

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Cornerstone Montgomery		
2. Senate Sponsor	3. House Sponsor	
	Love	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Cornerstone Montgomery headquarters facility		
7. Matching Fund		
Requirements: Equal	Type: 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 Ph#	Email Address
Nicole Graner	240-614-4267	nicole.graner@cornerstonemontgomery.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Cornerstone Montgomery, Inc. (CMI) is a CARF-accredited nonprofit organization empowering 2,400 adults and transition age youth in 88 locations throughout Montgomery County, Maryland (including Southport) and our mission is that our organization empowers people living with mental health and co-occurring mental health and substance use disorders to live, work and integrate successfully within the community. For over 47 years, we have specialized in the provision of comprehensive, community- and evidence-based mental health and co-occurring mental health and substance use disorder treatments, specifically targeting individuals who are living in poverty and require severe behavior health interventions.</p>		

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

CMI's location at 6040 Southport Drive was designed in 1992 to help people with serious mental illness transition out of State hospitals into the community. While no significant upgrades have been made to this facility since it opened, the agency has grown significantly to include a large continuum of services for adults with mental illness and co-occurring disorders. As a result, the space no longer meets clients needs or adequately supports current programs. CMI is requesting funding to support renovation of the Southport Hub to achieve greater functionality and cost-efficiencies through: 1) upgraded structures and facilities; 2) trauma-informed client treatment and meeting spaces; 3) accessible restrooms and elevator; and 4) new flooring to prevent falls.

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	\$0
Design	\$114,000
Construction	\$1,886,000
Equipment	
Total	\$2,000,000

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

MD Department of Health - Office of Capital Planning, B	\$1,500,000
Montgomery County Community Grants	\$100,000
Special Events, Family Foundations and Individual Donat	\$200,000
State of Maryland Legislative Bond Bill	\$200,000
Total	\$2,000,000

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
FY20	FY20	FY20	2020
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	
0.00	600	700	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2005	\$250,000	Purchase of HUB at 1398 Lamberton Drive, Silver Sp	
2010	\$50,000	Renovation of Group Homes	
2013	\$150,000	renovations - 2 bond bills following a merger of St. L	
2015	\$1,400,000	Purchase and Renovate 2 Taft Court - \$350,000 legisl	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Cornerstone Montgomery 2 Taft Court, Suite 200 Rockville, MD 20850		Cornerstone Montgomery 6040 Southport Drive Bethesda, MD 20814	
20. Legislative District in Which Project is Located	16 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Cari Guthrie Cho	Has An Appraisal Been Done?	Yes/No
Phone:	240-614-4238		No
Address:		If Yes, List Appraisal Dates and Value	
2 Taft Court, Suite 200 Rockville, MD 20850			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
80	90	25000000.00	25000000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee 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	
26. Building Square Footage:			
Current Space GSF	14,700		
Space to be Renovated GSF	14,700		
New GSF	14,700		

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

1992

28. Comments

Our organization consistently innovates to serve our community in the most effective and impactful way possible. CMI is proud to partner with a variety of organizations. Some highlights include:

- 1.CMI collaborates and receives support from three churches near Southport: St. Mark's Presbyterian, St. Lukes Episcopal Church, and Bethesda United Methodist Church.
- 2.In order to ensure effective employer relationships, CMI maintains partnerships with approximately 300 businesses for the Vocational Program which has offices at this location.
- 3.Maryland Legal Aid services are offered at Hubs weekly; renovations will allow for more office space for other similar partnerships.
- 4.Montgomery County and Nexus Montgomery work in partnership with CMI to offer training to the community on selected behavioral healthcare related topics and the renovations will allow for more training and education space options.

CMI has recently renovated two other Hub locations in Rockville and Silver Spring to expand access to services with improved treatment space that is trauma informed. Creating a Trauma Informed Care (TIC) environment for clients and staff not only focuses on treatment methods used in therapy, but extends to the structure and design of the environment. The goal of TIC is to create a new experience that is emotionally, psychology and physically safe and healing. This includes space designs that allow for specialized waiting areas to improve clients feelings of safety and feeling less vulnerable in the space, as well as increasing office space size, improving workflow in the building by partnering like programs, and moving our most confidential program to the second floor for a more soothing environment. Another goal of the TIC-based redesign is to decrease the "institutional" feel and create a more comforting space to promote healing. Once the Southport Hub renovations are complete, CMI will continue to include regular capital expenses and a special reserve in our annual budget to maintain the health and safety of clients and staff that use this property. In addition, St. Luke's will provide space in their church for staff and service relocation during the renovation phase. Beginning in Fiscal Year 2020, CMI will renovate the Southport Hub which is a central location to nearly 600 clients each year offering a Life Skills Program, and an Outpatient Mental Health Clinic. A variety of classes and groups are offered: Cooking, Employment Services, group therapy, and Art Studio time and support.

The community impact of renovating and improving this facility will include:

- Increasing treatment space to serve at least 100 more clients each year
- Support for CMIs commitment to Trauma-Informed Care
- Reduced hospitalizations
- Reduced incarcerations
- Reduced poverty and homelessness
- Increased client self-sufficiency and employment
- Improved client quality of life
- A healthier community