

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
WIN Team Headquarters and Treatment Facility		
2. Senate Sponsor	3. House Sponsor	
	Jones	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the WIN Team headquarters and treatment facility		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Al Laws	410-578-8003	allaws@winfamilyservices.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Since 1992, WIN Team LLC has worked tirelessly to serve at-risk youth, families and individuals facing substance use and behavioral health needs throughout Maryland. Our mission is to promote holistic, strength-based, and faith-based principles within the human service community. Our goal is to therapeutically support and strengthen youth, families, organizations and communities through the creation of innovative health services, products and initiatives. WIN Team currently serves approximately 600 individuals. With plans to introduce new health programs in 2020, WIN remains committed to serving more youth, families and individuals and a new larger facility is an ideal means of offering the highest level of services.</p>		

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

In an effort to meet the needs of Baltimore County and City residents, WIN Team LLC, in partnership with its sister agency WIN Family Services Inc., plans to build a new Maryland headquarters in Baltimore County to provide expanded child welfare and behavioral healthcare services to residents of Baltimore County, Baltimore City and surrounding counties. The WIN health treatment facility project requires a complete build out of a 13,000 square foot facility that will offer areas designated for an Outpatient Mental Health Clinic offering group and individual therapy, youth and adult psychiatric rehabilitation, somatic health services, psychiatric day programming, partial hospitalization and opioid support for individuals with substance use disorders, Family Strengthening training, and administrative offices for more than 150 staff.

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	\$80,000
Construction	\$800,000
Equipment	\$320,000
Total	\$1,200,000

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

2019 MD State Bond Bill	\$327,000
WIN Team	\$573,000
2020 MD State Bond Bill	\$300,000
Total	\$1,200,000

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
05/01/2019	02/29/2020	03/2020	07/2020
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	NA	3500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2019	\$327,000	Design and construction of headquarters	
Maryland			
19. Legal Name and Address of Grantee		Project Address (If Different)	
WIN Team LLC 4715 Wards Chapel Owings Mills, MD 21117		6901 Security Blvd Windsor Mill, MD 21244	
20. Legislative District in Which Project is Located	10 - Baltimore 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:	Gregory Grant	Has An Appraisal Been Done?	Yes/No
Phone:	(301) 230-5200		No
Address:		If Yes, List Appraisal Dates and Value	
Shulman Rogers 12505 PARK POTOMAC AVENUE,6TH FLOOR, POTOMAC, MD 20854			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
30 empl/50	300	5000000.00	10000000.00
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?			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 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	
Set The Captives Free Outreach Center Inc.	10	yes	
26. Building Square Footage:			
Current Space GSF	13000		
Space to be Renovated GSF	13000		
New GSF	13000		

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

1972

28. Comments

Maryland is facing an ever increasing opioid and substance use epidemic, coupled with an increased numbers of youth and adults impacted by mental illness. In a recent Community Health Needs Assessment survey, conducted by LifeBridge Health Systems, Maryland residents are greatly impacted by the effects of drug addiction in communities; the assessment noted how it impacts physical health, leading to chronic disease. Stakeholders also noted stigma and silence around mental health, the lack of treatment resources and the disproportionately high availability of liquor stores. Most of the stakeholders in the Northwest service area identified behavioral health as a top priority. Additionally, the Baltimore County Health Department officials noted the presence of opioid crisis in the community and the lack of treatment for mental health disorders.

In 2019, WIN Team was honored to receive a bond bill award in the amount of \$327,000 which was less than the total project matching cost allowed by the State of Maryland. WIN has provided the start up financing for the design and beginning of construction and secured financing for the required matching portion of the project. WIN has finalized the design of the space and codified the budgeted construction cost based on finalized contractor bids which establishes the total project cost to be 1.2 million. WIN is humbly requesting a second bond bill in the amount of \$300,000; this combined with the first bond bill will cover the full matching cost of 50% of the project budget cost. Thank you for your consideration and support. Together we can strengthen families and communities by providing critically needed mental health and substance use disorder services for Maryland.