



HEALING QUARTERS | CAPITAL CAMPAIGN

## A Vision for the Future

Over the last several years, officials of the State of Maryland have recognized the benefits of the services Warrior Canine Connection (WCC) has provided at its past headquarters on Maryland Department of Natural Resources (DNR) property in Brookeville, MD. While the partnership with the State has been invaluable to WCC's ability to serve wounded Warriors, WCC was quickly outgrowing its facility as demand continues to increase for its services.

On May 28, 2014, State of Maryland officials approved a 25-year lease (with two 5 year options) on 80 acres of parkland in Seneca Creek State Park near Germantown, MD, to better accommodate WCC's growth plan and long-term needs. Use of the property is consistent with the DNR's commitment to "support the physical and psychological well-being of American servicemen and women injured in service to our country."

With a leadership gift from the Bob and Renee Parsons Foundation, in 2015 WCC broke ground on this new comprehensive Healing Quarters facility which provides a tranquil, safe, healing environment for Veterans and their families. Located 30 minutes from Walter Reed National Military Medical Center (WRNMMC), the new site has the potential to:

- increase WCC's ability to serve thousands more wounded Warriors and their families; provide facilities necessary to expand the breeding program, thereby increasing the number of dogs available for new therapeutic service dog training program sites and service dog placement;
- expand internship opportunities for Veterans who wish to pursue careers in service dog training;
- provide critical training facilities for wounded Warriors receiving service dogs; and
- allow for the expansion of other Animal Assisted Therapies and forms of integrative medicine, such as equine assisted therapy, art therapy, therapeutic farming and gardening, among others.

## Expanding Services to Wounded Veterans and Military Families

Today, construction at the Healing Quarters is well underway. With the help of many partners and friends, WCC has completed construction of a Caretaker Farmhouse and Garage, which provides for round-the-clock operations, care of animals, and property oversight. With construction of these mission-critical facilities complete, WCC was able to relocate its headquarter operations to the new facility in summer 2016.



To ensure a safe and comfortable environment for distinguished visitors, government officials, media events, and stakeholders meetings, WCC also worked with partner companies to build a Welcome Center at the site, which was completed and opened in summer 2016.

Other Healing Quarters buildings slated for construction include a Fire Protection Building, Puppy Enrichment Center, Training Facilities, WCC Headquarters building, and a Wellness Center. When fully realized, the new Healing Quarters will have the capacity to support WCC programs and services for more than 48,000 Veterans and Active Duty Service Members nationwide over the next ten years.

## Property Development Approach

In developing a comprehensive capital construction plan for the new Healing Quarters, WCC sought to construct quality facilities that could efficiently and effectively support the growing WCC Mission Based Trauma Recovery (MBTR) Program and assistance dog placement goals, outlined in WCC's 10-year strategic growth plan. Working with industry leaders, WCC is transforming the property using a deliberate design-build strategy enabled through BIM modeling to promote quality, energy efficient facilities that results in a small operations and maintenance footprint across an extended property lifecycle.

When viewed in its entirety (i.e. projects already funded and projects currently unfunded), the WCC Healing Quarters property development plan equates to approximately \$7.5 M in today's dollars. When WCC achieves its goal to serve 48,000 Veterans over the next ten years, the Return on Investment (ROI) for the property cost translates to less than \$200 per Warrior serviced. Warriors serviced beyond the first 48,000 translates to a \$0 property cost.

Information about specific facilities, their correlating cost and timeframe for execution, and pending funding is listed below.

FACILITY	FUNCTION	SCOPE	TIMEFRAME	COST	FUNDS
<b>Caretaker Farmhouse and Garage</b>	Onsite Caretaker's residence and Garage	New Construction	Completed 2016	\$425K	Funded
<b>Welcome Center</b>	Welcome and briefing facility for guests, media and volunteers	New Construction	Completed 2016	\$70K	Funded
<b>Fire Protection Building</b>	Facility with cistern to support fire suppression requirements	Renovation & New Construction	2016-2017	\$500K	Partially Funded
<b>Site Infrastructure</b>	Roads, demolition costs, septic system, utility connections, etc	New Construction	2015-2018	\$900K	Partially Funded
<b>Puppy Enrichment Center</b>	Puppy whelping, health care, and kennel center	New Construction	2017	\$400K	Partially Funded
<b>Training Facility</b>	Indoor/outdoor training operations, observation areas, ADA rest rooms, exam room, open office space, storage and kennel area	New Construction	2017-2018	\$1.3M	Unfunded
<b>WCC Headquarters</b>	Advanced career skills and training classrooms, WCC offices, onsite wellness center, conference rooms, library, dining, game room, and private Warrior sleeping quarters	Renovation & New Construction	2017-2019	\$3.1M	Partially Funded
<b>Wellness Center</b>	Equine, Creative Arts, and other methods to decrease isolation, relieve pain and stress, build confidence and trust	Facility Assessment Necessary	2018	\$1M	Unfunded