

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Sheppard Pratt - North Charles Street		
2. Senate Sponsor	3. House Sponsor	
M. Washington	Boyce	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sheppard Pratt, North Charles Street Outpatient Mental Health 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
Senator Mary Washington		mary.washington@senate.state.md.us
Jeffrey Grossi		410-371-3306
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Sheppard Pratt provides an array of behavioral health services at 2225 North Charles Street in Baltimore City. The large, 5-story, 80,000 square feet, 60-year-old building is in a racially diverse neighborhood. The North Charles Street Outpatient Mental Health Center is in an area with one of the lowest median incomes in Baltimore City. While individuals receiving services at the North Charles Street site may not all live in the immediate area, for many, their home communities share much in common with this neighborhood. The building is a full-service facility that meets the complex mental health, substance use, and somatic health needs of low-income individuals as well as offering complementary services that support their effectiveness, such as outreach, case management, referral, and advocacy.</p>		

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

The North Charles Street Outpatient Mental Health Center serves over a thousand individuals every month providing an average of 6,800 discrete services. These services help individuals with mental illness and substance use disorders stabilize and improve their lives. Full access to this building is critical to provide individuals with a full range of services. Secure access is essential. Recent critical security issues have arisen. To mitigate these issues and improve safety for our clients and staff, we are requesting capital funds to make security upgrades to provide for effective access control, allowing security personnel and staff the ability to properly vet all those entering the facility and prevent access to those who are unauthorized or do not have a legitimate need to enter the facility. In addition, as this is an older building, the bathrooms need full commercial grade renovations to current code.

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	\$185,000
Construction	\$325,000
Equipment	\$90,000
Total	\$600,000

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

LBI	\$300,000
Sheppard Pratt	\$300,000
Total	\$600,000

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
TBD	TBD	TBD	TBD
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	
	15,000	18,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY23	\$500,000	Install new elevator and HVAC systems	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Sheppard Pratt Health System, Inc 6501 N. Baltimore Street Baltimore, MD 21204		2225 N. Baltimore Street Baltimore, MD 21218-5719	
20. Legislative District in Which Project is Located	46 - Baltimore City		
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:	RWL	Has An Appraisal Been Done?	Yes/No
Phone:	4103366298		
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site				
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget	
55	60	2784000.00	3369000.00	
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?				
C. Does the grantee intend to lease any portion of the property to others?				
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		80,000		
Space to be Renovated GSF		80,000		
New GSF		80,000		

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

1955

28. Comments

Due to reimbursement rates not meeting the expenses of the programs, our total expenses for the FY24 budget are \$1,996,214 and for FY25 \$2,070,750 - leaving SPHS with huge deficits to cover. These deficits remove funds that would be otherwise be used for capital needs.