building currently includes nearly 9,000 square-feet of unused space. At the request of the county, CASA created a design for the vacant space to expand vocational training opportunities for low-wage workers. This includes a health training lab and equipment, maintenance mock rooms, HVAC and electrical training labs, and additional classroom space. A phase 1, which will make 5,000 square feet immediately usable, would establish Building Maintenance, Electric/Solar training labs, and establish new classroom areas, and insulate the walls in all the training areas.

*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>	\$71,778
<b>Construction</b>	\$204,222
<b>Equipment</b>	\$24,000
<b>Total</b>	<b>\$300,000</b>

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

Montgomery County-County Exec Allocation FY19	\$150,000
Maryland 2018 Bond Bill	\$150,000
<b>Total</b>	<b>\$300,000</b>

<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>
11/30/17	9/30/18	10/1/18	12/31/18
<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>
0.00		1,500	1,750
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2016	\$132,500	Baltimore Regional Education & Training Ctr capital	
2016	\$300,000	Baltimore Regional Education & Training Ctr capital	
2014	\$50,000	Riverdale Welcome Center capital project	
2014	\$100,000	Riverdale Welcome Center capital project	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
CASA de Maryland, Inc. 8151 15th Avenue Langley Park, MD 20783 in partnership with Montgomery County		14645 Rothgeb Drive Rockville, MD 20850	
<b>20. Legislative District in Which Project is Located</b>	17 - Montgomery County		
<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>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Silvia Navas	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	240.491.5744		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
8151 15th Avenue Langley Park, MD 20783			

<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>
15	17	735000.00	1010000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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>			Yes
<b>D. If property is owned by grantee 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>
The County licenses the space to CASA.	see below	\$1/year	5,000
<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>	
see above - the County licenses to CASA	see above	see above	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	13,800		
<b>Space to be Renovated GSF</b>	5,000		
<b>New GSF</b>	0		

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

1980

**28. Comments**

CASA has operated welcome centers in Maryland since 1994 in response to growing numbers of contingent workers seeking work at unofficial hiring sites. Working in partnership with local governments, CASA established centers that provide job placement services, educational classes, financial services and supports, legal services, ESOL (English for Speakers of Other Languages) instruction for workers and their families. CASA currently operates Welcome Centers in Silver Spring, Wheaton, Rockville, Baltimore, and Langley Park. Through these centers we place workers in 11,000 jobs annually, generating more than \$3.3M in annual earnings for workers and their families.

Montgomery County requested CASAs assistance in establishing a Shady Grove / Rockville Welcome Center, which opened in the spring of 2007. In 2015, this center was moved to its current location at 14645 Rothgeb Drive, Rockville, MD 20850. At this location, CASA provides job placement and screening services, English classes, citizenship and naturalization supports, citizenship / civics classes, financial literacy workshops and financial services, legal services, and social services and health promotion. CASA also created a small mobile vocational training lab to provide instruction in building maintenance, electricity, carpentry, and tiling, among others. CASA partners with local community colleges and other providers to provide industry-recognized instruction in these and other areas.

One of the major obstacles for low-wage workers, especially immigrant workers, in achieving economic self-sufficiency and longer-term employment is vocational skills and language skills. As such, additional training space to provide instruction in additional areas such as Building Maintenance Engineering, solar panel installation, and additional trainings in the health care industry, as well as expansion of ESOL instruction, would expand workforce opportunities for low-wage workers, thus resulting in improved job placement, retention, and earnings metrics.

CASA was approached by Montgomery County to create a plan to convert approximately 9,000 square feet of unused space at the Rothgeb location into vocational training and classroom space. We worked with an architect to create a design which included a health training lab and equipment, maintenance mock rooms, HVAC and electrical training labs, and additional classroom space. Encore Design also priced out the complete project, which totaled \$1,040,000.

Upon advice from county and state partners, CASA worked with the architect to define a less expensive phase 1 of the project that could stand alone in its improvements and make approximately 5,000 square feet of space immediately usable. This would establish Building Maintenance, Electric/Solar training labs, and establish new classroom areas, and insulate the walls in all the training areas.