

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Ocean Pines Volunteer Fire Dept South Station Renovation		
2. Senate Sponsor	3. House Sponsor	
	Hartman	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Worcester County	\$1,500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Ocean Pines Volunteer Fire Dept South Station		
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
Delegate Wayne Hartman		Wayne.Hartman@house.state.md.us
David Van Gasbeck		301-221-2584
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Ocean Pines Volunteer Fire Department (OPVFD) provides fire, rescue and medical services to the citizens of the Ocean Pines community in Berlin, Maryland. The OPVFD also provides mutual aid support to Ocean City, Berlin, Bishopville, Showell as well as the rest of Worcester and Wicomico Counties. The services are provided by professionally trained volunteers from our community as well as career firefighter paramedics and emergency medical technicians. In addition to providing the highest quality fire, rescue, and medical services, the Ocean Pines Volunteer Fire Department members and career staff maintain a commitment to public safety education and outreach to the community to create a safer environment.</p>		

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

The OPVFD is seeking to completely renovate the existing South Station or construct a new station on the existing footprint. The department, its membership and the size of apparatus have drastically grown over the last forty years, the building has not. It is grossly out of date and does not meet NFPA, and ADA standards or current building codes. The building has mold conditions. The gas lines serving the engine bay heaters fell out of the ceiling. When it rains, water backs up in the drainage system into the kitchen. The bunkroom, which was originally built for one staffer, currently houses four. The building's failing condition places the health and safety of members and the public at risk. Additionally, recruitment and retention of members and career staff is difficult given the condition of the station. While the department has done the best it can to repair the building over the years, it is clearly time for a new or renovated station.

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	\$650,000
Construction	\$6,500,000
Equipment	\$100,000
Total	\$7,250,000

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

Ocean Pines Volunteer Fire Department	\$1,000,000
Paygo Grant	\$1,350,000
Bonds	\$250,000
Ocean Pines Association (Unknown amount)	
Worcester County (Unknown Amount)	
Total	\$2,600,000

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
7/1/2023	1/1/2024	4/1/2024	tbd
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	
1200000.00	20,000	20,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2022	\$100,000	South Station (see above)	
2022	\$150,000	South Station (see above)	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Ocean Pines Volunteer Fire Department 911 Ocean Parkway Berlin, MD 21811-1816			
20. Legislative District in Which Project is Located	38C - Wicomico and Worcester 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:	David C VanGasbeck	Has An Appraisal Been Done?	Yes/No
Phone:	13012212584		No
Address:		If Yes, List Appraisal Dates and Value	
911 Ocean Parkway Berlin, MD 21811-1816			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
70	70	1324061.00	1541103.80
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	7920		
Space to be Renovated GSF	4100		
New GSF	21000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>The Ocean Pines Volunteer Fire Department South Station was constructed in 1981 as a single story station of 3,220 SF. In 1985 an addition of three bays and support spaces (4,200SF) was added. A small addition of 500SF was added in 1987. Currently, the station does not meet NFPA standards, the ADA and current building codes. It is in disrepair and outdated for the size of the organization and staff. The gross square footage is sub-par relative to the stations operational capacity. First responder circulation throughout the building is both convoluted and hazardous. Accessibility for handicapped individuals and personnel is limited or nonexistent throughout the building. Whether the building has the necessary reinforcing required for current building codes is questionable. The energy performance of the building is dated and lacking compliance with modern building codes. As a result of the above, OPVFD is planning on reconstruction/renovation of he South Station.</p>	