

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project	
lr3092	sb0968	lr3093	hb1348	Greater Baden Medical Services Facility	
3. Senate Bill Sponsors				House Bill Sponsors	
Middleton				Charles County Delegation	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Charles County			\$400,000		
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt in the amount of \$400,000, the proceeds to be used as a grant to the Board of Directors of the Greater Baden Medical Services, Inc. for the planning, design, construction, and capital equipping of the Greater Baden Medical Services Facility.</p>					
7. Matching Fund					
Requirements:		Type:			
Grant					
8. Special Provisions					
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address		
Susan Vogel		301-609-4132	Susan.Vogel@civista.org		
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>Greater Baden Medical Services, Inc. is a Federally Qualified Health Center (FQHC) that was founded in 1972. Accredited by the Joint Commission, the system takes pride in serving communities in southern Prince George's County, Charles County, and St. Mary's County, Maryland.</p> <p>Comprised of six health centers that provide a spectrum of services, Greater Baden is a community based health provider that is committed to delivering the highest quality of healthcare services.</p> <p>Through four decades, Greater Baden Medical Services (GBMS) vision is to eliminate health disparities and improve the health of the community through the provision of quality, affordable health care services.</p>					

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

Greater Baden Medical Services intends to enter into a 15 year lease with the Civista Health Foundation to relocate an existing Federally Qualified Health Center (FQHC) from Nanjemoy to LaPlata. The relocated FQHC will housed on the first floor of the original Physicians Memorial Hospital that was opened in 1939. The Charles County government officially transferred the original Physicians Memorial Hospital building and property to the Civista Health Foundation in December 2010. This existing space in this building to be leased by Greater Baden requires substantial renovation and modernization to serve as a primary care clinic and to meet building codes and ADA requirements.

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	\$400,000
Equipment	
Total	\$400,000

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

Source	Amount
Proposed Bond Bill	\$400,000
Total	\$400,000

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
01/2011	03/2011	03/2011	09/2011
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
		750	2200
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2010	1,700,000.00	Building Acquisition in Brandywine, Md.	
2006	100,000.00	Architect fees	
19. Legal Name and Address of Grantee		Project Address (If Different)	
GBMS 7450 Albert Road Brandywine, Md. 20613		6 Garrett Avenue La Plata, Md. 20646	
20. Legislative District in Which Project is Located	28 - Charles 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:	Nancy Slepka	Has An Appraisal Been Done?	Yes/No
Phone:	301-934-5600		
Address:	If Yes, List Appraisal Dates and Value		
O'Malley, Miles, Nylan & Gilmore, PA 403 East Charles St. La Plata, Md. 20646			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	8	300,000.00	937,200.00
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?			N/A
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	
Civista Health Foundation	15 Years		
26. Building Square Footage:			
Current Space GSF	14400		
Space to Be Renovated GSF	4800		
New GSF	na		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1939

28. Comments: (Limit Length to Visible area)

The purpose of this bond bill will be the creation of a State Debt in the amount of \$400,000, the proceeds to be used as a grant to the Board of Directors of Greater Baden Medical Services, Inc. (GBMS) for certain improvement purposes associated with the renovation on the first floor of the original Physicians Memorial Hospital (PMH) property, including bringing the building's entry into ADA compliance; providing for the disbursement of loan proceeds; establishing a deadline for the expenditure of the loan proceeds; and providing generally for the issuance and sale of bonds evidencing the loan.

As part of its wider network of primary care facilities, GBMS currently operates a Federally Qualified Health Center (FQHC) in Nanjemoy, MD. This existing FQHC in Nanjemoy has insufficient patient volumes to support a financially viable operation and is not centrally located to the other underserved patient populations throughout Charles County.

The Charles County government transferred the original PMH building (circa 1939) and property to the Civista Health Foundation (CHF) in December 2010. Months prior to the official transfer, planning had begun to determine the best use for the space and how to integrate it into the hospital campus. As part of this process, GBMS and CHF began negotiations to lease the first floor of the original PMH building to GBMS to establish a more centrally located FQHC serving the entire County. The immediate adjacency of the relocated FQHC to Civista Medical Center will be a major benefit to patient care provided by both organizations. GBMS will have ready access to inpatient, outpatient and emergency services. In turn, Civista will have an FQHC to refer patients requiring follow-up care. This is particularly important in a County with a severe shortage of physicians.

At Present the entrance to the building does not comply with ADA Standards for accessibility. The \$400,000.00 state grant will be used by GBMS to bring the building's entry into ADA compliance, and to renovate the first floor of the original PMH building to create a modern primary care clinic that includes: eight (8) patient exam rooms, a nurses' station, laboratory, consultation room, offices, reception and waiting and necessary support spaces. The interior of the building features an elevator that is original to the 1930's building and is believed to be the State's oldest operating elevator. It is not ideal for those who may need to utilize this method of transportation and a new elevator is required to meet ADA standards. On the exterior, it will be necessary to expand the existing parking lot by approximately 20-25 spaces to assure the availability of parking to GBMS's patients and staff.