

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3826	sb1170			Macky and Pam Stansell House of Coastal Hospice at the Ocean
3. Senate Bill Sponsors				House Bill Sponsors
Mathias				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Worcester County				\$250,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Macky and Pam Stansell House of Coastal Hospice at the Ocean				
7. Matching Fund				
Requirements: Equal			Type: The grantee shall provide and expend a matching fund	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Alane Capen			410-742-8732	acapen@coastalhospice.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Coastal Hospice offers comprehensive hospice and palliative care in homes, assisted living, nursing homes, and its own inpatient center. Coastal Hospice promotes dignity and quality of life patients and families who face life-limiting conditions by reducing the symptoms and suffering of patients who live in the four counties comprising Maryland's Lower Eastern Shore. In Dorchester, Somerset, Wicomico and Worcester counties, Coastal Hospice provides medical care, social services, spiritual and emotional support, volunteer companionship and expert education for families in the care of their loved ones in their final months of life. Crucial supportive care continues for the bereaved in the aftermath of their loss. Coastal Hospice was incorporated in 1980 and continues to meet or exceed all requirements of the Joint Commission and Medicare's Conditions of Participation.</p>				

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

The Macky and Pam Stansell House at Coastal Hospice at the Ocean (MPSH) will be a hospice residence and outreach center for Marylands Lower Eastern Shore. For patients in our region who lack adequate support, the MPSH will provide the dignity of hospice care with the comforts of home. Twelve rooms will provide safety and privacy, yet accommodate family members who wish to stay in the patients final months. 12 bedrooms, a living room, kitchen, sunroom and deck will provide the ambiance, safety and around the clock care for residents. Additionally, the hospice staff and volunteers who serve patients living in Worcester and Somerset Counties, (approximately 90 patients each day), will work from the ground level. Outreach programs will include an outpatient palliative care clinic, volunteer training and grief counseling and support groups open to the community.

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	\$1,530,919
Design	\$479,000
Construction	\$5,600,000
Equipment	\$340,000
Total	\$7,949,919

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

Proposed State Grant	\$250,000
Prior State Grant	\$500,000
Private Fundraising and Foundations	\$2,063,791
Pledges Recievable	\$722,475
Construction in Progress and Land	\$2,375,780
Loan/Mortgage through Farmers Bank of Willards	\$2,037,873
Total	\$7,949,919

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
complete	2/28/2018	12/26/2017	10/31/2018
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
4662046.00	0		75 - 100
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2012	\$500,000	Coastal Hospice at the Ocean Hospice Residence	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Coastal Hospice, Inc. 2604 Old Ocean City Road Salisbury, Maryland 21804		1500 Ocean Parkway Ocean Pines, Maryland 21811	
20. Legislative District in Which Project is Located	38C - Wicomico and Worcester Counties		
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:	Joseph Moore, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	410-289-3553		Yes
Address:		If Yes, List Appraisal Dates and Value	
3509 Coastal Highway Ocean City, MD 21842			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	12	12601000.00	790000.00
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	20,000		
Space to be Renovated GSF	20,000		
New GSF	3021		

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

2008 for the unfinished shell

28. Comments

Patients admitted to the Macky and Pam Stansell House, will be those who are terminally ill, and no longer safe at home due to the lack of an able caregiver in the home. As this is a residence, insurance pays hospice just as if the patient were residing in their own home. Room and board will be assessed on a sliding scale fee so no one is turned away due to lack of ability to pay. The Coastal Hospice Thrift Shop, operations and events will support the sliding scale fees. Unlike a nursing facility, the 24 hour caregivers will be hospice/end of life trained. In addition to the jobs created, this facility will ease the financial burden of health care on the Lower Eastern Shore. In virtually all cases, hospice and palliative care patients in crisis receive the care they need where they reside, rather than call for emergency assistance. Clinical testing is rarely required. For a significant percentage of Marylanders, this project can break the home-to-ambulance-to-emergency department-to-intensive care cycle that so often accompanies medical crises in the elderly.

The majority of hospice patients are over the age of sixty five. The four-county region served by Coastal Hospice & Palliative Care is home to a higher percentage of seniors (19.6% aged 65 and older, Maryland state average is 14.6%) than any other in the State. In Worcester County, where our project is located, 26.6% of the population is over the age of 65. National studies have proven the cost savings realized when patients with serious and/or life-limiting diagnoses have ready access to symptom management: from physical pain to emotional and spiritual suffering.

The project was prompted by reports from the clinical team, confirmed by a Bed Needs Assessment, that Coastal Hospice patients need a hospice residence located in Northern Worcester County. In 2009, the first step in response was leasing an 1175 sq. ft. space on Racetrack Road in Berlin, a meeting room, rest room and supply closet for clinicians and volunteers serving Worcester and Somerset counties. The lease will be retired as soon as the Macky and Pam Stansell House is ready for occupation. The original site for the house was in Berlin, on property purchased in 2011. Since then we were able to acquire a beautiful waterfront property with an abandoned shell of a building on it, that was originally to be a clubhouse. the project has now gone from 16,000 sq. ft. to 24,000 sq. ft. and doubled the patient bedrooms.

The Macky and Pam Stansell House will provide a 12-bed residence, space more suited to the needs of the clinical team, and an outreach center. The outreach center will include space for individual palliative care and grief support consultations, a meeting space for bereavement support, staff and community meetings and education. The location will provide the ambiance of peace and tranquility that we all wish for at the end of life.