

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
WeAchieve Roof Replacement		
2. Senate Sponsor	3. House Sponsor	
Smith	Wilkins	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the WeAchieve, Inc. property, including roof replacement		
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
Daphne Pallozzi		202-446-3571 (cell)
10. Description and Purpose of Organization (Limit length to visible area)		
<p>WeAchieve, Inc. is a non-profit human services provider of customized supports for individuals living with intellectual and other developmental disabilities. Our services enable over 325 Maryland residents to not only live, work, and engage as fully integrated members of their community, but also to enjoy individualized successes as each person grows and learns. Our program offers an array of individualized supports, including residential services, personal supports, competitive employment, and meaningful day services designed to promote independence. This LBI targets safety needs in our headquarters which serves as a hub for all of our services including transportation needs, training, day and employment activities, program supervision, compliance, nursing management, residential coordination, evening events, and operational administration.</p>		

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

Fully replace existing 37,566 square foot flat membrane commercial roof. Remove all roofing down to decking. Inspect the deck for damage. If the existing decking is not capable of providing an acceptable substrate for the installation of the new roof, it will be replaced at a unit cost of \$8.70 per square foot. Remove the existing perimeter termination bar and dispose of debris. Remove existing flashing. Furnish and install insulation to a value of R-30 - 5.2" total ISO insulation to be installed over prepared deck and mechanically attach with screws and plates sections 1-8. - Furnish and install 1.5" ISO insulation to be installed over prepared deck and mechanically attach with screws and plates sections 9 and 10. Furnish and installed a fully adhered .060 GAF reinforced TPO membrane Roofing System. A more detailed scope of work is included in the contractor's estimate provided.

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	
Construction	\$1,140,294
Equipment	
Total	\$1,140,294

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

Legislative Bond Initiative Grant	\$250,000
WeAchieve reserves	\$890,294
Total	\$1,140,294

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
Completed	Completed	September 1st, 2026	November 30th, 2026
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	
890294.00	325	350	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2011	\$175,000	Renovate and Repair MacDonald Knolls Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
WeAchieve, Inc. 10501 New Hampshire Avenue Silver Spring, MD 20903		Same as legal address.	
20. Legislative District in Which Project is Located	20 - Montgomery 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:	Daphne Pallozzi, Chief Executive Officer	Has An Appraisal Been Done?	Yes/No
Phone:	202-446-3571		
Address:		If Yes, List Appraisal Dates and Value	
Same as grantee address.			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
250	275	20000000.00	20000500.00
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?			Yes
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
Silver Oaks Cooperative School	2 years	\$1,666.67	8,918
Rainbow Community Development Center	MOU	\$0	320
Friends of White Oak	MOU	\$0	100
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Montgomery County	1/31/2039	Renewal discussions will	
26. Building Square Footage:			
Current Space GSF			
Space to be Renovated GSF	37,566 square foot roof		
New GSF			

<p>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</p>	<p>2008</p>
<p>28. Comments</p>	
<p>WeAchieve, Inc. is headquartered in the former Hillandale Elementary School located in District 20. Our 30-year-lease began in 2/1/2009 and ends on 1/31/2039. We have no plans to relocate, and we will renegotiate our status with the County well before the conclusion of the current lease term. The Hillandale Elementary School is an older building, and we have already done quite a bit of work within the structure in order to redesign it for adults, while reconfiguring the space so that it could meet the needs of the persons we are privileged to support. In the last 8 years we have spent \$588,816 in repairs alone. Our current roof was installed in the spring of 2008 and had a 15 year warranty that expired 6/1/2023. However, when our current CEO, Daphne Pallozzi joined WeAchieve in March 2015, the roof leaked extensively and continued to do so for years, causing additional damage, work hazards, and mold, all of which needed to be mitigated. We used to require buckets for the collection of water in the main hallways as the rain poured in, creating our own obstacle course for employees and people we support. Cleanup and standing water was a constant issue in hallways, meeting rooms, and offices. Before the warranty expired, in 2022, we pushed for a new sealant membrane for the roof, but received only patching repairs from the former roof contractor; however, we have been patching it ourselves since the warranty expired. We have held off on some needed internal repairs that would be ruined if any additional water damage came from the roof. It is well overdue for a full, high-quality replacement.</p> <p>Aside from WeAchieve, other community non-profit groups and organizations use portions of our building on either a daily or intermittent basis. Since 2020, Rainbow Community Development Center Food Pantry uses a room in the lower level for storage. Friends of White Oak uses a small room for storage as well. Hillandale Citizens Association and LABQUEST Community Association both use a room in the building once per month for meetings. The Unitarian Universalist Church of Silver Spring uses our parking lot a few times a year when they have special events. Most of the space we offer to these local nonprofit community partners is at minimal or no cost. This type relationship with the community as outlined in our Strategic Plan not only fosters our goal of being a welcomed and valued community partner, but also furthers individual linkage for those persons whom we serve.</p>	