

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Park West Health System - Integrated Behavior Health		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Carter	Attar	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$1,500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Park West Health System facilities		
<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>
Delegate Dalya Attar		dalya.attar@house.state.md.us
Patrice Wallace		240-291-0836
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>For more than 50 years, Park West Health System (PWHS), a federally qualified health center (FQHC), has served as a comprehensive, primary health, dental, mental, and behavioral health provider to the residents of Northwest Baltimore City and surrounding counties through its network of health professionals and three (3) locations: Park West Belvedere at 3319 W Belvedere Avenue; Park West Men &amp; Family Center, at the intersections of Park Heights and Quantico Avenues; and Park West Reisterstown Road Plaza at 4120 Patterson Avenue. Its distinction as a FQHC means it can provide services to children, individuals, and families regardless of their ability to pay or insurance status. No one is turned away. Further, the PWHS service area carries the federal designations of medically underserved population area (MUPA) and health professional shortage area.</p>		

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

The building at Park West Belvedere Avenue was built in 1950 as a social club, later converted to a school, then the PWHC in 1972. Hence, the building is a critical community asset that is outdated by today's building standards. The Capital Expansion Project will add 15,245 sq. ft and renovate 10,710 sq. ft of the existing 2nd and 3rd floors. This will enable expansion of existing health services, creating a 7,000 sf behavioral health department for new disciplines such as psychotherapy and youth-specific behavioral health services including youth advocacy, intervention, violence prevention, trauma, school-based therapy, creative expression therapy, and group therapies (teen, peer, couple, family, social). The construction will address structural, coding, and ADA compliance issues and include an interior/exterior makeover. What remains for a December 2024 completion is the \$3.5-\$4M gap in construction funding, obtain permits, and break ground in the summer 2023.

*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>	\$15,000
<b>Design</b>	\$1,127,300
<b>Construction</b>	\$9,509,866
<b>Equipment</b>	
<b>Total</b>	\$10,652,166

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

	\$450,000
	\$500,000
	\$1,817,303
	\$1,000,000
	\$1,200,000
	\$1,000,000
	\$1,000,000
	\$2,000,000
	\$250,000
	\$1,500,000
<b>Total</b>	\$10,717,303

<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>
01/02/2020	12/15/2022	09/01/2023	12/01/2024
<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>	
2250000.00	7800	9725	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
DGS FY20	\$500,000		
MDH FY22	\$1,100,000		
MDH FY23	\$717,303		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Park West Health Systems, Inc. 3319 West Belvedere Avenue Baltimore, MD 21215			
<b>20. Legislative District in Which Project is Located</b>	41 - Baltimore City		
<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>	Dr. Allen J. Bennett	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-542-7800		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
3319 West Belvedere Avenue Baltimore, MD 21215			

<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>
115	121	13796046.00	15175650.00
<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>
<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>	30,831		
<b>Space to be Renovated GSF</b>	11,648		
<b>New GSF</b>	15,456		

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

1950

**28. Comments**

In February 2018, a "Meeting of Minds" where Bishop Donte' Hickman, Pastor of Southern Baptist Church, served as host was held in the boardroom of Park West Health System, 3319 W. Belvedere Avenue. In attendance were some of the most notable church leaders in Northwest Baltimore City. With great diplomacy, the message was clear. What this collective sought to accomplish in

community development and economic growth was not a short-term plan; but one that would help usher in a new era in the Northwest Baltimore corridor. Out of this gathering, the Park Heights FaithBased Community Development Corporation with Park West Health System (PW1-1S) as its business anchor was formed. This marked the beginning of Park West's contribution, the Park West Health System Capital Expansion Project (PWHS CEP).

The building and site that houses the federally qualified health center, Park West Belvedere Avenue, in Northwest Baltimore City was built 78 years ago and has proven to be insufficient for meeting the wellness needs of today's at-risk-populations. In 2002, a 10,000 sf new Women and Children's Center was constructed on the parking lot of the site. In 2019, as a result of a \$1 M federal grant, Pa West renovated the lower level converting an open-spaced dental department with 4 operatories into a full-service dental clinic with 8 exam rooms with operatories, lab, X-ray equipment, reception and waiting area.

It was during the lower level's renovations that structural issues were identified; mid asbestos, mold, and water leakages were remediated. Additionally, there are areas in the building that are not ADA compliant; and, the elevator cannot accommodate an emergency gurney. The Park West Health

System Capital Expansion Project addresses all of these issues with the creation of a new 15,245 sq. ft addition and the 10,710 sq. ft renovation of the existing 2nd and 3rd floors. The building will no longer appear as pieces joined to the main structure of 3319 W. Belvedere / \venue which entrance is taped off due to safety hazards but a cohesive building which enables the expansion and the delivery of existing health, dental, behavior and mental services while integrating new mental and behavioral health disciplines as it improves patient and public access and flow. In addition, a much needed interior and exterior makeover will be bestowed on the building making it a visible display of stakeholders' investments in the Park Heights' communities.

The pre-COVID-19 budget for the project was \$8.4M. As result of the pandemic's impacts on

construction supplies and costs, the post-pandemic budget was projected at \$10.6 in March 2022. Despite of the global pandemic and land use and rezoning issues with the City of Baltimore, the

project has continued to progress. The predevelopment phase (architectural design, drawings, civil engineering, Geotech, environmental studies, and such) and construction documents have been

completed. All that remains are to close a funding gap of \$3.5 to 4 million, respectively, obtain

permits, and break ground summer 2023, for a December 2024 completion.