

ZA00E
Miscellaneous Grant Programs

***Charles E. Smith Life Communities – Revitz House Renovation
(Montgomery County)***

General Obligation Bonds \$675,000

Summary of Recommended Bond Actions

1. Charles E. Smith Life Communities – Revitz House Renovation

Approve.

Bill Text: Provide a grant to the Board of Governors of the Charles E. Smith Life Communities, Inc. for the construction, renovation, and capital equipping of improvements to facilities at the Revitz House on the campus of Charles E. Smith Life Communities in Rockville, subject to the requirement that the grantee provide an equal and matching fund for this purpose. Notwithstanding the provisions of Section 1(5) of this Act, the matching fund may consist of funds expended prior to the effective date of this Act.

Program Description: Renovate the Revitz House on the Charles E. Smith Life Communities (CESLC) campus to include additional program spaces, an enlarged lobby and waiting area for the dining room, and updated hallways with improved lighting.

Project Analysis

CESLC is the largest senior care facility in the mid-Atlantic region, serving over 1,300 seniors in the facility each day. CESLC comprises long-term care, assisted living, independent living, rehabilitative services, an outpatient medical center, and a research institute on aging. A majority of the long-term care residents are dependent on State Medical Assistance.

The Revitz House is one of CESLC's residential buildings. It is a U.S. Department of Housing and Urban Development subsidized independent living facility for low and extremely low income residents. It also includes some Section 8 housing voucher apartments. The building is 35 years old. When it was built, many residents were able to maintain activities outside the community. Currently, the average age of the residents is 86 years, and a range of improvements has been identified to improve functionality and address life safety concerns.

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The State grant will be used to redesign the common areas of the building to increase the space available for programming; to make the lobby more open and accessible to residents; to create a social hall; to create laundry facilities on each individual floor; to update hallway lighting; and to create easily accessible mailboxes.

The renovations are planned to occur with the residents in place and will be carried out in phases. Phase 1, entailing the portico, laundry rooms, and wellness center, began construction in December 2011. Phase 2 will renovate the remaining common living spaces within the building and is expected to have the design complete in May 2012, with construction beginning August 2012. The State funds will be used for these two phases of the project. The third and final phase will encompass upgrade of the fire alarm and nurse call systems and renovation of individual resident spaces within the building. The total project cost for all three phases is \$8 million. The \$675,000 requested this year is consistent with the amount shown in the 2011 *Capital Improvement Program* and will complete the \$2 million State funding commitment to this project.

Prior Authorization and Capital Improvement Program

**Authorization Uses
(\$ in Millions)**

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Acquisition	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Planning	0.292	0.495	0.000	0.000	0.000	0.000
Construction	1.281	2.166	0.000	0.000	0.000	0.000
Equipment	0.024	0.042	0.000	0.000	0.000	0.000
Total	\$1.597	\$2.703	\$0.000	\$0.000	\$0.000	\$0.000

**Authorization Sources
(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bonds	\$1.325	\$0.675	\$0.000	\$0.000	\$0.000	\$0.000
Nonbudgeted	0.272	2.028	0.000	0.000	0.000	0.000
Total	\$1.597	\$2.703	\$0.000	\$0.000	\$0.000	\$0.000

GO Bond Recommended Actions

1. Approve.