

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
The Community Ecology Institute		
2. Senate Sponsor	3. House Sponsor	
Howard County Senators	Howard County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Howard County	\$75,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Community Ecology Center		
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
Howard County Delegation		HowardCo.DelegationStaff@mli s.state.md.us
Dr. Chiara D'Amore		cdamore@communityecologyist itute.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>A Howard County based non-profit, CEIs mission is to cultivate communities where people and nature thrive together. Our work is focused on connections with nature at the intersections of health, education, environment and equity. In the past five years, we have engaged more than 11,000 people in central Maryland with meaningful experiences that help them connect with and care for the environment and their own well-being. In 2020, our first full year at Freetown Farm, we were able to work with over 500 people to grow more than two and a half tons of food that made it to people in our community. Last year we partnered with over two dozen organizations, from non-profits, the public school system, businesses and area universities. We are also in the third year of running our innovative nature-based education program for children.</p>		

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

In 2019 CEI purchased the last working farm in Columbia to protect it from housing development and create a Community Ecology Center where people can learn through hands-on experience about how to lead happier, healthier, more connected and sustainable lives. The existing 4,000 square foot timber framed barn at Freetown Farm needs to be renovated to maximize CEIs ability to uniquely serve the community. This request is for part of the capital funds needed for the building renovation. We are embarking on the first phase of construction this spring (there were covid related delays to starting construction in 2020) and we will be focused on obtaining our use and occupancy permit with existing funding. This request is to support the additional work that will be needed to optimize the structure for community engagement additional bathrooms, space partitions, food preparation space, etc.

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	\$125,000
Equipment	
Total	\$125,000

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

Bond bill - pending this request	\$75,000
Capital campaign - forthcoming this spring	\$25,000
Weinberg Foundation grant - application in progress	\$25,000
Total	\$125,000

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
		9/1/2022	12/1/2022
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	
25000.00	2,500	12,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$100,000	Phase one of the construction of the office and educati	
MD			
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Community Ecology Institute 8000 Harriet Tubman Lane Columbia, MD 21044		Same.	
20. Legislative District in Which Project is Located	13 - Howard 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:	Jeff Agnor	Has An Appraisal Been Done?	Yes/No
Phone:	410-707-8183		Yes
Address:		If Yes, List Appraisal Dates and Value	
10211 Wincopin Circle #600, Columbia, MD 21044		5/8/2019	540000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
7	14	160000.00	250000.00
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?			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?			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
Howard EcoWorks	1 year	\$400	outdoor
Interior space leases to mission related	TBD		
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	4,000		
Space to be Renovated GSF	4,000		
New GSF	0		

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

2009

28. Comments

In less than two years, and with much of the time being under the constraints and challenges of COVID, we are well underway in transforming the 6.4 acre Freetown Farm property to maximize the ability to engage volunteers, hold classes, grow food, and demonstrate ecological best practices. The farm came includes a beautiful 4,000 square foot timber-framed, sustainably designed building that the previous owner constructed in 2009 but was unable to finish. Being able to complete and renovate this structure is essential to CEI's ability to maximize the benefit of this unique urban farm for the Howard County community. Currently we do not have the ability to bring the public into any indoor space we are using porta pots and temporary canopies to accommodate our visitors. This severely limits CEI's ability to grow the educational programming we can offer.

During the initial construction of the building in 2009 the first-floor walls and roof were insulated with structurally insulated panels, radiant heat was installed in the ground floor, and the upstairs was designed around passive solar. However, the second floor remains uninsulated and unfinished and currently, no plumbing, heating, cooling or ventilation systems exist in the building. A team of experienced architecture, building science, and sustainable building practitioners have completed the development of an architectural design, which, when implemented, will be a comprehensive, integrated building systems and envelope strategy that will renovate the building to full functionality for CEI's programmed uses and be an example of ecological building principles and practices. At its completion, the project will provide passive and active ventilation, active heating and cooling systems, insulation and air sealing, and energy usage monitoring. All equipment will be of the highest efficiency. Materials will be high-performance, low-toxicity and carbon storing. The goal of the project is to create a renovation that is restorative to both the building and the environment, a community education center, and an educational inspiration for deep green building practices for others. Please see the following for architectural design details: <https://drive.google.com/file/d/1N716eSLwKcv9yhMk3-dZQeBq0qPXfeOA/view?usp=sharing>

CEI has recently completed our competitive bid process to select a construction company to work with us on this renovation project. The selected firm is Wilhelm Commercial Builders, a Maryland based, employee owned company. We are working to submit the complete permit application package this month and seek to begin construction on phase one of this project in the spring. Phase one will include all elements essential to obtaining a use and occupancy permit for the building - electricity, plumbing, HVAC, sealing and insulating, and replacing the roof. Including the bond initiative approved in 2019, we have \$185,000 secured of the \$330,000 projected cost of this phase of the project. A portion of this funding comes from the county and a portion comes from the France-Merrick Foundation. We are preparing to embark on a business and foundation focused capital campaign to close the initial funding gap and, ideally, obtain funding for the second phase of the project, which will bring us from basic occupancy to a complete and properly outfitted office and community engagement space. This includes seeking funding from foundations such as the Weinberg Foundation and Middendorf Foundation. If funding allows, we hope to be able to complete the full construction project - phases one and two in 2021. If needed, we will complete phase two in 2022.