

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Friends House Retirement Community		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Zucker	Kaiser	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the senior housing facility at the Friends House Retirement Community		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Senator Craig Zucker		craig.zucker@senate.state.md.us
Anne Derby		301-924-7510
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Friends House Retirement Community, Inc. (FHRC) is a nonprofit Continuing Care Retirement Community (CCRC), licensed by the State of Maryland. Its mission is to create a caring community that connects residents and other seniors, volunteers and staff in a way that nurtures the physical, mental, emotional and spiritual well being of each of its residents. FHRC seeks to offer an affordable and fulfilling lifestyle for older persons of diverse background, economic means and abilities in a safe and caring environment. Friends House Nursing Home, part of Friends House Retirement Community, Inc. is a 5 star facility.</p>		

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

Phase Two of the Friends House Campus expansion and renovation plan involves the following: 1) Space design 2) Demolition of existing buildings 3)New Construction. Phase Two began in 2021 with the creation of a plan of action for site improvements. Under the leadership of CEO Philip Burkholder and Director of Facilities & Project Management, Michael Stoner a strategy for expansion will be realized. This strategy will include renovation of existing buildings, construction of affordable senior apartments, upgraded facilities and grounds, evaluation and possible expansion of assisted living, nursing care and rehabilitation facilities. Some of the current buildings will need to be demolished and modern buildings constructed. The cost estimate of phase Two Construction \$20,000,000. Friends House is seeking \$250,000.

*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>	\$0
<b>Design</b>	\$2,000,000
<b>Construction</b>	\$15,000,000
<b>Equipment</b>	\$3,000,000
<b>Total</b>	<b>\$20,000,000</b>

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

Montgomery County Capital Grant	\$250,000
Individuals	\$50,000
Foundations	\$50,000
Bank Financing	\$19,650,000
<b>Total</b>	<b>\$20,000,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
4/15/2021	12/21/2021	4/18/2022	8/31/2023
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
100000.00	353	515	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2017	\$50,000	Phase One	
2019	\$100,000	Phase One	
2021	\$200,000	Phase Two	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Friends House Retirement Community, Inc.		N/A	
<b>20. Legislative District in Which Project is Located</b>	14 - Montgomery County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Philip Burkholder	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	301-924-7510		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
17340 Quaker Lane Sandy Spring, MD 20860			

<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	175	14104136.00	14800000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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>			No
<b>D. If property is owned by grantee 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>
N/A	N/A	N/A	N/A
<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>	
N/A	N/A	N/A	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	N/A		
<b>Space to be Renovated GSF</b>	N/A		
<b>New GSF</b>	N/A		

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

2022-2025 (Phase two)

**28. Comments**