

**ZA000**  
**Miscellaneous Grant Programs**

***St. Ann's Infant and Maternity Home (Prince George's County)***

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**General Obligation Bonds**                      **\$750,000**                      **Recommendation: Approve**

**Bill Text:** Provide a grant to the Board of Directors of St. Ann's Infant and Maternity Home, Inc. for the design, construction, renovation, and improvements to the St. Ann's Infant and Maternity Home in Hyattsville.

**Program Description:** Renovate the St. Ann's Infant and Maternity Home in Hyattsville, which houses pregnant and parenting teens in addition to abused and abandoned children. The home also provides day care; comprehensive developmental assessments; physical therapy to children with special needs; and psychological care and counseling.

***Prior Authorization and Capital Improvement Program***

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**Authorization Uses**  
(\$ in Millions)

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
Planning	\$0.000	\$0.000	\$0.050	\$0.000	\$0.000	\$0.000
Construction	0.750	0.750	1.100	0.000	0.000	0.000
<b>Total</b>	<b>\$0.750</b>	<b>\$0.750</b>	<b>\$1.150</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

**Authorization Sources**  
(\$ in Millions)

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
GO Bond	\$0.750	\$0.750	\$0.750	\$0.000	\$0.000	\$0.000
Nonbudgeted	0.000	0.000	0.400	0.000	0.000	0.0000
<b>Total</b>	<b>\$0.750</b>	<b>\$0.750</b>	<b>\$1.150</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

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## ***Project Analysis***

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Licensed by the Department of Human Resources, St. Ann's Infant and Maternity Home serves an average of 35 children and 20 pregnant teenagers in the residential program, and another 50 infants and preschoolers in the day care program. In fiscal 2009, St. Ann's served 26 children aged newborn to 12 years old in its children's residential program and 39 pregnant or parenting teens and their 27 babies.

First established in the District of Columbia in the 1860s, St. Ann's moved to its present Hyattsville location in 1962 when the current structure was built. Now 45 years old, the building is in need of major repairs in order to keep the home functional for occupancy.

The renovations will include replacing the heating, ventilation, and air conditioning (HVAC) system, roof, and windows. The HVAC system is the original system from 1962. As a result, the HVAC system is inefficient and does not allow for zoned heating or cooling. The inability to regulate temperature has resulted in uncomfortable living and sleeping conditions for the home's residents. It also causes the basement to collect water and create unsafe working environments.

In addition, the interior will be modified to create a more suitable environment by eliminating the tile walls and floors that provide an institutional atmosphere. The renovations will also create private bedrooms for the overnight staff.

The renovations will not allow the home to expand capacity. However, without these improvements, St. Ann's is concerned that referrals may decline, there will not be enough funding to cover operating costs, and the continuing viability of the home will be jeopardized. The home plans to complete the project in three phases. Phase I, which included the roof replacement, was scheduled to be completed in calendar 2009. Phase II, the HVAC replacement, is scheduled to be completed in calendar 2010 and finally, Phase III, the renovation of the interior of the building and the replacement windows, is scheduled for calendar 2011.

**Funding for the Renovations:** Between fiscal 2010 and 2011, total project costs declined from \$6.2 million to \$2.7 million. St. Ann's cites several reasons for this decline. The home recognized the limited ability of the State and of its own fundraising ability to fund the project, as it was originally conceived due to the economic downturn. St. Ann's prioritized elements of the original plan and decided the roof and HVAC were the most important elements to complete. Current total project costs are \$2.7 million with the State share at \$2.3 million, or 85%.

**St. Ann's should discuss the change in project scope and the status of Phase I. St. Ann's should also discuss the status of matching funds and the source of the current project cost estimate.**

## ***Recommended Actions***

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Approve.