

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
JCC Zero-entry Pool and Pavilion Bathhouse		
2. Senate Sponsor	3. House Sponsor	
Hettleman	Cardin	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a zero-entry pool and pavilion bathhouse		
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
Delegate Jon Cardin		jon.cardin@house.state.md.us
Esther H. Greenberg		410-559-3545
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Founded in 1854, the JCC of Greater Baltimore is the oldest Jewish Community Center in the country and its membership reflects the diversity of Greater Baltimore. The JCC operates two facilities in the Baltimore metropolitan area that provide fitness, wellness, and recreation classes and activities for individuals and families. The two campuses are the Rosenbloom Owings Mills and the Weinberg Park Heights JCCs. This proposed Bond Bill is focused only on the Rosenbloom Owings Mills JCC. The Rosenbloom OM JCC offers a preschool, outdoor aquatics park, extensive day camping program and the Gordon Center For Performing Arts. Pre-pandemic, together both locations served approximately 50,000 people a year.</p>		

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

The JCC runs J Camps, a day camp program on the campus of the Rosenbloom Owings Mills JCC that in summer 2021, served 840 campers a week. Given the focus on outdoor activities such as instructional and recreational swimming, the current pool has insufficient shallow water space and the existing bath house is inaccessible for individuals with wheelchairs or walkers. Along with 50% of campers under the age of 6, the expanded shallow space and accessible ADA bathhouse will also enable the JCC to grow its inclusion program for children with disabilities at J Camp. The new bathhouse would include bathrooms with wider toilet stalls, lower sinks, and gender-neutral bathrooms to support children and staff who identify as non-binary. The pool and bathhouse would also be used on weekends as a community asset where admission is open to all. It will also be one of the only zero-entry pools in Baltimore County

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	\$0
Design	\$100,000
Construction	\$1,700,000
Equipment	\$200,000
Total	\$2,000,000

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

Local foundations	\$500,000
JCC Reserves	\$500,000
State Bond Bill	\$500,000
Yashar Initiative from the Foundation for Jewish Campin	\$300,000
Individuals	\$200,000
Total	\$2,000,000

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
2/1/2022	3/31/2022	9/4/2023	5/1/2024
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
500000.00		7,000	10,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2016	\$100,000	New LED lighting improvements for Gordon Center f	
2020	\$150,000	Gordon Center Lobby Renovation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
JCC of Baltimore, Inc.		3506 Gwynnbrook Avenue Owings Mills, MD 21117	
20. Legislative District in Which Project is Located	11 - Baltimore 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:	Maury Garten, Fedder & Garten	Has An Appraisal Been Done?	Yes/No
Phone:	410-539-2800, ext. 334		No
Address:		If Yes, List Appraisal Dates and Value	
10096 Red Run Blvd, Suite 200 Owings Mills, MD 21117			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
300	340	16900000.00	17900000.00
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?			Lease
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?			No
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
THE ASSOCIATED JEWISH CHARITIES	10 years	3 options of 5 years each	
26. Building Square Footage:			
Current Space GSF			
Space to be Renovated GSF	2500SF		
New GSF	10,000SF		

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

2023 to 2024

28. Comments

When the outdoor pool facility at the Rosenbloom Owings Mills JCC was built in 1978, it was intended as a pool club, and not as a day camp. Prior to starting J Camps in 2016, the JCC's main summer camp and inclusion program were held offsite at Camp Milldale in Reisterstown, MD. In summer 2021 (with Covid protocols in place) J Camps served 840 campers per week.

As a camp facility during the week, and an Aquatics Park for almost 1,000 families per weekend, the current swimming pool has insufficient shallow water space for safe instructional or recreational swim and the existing, antiquated bath house is inaccessible to individuals with wheelchairs or walkers. The proposed new zero-entry pool and ADA accessible bath house will accommodate both the younger children at camp, the inclusion campers who reflect a range of developmental and physical disabilities, and adults and seniors with differing levels of abilities. The new bathhouse will include bathrooms with wider toilet stalls for wheelchair access, lower sinks, and accessible showers as well as gender-neutral bathrooms to support children and staff who identify as non-binary. In addition, gender-neutral changing rooms will also provide much needed privacy for campers and other individuals who require assistance with changing or toileting.

The JCC is the largest non-denominational Jewish day camp in Baltimore County that offers an inclusion program. The inclusion campers comprise 3.1% of total campers. One key goal of the expansion of the pool/pavilion/bathhouse is to grow enrollment of inclusion campers to 5% over the next three years. Similarly, the project will enhance the JCC's ability to serve adults of all ages with mobility challenges at the Aquatics Park from May through September.

The JCC is presently working with a pool company to develop a set of architectural designs/drawings for the "zero-entry" pool and the bathhouse. The costs including design, planning, surveying, and permitting will run approximately \$100,000 in 2022.

The updated facilities will ensure that the JCC remains a community asset where admission is open to everyone.