

State of Maryland

2013 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr1485	sb0402	lr1487	hb0939	Wasserman Residence Phase 2 Renovations
3. Senate Bill Sponsors				House Bill Sponsors
Frosh				Lee
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery 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 Governors of Charles E. Smith Life Communities, Inc. for the design, construction, repair, renovation, and reconstruction of the Wasserman Residence.</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	
Susan G. Moatz		301-816-7746	moatz@hebrew-home.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Charles E. Smith Life Communities is a comprehensive, not-for-profit geriatric care system dedicated to providing a broad array of medical, social and residential programs and services to elderly persons. The 102 year-old Hebrew Home, the cornerstone of our organization, has a total of 556 licensed nursing home beds in two residences located on a 38-acre wooded campus in Rockville, Maryland. Seventy-two percent of the Home's long-term care residents receive state assistance through the Medicaid program. In addition to nursing care, the Charles E. Smith Life Communities facilities include Revitz House, a 250-apartment HUD-subsidized, independent senior living community, and Ring House a 250-apartment independent senior living residence offering below market rate apartments to financially qualified seniors, Landow House, our 60-unit assisted living residence, our new Cohen-Rosen House providing assisted living memory care for 18 residents, an outpatient primary medical care center, and a 70-bed, short-stay rehabilitation center. The programs and services of Charles E. Smith Life Communities are open to all.</p>				

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

The Wasserman Residence, which first opened its doors in 1969, houses 250 frail elderly residents, 72% of whom are on Medicaid assistance. The building underwent its last major renovation almost 20 years ago but the bathing areas have not been renovated since the building was completed in 1969. All bathing and showering is provided currently in two central bathing areas. The environment in these areas does not lend itself to a positive bathing experience. Finishes are institutional and cold. The shower stalls are tight and make it difficult for staff to assist and for residents using mobility aids to navigate. Since then, there have been huge changes in approaches to skilled nursing care, both in terms of medical practices and especially, in relation to the physical environment within which care is provided. The current emphasis is on person-centered care delivered in a more home-like setting that incorporates more opportunities for personal choice. The renovation will include: removal of the bath tubs to create large, walk- in assisted showers, and upgraded finishes and lighting to provide a more natural and home-like feel and create a spa experience for our frail elderly residents.

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	\$175,000
Construction	\$962,000
Equipment	0
Total	\$1,137,000

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

Source	Amount
board designated funds from donations	\$637,000
State of Maryland bond bill	\$500,000
Total	\$1,137,000

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
July, 2013	November, 2013	January 2014	June 2014
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
\$637,000		278	278
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2000	\$650,000	Renovations in our Smith-Kogod Residence to create a dedicated Alzheimer's Nursing Care Center	
2008	\$760,000	Purchase of emergency generators	
2009	\$650,000	Replacement of portico at HUD-subsidized, low income Revitz House residence	
2011	\$675,000	Renovations to Revitz House, our 35 year old, low-income residence	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Charles E. Smith Life Communities 6121 Montrose Road Rockville, Maryland 20852		6121 Montrose Road Rockville, Maryland 20852	
20. Legislative District in Which Project is Located	16 - Southern Montgomery 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:	Howard Sollins Ober/Kaler	Has An Appraisal Been Done?	Yes/No
Phone:	410-685-1120		
Address:	If Yes, List Appraisal Dates and Value		
100 Light Street Baltimore, Maryland 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
900 in long term care	900 in long term care	\$61,047,050 for long term care	\$61,047,050 for long term care
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
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	142,726		
Space to Be Renovated GSF	1770		
New GSF	1770		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1969

28. Comments: (Limit Length to Visible area)

Additional State Capital Grants:2012 \$675,000 Renovations to Revitz House, our 35 year old
low-income independent living residence.