

# State Of Maryland

## 2020 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Living Classrooms Opportunity Hub		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ferguson	Lierman	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Living Classrooms Opportunity Hub facility		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The grantee shall provide and expend a matching fund	
<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>
James Piper Bond	410-952-7014	james@livingclassrooms.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Founded in 1985, Living Classrooms Foundation is a Baltimore, MD &amp; Washington, DC nonprofit that disrupts the cycle of poverty &amp; helps our community become safer, stronger, and healthier by meeting individuals where they are and building skills for life. LCF inspires children, youth, &amp; adults to achieve their potential through hands-on education, workforce development, health &amp; wellness, &amp; violence prevention programming. Our programs provide unemployed/underemployed Baltimore residents with the skills &amp; resources necessary to secure gainful employment. In addition to having work crews across the city &amp; our Fresh Start &amp; Project SERVE programs, LCF delivers comprehensive workforce development services at 7 community centers within the E. Baltimore Target Investment Zone, a 2.5 square-mile corridor where LCF is working with key partners to deliver targeted services.</p>		

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

Situated at 1404 Thames Street Baltimore, Maryland, on the corner of S. Caroline and Thames Streets in Fells Point, the Ferndale Building is located directly across from our headquarters at Frederick Douglass-Isaac Myers Maritime Park with direct access to the economic growth in Harbor East, Harbor Point, and Fells Point. As a natural extension of our existing campus, this 8,000 sq. foot property will allow Living Classrooms to scale up our workforce development programming to transform more lives than ever before with a full continuum of service in one setting: hands-on employment training, wraparound case management, and rapid attachment to employment. Proximity to the commercial districts of Harbor Point, Fells Point, and Harbor East positions this Opportunity Hub as a bridge that will connect hundreds of Baltimore residents with employment annually.

*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>	\$2,650,000
<b>Design</b>	\$125,000
<b>Construction</b>	\$1,375,000
<b>Equipment</b>	\$500,000
<b>Total</b>	<b>\$4,650,000</b>

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

Charles T. Bauer Foundation	\$1,500,000
CDBG funding	\$300,000
Private Foundations & corporations	\$2,000,000
Bank Financing CFG	\$850,000
<b>Total</b>	<b>\$4,650,000</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>
1/30/2020	7/1/2020	8/3/2020	2/26/2021
<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>
1500000.00	0		200
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2012	\$1,000,000	To assist in the construction of a new Education and	
2014	\$1,250,000	To design construct, and equip renovations to the saili	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Living Classrooms Foundation 802 S. Caroline Street Baltimore, MD 21231		1404 Thames Street Baltimore, MD 21231	
<b>20. Legislative District in Which Project is Located</b>	46 - Baltimore City		
<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>	James Piper Bond	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-952-7014		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1417 Thames Street Baltimore, MD 21231		2/24/2020	

<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>
0	5-10	0.00	2000000.00
<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>			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>
no lessee at this point			
<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>	8,000		
<b>Space to be Renovated GSF</b>	8,000		
<b>New GSF</b>	8,000		

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

2020/2021

**28. Comments**

Living Classrooms Foundation has delivered award-winning, high impact workforce development for over three decades. Our programs provide unemployed/underemployed Baltimore residents with the skills & resources necessary to secure gainful employment. The historic Ferndale Building's previous use as an awning business with a warehouse, loading dock, and storefront is well-suited to our workforce development needs. Warehouse space is especially suitable for skills training workshops as well as the addition of flexible-use training classrooms. Additionally, the existing storefront, which Living Classrooms will preserve in accordance with its historic designation, provides a social enterprise opportunity for our program participants to be matched with immediate employment and on the job training. The Opportunity Hub will deliver workforce development programming in the following areas: pre-apprenticeship skills training, forklift operator certification, construction and healthcare training, and youth employment training. Living Classrooms' dual customer case management model ensures employment retention for both our participants and employers, as our case managers work one-on-one with program participants and employers.

**Pre-Apprenticeship Skills Training Program (serving 60 individuals annually)**

An 8 to 12-week pre-apprenticeship training will focus on entry level construction skills in an effort to target the city's urgent need for skilled trades workers. Case managers will also assist individuals in developing an Individual Career Plan and mitigate any potential barriers to employment.

**Forklift Operator Certification (serving 60 individuals annually)**

Participants of the Pre-Apprenticeship Program will have the opportunity to receive a certificate in forklift operations, which is invaluable to those seeking employment in both construction and warehouse industries. The building's existing loading dock will allow participants to directly apply what they have learned in the classroom setting.

**Healthcare Training (serving 20 individuals annually)**

This 2-month job readiness training will focus on healthcare customer service and fundamentals of floor maintenance for floor technician and environmental services jobs at Johns Hopkins and affiliated hospitals. This training targets positions that face high turnover rates as identified through our ongoing partnership with the hospital system. Training space will consist of a classroom for job readiness training and floor area for hands-on instruction on primary floor maintenance procedures.

**Social Enterprise (serving 5-10 individuals annually)**

The success of our workforce development programming is centered around rapid attachment to work. The social enterprise component of the Workforce Development Center, which will be located within the historic storefront of the building of this busy corner, enables us to recruit a cafe/food service business that supports our mission to hire our participants.

**Youth Employment Training for High School and out of school youth (serving 75 youth annually)**

Engaged youth will meet with Living Classrooms case managers twice a week for professional development workshops and attend an internship worksite three times per week. Students will focus on Career and Technology as well as careers in the hospitality industry. The classroom space at the Opportunity Hub will allow us to reach cohorts of high school-aged students to provide them with case management services and the resources and skills necessary to succeed in the workforce while in school, out of school, and upon graduation.