

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Beacon House, Inc. Program Growth		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	Wivell	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Washington County	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Beacon House property		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Delegate William J. Wivell		william.wivell@house.state.md.us
Anthony Williams		240-850-2060
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>BEACON House, Inc. has grown over the 6 years of work and as we enter our 7th year, we decided to purchase a building that will provide long term stability of our programs for licensed childcare and nonpublic school with a homeschool umbrella that are licensed by MSDE. Our mission is to eliminate barriers to develop every student we serve to meet their full potential. 69% of our students receive state childcare assistance through the Maryland Childcare Scholarship. Our students come from ALICE or asset limited, income constrained, employed families. These families are working and/or going to college and need care for their children. Our centers participated in Maryland Excels with a level 3 for our longer running program and level 1 for the new one that is currently eligible for a level increase and working to be level 3 by July.</p>		

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

The project is for the purchase and renovation of 530 North Locust Street to consolidate our two licensed childcare programs and nonpublic school with homeschool umbrella program under one location. BEACON House, Inc. ratified the purchase agreement for the property on January 18th, 2023. The closing of the project is scheduled to be completed by the end of June 2023 and then final occupancy by September 1st. Currently, a study of the property is underway to identify current deficits and requirements to have the property licensed for childcare and educational use. Therefore, the budget has currently allowed a large cushion as we investigate the property because additional deficits may be uncovered, and more renovations may be required.

*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>	\$1,300,000
<b>Design</b>	\$200,000
<b>Construction</b>	\$3,500,000
<b>Equipment</b>	\$1,500,000
<b>Total</b>	\$6,500,000

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

Maryland House Bond Bill	\$250,000
Maryland Senate Bond Bill	\$750,000
US Congress Community Project Funding	\$2,500,000
Washington County Nonprofit Funding	\$100,000
Senator Edwards Grant	\$2,500,000
City of Hagerstown Funds for Sprinkler	\$50,000
Capital Fundraising	\$500,000
<b>Total</b>	\$6,650,000

<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>
3/31/2023	4/28/2023	4/28/2023	9/1/2023
<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>
500000.00		3	45
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
BEACON House, Inc. 20 West Washington Street Suite B100 Hagerstown, Maryland 21740		530 North Locust Street Hagerstown, Maryland 21740	
<b>20. Legislative District in Which Project is Located</b>	2B - Washington 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>	Anthony Williams	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	2408502060		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
20 West Washington Street Suite B100 Hagerstown, Maryland 21740			

<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	45	781000.00	1500000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>			No
<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>
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	27,140		
<b>Space to be Renovated GSF</b>	27,140		
<b>New GSF</b>	27,140		

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

Year of construction 1930 and 2006

**28. Comments**

The subject property includes Parcel 750, which is located on N Locust Street in Washington County and includes approximately 1.77 acres of land. The site is entirely fenced with a paved

parking area with 101 spaces.

The site is improved with a 23,880 square foot three story brick building that was originally constructed in 1930 as a school building, previously used by Washington County school district.

In addition to the main building, the property also includes a 3,260 square foot metal clad building, also used for classes and storage.

The subject property is zoned "Residential-Medium Density" (RMED). The purpose of is for a

more dense development of single-family, two-family, and townhouse neighborhoods between

the outer edges and downtown and also in newer development at the outer edges of the city, but is currently used for offices and classrooms.

ADA compliance of an elevator and other fixtures will be changed, plumbing add to outdoor building, sprinkler system added to two floors and outdoor building, and kitchen remodel.