

State of Maryland

Bond Bill Fact Sheet

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
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
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		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:		