

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0809	sb0011	lr0808	hb0042	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, renovation, and capital equipping of 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	
Karen Footner		410-433-0354	kmfootner@aol.com	
Clare Workneh		443-471-1009	cworkneh@augsburg.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Augsburg Lutheran Home of MD is a 501(c)(3) organization incorporated in the State of Maryland, governed by a 30-member Board of Directors, with a staff of 250 employees. It serves primarily low income seniors, without regard to religious affiliation. 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 comprehensive nursing care center with 123 beds. 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 pay. The capital project supports Augsburg's goal to create a 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 renovates the current three-floor nursing care center and constructs 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 creates six distinct "neighborhoods" serving 17-24 residents with mostly private rooms living family-style in each neighborhood. Each neighborhood functions like a home, with a kitchen and dining room, and an visiting areas for residents and guests. The lower floor allows space for a 3,150 sq.ft. multipurpose area and office complex to be completed at a later date. The new nursing care center employs the progressive culture change model, transforming its operations from an traditional institutional model to a person-centered care model. Augsburg is among the leaders 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

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

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

Source	Amount
Augsburg Lutheran Endowment	\$850,000
State of MD	\$600,000
Harry/Jeanette Weinberg Foundation	\$1,500,000
Various Foundations	\$2,910,943
Individuals	\$1,000,000
Financing	\$6,900,000
Total	\$13,760,943

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
November, 2007	November, 2008	August, 2009	May, 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
\$1,267,851		240	240
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2010	300,000	Capital Construction	
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	10 - Western Baltimore County		
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:	Paige Lescure, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	410-385-3799		yes
Address:	If Yes, List Appraisal Dates and Value		
Miles & Stockbridge 10 Light Street Baltimore, MD 21202	2009		\$31,000,000

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
250	250	\$12,886,823	\$13,238,534
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?			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
na			
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	54,875		
Space to Be Renovated GSF	19,500		
New GSF	36,375		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1989

28. Comments: (Limit Length to Visible area)

Augsburg Lutheran Village & Home is taking a leadership role in the State of Maryland with its implementation of a culture change model, a progressive national movement in long term care. It is the first facility of its kind for the indigent Medicaid resident.

Augsburg's expanded and reconfigured nursing care center creates a culture of gaining 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. Caretakers become empowered with decision-making responsibilities in a more equalitarian management structure. 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.