

State of Maryland

Bond Bill Fact Sheet

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| 1. Senate Bill # | House Bill # | 2. Name of Bill |
| SB138 | HB201 | Mercy Medical Center Loan of 2005 |
| 3. Senate Bill Sponsors | | House Bill Sponsors |
| Senator George W. Della, Jr. | | Delegate Peter A. Hammen |
| 4. Jurisdiction (County or Baltimore City) | | 5. Requested Amount |
| Baltimore City | | \$800,000 |
| 6. Purpose of Bill | | |
| For the planning, design, renovation, expansion, repair, construction, and capital equipping of existing space at Mercy Medical Center for inpatient bed modernization, located in Baltimore. | | |
| 7. Matching Fund Requirements | | |
| The grantee shall provide and expend a matching fund. No part of the matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of real property or in kind contributions. The fund may consist of funds expended prior to the effective date of the Act. | | |
| 8. Special Provisions | | |
| No portion of the proceeds of the loan or any of the matching funds may be used for the furtherance of sectarian religious instruction, or in connection with the design, acquisition, or construction of any building used or to be used as a place of sectarian religious worship or instruction, or in connection with any program or department of divinity for any religious denomination. | | |
| 9. Description and Purpose of Grantee Organization | | |
| Mercy Medical Center is a 223-bed acute care teaching hospital in downtown Baltimore. Mercy has operated on its current site since 1874, providing health care services to the residents of Baltimore City and certain areas of Baltimore, Harford, Howard, Carroll and Anne Arundel Counties. Through its affiliation with the University of Maryland School of Medicine, Mercy trains physicians in obstetrics, surgery, pediatrics, internal medicine, ophthalmology, pathology, emergency medicine and psychiatry. Mercy provides diagnostic, surgical and therapeutic services on both an inpatient and outpatient basis. Approximately 19% of Mercy's patient revenues are derived from serving the Medicaid population. This project will expand access, improve patient care and safety which will improve health outcomes among the population served by Mercy. | | |

10. Description and Purpose of Project

Mercy Medical Center is proposing that the State of Maryland participate in the funding of a \$5.0 million multi-phase inpatient bed modernization program intended to address deficiencies in an aging physical plant (Tower Building) designed in 1959 and constructed in 1963. The major thrust of the project is to address the significant increase in volumes over the last five years as a result of caring for a medically underserved population with a high incidence of substance abuse, cancer, cardiovascular and pulmonary disease, as well as the growth of new and expanded specialty programs including The Women’s Center for Health & Medicine, The Vascular Center, The Institute for Foot and Ankle Reconstruction and The Maryland Spine Center.

This project will increase the complement of private rooms, and enhance patient safety through the redesign of nurses’ stations, work spaces and antiquated patient care units that do not meet contemporary departmental gross square footage requirements. Major project components include the conversion of semi-private rooms, the creation of a new medical surgical unit with 24 private rooms, relocation, expansion and modernization of an 18 year old medical detoxification unit, modernization of an intensive care unit with an 18 year old infrastructure and the relocation and renovation of hospice and pediatric services.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.

11. Estimated Capital Costs

| | |
|---------------------|-------------|
| Acquisition | |
| Design | \$443,000 |
| Construction | \$4,080,000 |
| Equipment | \$508,000 |
| Total | \$5,031,000 |

12. Proposed Funding Sources – (List all funding sources and amounts.)

| Source | Amount |
|-------------------------------------------|-------------|
| State of Maryland Bond Bill | \$800,000 |
| Mercy Medical Center Cash from Operations | \$4,231,000 |
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| Total | \$5,031,000 |

13. Project Schedule

| Begin Design | Complete Design | Begin Construction | Complete Construction |
|----------------|-----------------|--------------------|-----------------------|
| September 2004 | December 2004 | June 2005 | June 2006 |

| 14. Total Private Funds and Pledges Raised as of January 2005 | 15. Current Number of People Served Annually at Project Site | 16. Number of People to be Served Annually After the Project is Complete |
|---------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------|
| N/A | 37,428 Patient Days | 44,884 Patient Days |

| 17. Other State Capital Grants to Recipients in Past 15 Years | | | |
|-------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------|----------------------------|
| Legislative Session | Amount | Purpose | |
| 1993 | \$950,000 | Mercy Community Health Center | |
| 1996 | \$500,000 | South Baltimore Behavioral Health Center | |
| 1997 | \$350,000 | Park West Community Health Center | |
| 2000 | \$1,000,000 | Relocation of Center for Women's Health & Medicine | |
| 2003 | \$700,000 | Emergency Department Phase II | |
| 18. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Mercy Medical Center, Inc. | | 301 St. Paul Place, Baltimore, MD, 21202 | |
| 19. Contact Name and Title | | Contact Phone | Email Address |
| Judith A. Weiland | | 410-332-9267 | jweiland@mdmercy.com |
| Senior Vice President, Corporate Affairs | | | |
| | | | |
| 20. Legislative District in Which Project is Located | | | 46th |
| 21. Legal Status of Grantee (Please Check one) | | | |
| Local Govt. | For Profit | Non Profit | Federal |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Grantee Legal Representative | | 23. If Match Includes Real Property: | |
| Name: | Ms. Linda Jones | Has An Appraisal Been Done? | Yes/No |
| Phone: | 401-727-7702 | | N/A |
| Address: | | If Yes, List Appraisal Dates and Value | |
| Gallagher, Evelius & Jones | | | |
| 218 N. Charles Street | | | |
| Baltimore, MD 21201 | | | |
| | | | |
| | | | |
| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 234 | 281 | \$15,520,000 | \$22,705,000 |
| 25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes) | | | |
| A. Will the grantee own or lease 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 and any space is to be leased, provide the following: | | | |
| Lessee | Terms of Lease | Cost Covered by Lease | Square Footage Leased |
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| E. If property is leased by grantee – Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |

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| 26. Building Square Footage: | | |
| Current Space GSF | | 31, 815 gross square feet |
| Space to Be Renovated GSF | | 31,815 gross square feet |
| New GSF | | N/A |
| 27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion | | 1963 |
| 28. Comments: | | |
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