

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Alice Ferguson Foundation - Hard Bargain Farm (HBF) Environmental Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	Valderrama	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Prince George's 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 Hard Bargain Farm (HBF) Environmental Campus		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<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>
Delegate Kris Valderamma		Kris.Valderrama@house.state.md.us
Theresa Cullen		301-292-5665
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Alice Ferguson Foundation (AFF) is a nonprofit environmental education institution located in Accokeek, MD, in Prince George's County. AFF's mission is to connect people to the natural world, sustainable agricultural practices and the cultural heritage of their local watershed through education, stewardship and advocacy. The Alice Ferguson Foundation annually serves 6,000 elementary school students in one- and two-day (overnight) environmental and agricultural programs onsite; serves an additional 6,000 middle and high school students in National and State parks throughout the metropolitan Washington, DC area; trains hundreds of teachers in outdoor environmental curricula; and leads the Trash Free Potomac Watershed Initiative, a community-wide movement in litter education and reduction through volunteer cleanups, outreach and school education programs.</p>		

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

AFF seeks to renovate, restore and preserve it's century-old original farmhouse. The structure includes 5 bedrooms, 5 bathrooms, 2 chimneys, a working kitchen, an attic, a cellar and 9 outbuildings of comparable age in the vicinity including a garage, office, garden sheds, a log cabin studio, and well houses. From earthquake damage to the wear and tear of harsh mid-Atlantic weather, the soon to be century old structure is in need of an investigative analysis in order to determine its needs to preserve, restore or update the building's foundation, safety features, utility engineering reviews for electric, plumbing, well and septic systems. Exterior features such as the original windows, rain spouts, roofing, brick work, siding and paint also require attention and repair. The addition of ADA accessible amenities are required.

*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>	
<b>Design</b>	\$150,000
<b>Construction</b>	\$300,000
<b>Equipment</b>	\$150,000
<b>Total</b>	\$600,000

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

Foundations	\$50,000
Private Funding	\$25,000
Corporate Funding	\$25,000
Bond Bill	\$500,000
<b>Total</b>	\$600,000

<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>
10/1/2022	12/30/2022	7/1/2023	7/31/2024
<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>
100000.00	10,000		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>	
2017	\$200,000	Hard Bargain Farm Environmental Center campus	
2018	\$150,000	Hard Bargain Farm Environmental Center campus	
2020	\$200,000	Hard Bargain Farm Environmental Center campus	
2021	\$200,000	Hard Bargain Farm Environmental Center campus	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
the Alice Ferguson Foundation		2001 Bryan Point Road Accokeek MD 20607	
<b>20. Legislative District in Which Project is Located</b>	26 - Prince George's 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>	Theresa Cullen	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	240-988-8476		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
2001 Bryan Point Road Accokeek MD. 20607		5/2020	7130000.00

<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>
15	25	1320000.00	1800000.00
<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>			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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	3000		
<b>Space to be Renovated GSF</b>	3000		
<b>New GSF</b>	0		

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

1924 (Farmhouse), 1922 (Cabin)

**28. Comments**

AFF is in the final phase of the Potomac River Watershed Study Center, Hard Bargain Farm Environmental Center (HBF). While these capital projects have been ongoing, the original Hard Bargain Farm farmhouse is reaching its century mark of construction. The Ferguson Foundation farmhouse became the center of operations in 1954 upon the creation of the Alice Ferguson Foundation and the Moyaone Association, a neighborhood recently added to the National Historic Register.

Due to the increased labor and construction costs from the pandemic and the completion time of 3 years to receive permitting from the Prince George's County Permitting department (DPIE), the final phase and building of the PRWSC, capital project has increased by 30%. Bond bill grants designated for property upgrades from 2017, 2018, 2020 and 2021 will be depleted by the capital project costs slated to finish in 2022.

The Ferguson farmhouse continues to remain the center of ongoing operations of Alice Ferguson Foundations education and community programs. We, therefore, ask for the State to recognize these challenges and fund the 2022 Bond Bill of \$500,000 in order for us to renovate and restore the 100-year old original farmhouse and preserve Maryland history and treasure.