

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Bladensburg Municipal Center		
2. Senate Sponsor	3. House Sponsor	
Augustine	Fennell	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Prince George's County	\$1,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Bladensburg Municipal Center		
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
Sen. Malcolm Augustine		Malcolm.Augustine@senate.state.md.us
Bob McGrory		301-927-7048
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Town of Bladensburg is a Maryland municipal corporation. Offering an array of public services to 9,657 residents in more than 3,700 demised premises, as well as numerous visitors from nearby Washington DC to more than 170 businesses along its bustling commercial corridors (MD Routes 450 and 201), Bladensburg's core services include Public Safety (Police, Dispatch, Emergency Response, and Code Enforcement), Public Works (Roads, Bridges, Maintenance, Solid Waste), Parks, Customer Service, and, increasingly, Transportation and Public Health. The diverse community is 54% black and more than 40% Hispanic with growing demand for bilingual services. This project will address current facilities, infrastructure, space, & safety deficiencies identified by the architectural team to support the delivery of expanded state/local services in a modern and safe workplace.</p>		

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

Bladensburg's 70-year-old Town Hall/Police Station are overdue for replacement. Since the 7,111 sq. ft. facility was constructed in 1950, the Town's population & resulting demand for services has more than tripled - growing 25% in the past 20 years. A new 16,326 sq. ft. Bladensburg Municipal Center will provide significant regional benefits beyond its diverse community, including: *Consolidating governmental functions/services - staff are now scattered among three adjacent & aging-structures on-site plus four additional satellite units *Adding a regional training center - with a focus on accessing state programs & leveraging a \$500K Federal earmark supporting adult education/job training for technical/trades * Building a focal point of community, cultural, economic development activities * Expanding regional food & test kit distribution center & Maryland GOVAX vaccine site. Old structures will be demolished & a new LEED building constructed on the same site.

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	\$700,000
Construction	\$7,200,000
Equipment	\$300,000
Total	\$8,200,000

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

2022 MD Legislative Bond Initiative	\$1,000,000
Town of Bladensburg: Fiscal Year 2022	\$100,000
Town of Bladensburg: Fiscal Year 2023	\$500,000
Town of Bladensburg: Fiscal Year 2024	\$500,000
Federal earmark (technical/trades job training)	\$500,000
Bond/Mortgage (e.g. DHCD LGIF ~3.1%)	\$5,600,000
Total	\$8,200,000

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
2/25/2022	8/30/2022	9/30/2022	12/30/2023
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		9,600	11,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Town of Bladensburg 4229 Edmonston Road Bladensburg MD 20710-1240		same	
20. Legislative District in Which Project is Located		47A - Prince George's 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:	Suellen Ferguson	Has An Appraisal Been Done?	Yes/No
Phone:	410-268-6600		
Address:		If Yes, List Appraisal Dates and Value	
125 West Street, Fourth Floor Annapolis, MD 21401			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
43	50	6143872.00	7500000.00
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	7,111		
Space to be Renovated GSF	0		
New GSF	16,326		

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

(demolish 1950 structures; build new)

28. Comments

Why is this important for Maryland? Bladensburg is a gateway to Maryland from Washington, DC, and has a historic role as a cultural, economic, and transportation crossroads. A reconstructed Municipal Center in Bladensburg provides significant regional benefits beyond its diverse community:

- *Co-hosting with Maryland for COVID-19 Vaccination & distributing test kits/food.
- *Partnering as a new training site for educating area residents about various state programs: employment, workforce development, building trades/vocational education, IT training, healthcare, social services, and senior/youth services;
- *Modernizing police and emergency dispatch services to help reduce crime throughout the region (presently operating 24/7 in antiquated, cramped, and dispersed facilities);
- *Expanding its presence as a Regional Cultural Center by continuing to host the Mexican Ambassador at its Cinco de Mayo event, and building on National Night Out, Black History Month, Yule Log, & other annual and multicultural events;
- *Delivering additional regional opportunities for recreation, cultural activities, education, technology, videoconferencing, & training, including specialized programs for crime diversion, public information training for regional police agencies, & others for youth/seniors;
- *Providing a multi-purpose Regional Emergency Operations Center to improve emergency capabilities/responsiveness for Port Towns/Gateway Communities, PG County, & beyond;
- *Leading as a Sustainable Maryland Certified community: expanding renewable power generation on-site to support regional energy resilience and by using green building technologies (LEED);
- *Serving as an Emergency & Fallout Shelter, with facilities/rations for emergency needs.

The needs are quite substantial for replacing the Town Hall and Police Building constructed in 1950. The Police/Public Safety functions are dispersed in a converted maintenance garage, a converted convenience store, and a modified 2-bedroom apartment. The architectural analysis for the project deemed the current public safety spaces as potentially a safety issue for its staff, given the space constraints for *24-hour emergency services dispatching *Patrol (Operations) Unit *Community Action Team *Criminal Investigations Division *Training operations *Canine Unit *Code Enforcement of public safety and property maintenance standards

The project has a financing plan in place including more than 85% of the financing from alternate/local sources (other than this State Legislative Bond) and covering all critical phases of the project. The project is ready to proceed with design and construction within 18 months of State Bond approval, having already commenced preliminary costing, site planning, architectural, and space evaluation needs using Maryland firms with significant comparable experience including Murphy and Dittenhafer Architects (Baltimore) and the engineering firm Charles P Johnson & Associates (Greenbelt, etc.).

Phase 1: Completion of design and engineering plans (in progress); Permitting (County).

Phase 2: Relocation of staff to temporary facilities;

Phase 3: Site preparation (incl. demolition); Construction of new facilities.

The construction process will generate short term jobs for construction and technical personnel, as well as long term employment for municipal and contracted employees to manage new programs made possible by new construction.