

# State of Maryland

## 2012 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr1414	sb0084	lr1413	hb0064	Hospice of the Chesapeake Renovation Phase 1
3. Senate Bill Sponsors				House Bill Sponsors
DeGrange				Beidle
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$600,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$600,000, the proceeds to be used as a grant to the Board of Directors of the Hospice of the Chesapeake Foundation, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Hospice of the Chesapeake headquarter office building.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Sandie Anderson		443-837-1554	sanderson@hospicechesapeake.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Hospice of the Chesapeake improves the quality of life for those in our communities experiencing advanced illness or bereavement, through hospice and other palliative care, compassionate support and education. We care for all who need our services without regard for age, sex, race, religion, or socio-economic status. We operate in both Anne Arundel and Prince Georges Counties and serve more 300 patients - and their families - per day (or 2,000+ patients per year). In addition, The Life Center - our grief counseling center - serves over 900 clients per year including hospice patient families and community members who have suffered a sudden or traumatic loss. In mid-2011, in response to a community need, we began a pediatric hospice program and a perinatal and infant loss program. in the first 6 months of the program, we served three pediatric patients and 20 families who suffered a perinatal or infant loss.</p>				

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

In mid 2011, Hospice of the Chesapeake purchased a 6acre campus as its new headquarters. Located in central AACounty, between our two primary referring hospitals, the campus will become the permanent home of our operations which will include new teaching and research activities focused on providing care to those with advanced illness. The campus will be home to The Life Center-our grief counseling program. In this setting, we will use the strength of Hospice of the Chesapeake to differentiate other service lines and partner with like-missioned agencies to better address specific needs in our community-for those living with advanced illness. This acquisition and relocation will decrease our annual operating expenses by \$350,000. With decreasing Medicare reimbursements, cost containment has become a focus while still maintaining a high level of quality care for our patients and their families. Phase 1 of our project includes the renovation of an existing 26,000 sq.ft. office building which will become our new admin. office and home to The Life Center. It also includes some necessary improvements to the exterior, including sewer line hook-up and parking lot repaving. We seek State support to complete Phase 1 by Fall 2012. Following this, we will start Phase 2 which will include a 14-bed in-patient facility.

*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>	\$5,300,000
<b>Design</b>	\$75,000
<b>Construction</b>	\$1,440,000
<b>Equipment</b>	
<b>Total</b>	\$6,815,000

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

Source	Amount
State Bond	\$600,000
AA County capital grant	\$200,000
cash in hand (secured)	\$375,000
mortgage (secured)	\$3,000,000
In-kind property donation (secured)	\$2,300,000
private fundraising	\$340,000
<b>Total</b>	\$6,815,000

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
complete	complete	July, 2012	December, 2012
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
375000		0	1000+
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Hospice of the Chesapeake, Inc.445 Defense HighwayAnnapolis, MD 21401		90-92 Ritchie HighwayPasadena, MD 21122	
20. Legislative District in Which Project is Located			
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>	Charles Bagley	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.573.1626		yes
<b>Address:</b>		If Yes, List Appraisal Dates and Value	
Bagley & Rhody, P.C.2661 Riva Road, Building 1000, Suite 1001Annapolis, MD 21401		March 7, 2011	\$5,350,000

<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>
150	155	\$16.5 M	\$17.3 M
<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>			yes
<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>
Partners In Care	ends 12/31/13	in kind	2900
Sunny Montessori	ends 12/31/12	\$2250/per mo	2367
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	26000		
<b>Space to Be Renovated GSF</b>	26000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1970

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

National statistics illustrate an aging population with increased healthcare needs which will result in a greater need for hospice and palliative care services. We have experienced a 25% growth in patient daily census over the past three years and we anticipate a continued increase of approximate 5% over the next three years resulting in an average daily census in 2014 of 360.

The renovation of the Hospice of the Chesapeake administrative building will allow us to expand our administrative staff by approximate 5 people in the following departments: Finance, Volunteers, Philanthropy, and Human Resources. The renovated building will allow us to reconfigure The Life Center - our grief counseling program - to accommodate even more families and community members in new and existing grief counseling sessions.

Also, the renovation will afford us the opportunity to create a new 5,000 square ft conference center which will allow for the following:

- greater general community educational opportunities
- opportunities for formal training programs with medical students and internships
- increased professional development opportunities for the Hospice of the Chesapeake team as well as training opportunities for other regional healthcare professionals
- support group expansions to serve more TLC clients from our community including the newly launched Perinatal and Infant Loss Support Program
- expansion of our alternative therapies including healing arts, music therapy, healing touch, Reiki massage, and acupuncture
- community access to a local conference facility for little to no cost.

The construction/renovation project will initially result in job creation of approximately 15-20 construction jobs and approximately 5 new permanent positions within Hospice of the Chesapeake's administrative departments. Within 2-3 years, we plan to build a new 14-bed inpatient care center on the property which will require skilled healthcare workers as well as some supporting positions. In total, perhaps another 20-25 jobs will be created.

Our goal for 90 Ritchie Highway is to create a "campus" focused on health and well being for those in our community (patients and their families) suffering the effects of advanced illness. We will partner with like-minded non-profit organizations to expand our range of care and wrap our collective arms around all those in need of healthcare and other services at the end of life.