

State of Maryland

2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
3543	SB1033		HB1723	Creation of a State Debt - Wicomico County - Salisbury Wicomico Senior Service Center
3. Senate Bill Sponsors				House Bill Sponsors
Sen. Stoltzfus				Del. Conway
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Wicomico County				\$1,500,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of MAC, Inc. for the design, construction, and capital equipping of the Salisbury Wicomico Senior Service Center.				
7. Matching Fund Requirements				
The bill requires a standard match.				
8. Special Provisions				
None.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
MAC Incorporated is a private, non-profit organization designated by the MD Dept. on Aging as the area agency on aging for Dorchester, Somerset, Wicomico, and Worcester Counties. In operation since 1972, MAC Inc. offers a variety of services such as Meals on Wheels, in home care, senior centers, ombudsman, older workers training, Alzheimers care, and information and assistance to approximately 4,000+ lower Shore elders and their families. MAC's planning and service area covers the largest geographical area in the state. MAC is a registered state charity, a member of the United Way of Lower Eastern Shore and is supported by the Community Foundation of the Lower Shore.				

10. Description and Purpose of Project (3000 characters maximum)

The purpose of the project is to build a 20,000 square foot, ADA compliant facility, to house the Salisbury Wicomico Senior Services Center, the offices of MAC Incorporated (area agency on aging for Dorchester, Somerset, Wicomico, and Worcester Counties), and its 20 programs serving lower Shore elders and their families, and to house Riverside Place, a state Certified Senior Center Plus Program for persons with Alzheimers Disease and other memory impairments. By constructing a facility to house these programs for older persons under one roof, a cost savings will be realized and improved access to services for lower Shore residents and their families will be accomplished. MAC will be able to double the number of persons served in the building on a daily basis (an increase from 100 to 200 persons daily).

The new facility will replace the current 83 year old building which does meet ADA requirements, needs new wiring, elevator, heating and cooling system, plumbing, flooring, and windows. This 17,000 square foot facility formerly served as a state tuberculosis sanitarium. The largest room is 800 square feet and can only accommodate 30 to 40 persons. Most of the nutrition program participants have assistive devices such as walkers, wheelchairs, strollers, scooters and only 32 persons can fit in the dining area. The facility is in violation of Life Safety Code Standards, NFPA-101, and to meet these codes would have to have a total redesign of building exiting. The building is also in violation of AHSRAE 62-89 Ventilation for Acceptable Indoor Air Quality Codes. A 2001 engineering study placed the cost of renovating the existing structure at over \$ 2 million. The study noted the cost of making building ADA compliant would require "serious building reconfigurations" and the estimated costs were not included. Overall, it is not cost effective to renovate this building and if done no new space would be gained.

Population projections for Wicomico County and the lower Shore show the age 60 plus age group increasing at a rate of 32.7% or 6 times the rate of the general population. A safe, ADA compliant facility, to serve area elders is desperately needed to replace the existing facility and meet the needs of the growing population.

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	\$0
Design	\$190,000
Construction	\$3,460,000
Equipment	\$150,000
Total	\$3,800,000

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

Source	Amount
Applicant - MAC Incorporated	\$100,000
Wicomico County-CDBG	\$800,000
City of Salisbury - CDBG	\$250,000
Foundations and Donations	\$550,000
Maryland Dept of Aging - bond bill	\$600,000
Bond Bill	\$1,500,000

Total		\$3,800,000	
13. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
8/15/06	10/15/06	1/15/07	3/15/08
14. Total Private Funds and Pledges Raised as of January 2006		15. Current Number of People Served Annually at Project Site	16. Number of People to be Served Annually After the Project is Complete
\$150,000		750	1500
17. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
18. Legal Name and Address of Grantee		Project Address (If Different)	
MAC Incorporated, Area Agency on Aging 1504 Riverside Drive Salisbury, MD 21801		same	
19. Contact Name and Title		Contact Phone	Email Address
Margaret "Peggy" Bradford, Executive Director		410-742-0505, ext 102	mab@macinc.org
20. Legislative District in Which Project is Located			38
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:	Jean S. Laws	Has An Appraisal Been Done?	Yes/No
Phone:	410-749-7500		
Address:		If Yes, List Appraisal Dates and Value	
209 East Main Street Salisbury, MD 21801			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
40	42	\$3,393,162	\$3,466,416
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			lease
B. If owned, does the grantee plan to sell within 15 years?			
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	
HCI (Holly Community Inc.)	30 years	yes, for 25 years	
26. Building Square Footage:			
Current Space GSF	17,000 square feet		
Space to Be Renovated GSF			
New GSF	20,000 square feet		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			
28. Comments: (3000 characters maximum)			
Safety concerns and the rapid growth of the elderly population requiring services make the immediate replacement of the current facility imperative.			