

# State Of Maryland

## 2020 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Broad Creek Memorial Scout Reservation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Gallion	Reilly	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Harford County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Broad Creek Memorial Scout Reservation		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The matching fund may consist of funds expended prior to the effective date of this Act.	
<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>
Jeff Lewis	443-573-2515	jeff.lewis@scouting.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Mission of the Boy Scouts of America is to prepare young people to make ethical and moral choices over their lifetimes by instilling in them the values of the Scout Oath and Law.</p> <p>SCOUT OATH: On my honor, I will do my best to do my duty to God and my country and to obey the Scout Law; To help other people at all times; To keep myself physically strong, mentally awake, and morally straight. SCOUT LAW: A Scout is Trustworthy, Loyal, Helpful, Friendly, Courteous, Kind, Obedient, Cheerful, Thrifty, Brave, Clean, Reverent</p>		

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

In 2018, Broad Creek Memorial Scout Reservation celebrated its 70th Anniversary. This Anniversary is a significant milestone; however, it also highlights the fact that the utility infrastructure throughout the Reservation is 70 years old. The utility distribution systems in the camp have exceeded their planned lifespan; their replacement is a critical piece of any capital improvement plan. We are requesting funding for two essential components of our master plan: The Electrical and Water Utility Upgrades, and the construction of three Comfort Stations featuring single-door access to meet our growing needs for youth and adults of all genders. Completing these construction projects will close Phase I of our \$11 Million Campaign. We will then be able to launch Phase II of our Capital Campaign, which includes building a Leadership Development Center and Dining Facility. We have already begun fundraising for Phase II and plan to start construction in early 2021.

*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>	\$0
<b>Design</b>	\$100,000
<b>Construction</b>	\$2,675,000
<b>Equipment</b>	
<b>Total</b>	\$2,775,000

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

Government Bond	\$500,000
Private Donors	\$3,207,033
Bequests	\$3,710,000
<b>Total</b>	\$7,417,033

<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>
Complete	5/31/2019	10/1/2019	10/1/2020
<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>	
6300000.00	30,000		
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
lr1739	\$250,000	Brenner Ecology Lodge	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Baltimore Area Council, BSA 701 Wyman Park Dr. Baltimore, MD 21211		1929 Susquehanna Hall Rd. Whiteford, MD 21160	
<b>20. Legislative District in Which Project is Located</b>	35B - Cecil and Harford Counties		
<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>	Jay L. Lenrow, Esq.	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-962-0551		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Adelberg Rudow 7 Saint Paul Street, Suite 600 Baltimore, Maryland 21202		1/12/2017	11240000.00

<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>
2	52	535027.00	642850.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<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>			Yes
<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>
Y of Central Maryland	5 Years	\$0	200 Acres
<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>	N/A		
<b>Space to be Renovated GSF</b>	N/A		
<b>New GSF</b>	1,350 GSF per comfort station		

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

N/A

**28. Comments**

Electrical Distribution System: Camp Saffran at Broad Creek is currently served by a primary meter. Consequently, the Camp is responsible for all maintenance. Existing lines are frequently in need of repair due to storm damage (i.e., falling trees and branches, breakage due to ice, etc.). The Master Plan Committee's recommendation is to relocate the existing wiring to the underground and meter each service point. This approach shifts installation and ongoing maintenance of the delivery system, including all wiring, transformers, and metering to the local electrical utility.

Water Distribution System: A substantial fraction of the water distribution piping at Camp Saffran is above ground and requires constant maintenance. Moving the water distribution system below the ground will eliminate the ongoing freeze/thaw maintenance issues. This relocation can be implemented cost-effectively by dual purposing the trenching required for the electrical lines. An added benefit to a 100% underground water system will be the ability to deliver water to a broader portion of the Camp year-round.

Comfort Stations: Scouting has evolved to the point that flush toilets and hot showers are the industry standard for camp accommodations. The question is not whether it is as good as you remember as a kid, but, "Would your spouse stay here today?" In addition, our child protection standards and increasingly co-gender participation make the traditional latrines and open showers inappropriate. As such, convenient access to shower houses with private stalls are a priority for the Reservation. Our master plan calls for three shower houses strategically located throughout the property. The locations have been selected to provide convenient access from clusters of campsites and program areas while minimizing utility and sewer line runs. Estimated cost per comfort station: \$200,000 (total: \$600,000).