



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

March 9, 2021

Capital Budget Hearing  
Senate & House Capital Budget Subcommittee

Senator Doug Peters, Chair  
Senate Capital Budget Subcommittee  
120 James Senate Office Building  
11 Bladen Street  
Annapolis, MD 21401

Delegate Ben Barnes, Chair  
House Capital Budget Subcommittee  
151 House Office Building  
6 Bladen Street  
Annapolis, MD 21401

Dear Chairmen and Members of the Capital Budget Subcommittee:

On behalf of the Hagerstown Y, I would ask for your favorable review and approval of the \$565,000 that the Governor was kind enough to include in the FY 2022 capital budget proposal. The requested funds will be used to remove and replace the rubber roof on the 65,000 square foot YMCA building.

The current rubber roof is over 20 years old and is leaking in numerous areas of the facility. Over the past few years, the leaks have gotten progressively worse. Numerous roof repairs have been attempted but have not been successful. The leaks have already required us to replace flooring in our locker rooms and office spaces. They have also caused damage to offices including the loss of files due to wetness and mold. We have had water running down interior walls including locker rooms, the electrical room, and bathrooms. The gymnasium and studio leaks are causing damage to the wood floors and creating dead spots and warping. Most of the area over our reception desk has begun leaking and is threatening the computer hardware. It has also begun to create issues in some of the internal load bearing walls where the water has been running down. If not addressed, the leaks will continue to cause damage to the facility and ruin costly equipment and furnishings. Replacement of the roof will protect and preserve the high cost areas of the facility to ensure the YMCA will be able to continue to serve the community for years to come.

For close to 100 years, the Hagerstown YMCA has been serving individuals and families in Hagerstown and Washington County through programs designed to help people and communities to learn, grow and thrive. Whether it was influencing Hagerstown during the times of profound social change or supporting the individuals in their quest to live happier, healthier lives, the Y has been there.

The mission of the Hagerstown Y is to provide programs and service to all members of our community in the areas of youth development, healthy living, and social responsibility. We are a cause-driven organization that believes to bring about meaningful change in individuals and in our community, we must be focused and accountable. That's because a strong community can only be achieved when we invest in our kids, our health, and our neighbors.

The replacement of the roof is critical to the Y to continue to deliver on its mission to the community. The Y is a hub of activity every day and the demand on it is ever increasing. The Hagerstown Y is one of the only facilities that serves the population of the community along the generational lifespan. From babies to seniors, the Y provides programming to increase the overall health and well-being of individuals through programs and services targeted to youth development, healthy living, and social responsibility. The Y serves over 8,000 members and over 20,000 program participants each year. In addition, the Y partners with numerous other organizations to deliver programs and services including Special Olympics, Washington County Public Schools, Maryland State Department of Education, Parkinson's Support Group, local mental health and addiction recovery programs and many others. During the COVID pandemic, the Y provided childcare services to families of essential workers and is currently serving as a distance learning site for children in virtual school.

Should the subcommittee require any additional information pertaining to our capital campaign and/or the capital projects, please don't hesitate to contact me at any time.

Sincerely,



Maria Rubeling  
CEO  
Hagerstown YMCA

cc: Senator Craig Zucker, Vice-Chairman, Senate Capital Budget Subcommittee  
Delegate Mark Chang, Vice-Chairman, House Capital Budget Subcommittee  
Senate & House Capital Budget Subcommittee Members  
Neil L. Bergsman, Assistant Director, Maryland Department of Budget and Management, Office of  
Capital Budgeting

## Hagerstown YMCA Roof Replacement Capital Request

The current roof is leaking in numerous areas of the facility. Over the past few years, the leaks have gotten progressively worse. Numerous roof repairs have been attempted but have not been successful. The leaks have already required us to replace flooring in our locker rooms and office spaces. They have also caused damage to offices including the loss of files due to wetness and mold. We have had water running down interior walls including locker rooms, the electrical room, and bathrooms. The gymnasium and studio leaks are causing damage to the wood floors and creating dead spots and warping. Most of the area over our reception desk has begun leaking and is threatening the computer hardware. If not addressed, the leaks will continue to cause damage to the facility and ruin costly equipment and furnishings.

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Bubbling sections on roof



Previous repairs and bubbling



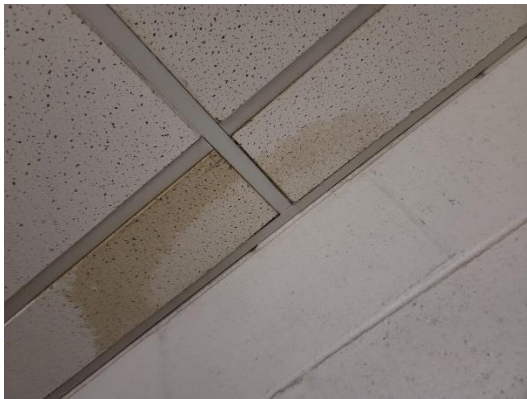
Deteriorating roof seams



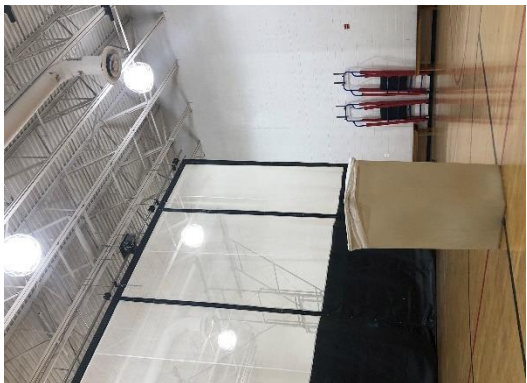
Damage to interior walls from soaking of walls



Roof leaks into lighting fixtures



Some samples of staining and deterioration of ceiling tiles from leaks (numerous locations are leaking)



Leaking over the gymnasium wood floor



Leaks over costly technology