

State Of Maryland 2018 Bond Bill Fact Sheet

| 1. Senate LR # Bill # | | House LR # Bill # | | 2. Name Of Project |
|--|--------|---------------------------|---|---------------------------|
| lr2842 | sb0451 | | | St. Mary's Nursing Center |
| 3. Senate Bill Sponsors | | | | House Bill Sponsors |
| Waugh | | | | |
| 4. Jurisdiction (County or Baltimore City) | | | | 5. Requested Amount |
| St. Mary's County | | | | \$250,000 |
| 6. Purpose of Bill | | | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the St. Mary's Nursing Center building | | | | |
| 7. Matching Fund | | | | |
| Requirements: Equal | | | Type: The grantee shall provide and expend a matching fund | |
| 8. Special Provisions | | | | |
| <input type="checkbox"/> Historical Easement | | | <input checked="" type="checkbox"/> Non-Sectarian | |
| 9. Contact Name and Title | | | Contact Ph# | Email Address |
| Lois Annette Hodges | | | 301-475-8000 | ahodges@smnci.org |
| | | | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | | | |
| <p>St. Mary's Nursing Center (SMNC) was built in 1986. It provides services to 160 residents. It is licensed through the MD Dept. of Health and is the only non-profit nursing facility in St. Mary's County. SMNC averages 375 admissions a year with 70% returning home from rehabilitation in 2017. SMNC has been designated 5 Stars through CMS, ranks in the top 15% of all MD facilities through the Department of Health's pay-for-performance program, and received a 100% recommendation rate from the MD Health Care Commission's Family Satisfaction Survey. Its purpose and goal is to provide quality nursing and rehabilitation services, including physical, occupational and speech therapies. Grant funding will allow the facility to continue repairs and refurbishment of its aging facility and equipment, ensuring that SMNCI can continue to provide quality healthcare services.</p> | | | | |

| 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 |
| 7/1/2018 | TBD | TBD | 6/30/2019 |
| 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 |
| 0.00 | 500 patients | | 500 patients |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| NONE | | | |
| | | | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| St. Mary's Nursing Center, Inc. 21585 Peabody Street Leonardtown, Maryland 20650 | | | |
| 20. Legislative District in Which Project is Located | 29A - St. Mary's 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: | Henry E. Schwartz, LLC | Has An Appraisal Been Done? | Yes/No |
| Phone: | 410-938-8800 | | No |
| Address: | | If Yes, List Appraisal Dates and Value | |
| Pessin Katz, Law, P.A. 901 Dulaney Valley Road Suite 400 Towson, MD 21204 | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 208 | 208 | 14091000.00 | 14500000.00 |
| 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 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 26. Building Square Footage: | | | |
| Current Space GSF | 89,000 | | |
| Space to be Renovated GSF | 89,000 | | |
| New GSF | 89,000 | | |

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

1986

28. Comments

SMNC would now like to complete Phase V and refurbish and upgrade the 3rd floor nursing unit, which provides care to residents with Alzheimer's disease and dementia. With the steady increase of individuals diagnosed with Alzheimer's disease and dementia, SMNC has an increasing need to provide a nursing unit with the necessary accommodations to meet the needs of those with this diagnosis.

As part of Phase V, the facility has renovated the 3rd floor bathing area and would like now to replace the flooring, upgrade the nurses' station, furnishings, heating and air units and other necessary accommodations.

In addition to the internal renovations of the 3rd floor unit, we need to make repairs to exterior areas of the building. This will include repairs to the original brick and mortar that exhibits areas of deterioration, replace or repair the original windows that are no longer energy efficient and are leaking and to refurbish all window framing that is cracking and peeling due to the age of the building.