

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1217	sb0172	lr1216	hb0139	Augsburg Lutheran Home of Maryland
3. Senate Bill Sponsors				House Bill Sponsors
Kelley				Jones
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore County			\$300,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$300,000, the proceeds to be used as a grant to the Board of Directors of the Augsburg Lutheran Home of Maryland, Inc. for the construction and renovation of the Nursing Care Center at the Augsburg Lutheran Home of Maryland.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		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 Phone	Email Address	
Clare Workneh, Director of Development and Marketing		4434711009	cworkneh@augsburg.org	
Karen Footner		4104330354	kmfootner@aol.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Augsburg Lutheran Home of Maryland Inc. is a 501(c)(3) organization incorporated in the State of Maryland. It serves primarily low income seniors, without regard to religious affiliation. Augsburg is governed by a 30-member Board of Directors and has 250 employees. On Augsburg's 51 acre campus, residents live in one of three distinct retirement environments: 138 independent living apartments, 64 assisted-living rooms, and a traditional comprehensive nursing care center that serves 123 people. In the nursing care center - the subject of this bond bill request - residents are admitted from Augsburg's other settings and directly from the community. Their expenses are supported by Medicaid (70 -75%), Medicare (10%), with some private paid. The capital project supports Augsburg's goal to create culture of aging in a neighborhood-style setting that is life-affirming and meaningful, facilitating patient outcomes that have medical, social and cognitive benefits.</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

The capital project will renovate the current three-floor nursing care center and construct a new three-floor, 36,375 sq. ft. addition, creating an expanded nursing care center with a spatial capacity of 54,875 sq.ft. The new design will create six distinct “neighborhoods” serving 17-24 residents with mostly private rooms living family-style in each neighborhood. A neighborhood will function like a home, with a kitchen and dining and visiting areas for residents. The lower floor allows space for a 3,150 sq. ft. multipurpose area and office complex to be at a completed later date. The new nursing care center will employ the progressive culture change approach in our 123-resident program, transforming its organization from a traditional institutional model to a person-centered care model. Augsbug is taking a leadership position in the State of Maryland, and in the industry, in its recognition that patient-directed nursing home communities (called a culture change model) - currently implemented only in private, well-to-do nursing homes - can be, and should be adopted in settings for Medicaid patients.

*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**

<b>Acquisition</b>	0
<b>Design</b>	\$1,000,000
<b>Construction</b>	\$10,260,943
<b>Equipment</b>	\$2,500,000
<b>Total</b>	<b>\$13,760,943</b>

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

Source	Amount
Augsbug Lutheran's Endowment	\$850,000
Baltimore County	\$400,000
State of Maryland	\$600,000
New Market Tax Credits	\$6,000,000
Harry/Jeanette Weinberg Foundation	\$2,000,000
Various Foundations	\$2,910,943
Individuals	\$1,000,000
<b>Total</b>	<b>\$13,760,943</b>

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
11/2007	11/2008	8/2009	5/2011
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
\$1.5 million		200	200
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
none			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Augsburg Lutheran Home of Maryland		6811 Campfield Road Baltimore, MD 21207	
20. Legislative District in Which Project is Located			10th
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:	
<b>Name:</b>	Paige Lescure, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-385-3799		na
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Miles & Stockbridge 10 Light Street Baltimore, MD 21202			

<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>
250	250	\$16,054,720	\$17,746,233
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			no
<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>
na			
<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>	
na			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	40,000		
<b>Space to Be Renovated GSF</b>	19,500		
<b>New GSF</b>	36,375		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1989

**28. Comments: (Limit Length to Visible area)**

Augsburg Lutheran Home & Village is taking a leadership role in the State of Maryland by implementing a culture change model, a progressive national movement in long term care. It will be the first facility of its kind in Maryland using this model, usually only available for the wealthy, in a setting for Medicaid patients.

Augsburg's expanded and reconfigured nursing care center creates a culture of aging that is life-affirming and meaningful. It is a culture of greater respect for its aged residents and their caretakers, facilitating a new style of care that better meets residents' medical, emotional and psycho/social needs. It ensures that residents have greater privacy, input and self-determination, and it promotes greater teamwork among employees and consistent care that builds stronger relationships among residents, caretakers and families, and empowers caretakers with decision-making responsibilities. The Augsburg staff will use all aspects of the new setting -- physical, organizational, psycho-social and spiritual – to build stronger relationships among residents, caretakers and families.