

State Of Maryland
2018 Bond Bill Fact Sheet

1. Senate LR #		House LR #		2. Name Of Project
Bill #		Bill #		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 building				
7. Matching Fund				
Requirements: Equal		Type: 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 Ph#	Email Address	
Lois Annette Hodges		301-475-8000	ahodges@smnci.org	
10. Description and Purpose of Organization (Limit length to visible area)				
St. Mary's Nursing Center (SMNC) was built in 1986. It provides services to 160 residents. It is licensed through the MD Dept. of Health and is the only non-profit nursing facility in St. Mary's County. SMNC averages 375 admissions a year with 70% returning home from rehabilitation in 2017. SMNC has been designated 5 Stars through CMS, ranks in the top 15% of all MD facilities through the Department of Health's pay-for-performance program, and received a 100% recommendation rate from the MD Health Care Commission's Family Satisfaction Survey. Its purpose and goal is to provide quality nursing and rehabilitation services, including physical, occupational and speech therapies. Grant funding will allow the facility to continue repairs and refurbishment of its aging facility and equipment, ensuring that SMNCI can continue to provide quality healthcare services.				

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

Due to the 32 year age of the building, in 2012 the facility developed a plan to refurbish and make improvements. The first of five phases, consisting of replacing the HVAC system, roof, flooring, upgrading bathing facilities, purchasing of new rehabilitative equipment, upgrading resident dining areas, nursing stations and furniture, began. Phase I - began in 2012 with replacement of roof and HVAC. Phase II - began in 2013 with refurbishments and upgrades to the 2nd floor nursing unit. Phase III - began in 2014 with refurbishments and upgrades to the 1st floor nursing units, main lobby and the creation of a larger rehabilitation gym for the growing need for space for therapies. Phase IV - began in 2016 with similar 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	\$0
Design	\$0
Construction	\$346,000
Equipment	\$154,000
Total	\$500,000

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

Requested State Bond Bill	\$250,000
Capital Reserve Fund	\$250,000
Total	\$500,000

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
7/1/2018	TBD	TBD	6/30/2019
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
0.00		500 patients	500 patients
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	14091000.00	14500000.00
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
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	89,000		
Space to be Renovated GSF	89,000		
New GSF	89,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1986
28. Comments	
<p>SMNC would now like to complete Phase V 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, SMNC has an increasing need to provide a nursing unit with the necessary accommodations to meet the needs of those with this diagnosis.</p> <p>As part of Phase V, the facility has renovated the 3rd floor bathing area and would like now to replace the flooring, upgrade the nurses' station, furnishings, heating and air units and other necessary accommodations.</p> <p>In addition to the internal renovations of the 3rd floor unit, we need to make repairs to exterior areas of the building. This will include repairs to the original brick and mortar that exhibits areas of deterioration, replace or repair the original windows that are no longer energy efficient and are leaking and to refurbish all window framing that is cracking and peeling due to the age of the building.</p>	