

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr1833	sb0445	lr1978	hb0323	Ivymount School Annex Building
3. Senate Bill Sponsors			House Bill Sponsors	
Garagiola			Feldman	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$400,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$400,000, the proceeds to be used as a grant to the Board of Directors of the Ivymount School, Inc. for the planning, design, construction, renovation, and capital equipping of the Ivymount School Annex Building.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Janet Wintrol		301-469-0223 (ext. 108)	jwintrol@ivymount.org	
Lee Oppenheim		301-469-0223 (ext. 112)	loppenheim@ivymount.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Since 1961, The Ivymount School, a non-profit, non-public special education school, has developed and implemented model educational and therapeutic programs to meet the specific and complex learning and developmental challenges of children, adolescents and young adults with multiple special needs including communication disorders, cognitive deficits, health impairments, and autism. Ivymount's mission is to offer a model, creative, multicultural, non-biased learning environment where all students can achieve their highest level of development; support families in their efforts to make intelligent, thoughtful choices for their children; and, maintain a leadership role in the community and the broad field of special education so that Ivymount's considerable expertise is widely available. Located in Rockville, MD, Ivymount currently serves 215 students, ages 4 - 21, from Montgomery County and the surrounding area. These students represent broad socio-economic diversity and educational challenges that require intensive and specialized programs and services.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

In response to growing program needs, Ivymount School has developed a phased Master Plan/Capital Project to include the renovation and expansion of the Annex Building (11616) on the property. The annex building was purchased by Ivymount with the vision that it could be used for program expansion. Phase One of the project is budgeted at \$1.2 million. The overall Master Plan has been developed to renovate and expand both the Ivymount School property and the Annex to provide: A Young Adult Community Education Center which will feature instructional and social areas for 30-40 students now in the school's Post High School Program; A High School for the Model Asperger Program with classrooms, and science, technology and library facilities; Expanded vocational centers to include culinary, printing/ mailing and greenhouse training opportunities; Expanded space for early intervention programs at The Maddux School.

Phase One is the first step in meeting these goals. This project is to renovate the existing 2,700 square feet of building space of the annex and expand the facility by adding 1,900 square feet.

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	\$690,000
Design	\$290,000
Construction	\$920,000
Equipment	\$100,000
Total	\$2,000,000

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

Source	Amount
State of Maryland Bond Bill 2012	\$400,000
Montgomery County Grant 2012	\$100,000
State of Maryland Bond bill 2011	\$175,000
Montgomery County Grant 2011	\$100,000
Ivymount's resources (already spent)	\$300,000
Mortgage on Property	\$500,000
Grants, fundraising and financing	\$425,000
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
February, 2010	December, 2010	January, 2011	June, 2011
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
\$422		0	60
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1985	\$150,000	Ivymount School renovated the former Georgetown Hill Elementary School (a closed Montgomery County school)	
2000	\$1,000,000	Renovation and Expansion of Ivymount School campus	
2005	\$170,000	Renovation and Expansion of Ivymount School campus for Maddux School Expansion	
2011	\$175,000	Renovation/Expansion of Ivymount School annex	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Ivymount School, Inc. 11614 Seven Locks Road Rockville, MD 20854		Ivymount School Annex 11616 Seven Locks Road Rockville, MD 20854	
20. Legislative District in Which Project is Located	15 - Western Montgomery County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Andrew Jack, Covington Burling	Has An Appraisal Been Done?	Yes/No
Phone:	202-662-5232		No
Address:		If Yes, List Appraisal Dates and Value	
1201 Pennsylvania Avenue Washington, DC 20004			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
260	260	\$13,700,000	\$14,300,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			see comments
B. If owned, does the grantee plan to sell within 15 years?			see comments
C. Does the grantee intend to lease any portion of the property to others?			see comments
D. If property is owned by grantee and 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	2,700		
Space to Be Renovated GSF	4,600		
New GSF	4,600		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1960

28. Comments: (Limit Length to Visible area)

Circumstances of Ivymount Properties and Project

Ivymount School has leased the former Georgetown Hills Elementary School in Rockville Maryland from Montgomery County Department of Facilities since 1985. As a condition of the lease with Montgomery County, Ivymount is required to lease 2,700 square feet to a child care facility. Our current tenant is Montgomery Child Care Association-Beverly Farms (MCCA-Beverly Farms).

With the expanding needs of the Ivymount School programs, Ivymount School, in September 2007, purchased the property adjacent to the Ivymount campus (11616 Seven Locks Road), now known as the Annex, with the intent of renovating the property to expand Ivymount programs (educational use) or to use the space for relocating our tenant, MCCA-Beverly Farms. Under the terms of our sub-lease with MCCA-Beverly Farms, Ivymount has the right to terminate the sub-lease and request that the tenant vacate the property with 2 years notice. Ivymount exercised that option in September of 2009. After deliberation with Montgomery County and the neighborhood, it was determined that requesting MCCA-Beverly Farms vacate the property was not in the best interest of either Ivymount School, MCCA-Beverly Farms or the neighborhood. The letter of termination is in the process of being rescinded.

After much planning, Ivymount School solicited and received a special exception for educational use for the Annex. According to the Montgomery County zoning regulations, we recently learned that MCCA-Beverly Farms, because it is child care, would not qualify under the educational use of the special exception.

Ivymount requested assistance from the County attorney to determine how MCCA-Beverly Farms could occupy the property under the educational use special exception. It was determined that in order to have MCCA-Beverly Farms occupy the Annex, the property would need to be either government owned or leased. Ivymount and the County government are presently in negotiations to determine if a county purchase is an option.

Ivymount is renovating the Annex, with a flexible floor plan, and will move the Post High School program into the space in July 2011.

If Montgomery County agrees to purchase the property, Ivymount would lease the property back from the County, as we presently do on the Ivymount campus, and then Ivymount would sub-lease it to MCCA-Beverly Farms. Minimal renovations would be necessary to move MCCA-Beverly Farms into the space in the near future.

If Montgomery County is not able to purchase the property, Ivymount would maintain the property for our Post High School program and MCCA-Beverly Farms would remain in their currently location under the current sublease.