

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
The Training Source - Headquarters Renovation		
2. Senate Sponsor	3. House Sponsor	
Benson	Harrison	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Prince George's County	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Training Source headquarters		
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 Andrea Fletcher Harrison		andrea.fletcher.harrison@house.s tate.md.us
Kim Rhim, Executive Director		301-499-8872
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Training Source's mission is to provide education, training and services that promote positive economic mobility. Our vision is economic mobility for all! We provide holistic youth and adult workforce development training (healthcare, hospitality and office and professional services), youth leadership, college and career planning programs; employer services; financial literacy training; public benefit application assistance, professional clothing for job seeking, COVID testing, and information and referral services. Site improvements and expansion enhance our ability to serve the public in a safe and efficient manner.</p>		

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

A 2018 Bond Bill helped us begin renovating facilities that we've occupied for 24 years. The project is more extensive and expensive than projected. As a result, we did not complete renovations on the contiguous 3,600 square feet (3 condos) that comprises our primary training facility and we did not begin renovating our non-contiguous 917 square foot facility. AIA drawings, new code requirements, double permitting, mold remediation, complete re-wiring, plumbing, water heater replacement, etc. were unanticipated costs; delays in approval to proceed led to COVID-related cost increases in labor and material. Remaining work includes renovation costs plus all of the above for the 917 square foot facility; and enhanced signage and security, millwork and storage enhancements, etc. for both buildings. New Bond Bill funds will support renovations and improvements for both buildings, allow us to serve 500 more low-income individuals annually onsite and more remotely.

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	\$50,000
Construction	\$250,000
Equipment	\$50,000
Total	\$350,000

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

Bond Bill	\$250,000
County Grant	\$50,000
Real Property	\$40,000
Cash Reserves	\$10,000
Total	\$350,000

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
07/09/2018	12/01/2022	03/01/2023	06/30/2023
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	
50000.00	5,000 residents	5,500 residents	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
MD-2018	\$250,000	planning, design, construction, repair, renovation, rec	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Training Source, Inc. 59 Yost Place Seat Pleasant, MD 20743		51, 59, 63 and 67 Yost Place Seat Pleasant, MD 20743	
20. Legislative District in Which Project is Located	24 - Prince George's 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:	Evelyn Kim Rhim	Has An Appraisal Been Done?	Yes/No
Phone:	301-807-6321		Yes
Address:		If Yes, List Appraisal Dates and Value	
The Training Source, Inc. 59 Yost Place Seat Pleasant, MD 20743		01/24/2020	475000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
4	7	600000.00	650000.00
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?			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	
26. Building Square Footage:			
Current Space GSF	4,517		
Space to be Renovated GSF	4,517		
New GSF	0		

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

1987-1988

28. Comments

The Training Source owns four (4) commercial condos in the Mini-Plaza commercial strip mall near the Addison Road Metro Station in Seat Pleasant, which is one of Prince Georges Countys 17 inner-beltway communities with high poverty and unemployment rates, heavily impacted by the COVID-19 pandemic. Three units are combined and serve as our headquarters to provide job training for youth and adults, youth college and career planning, professional clothing for job seekers, assistance to citizens applying for social services, COVID testing, employer services, and information and referral services for citizens in need. The 4th unit is smaller and not adjacent to the others. It is currently used for storage of materials, supplies, clothing, etc. The condos were purchased, built out and occupied in 1998 using Community Development Block Grant funds. In the 24 years that we have occupied the properties, they have deteriorated and need interior and exterior renovation and repair.

A 2018 Bond Bill of \$250,000 was granted to support the renovation and proposed expansion (which was abandoned due to inaccessibility, cost and feasibility analysis). Our plan is to modernize the main training facility and transition the smaller condo from being used for storage to being a community service center for local residents in need. While awaiting approval to proceed, we completed a property appraisal, historic trust search, and other pre-construction-launch tasks. Shortly after receiving approval to proceed, the global COVID-19 pandemic shut down onsite operations. As vaccines and safety precautions allowed in-person meetings to resume, we began the project in earnest and moved our furnishings to storage so the project could begin. Unfortunately, between 2018 when costs were proposed, design and construction costs rose; and when COVID hit, costs rose even more. As inspections were completed for architectural drawings, items not proposed were noted as required. At that point, we eliminated the smallest condo from the project due to funding constraints. As construction began, mold, discontinued carpet, and notification from permit inspectors that nearly all internal building components did not meet current code requirements, led to major cost overruns (e.g., IT, security and telephone cabling; bathroom water heaters; new ADA requirements; etc.). While work is still in progress, we have depleted all originally proposed and secured funds.

Bond Bill funds are requested to complete the renovation to enhance both spaces, including:

- * architectural inspections, design drawings and construction administration,
- * interior and exterior lighting,
- * ceiling tiles,
- * plumbing,
- * flooring,
- * millwork,
- * utilization of space,
- * cabling and wiring,
- * security,
- * heating and air ventilation and distribution,
- * interior and exterior signage,
- * curb appeal,
- * furnishings, fixtures and equipment, and
- * more.