

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Yeshiva of Greater Washington		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Waldstreicher		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$92,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Yeshiva of Greater Washington property, including Gymnasium facility upgrades		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Senator Jeff Waldstreicher		jeff.waldstreicher@senate.state.md.us
Daniel Ely		301-962-5111 ext. 1555
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Yeshiva of Greater Washington is a non-profit school that serves students in grades 7-12 with separate campuses for boys and girls. It has a dual curriculum with a college prep general studies program and a Judaic studies program. It operates the Yeshiva College of the Nation's Capital, a men's seminary with a 4-year degree in Talmudic law. Our mission is to root each student in Torah, plant a passion for learning, and prepare them for life. Our vision: 1) We emphasize the primacy of Torah, while providing a high-quality general studies education, and well-rounded school curriculum; 2) Our dedicated faculty aims to develop each students' strengths through a close student/teacher relationship, to provide the skills necessary to succeed personally, professionally, and communally; 3) We serve as a center of Torah learning for the Greater Washington Jewish Community.</p>		

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

The current condition of the 70-year-old gymnasium is only adequate. Facility upgrades would provide significant improvement toward personal safety, useability for various team sports, suitability for spectators with wheelchair seating, and facilitate concurrent sports and physical fitness activities with visual separation. The gymnasium floor was replaced and meets the latest DIN standards for gymnasium floor safety such as shock absorption, deflection, and responsiveness. Other gymnasium equipment requiring upgrade include replacement of obsolete bleachers with new telescoping bleachers that meet accessibility and safety standards, addition of wall padding to reduce potential personal injury, installation of an easily deployable gym divider curtain, installation of two scoreboards for participant and spectator viewing, and replacement of basketball backstops that are retractable to open up the gym for other sports and potential stage use.

*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**

<b>Acquisition</b>	
<b>Design</b>	
<b>Construction</b>	
<b>Equipment</b>	\$182,000
<b>Total</b>	\$182,000

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

Legislative Bond Bill	\$92,000
Mont. County FY24 Cost Sharing Capital Grants	\$45,000
Private Community Donations	\$45,000
<b>Total</b>	\$182,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Complete	3/13/2024	7/1/2024 - see comments	1/31/2025 - see comments
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>		<b>17. Number of People to be Served Annually After the Project is Complete</b>
0.00	660		860
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
none	\$0	none	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Yeshiva of Greater Washington, Inc. 2010 Linden Lane Silver Spring, MD 20910			
<b>20. Legislative District in Which Project is Located</b>	18 - Montgomery County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Daniel Ely	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-455-3993		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
86	86	11000000.00	11400000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			Yes
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
Torah School of Greater Wash. - see comments	30 years	338,000	46,000
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
Montgomery County, MD	30 years	four 10-year renewals	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	129000		
<b>Space to be Renovated GSF</b>	5200		
<b>New GSF</b>	129000		

<p><b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b></p>	<p>1948</p>
<p><b>28. Comments</b></p>	
<p>PROJECT NEED: The gymnasium is used Monday through Friday by 500 students. The gym is used after school hours and on weekends by school sports teams, youth league teams, informal community groups, summer camp programs, recently including a developmentally disabled mental health program. There are inherent features with the gymnasium configuration and equipment that do not follow modern safety standards which the proposed upgrade project will address. There are useability shortcomings that new equipment will rectify. A fully upgraded set of gymnasium equipment - bleachers, wall pads, divider curtain, basketball backstops, and scoreboards - will convert this to a first rate, although smaller in size, gymnasium that meets operational needs and will attract additional community usage. This project represents a very impactful facility improvement with relatively low funding.</p> <p>PROJECT SCHEDULE: Yeshiva is prepared to commence the project as early as July 2024 or within two months of the project award/approval to start. The project duration is approximately six months. Gymnasium equipment items can have long lead times and installation must be scheduled in coordination with school schedules and breaks.</p> <p>SUBLEASE DETAILS: Torah School of Greater Washington leases one half of the building with shared common spaces. It is a separate organization that largely serves as a feeder school to Yeshiva of Greater Washington. The two schools have shared rental space at three different locations for over 25 years. Currently, the income from Torah School includes rent of \$100,000 (approximately \$2 per square foot) plus one half of shared building expenses at approximately \$228,000.</p> <p>YESHIVA LEASE DETAILS: The Yeshiva of Greater Washington lease with Montgomery County, MD was originally 50 years with four (4) consecutive 10-year options when executed in 2004.</p>	