

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project	
lr3557	sb1064			St. Mary's Nursing Center	
3. Senate Bill Sponsors				House Bill Sponsors	
Waugh					
4. Jurisdiction (County or Baltimore City)				5. Requested Amount	
St. Mary's County				\$250,000	
6. Purpose of Bill					
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the St. Mary's Nursing Center facility					
7. Matching Fund					
Requirements: Equal			Type: 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 Ph#	Email Address	
Lois Annette Hodges			301-475-8000	ahodges@smnci.org	
10. Description and Purpose of Organization (Limit length to visible area)					
<p>St. Mary's Nursing Center, Inc. (SMNCI) was built in 1986. It houses and provides healthcare services to 160 residents in its four-story 89,000 square foot building. It is licensed through the Department of Health and Mental Hygiene's Office of Health Care Quality and is the only non-profit long term care facility in St. Mary's County. Its purpose and goal is to provide quality long and short term nursing and rehabilitative services to our community. Services include physical, occupational and rehabilitative therapies as well as activities to enhance the physical and mental well-being of our residents. Receiving the grant funding will allow the facility to complete Phase IV of its project and rehabilitate its aging facility and equipment. This will ensure that SMNCI can continue to provide quality healthcare services.</p>					

11. Description and Purpose of Project (Limit length to visible area)

Due to the 31 year age of the building, in 2013 the facility developed a plan to refurbish and make improvements. The first of four phases began in 2013 to the 2nd floor nursing unit. The project consisted of replacing flooring, upgrading bathing facilities, new rehabilitative equipment, resident dining areas, nursing stations and replacing furniture. Phase I - began in 2013 with these refurbishments and upgrades to the 2nd floor nursing unit. Phase II - began in 2014 with these refurbishments and upgrades to the 1st floor nursing units 1A & 1B and the lobby. A larger rehabilitation gym was created for its growing need for space for therapies. Phase III - began in 2016 with these refurbishments and upgrades to the 4th floor nursing unit.
(cont'd on #28)

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	\$714,000
Equipment	\$182,000
Total	\$896,000

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

Requested State Bond Bill	\$250,000
Capital Reserve Fund	\$120,000
Funds expended for project prior to Bond Bill:	
Phase I	\$70,000
Phase II	\$360,000
Phase III	\$96,000
Total	\$896,000

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
7/1/2017	TBD	TBD	6/30/2018
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
120000.00	400		400
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
NONE			
19. Legal Name and Address of Grantee		Project Address (If Different)	
St. Mary's Nursing Center, Inc. 21585 Peabody Street Leonardtown, Maryland 20650			
20. Legislative District in Which Project is Located	29A - St. Mary's County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Henry E. Schwartz, LLC	Has An Appraisal Been Done?	Yes/No
Phone:	410-938-8800		No
Address:		If Yes, List Appraisal Dates and Value	
Pessin Katz, Law, P.A. 901 Dulaney Valley Road Suite 400 Towson, MD 21204			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
208	208	14145000.00	14375000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	89,000		
Space to be Renovated GSF	15,625		
New GSF	89,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1986

28. Comments

SMNCI would now like to complete Phase IV and refurbish and upgrade the 3rd floor nursing unit, which provides care to residents with Alzheimer's disease and dementia. With the steady increase of individuals diagnosed with Alzheimer's disease and dementia, SMNCI has an increasing need to provide a nursing unit with the necessary equipment and furnishings to meet the needs of those with this diagnosis.

As part of Phase IV, the facility's domestic hot water furnace and hot water storage tanks are 31 years old and at the end of their useful life and need replacing.

In addition to the internal renovations of the nursing units, there is a need to repair exterior deterioration of the original brick and mortar on areas of the building, replacement of the original windows and various repairs to the sidewalks.