State Of Maryland
2019 Bond Initiative Fact Sheet

1. Name Of Project		
Friends House Retirement Community		
2. Senate Sponsor	**3. House Sponsor**	
Zucker	Luedtke	
4. Jurisdiction (County or Baltimore City)	**5. Requested Amount**	
Montgomery County	$100,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new assisted living building at the Friends House Retirement Community		
7. Matching Fund		
Requirements: Equal	Type: The grantee shall provide and expend a matching fund	
8. Special Provisions		
[ ] Historical Easement	[X] Non-Sectarian	
9. Contact Name and Title	**Contact Ph#**	**Email Address**
Anne Derby	301-924-7510	aderby@friendshouse.com
10. Description and Purpose of Organization (Limit length to visible area)		
Friends House Retirement Community, Inc. (FH) is a senior living and care community located in Sandy Spring Maryland, just north of Silver Spring and east of Olney, and has been serving seniors for over 50 years. FH serves low-to-moderate income seniors, providing housing, healthcare and other services, and offering an affordable and fulfilling lifestyle to persons of diverse backgrounds, economic means, and abilities. Its goal is to connect residents in a caring community that encourages physical, mental and emotional well-being.		

11. Description and Purpose of Project (Limit length to visible area)
Friends House is conducting a multi-phase expansion and renovation project. Phase One and Two will operate simultaneously. Phase One concentrated on Residential living and Phase Two will focus on Assisted Living, Memory and Nursing Home care. Phase Two of the Friends House (FH) expansion and renovation addresses the demand for both Skilled Nursing and Assisted Living. These services are currently being provided in Thomas Hall, Stabler Hall, and include common spaces and food service areas. In order to adequately asses the costumer landscape FH will conduct a Market Study to determine these needs. Upon completion of the study, construction and renovation will begin.

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	$325
Construction	
Equipment	
Total	$325

13. Proposed Funding Sources - (List all funding sources and amounts.)	
Maryland Bond Bill	$100
Montgomery County Grant	$100
Cash Reserves	$125
Total	$325

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**
3/25/2019	11/1/2019	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
125.00	103	124-200

18. Other State Capital Grants to Recipients in the Past 15 Years		
Legislative Session	**Amount**	**Purpose**
2017	$50,000	Phase One of our construction and renovation

19. Legal Name and Address of Grantee	Project Address (If Different)
Friends House Retirement Community, Inc. 17340 Quaker Lane Sandy Spring, MD 20860	

20. Legislative District in Which Project is Located	14 - Montgomery 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:	Kevin Harrington	**Has An Appraisal Been Done?**	Yes/No
Phone:	301- 924-7510		
Address:		**If Yes, List Appraisal Dates and Value**	
17340 Quaker Lane Sandy Spring, MD 20860			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	**Projected # of Employees**	**Current Operating Budget**	**Projected Operating Budget**
179	192	12600000.00	14000000.00

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?	Yes

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
Partnership between Friends House Retirement	70 years	$1	69,696

E. If property is leased by grantee - Provide the following:

Name of Leaser	Length of Lease	Options to Renew
Friends House Retirement Community, Inc.	70 years	no

26. Building Square Footage:

Current Space GSF	58,522
Space to be Renovated GSF	58,522
New GSF	tbd

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2020

28. Comments

Friends House was founded in 1967 as an affordable community for seniors and offers area seniors a full continuum of care; independent living to nursing home care. Our first residents were local Quakers but today Friends House welcomes residents from all religious backgrounds.

Looking into the future of senior living and care Friends House has embarked on a multi phased project to improve and increase the services offered. Residential living was the primary focus of Phase One. Assisted Living, Nursing Care and Memory Care are the focus on Phase Two. (each phase also includes common space development or improvements)

To determine how many assisted Living and Nursing Care apartments/rooms are needed it is critical to have a Market Study performed by a 3rd party. The Study will include the following:

- Market demand for Assisted Living, Memory Care and Skilled Nursing
- Concept Design of location and services
- Assessing the budgets, timing and financial performance of proposed health care program
- Need for physical upgrades. This includes building construction of differing magnitudes
- Determine the number of required Skilled Nursing Beds, Assisted Living and Memory Care Units, reflecting the changing demands of the user.
- Evaluate a cost care model taking into account construction costs, staffing costs, and revenue potential.

Strategies to be researched are: renovate the existing buildings; add to the existing buildings; demolish the existing building and construct a new one. Once the market study is complete decisions will be made regarding what type of services will be provided at each level of care and what facility changes need to reflect those services.

The Market Study is essential when deterring the consumer landscape for future growth.

Shortly after the Market Study is completed Friends House will move forward with design, renovation and construction of existing and additional facility space.