

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Sheppard Pratt Wharf Point Center		
2. Senate Sponsor	3. House Sponsor	
James		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Harford County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sheppard Pratt Wharf Point 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-Dulany James		MaryDulany.James@senate.state.md.us
Jeffrey Grossi		410-371-3306
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Sheppard Pratt is the nation's largest private, nonprofit provider of mental health, substance use, developmental disability, special education, and social services in the country. Sheppard Pratt provides comprehensive continuum of care, spanning both hospital- and community-based resources. With 163 programs across 16 Maryland counties, we serve over 80,000 clients a year. At this location, Sheppard Pratt services offer: Psychiatric Rehabilitation Program for Adults to promote independent living skills. Residential Rehabilitation Program for Adults provides permanent housing and supportive services. Behavioral Health Home Services offers personalized care for clients with physical and mental illness. Assertive Community Treatment (ACT) is a safe, reliable mobile health service. Integrated Operations offers Food Services and Transportation Services.</p>		

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

This project will make improvements to the safety and well-being of the staff and clients at our Belcamp facility. Bathroom renovations will make complete commercial upgrades required to address immediate and ongoing concerns primarily resulting from extremely outdated bathrooms. Current conditions present concerns for health and safety. HVAC replacement is necessary at this location as the current system leaks and does not maintain proper temperature control. Frequent service calls are required to repair the failing system. This building is a converted warehouse, and the bay door is inappropriate for current use. The unneeded bay door creates safety, security, and energy efficiency issues. We will remove the bay door and create a solid wall with proper insulation. Three critical improvements in need of funding are: (1) Commercial grade bathroom renovation to comply with code. (2) Replace HVAC system. (3) Remove bay door and replace with insulated wall.

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	\$20,000
Construction	\$290,000
Equipment	\$125,000
Total	\$435,000

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

Legislative Bond Initiative	\$300,000
Sheppard Pratt	\$135,000
Total	\$435,000

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	
	1400	1400	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$25,000	MANN Lighting Project	
2021	\$2,500,000	Renovations to Towson Hospital Campus	
2022	\$847,455	230 West Patrick Street Renovations	
2022	\$400,000	Rockville Campus Window Replacement	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Sheppard Pratt 6501 N. Charles Street Baltimore, MD 21204		Sheppard Pratt 4510 Wharf Point Court Belcamp, MD 21017	
20. Legislative District in Which Project is Located	34A - Harford 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:	Harsh Trivedi, President and CEO	Has An Appraisal Been Done?	Yes/No
Phone:	410-938-3000		
Address:		If Yes, List Appraisal Dates and Value	
6501 N. Charles Street Baltimore, MD 21204			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	11,811		
Space to be Renovated GSF	0		
New GSF	11,811		

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

1988

28. Comments