

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
Chesapeake Grove Intergenerational Center		
2. Senate Sponsor	3. House Sponsor	
Eckardt	Sample-Hughes	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Dorchester County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chesapeake Grove Intergenerational Center, including the purchase and installation of new playground equipment		
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
Senator Eckardt		adelaide.eckardt@senate.state.md.us
10. Description and Purpose of Organization (Limit length to visible area)		
Delmarva Community Services, Inc. is a 501c3 nonprofit human services organization located in Cambridge Maryland. DCS has as its mission to provide support to individuals with developmental disabilities, residential, vocational, respite, adult day care, senior and transportation services.		

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

Equip the Harry and Jeanette Weinberg Intergenerational Center at Chesapeake Grove, a 10 acre multi-phase senior citizen housing and community intergenerational center project, located in the City of Cambridge. The Center will be the first phase of the build out and the centerpiece around which housing focused towards seniors will be constructed. The Center will consist of various components including a child care center for children up to pre-school, a senior center community space including a large atrium area, small child playground, a large caf for senior lunches and community members, various meeting rooms and a small retail area. A Senior Health and wellness center will be the final phase of the center.

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	\$1,052,000
Construction	\$11,292,000
Equipment	\$500,000
Total	\$12,844,000

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

2020 Legislature Bond Bill	\$500,000
State Bonds	\$3,995,000
Foundation Funds	\$2,685,000
DCS Cash/Capital Match Campaign	\$335,000
USDA Rural Dev- Community Facilities Loan	\$3,100,000
MDoA Capital Improvement Program	\$800,000
CDBG Funding and SGIF	\$950,000
City of Cambridge	\$225,000
Rural Maryland Council	\$107,000
Other Capital Funding	\$147,000
Total	\$12,844,000

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
2/28/18	6/30/18	9/18/19	7/31/2021
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
3167500.00		0	36,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2014-2016	\$795,000	Pre-Construction Design & Infrastructure	
2017-2020	\$3,200,000	Building Construction for Intergenerational Center	
2014	\$100,000	SGIF for Infrastructure Costs for Intergenerational Ce	
2015/2016	\$850,000	CDBG for Infrastructure & Construction level design	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Delmarva Community Services, Inc. 2450 Cambridge Beltway Cambridge, MD 21513		Chesapeake Street Cambridge, MD 21613	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	Mr. Sandy McAllister	Has An Appraisal Been Done?	Yes/No
Phone:	410-221-4545		Yes
Address:		If Yes, List Appraisal Dates and Value	
Miles & Stockbridge 300 Academy Street Cambridge, MD 21613		2019	10800000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
295	350	16941910.00	16432487.00
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	30,000		
Space to be Renovated GSF	0		
New GSF	42637		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2019-2021
28. Comments	
<p>Dorchester County, Maryland is a historically economically distressed area on Maryland's Eastern Shore, with a growing number of vulnerable individuals not helped by the decline in industry and employment opportunities over the last 50-30 years. Due to the pandemic this has accelerated. An emerging trend over the past 10-15 years includes the growing number of seniors aging in place or retiring in the area, some of whom require a higher level of support. This project will fill a much-needed gap in facility/services for the current population and also for future residents. With the addition of child care day services, complimentary programming will be developed to help provide mutually beneficial personal interactions that stimulates mental and physical health and well-being. This model is based on an established and proven intergenerational example including the St. Ann's Intergenerational Center in Milwaukee, WI. This has been repeated in several other cities throughout the country. This project will be one of the few in our Mid-Atlantic area and a significant addition to the eastern shore. The Intergenerational Center is envisioned to be a community center also open to the broader community for family activities. Skilled employment positions will be added such as nursing, physical rehabilitative, therapeutic opportunities, health/wellness, childcare and disability services positions. Other opportunities will be created for workforce training in cooperation with area schools and community programs.</p>	