

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Park West Health System		
2. Senate Sponsor	3. House Sponsor	
Attar	Ruff	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$1,250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Park West Health System, Federally Qualified Health Center facilities		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Patrice Wallace		240-291-0836
10. Description and Purpose of Organization (Limit length to visible area)		
<p>For 53 years, Park West Health System, Inc. (PWHS) has been a comprehensive primary health, dental, mental, and behavioral health services provider that responds to the unique and culturally sensitive health care needs of populations in its service area, an area comprised of 47.4% low-income and 82.9% African American, with even higher proportions of 57.7% low-income in 21217 and 95.5% African- Americans in 21216. Park West patients are likely to be enrolled in Medicaid (61.1%) or uninsured (15.4%). As a FQHC, Park West provides services to patients regardless of their ability to pay or insurance status. Further, its service area spans the surrounding suburban areas of Baltimore County, including Lochearn, Woodlawn, Gwynn Oak, Milford Mills, Pikesville, Windsor Mill, Randallstown and Owings Mills.</p>		

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

The Capital Expansion Project (CEP) is comprised of a 15,245 sq. ft new addition and the renovation of 10,710 sq. ft of the existing 2nd/3rd floors of the W. Belvedere Avenue location. Current health services will be expanded while integrating new disciplines in psychotherapy and youth behavioral health. Divided into 2 phases, Phase 1, which is fully funded (\$13.9M) and began Dec 2025, includes the construction of all core and shell work associated with the three-story addition and the interior fit-out of the 2nd floor of the existing building and new addition. The 1st and 3rd floors will be shell space at the conclusion of Phase 1. Phase 2 completes the building as designed and includes the interior fit-out of the 1st and 3rd floors: training room, staff lounge, call center, IT, admin offices, work areas, conference rooms, and boardroom. The requested capital bond funding will be used toward the Phase 2 project financing.

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	\$22,000
Design	\$1,572,000
Construction	\$12,963,000
Equipment	\$250,000
Total	\$14,807,000

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

BRNI FY20, FY22, FY24	\$700,000
MDH Capital Grant FY22, FY23, FY24	\$3,200,000
Congressional Direct Spending Grant FY23, FY24	\$2,500,000
City of Baltimore Grant FY24	\$900,000
Baltimore PCDA Grant FY24, FY25	\$1,100,000
HJ Weinberg Foundation	\$750,000
France-Merrick Foundation	\$200,000
Term Loans - NIIF, PCDC	\$4,088,000
Pending: MD Capital Bond Grant FY28	\$1,000,000
Congressional Direct Spending Grant FY28	\$369,000
Total	\$14,807,000

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
01/02/2020	11/2025 -Phased	01/15/2026	TBD
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	
950000.00	7,715	9,135	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
DGS Capital Bond Gr	\$500,000	Predevelopment Expenses for the Park West Health S	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Park West Health Systems, Inc. 3319 W. Belvedere Avenue Baltimore, MD 21215		(same)	
20. Legislative District in Which Project is Located	41 - Baltimore City		
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:	Dr. Allen J. Bennett, President/CEO	Has An Appraisal Been Done?	Yes/No
Phone:	443-884-7502		Yes
Address:		If Yes, List Appraisal Dates and Value	
3319 W. Belvedere Avenue Baltimore, MD 21215		7/9/2025, As Is	2270000.00
		10/1/2026, Phase I	13937000.00
		1/1/2027, Phase 1	15937000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
110	134	15398000.00	20265000.00
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	30,075		
Space to be Renovated GSF	27,104		
New GSF	45,531		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1950
28. Comments	
<p>Other items of note concerning the capital improvements to the Park West 3319 W. Belvedere Avenue location in the Park Heights/Pimlico corridor:</p> <ul style="list-style-type: none"> - The addition and renovation are designed to accommodate clinical and office suites which will be relocated and expanded as needed to best serve the provided services and operations at the health center. The current and proposed primary use of the space is as a Business (Type B) Medical Office Building, including a mixture of outpatient suites (Behavioral Health, Pediatric, Dental, Adult Medicine, Womens Health, Pharmacy) as well as Various Executive/Administrative Suites. There will be an assembly space used for occasional community and staff events, this assembly space will also be used for (WIC) services and food bank distribution. - Park West Medical Center has JCAHO accreditation for a Federally Qualified Health Clinic and is subject to CMS inspection. All new work and renovated areas will be in compliance with ADA. <p>The work consists of the construction of a new +/- 15,456 gsf, 3 story addition to an existing medical office building, and the partial renovation of +/-11,648 gsf of the existing building. The lower level is partially underground. The addition will include 2 new exit stairwells and 1 new elevator (3,500 lb capacity, 300fpm, service size to accommodate a stretcher).</p> <ul style="list-style-type: none"> - The new entry lobby will be at grade with an open stair connecting to the remainder of the entry level. New Restrooms are provided on the Entry and Upper Levels. Each level shall have Janitor Closet/Telecom/Electrical rooms and Mechanical Shafts as indicated on the plans. - The new exterior envelope will be a combination of Brick cavity wall, insulated metal panel system, and UHP Concrete Taktl Rainscreen Panel Systems. Portions of the existing exterior envelope will be overclad with UHP Concrete veneer Panel Systems. Exterior canopies shall be metal panel roofing, exterior grade steel structure with un-insulated metal panels and UHP Concrete Taktl veneer pedestals. - Interior finishes for the walls of the Lower Level Entry Lobby and Upper Level building reception to be a combination of paint, wall treatments, and expressive artwork produced through a series of multigenerational, multicultural, and multifaith community engagement art workshops facilitated by nationally-acclaimed and Baltimores own artist, Jay Wolf Schlossberg-Cohen. - A vegetated flat roof system shall be installed on the addition. Roofing system below vegetated system shall be a fully adhered TPO system with cover board and tapered rigid insulation, minimum slope with parapets as indicated on the drawings. Existing portions of the building shall be re-roofed where indicated as part of this scope of work. Walkway pads will be provided at the building roof level around mechanical equipment. Building shall have roof drains with overflow scuppers. Metal panel roof screen around existing mechanical equipment shall be provided. A type L Roof access hatch with will be provided for roof access. - Site improvements include demolition of existing covered entryway, building entrance stairs and canopy as indicated, new decorative security perimeter fencing, storm water management, pedestrian access/walkways/stairs, new exterior pedestrian canopy, new grading, hardscaping, and 	