

State Of Maryland

2019 Bond Initiative Fact Sheet

| | | |
|---|---|---|
| 1. Name Of Project | | |
| Friends House Retirement Community | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| Zucker | Luedtke | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Montgomery County | \$100,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new assisted living building at the Friends House Retirement Community | | |
| 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 |
| Anne Derby | 301-924-7510 | aderby@friendshouse.com |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Friends House Retirement Community, Inc. (FH) is a senior living and care community located in Sandy Spring Maryland, just north of Silver Spring and east of Olney, and has been serving seniors for over 50 years. FH serves low-to-moderate income seniors, providing housing, healthcare and other services, and offering an affordable and fulfilling lifestyle to persons of diverse backgrounds, economic means, and abilities. Its goal is to connect residents in a caring community that encourages physical, mental and emotional well-being.</p> | | |

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

Friends House is conducting a multi-phase expansion and renovation project. Phase One and Two will operate simultaneously. Phase One concentrated on Residential living and Phase Two will focus on Assisted Living, Memory and Nursing Home care. Phase Two of the Friends House (FH) expansion and renovation addresses the demand for both Skilled Nursing and Assisted Living. These services are currently being provided in Thomas Hall, Stabler Hall, and include common spaces and food service areas. In order to adequately assess the customer landscape FH will conduct a Market Study to determine these needs. Upon completion of the study, construction and renovation will begin.

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 | |
| Design | \$325 |
| Construction | |
| Equipment | |
| Total | \$325 |

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

| | |
|-------------------------|-------|
| Maryland Bond Bill | \$100 |
| Montgomery County Grant | \$100 |
| Cash Reserves | \$125 |
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| | |
| Total | \$325 |

| 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 |
| 3/25/2019 | 11/1/2019 | tbd | 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 | |
| 125.00 | 103 | 124-200 | |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2017 | \$50,000 | Phase One of our construction and renovation | |
| | | | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Friends House Retirement Community, Inc. 17340 Quaker Lane Sandy Spring, MD 20860 | | | |
| 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: | Kevin Harrington | 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 | | | |
| | | | |
| | | | |
| | | | |
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| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 179 | 192 | 12600000.00 | 14000000.00 |
| 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? | | | Yes |
| 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 |
| Partnership between Friends House Retirement | 70 years | \$1 | 69,696 |
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| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| Friends House Retirement Community, Inc. | 70 years | no | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | 58,522 | | |
| Space to be Renovated GSF | 58,522 | | |
| New GSF | tbd | | |

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

2020

28. Comments

Friends House was founded in 1967 as an affordable community for seniors and offers area seniors a full continuum of care; independent living to nursing home care. Our first residents were local Quakers but today Friends House welcomes residents from all religious backgrounds.

Looking into the future of senior living and care Friends House has embarked on a multi phased project to improve and increase the services offered. Residential living was the primary focus of Phase One. Assisted Living, Nursing Care and Memory Care are the focus on Phase Two. (each phase also includes common space development or improvements)

To determine how many assisted Living and Nursing Care apartments/rooms are needed it is critical to have a Market Study performed by a 3rd party. The Study will include the following:

- Market demand for Assisted Living, Memory Care and Skilled Nursing
- Concept Design of location and services
- Assessing the budgets, timing and financial performance of proposed health care program
- Need for physical upgrades. This includes building construction of differing magnitudes
- Determine the number of required Skilled Nursing Beds, Assisted Living and Memory Care Units, reflecting the changing demands of the user.
- Evaluate a cost care model taking into account construction costs, staffing costs, and revenue potential.

Strategies to be researched are: renovate the existing buildings; add to the existing buildings; demolish the existing building and construct a new one. Once the market study is complete decisions will be made regarding what type of services will be provided at each level of care and what facility changes need to reflect those services.

The Market Study is essential when deterring the consumer landscape for future growth.

Shortly after the Market Study is completed Friends House will move forward with design, renovation and construction of existing and additional facility space.