

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Friends House Retirement Community		
2. Senate Sponsor	3. House Sponsor	
Zucker	Kaiser	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Friends House Retirement Community project		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Zucker		craig.zucker@senate.state.md.us
Anne Derby		301-924-7510
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Friends House Retirement Community, Inc. (FHRC) is a nonprofit Continuing Care Retirement Community (CCRC), licensed by the State of Maryland. Its mission is to create a caring community that connects residents and other seniors, volunteers and staff in a way that nurtures the physical, mental, emotional and spiritual well being of each of its residents. FHRC seeks to offer an affordable and fulfilling lifestyle for older persons of diverse background, economic means and abilities in a safe and caring environment. Friends House Nursing Home, part of Friends House Retirement Community, Inc. is a 5-star facility.</p>		

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

Phase Two of the Friends House Campus expansion and renovation plan involves the following: 1) Space design 2) Demolition of existing buildings or spaces 3)New Construction. Phase Two began in 2021 with the creation of a plan of action for site improvements. Under the leadership of CEO Philip Burkholder and Director of Facilities & Project Management, Michael Stoner a strategy for expansion is being realized. This strategy will include renovation. of existing buildings, construction of affordable senior apartments, upgraded facilities and grounds, evaluation and possible expansion of assisted living, nursing care and rehabilitation facilities. Some of the current buildings will need to be demolished or remodeled and modern buildings constructed. The cost estimate of phase Two Construction \$20,000,000. Friends House is seeking \$250,000.

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

Acquisition	\$0
Design	\$2,000,000
Construction	\$15,000,000
Equipment	\$3,000,000
Total	\$20,000,000

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

Montgomery County Capital Grant	\$250,000
Individuals	\$50,000
Foundations	\$50,000
Bank Financing	\$19,650,000
Total	\$20,000,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
4-15-21	12-21-21	4-18-22	tbd
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
100000.00	353	515	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$50,000	Phase One	
2019	\$100,000	Phase One	
2021	\$200,000	Phase Two	
2022	\$250,000	Phase Two	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Friends House Retirement Community, Inc.		N/A	
20. Legislative District in Which Project is Located	14 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Philip Burkholder	Has An Appraisal Been Done?	Yes/No
Phone:	301-924-7510		
Address:		If Yes, List Appraisal Dates and Value	
17340 Quaker Lane Sandy Spring, MD 20860			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
157	170	14381257.00	14800000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A	N/A	N/A	N/A
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A	N/A	N/A	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to be Renovated GSF	N/A		
New GSF	N/A		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

2023-2027

28. Comments