

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2402	sb0689			The Writer's Center
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$250,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Writer's Center facility				
7. Matching Fund				
Requirements:  Equal			Type: The matching fund may consist of in kind contributions.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title		Contact Ph#	Email Address	
Ed Spitzberg		301-654-8664 (x203)	Ed.Spitzberg@writer.org	
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The Writer's Center is a 501(c)(3) based in Bethesda, MD. Founded in 1976, The Writer's Center strives to promote the literary arts to people of all ages and backgrounds and is dedicated to inspiring an ever-widening community to explore the power of language. With this in mind, each year we offer more than 350 writing workshops in Maryland, Virginia, and Washington, DC, taught by published authors, 80 author readings and literary events, and the bi-annual publication of Poet Lore, the nations oldest continuously published poetry journal. As a literary and community pillar with a forty-year track record of outstanding education programming, The Writer's Center is both uniquely qualified and motivated to provide continued literary and literacy programming for the literary minded in the Washington, DC area and beyond.</p>				

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

Funds will be used to support Phase IIB of our three phase construction project. Phase IIB - a full and vibrant re-envisioned expansion of Phase II - of the project involves: expanding the footprint of the Writer's Center by renovating offices, kitchen, and program and event space, and opening a flexible multipurpose space which will house a variety of outreach programs including a space dedicated to the Veterans Writing Project, after-school writing programs for youth and creative language programs for adult English Language Learners. In addition we will make the building fully ADA compliant by updating our entrances to accommodate handicap ramps, as well as installing a lift to our downstairs space. The focus of this phase will be re-purposing our upstairs area to be a more vibrant, community-oriented space which will help to both improve and expand our current offerings.

*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>	\$46,000
<b>Design</b>	\$137,000
<b>Construction</b>	\$944,000
<b>Equipment</b>	\$138,000
<b>Total</b>	<b>\$1,265,000</b>

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

AHCMC 2014 and 2015 CIP Award	\$415,000
MD State Bond Bill 2015, 2016	\$550,000
MD State Bond Bill 2017	\$250,000
Donation from Foundation (Awarded Fall 2016)	\$50,000
<b>Total</b>	<b>\$1,265,000</b>

<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>
1/9/2017	3/31/2017	6/30/2017	12/29/2017
<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>
50000.00	6,000		10,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2013 - G087	\$250,000	Renovating basement of 4508 Walsh Street, including	
2014 - G021	\$300,000	Adding second floor to 4508 Walsh Street to include"	
2015 - G021	\$60,000	Phase II of renovations, to make 4508 Walsh Street fu	
2015 - G077	\$250,000	Phase II of renovations, to make 4508 Walsh Street fu	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Writer's Center, Inc., 4508 Walsh Street, Bethesda, MD 20815		N/A	
<b>20. Legislative District in Which Project is Located</b>	18 - Montgomery 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>	Patricia A. Harris	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-841-3832		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Lerch, Early & Brewer, 3 Bethesda Metro Center, Suite 460, Bethesda, MD 20814-5367			

<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>
8 Full-Time	9 Full-Time	2101000.00	2150000.00
<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>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<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>	
Montgomery County	15 Years	Renewable for 15 years	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	12,200		
<b>Space to be Renovated GSF</b>	6,100		
<b>New GSF</b>	700		

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

1961

**28. Comments**

Grant funds will be used to support Phase IIB of our construction project as The Writer's Center continues the process of transforming our building from its original 1960's era Youth Center layout. This effort was launched to address serious deferred maintenance issues as well as address the growing demands of the County's literary home. In January 2015, The Writer's Center completed the first phase of a much-needed renovation of its home at 4508 Walsh Street. Phase I encompassed the overhaul of six classrooms and the addition of handicapped-accessible bathrooms and a Writer's Studio. We also modernized office and storage space and remedied serious hazards, including roof leaks, drainage problems, asbestos insulation, and mold.

Plans for Phase II of the project were intended to begin shortly after the completion of Phase I, however in late 2014, in response to county rezoning and the changing needs of our organization as both a community and literary center, construction for Phase II was put on hold to allow The Writer's Center an opportunity to revision the architectural proposal to fit our needs. In April of 2016, our architect, McInturff Architects, after multiple meeting sessions with The Writer's Center Board and leadership, created detailed drawings for the revised Phase IIB construction project to be put out for open bidding. Additionally, a structural engineer has analyzed our building and is working closely with the architects.

While re-imagining the space to fit our needs, the board, staff and architects dove into the needs of both the community and the organization. Since our inception in 1976, The Writer's Center has been a home for the creative-minded, providing a nurturing and encouraging space for readers and writers through events and workshops. As a literary and community pillar with a forty-year track record of outstanding education programming, we are both uniquely qualified and motivated to provide continued literary and literacy programming for the literary minded in the Washington DC area and beyond and we wanted to be sure that this renovation reflects that.

Phase IIB, a full and vibrant re-envisioned expansion of Phase II, will gut the first/main level, revise stairs and entrances for full accessibility and re-imagine the space for a range of expanded operational, programming, and community amenities including readings, small and large class and book group gatherings, and a veteran-centered writing and meeting space (the Green Zone). This space will also host a variety of other outreach programs including, but not limited to, after-school writing programs for youth and Write Who You Are, our creative language program for adult English Language Learners. In addition we will make the building fully ADA compliant by updating our entrances to accommodate handicap ramps, as well as installing a lift to our downstairs space. This phase of the project, which adds 700 sq feet to our space in addition to 1200 renovated sq feet converting currently unusable exterior space to outdoor event and community space, will be focused around creating a more community-oriented and welcoming space, and as well as growing and evolving to fit the ever-expanding needs of Montgomery County.