# State Of Maryland
# 2026 Bond Initiative Fact Sheet

| **1. Name Of Project** | | |
|---|---|---|
| Residences at Vantage Point | | |
| **2. Senate Sponsor** | **3. House Sponsor** | |
| Howard County Senators | Howard County Delegation | |
| **4. Jurisdiction** (County or Baltimore City) | **5. Requested Amount** | |
| Howard County | $800,000 | |
| **6. Purpose of Bond Initiative** | | |
| the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of | | |
| **7. Matching Fund** | | |
| Requirements:<br><br>Grant | Type: | |
| **8. Special Provisions** | | |
| [ ] Historical Easement | [ X ] Non-Sectarian | |
| **9. Contact Name and Title** | **Contact Ph#** | **Email Address** |
| Pierce Carey | | 410-992-1101 |
| | | |
| | | |

**10. Description and Purpose of Organization** (Limit length to visible area)

Residences at Vantage Point (RVP) is Howard County's only Life Plan retirement community for adults age 60 and older offering the security of life care. Initially known as "Vantage House", we officially opened our doors in 1990. Today, Vantage Point offers our residents the security of life care throughout our various facilities on campus. We proudly serve more than 300 residents who call Vantage Point their home. The community offers 201 independent apartments, 26 assisted living apartments, 24 assisted living memory support apartments, and comprehensive nursing care with 44 private and semi-private accommodations. We are a not-for-profit, privately owned corporation governed by a Coporate Board of Directors.

| **11. Description and Purpose of Project** (Limit length to visible area) |
|---|
| RVP is a Continuing Care Retirement Community (CCRC) offering a full spectrum of living options, including comprehensive nursing care with 44 private and semi-private accommodations. However, the assisted living and nursing care facilities are original to the 1990 build and are therefore outdated and require significant renovations to better meet the needs of residents. Residences at Vantage Point partnered with an outside architecture and design firm to plan the redevelopment of our Assisted Living and comprehensive nursing care facilities. Their plans, now finalized (and inclusive of preliminary cost estimates), have been delivered to our Board, which has approved them. Funding of these plans was paid for in part by our LBI request last year. This year's funding request will support architectural design & engineering (A&E) and other preliminary project costs prior to the start of full renovation construction, anticipated for 2027. |

*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** | $1,400,000 |
| **Construction** | |
| **Equipment** | |
| **Total** | $1,400,000 |

| **13. Proposed Funding Sources - (List all funding sources and amounts.)** | |
|---|---|
| Legislative Bond Initiative Grant | $800,000 |
| Residences at Vantage Point Capital Reserves | $600,000 |
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| **Total** | $1,400,000 |

| **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** |
| 3/1/2026 | 6/30/2026 | TBD | 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** |
|---|---|---|
| 500000.00 | Approximately 300 | Approximately 300 |

| **18. Other State Capital Grants to Recipients in the Past 15 Years** | | |
|---|---|---|
| **Legislative Session** | **Amount** | **Purpose** |
| 2025 | $125,000 | Preliminary project planning and feasibility study |
| | | |
| | | |
| | | |

| **19. Legal Name and Address of Grantee** | **Project Address** (If Different) |
|---|---|
| Columbia Vantage House Corp. d/b/a/ Residences at Vantage Point. 5400 Vantage Point Rd. Columbia, MD 21044 | |

| **20. Legislative District in Which Project is Located** | 12A - Howard 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:** | RVP Corporate Board | **Has An Appraisal Been Done?** | Yes/No |
| **Phone:** | (410) 964-5454 | | No |
| **Address:** | | **If Yes, List Appraisal Dates and Value** | |
| 5400 Vantage Point Rd. Columbia, MD 21044 | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---|---|---|
| **Current # of Employees** | **Projected # of Employees** | **Current Operating Budget** | **Projected Operating Budget** |
| 156 | 156 | 16000000.00 | 16000000.00 |

| **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 | | | |
| | | | |
| | | | |
| | | | |
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| | | | |

**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** | 35,000 SQ FT |
| **Space to be Renovated GSF** | 35,000 SQ FT |
| **New GSF** | |

| | |
|---|---|
| **27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion** | 1990 |

**28. Comments**

We appreciate the State's support last year and look forward to continuing this project on behalf of Maryland citizens age 60 and older. Additionally, we are gratified to have received permission in 2025 to open our health center beds to the community and have already begun to admit individuals for rehabilitative care. We expect this service to help alleviate hospital congestion, especially in Howard County. Our planned renovation will have a direct impact upon this service by modernizing rooms with the latest healthcare technology and ADA compliant features. Thank you for your conideration and support.

Please note that we were unable to change the CONTACT fields but that Pierce Carey received and accepted another offer and is no longer with the community. Please make your contact Rock H. Schuler, Director of Development, 301-455-5437 and schulerr@vantagepointresidences.org. Thank you.