

# State of Maryland

## 2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2923	SB441	2185	HB479	Creation of a State Debt – Harford County-Citizens Care and Rehabilitation Center
3. Senate Bill Sponsors				House Bill Sponsors
Harford County Senators				Harford County Delegation
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Harford County				\$700,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Trustees of the Citizens Care & Rehabilitation Center Foundation, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of improvements to the Citizens Care & Rehabilitation Center.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. No part of the matching fund may consist of real property. The fund may consist of in kind contributions or funds expended prior to the effective date of the Act.				
8. Special Provisions				
None.				

**9. Description and Purpose of Grantee Organization** (3000 characters maximum)

Citizens Care and Rehabilitation Center is a 184 bed skilled facility located in Havre de Grace and has been in operation since 1967 providing excellent health care to the residents for more than thirty-eight years. It provides skilled and intermediate care. Citizens Care and Rehabilitation Center is operated with a mandated mission to provide twenty-four hour nursing care regardless of anyone's ability to pay. The Center employs a staff of 250 people, along with 150 volunteers. It is also capable of caring for 184 residents.

For over thirty-eight years, we have provided every resident at Citizens with love, respect and the best personal care possible. We will continue to honor this commitment to our residents and the community now and into the future. We are dedicated to our families and the community to continue to be a leader in long-term care. Citizens Care and Rehabilitation Center invites people to visit our home where the goal of our entire staff is to professionally serve each resident.

Citizens Care and Rehabilitation Center, created by an act of the State Legislature in 1963, is a comprehensive care facility certified and licensed for Medicare and Medicaid recipients and private pay residents.

Environmental impacts of health, safety and well-being dictate redesigning resident living areas and other areas utilized by residents and families for social and recreational activities. Citizens Care and Rehabilitation Center's needs are to make resident living areas and other areas utilized by our residents more pleasant and safe in which to live. This includes renovation and modernization of our facilities.

Planned renovations include updates to the existing facility, and expanding the rehabilitation department to accommodate outpatient services. Facility updates consist of creating more private rooms, more bathrooms, upgrades to the heating and ventilation systems, the addition of administrative office space, new nurses stations, lounges, physical fitness center, hallways, resident rooms, exterior walls and a possible third floor.

Citizens Care and Rehabilitation Center remains a viable entity to provide twenty-four hour nursing care, including supervised activities, physical and occupational therapies, Alzheimer's and dementia care, among other services.

Citizens Care and Rehabilitation Center offers a wide range of facilities for our residents and their families. Our current facilities allow us to provide excellent care for our residents, while maintaining a "home-like" atmosphere. Our facility offers twenty-four hour nursing care, private and semi-private rooms, recreational areas and enclosed courtyard. We also have an in-house pharmacy, beauty salon and barbershop, gift shop and rehab therapy department.

There is a wealth of things to do and see at Citizens Care and Rehabilitation Center to keep our residents as busy as they'd like to be including daily indoor and outdoor activities.

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

The majority of the beds are in double occupancy rooms, sharing a toilet room with another double room. An improvement in this situation is needed and justified. The Center does not currently offer assisted living, adult day care or a dedicated dementia unit, although a substantial number of current residents are at this level.

The completion of this project will enhance Citizens Care and Rehabilitation Center’s current role as a “home away from home” for many people who need round the clock twenty-four hour nursing care. As well, establishing permanent homes for those folks in need of constant health care will leverage Citizens Care and Rehabilitation Center’s long-standing role as a nursing facility dedicated to the well-being of thousands of citizens of Harford County and the State of Maryland and the City of Havre de Grace.

The exterior envelope has two areas of concern. The largest concern here is the windows which are the original aluminum frame, single-glazed windows without a thermal break. These windows represent a source of energy loss, condensation build-up and some draft/discomfort for the residents. The other major issue is the architectural precast panels. The 1’ thick panels are warped and have pulled away from the back-up wall resulting in joint sealant failures around the panels and windows. These joint breaches have resulted in significant water infiltration and interior wall damage.

In general, this facility appears institutional and in need of a facelift. There is no variety or change in character from one wing to the next. The shared bathrooms are undesirable and considered “non-residential”. Lighting throughout the entire facility is a concern. Common spaces have a lot of glare.

Facade restoration will cut down on energy loss, cut down on moisture penetration and improve the overall appearance of the building. A more residential appearance might be beneficial.

Modernizing the entrances will improve the building’s visual accessibility.

Modernizing the building’s mechanical, electrical and plumbing systems are necessary and will improve immediately on quality of life and life cycle costs.

*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**

<b>Acquisition</b>	Not Applicable
<b>Design</b>	\$342,000
<b>Construction</b>	\$3,419,000
<b>Equipment</b>	Not Applicable
<b>Total</b>	\$3,761,000

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

Source	Amount
Requested State Grant	\$700,000
Private Fundraising	831,000
Federal Grant	\$1,400,000
Foundation Grants	\$830,000



<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
240	250	\$12,883,000	\$13,527,000
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond issuance purposes)			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
City of Havre de Grace	49 years	yes	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	90,000 square feet		
<b>Space to Be Renovated GSF</b>	90,000 square feet		
<b>New GSF</b>	17,200 square feet		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1967 - 39 years
<b>28. Comments:</b> (3000 characters maximum)			
As funds are secured, parts of this project could be started and completed outside of the proposed time table. Each phase of this project can stand alone. Our fundraising for this project is an active, on-going event.			