

State of Maryland

2010 Bond Bill Fact Sheet

| 1. Senate LR # Bill # | | House LR # Bill # | | 2. Name of Project | |
|---|--|--|---|---|--|
| | | lr2774 | hb0539 | The Citizens Care and Rehabilitation Center | |
| 3. Senate Bill Sponsors | | | | House Bill Sponsors | |
| | | | | James | |
| 4. Jurisdiction (County or Baltimore City) | | | 5. Requested Amount | | |
| Harford County | | | \$500,000 | | |
| 6. Purpose of Bill | | | | | |
| <p>Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Trustees of the Citizens Care and Rehabilitation Center Foundation, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Citizens Care and Rehabilitation Center.</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 | |
| Philip J. Barker | | 410-939-3925 | | Pete_Panos@citizenscarecenter.com | |
| Peter A. Panos | | 410-939-5500 | | Peter_Panos@CitizensCareCenter.com | |
| | | | | | |
| 10. Description and Purpose of Grantee Organization (Limit Length to Visible area) | | | | | |
| <p>Citizens Care and Rehabilitation Center, created by an act of the State Legislature in 1963, is a nursing home located in Havre de Grace and has been in operation since 1967 providing excellent health care to the residents for more than forty-two years. 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 253 people, along with 130 volunteers. It is a 184 bed comprehensive care facility certified and licensed for Medicare and Medicaid recipients. Activities include physical, speech and occupational therapies, Alzheimer's and dementia care and a multitude of supervised activities. We offer private and semi-private rooms, an enclosed courtyard, in-house pharmacy, a rehab therapy department and beauty salon. For over forty-two 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.</p> | | | | | |

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

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 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, the State of Maryland and the City of Havre de Grace.

The existing roof that was installed in 1993 has been in need of replacement for the last couple of years. We plan to remove the current roof and install a new EPDM roof with additional insulation. Lighting throughout the entire facility is a concern, new light fixtures will be installed to reduce glare. Renovation of 18 semi-private rooms, 10 resident toilet rooms, 2 shower rooms, 2 day rooms, 1 resident dining room and 3 hallways. Renovation consists of removing plumbing, wall covering, ceiling, asbestos floor tile, toilets, vanities and showers then replacing with new. Remove & enlarge walk-in freezer and walk-in refrigerator. Electric will be updated as necessary in renovated areas.

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

| | |
|---------------------|-------------|
| Acquisition | |
| Design | |
| Construction | \$1,000,000 |
| Equipment | |
| Total | \$1,000,000 |

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

| Source | Amount |
|-----------------------|-------------|
| Requested State Grant | \$500,000 |
| Facility Reserves | \$500,000 |
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| | |
| Total | \$1,000,000 |

| 14. Project Schedule | | | |
|--|--------------------------|---|--|
| Begin Design | Complete Design | Begin Construction | Complete Construction |
| Completed | Completed | August 2010 | December 2010 |
| 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 |
| \$500,000 | | 490 Residents | 550 Residents |
| 18. Other State Capital Grants to Recipients in Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2006 | \$600,000 | Planning, design, construction, repair, renovation, reconstruction and capital equipping of facilities. | |
| 2009 | \$200,000 | Install sprinkler system throughout the entire facility. | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Citizens Care and Rehabilitation Center Foundation, Inc. 415 S. Market Street Havre de Grace, Maryland 21078 | | Same | |
| 20. Legislative District in Which Project is Located | | | 2nd |
| 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: | Venable, LLP | Has An Appraisal Been Done? | Yes/No |
| Phone: | 410-494-6200 | | No |
| Address: | | If Yes, List Appraisal Dates and Value | |
| 210 W. Pennsylvania Ave. Towson, Maryland 21204 | | | |
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| | | | |
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| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|--|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 253 | 253 | \$15,403,973 | \$15,750,000 |
| 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 |
| | | | |
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| E. If property is leased by grantee – Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| City of Havre de Grace | 49 years | Yes | |
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| | | | |
| 26. Building Square Footage: | | | |
| Current Space GSF | 90,169 | | |
| Space to Be Renovated GSF | 90,169 | | |
| New GSF | 90,169 | | |
| 27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion | | 1967 - 43 years | |

28. Comments: (Limit Length to Visible area)

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.

****Note**

Please make the following changes to #9 Contact Name --

1. The correct e-mail address for Peter A. Panos is Pete_Panos@CitizensCareCenter.com
2. Add new contact - Karen Howes, 410-939-5500, Karen_Howes@CitizensCareCenter.com
3. Delete Philip J. Barker as a contact.