

**County of Lancaster**  
**Request for ARPA Funding**

Organization Schreiber Center for Pediatric Development

Date 05/19/2022

Submitted By James DeBord, President

Authorized Signature 

Email Address 

Phone #: 

Please attach any supporting documentation for consideration. Submission should be in PDF Format.

**Project/Item Description**

This project will renovate and expand the Schreiber Center for Pediatric Development, Lancaster County's ONLY independent outpatient therapy center for children. Since 1936, Schreiber's specially trained therapists have been helping children with a broad range of disabilities learn (or re-learn) how to talk, walk, eat, crawl, jump, get dressed, blow their nose, touch grass, or hold their parent's hand. None of the County's large healthcare systems offers the occupational, physical, or speech therapy services that Schreiber provides, and we urgently need to expand our space to meet consistently growing demand.

The project will add a 14,700-square-foot, three-story wing to Schreiber's main facility in East Hempfield Township. It will also extensively renovate other portions of the building to create new treatment areas for behavioral health and physical and occupational therapy. The added and upgraded spaces will enable Schreiber to hire more therapists to shorten wait times for first appointments, which have been growing toward unacceptable levels. The project will also make it possible for Schreiber to bring all of its staff and services back under one roof, improving the family and patient experience as well as staff efficiency and productivity.

Schreiber kids deal with a variety of genetic disorders, diseases, or acquired disabilities. The five most common diagnoses are delayed milestone in childhood, autism, developmental disorder of speech, developmental disorder of motor function, and lack of expected normal physiological development. Our patients may be learning to live with cerebral palsy, a brain injury, or a rare form of dwarfism. Many of our patients are medically compromised with weakened immune systems, making them much more susceptible to the negative impacts of COVID-19 and other illnesses. We must do everything in our power to mitigate their chance of catching any illness during their frequent visits for therapy.

To protect them, this project includes a new state-of-the-art heating, ventilation, and air conditioning (HVAC) system. This customized system will serve the new wing and the most extensively renovated spaces, such as the new behavioral health area. Additional controls will be installed on rooftop units serving the physical therapy area. The modifications included in the project will enable the entire building to have active dehumidification eventually.

Barton Associates has designed a system that incorporates the three steps recommended by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) to mitigate the risk of COVID-19 transmission. 1) The system will control the levels of temperature and relative humidity, maintaining indoor spaces within defined parameters. It will actively reduce humidity levels to prevent organic growth of molds, bacteria, and other pathogens. 2) The system will sanitize both the cooling coils and the air supply using ultraviolet lights inside the HVAC units. 3) The system will provide an enhanced level of filtration, capturing smaller particles than standard filters. The system has been designed to use MERV 13 air filters, which provide a superior level of filtration. The HVAC system will also meet or exceed current codes for ventilation, the amount of outside air brought into the building on a regular basis.

<p><b>Project/Item Description (cont.)</b></p>	<p>Schreiber Center for Pediatric Development requests \$1,243,500 in ARPA funding from Lancaster County to incorporate this specialized and vital HVAC system into its renovated and expanded facility. This critical infrastructure will create a healthier indoor environment for our patients and their families. This HVAC system represents an essential mitigator for disease prevention and control in Schreiber’s congregate settings.</p>
<p><b>Estimated Cost – how cost was derived &amp; provision of partner funds (who is providing, how much and show commitments).</b></p>	<p>The project’s cost of \$8,325,755 has been derived from a detailed quote provided by Benchmark Construction, our general contractor. The quote for the HVAC system was provided by mechanical contractors. The Benchmark quote is dated May 10, 2022, and so is accurate as of the date of this submission. We are anxious to begin construction as soon as possible to lock in prices before costs increase further.</p> <p>Partner funds are being provided by two major sources. First, the Commonwealth of Pennsylvania has awarded a Redevelopment Assistance Capital Program (RACP) grant of \$4,000,000 toward Schreiber’s renovation and expansion. This major investment from the state illustrates Schreiber’s vital role in providing pediatric healthcare services that are available nowhere else in Central Pennsylvania. Second, Schreiber has launched a capital campaign to cover the remainder of the project’s costs. “Where Heroes Are Made: The Campaign to Renovate and Expand Schreiber Center for Pediatric Development” is still in its quiet leadership phase, but it has already raised more than \$3 million. Early supporters include the Donald B. and Dorothy L. Stabler Foundation, the Clark Associates Charitable Foundation, the Clark Family Foundation, and numerous prominent local philanthropists, both individuals and businesses. The campaign will also provide funds for increased staffing and grow the organization’s endowment. A broader public campaign will be launched in later this year to complete the capital campaign before the new wing opens (scheduled in 2023).</p>
<p><b>Which County ARPA Community-wide Benefit(s) does the project meet?</b></p>	<p>This project meets A-6, Planning and/or mitigation for disease prevention and control in congregate settings, noted in the Lancaster County Community Requests for ARPA Funding Guideline.</p>
<p><b>Briefly explain how the project meets the County’s guidelines.</b></p>	<p>A grant from Lancaster County’s ARPA funds will support the installation of the upgraded HVAC system in the new and improved Schreiber Center. The system will be the project component most responsible for mitigating and preventing airborne diseases in congregate settings, such as waiting rooms or large treatment spaces. The HVAC system represents a one-time capital expense, and it will not require ongoing funding from Lancaster County to sustain its operation. The services Schreiber provides do not duplicate any government program. In fact, we are most families’ only option for outpatient pediatric therapy. ARPA funds can easily be considered “last-in” funding. Although our total capital campaign goal is \$10 million dollars, our first priority is to raise the amount needed for construction-related costs (\$8.3 million). By spring of 2023, we will be at a point that \$1,243,500 in ARPA funds will carry us past that critical interim goal. ARPA funds will complete our fundraising for renovating and expanding the building.</p>

<p><b>Why should this project be a priority and how will it help the County? Also, if this application is for more than one project, please identify each one, provide information and rank them in order of your priority.</b></p>	<p>This project should be a priority because it benefits children with disabilities at the only place in Lancaster County where they can receive therapy to achieve their fullest potential. Schreiber’s enhanced high-tech HVAC system will help to protect the lives and health of more than 4,000 children and their families every year for the next 20–25 years. It will reduce their odds of catching a severe respiratory illness during therapy, which for them would more likely result in a hospital stay and the accompanying increased stress on their parents. We believe the people of Lancaster County would place a high value on protecting immuno-compromised children who are most vulnerable to the dangers of COVID-19. With ARPA funds, the County would be joining the thousands of donors across our county who believe investing in these children and their families is the right thing for a community that cares about its children to do.</p>
<p><b>Will this project require ongoing expense (maintenance, updates) or frequent replacement? Are expenses already being incurred, if so, can they be reduced through this project?</b></p>	<p>The HVAC system will not require major ongoing expenses or frequent replacement. Its operating costs will be rolled into our regular maintenance and utilities’ costs, which will increase, of course, with a larger facility. To offset this increase, our \$10 million capital campaign includes a goal of growing our existing endowment by \$1.5 million. A larger endowment will generate more dollars each year for operational costs, including utilities. Cost increases will be minimized to some extent by the new system’s greater energy efficiency and operational capabilities. A higher quality HVAC system should last longer than a standard model, which will also save us money in the long run.</p>
<p><b>Project Timeline – start to finish, and when funding will be needed.</b></p>	<p>We plan to break ground on the new wing in August 2022. Construction is anticipated to last 16 months, with a completion date in November 2023. ARPA funds will be needed in spring 2023 when the HVAC system is installed. Even if unexpected delays occur, the project will be completed long before the 12/31/24 deadline required by ARPA guidelines.</p>
<p><b>Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?</b></p>	<p>The Commonwealth of Pennsylvania and numerous foundations, businesses, and individuals have committed to being part of this project as funders:</p> <ul style="list-style-type: none"> <li>Commonwealth of Pennsylvania (RACP) \$4,000,000</li> <li>Clark Associates Charitable Foundation \$525,000</li> <li>Donald B. and Dorothy L. Stabler Foundation \$250,000</li> <li>Susquehanna Valley EMS \$100,000</li> <li>Clark Family Foundation \$75,000</li> <li>Gifts/pledges from businesses: \$1,250,000</li> <li>Gifts/pledges from individuals: \$2,400,000</li> </ul> <p>Together the RACP grant and capital campaign will cover 85% of the renovation and expansion costs. ARPA funds will provide the final 15% of the building’s cost.</p> <p>The services the Schreiber Center for Pediatric Development provides don’t exist on this scale anywhere else in Lancaster County—or, for that matter, Central Pennsylvania. Lancaster County’s support of this ARPA request will empower Schreiber to provide these services sooner to more children—to be a place where heroes are made. Where our kids transform disabilities into abilities. Where our therapists provide hope where none existed. Where our parents accomplish the impossible on a daily basis. Where our staff makes this magic happen from behind the scenes.</p> <p>We hope Lancaster County will become a Schreiber hero.</p>

<b>ARPA Committee Comments</b>	
<b>ARPA Committee Recommendation</b>	
<b>Funding Amount Recommended (if recommended for approval)</b>	\$