

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
Park West Health System		
2. Senate Sponsor	3. House Sponsor	
Carter	Bridges	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$1,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Park West Belvedere facility		
7. Matching Fund		
Requirements: Equal	Type: The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.	
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	p.wallace@myactv.net
Alan J. Bennett		443-884-7502
10. Description and Purpose of Organization (Limit length to visible area)		
<p>For 48 years, Park West Health System (PWHS), a FQHC, has been a comprehensive primary and behavioral health care provider for youth, adults and families in the Northwest Baltimore corridor and surrounding counties. As a FQHC, its services are offered regardless of a person's or family's ability to pay or insurance status. Park West's target population of 150,000 is a subset of the total service area population of 389,762. The target population is prioritized based on health, demographic, and socioeconomic characteristics that indicate the highest needs which includes service area residents living in poverty, persons enrolled in Medicaid, the uninsured, residents of public housing, persons with HIV, homeless individuals and families, persons with substance use disorders and mental health issues, and adults without an usual source of care.</p>		

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

The capital expansion project will add a 10,000 sq ft addition and renovate the existing 2nd and 3rd floors of Park West Belvedere. Improvements will enable new and expanded services in Social Relationship Therapy (Teens, Families, Couples and Groups); Intervention; Psychotherapy; Mental Health (Trauma, Interpersonal Skills, Art & Music Therapy); Substance Use Disorders; and Addictive Behaviors. This project has site control and the building is mortgage cleared. Experiences dictate that the availability and introduction of new methodologies will have a generational impact. Comprehensive services will address the mental, emotional and physical well-being of patients from infancy to older adults, most of whom are burdened with extreme economic, social and environmental risk factors that contribute to poor health and create barriers to accessing health services.

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	\$0
Design	\$489,000
Construction	\$3,900,000
Equipment	\$511,000
Total	\$4,900,000

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

MD BRNI Funds - Region 1	\$200,000
HJ Weinberg Foundation	\$1,200,000
Abell Foundation	\$500,000
France-Merrick	\$200,000
MD Dept of Health FQHC Capital Grant	\$500,000
Reinvestment Fund	\$300,000
MD Higher Education and Healthcare Facilities Authority	\$750,000
MD Capital Bond Bill Grant	\$1,000,000
TBD	\$250,000
Total	\$4,900,000

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
2/10/2020	9/18/2020	3/1/2021	10/3/2022
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
3650000.00	7,063		15,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Park West Health System, 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	Has An Appraisal Been Done?	Yes/No
Phone:	(443) 884-7502		Yes
Address:		If Yes, List Appraisal Dates and Value	
Park West Health System, Inc. 3319 W. Belvedere Avenue Baltimore, MD 21215		April 2019	2433700.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
115	150	12000000.00	25000000.00
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
WIC	TBD	Build-Out,	TBD
Baltimore City Social Services	TBD	Build-Out,	TBD
Nutritional Lobby Cafe (i.e. Subway, Salad)	TBD	Build-Out,	TBD
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Baltimore City Youth Services (TRY, Inc)	10+ years	Yes	
WIC		@ No Cost	
26. Building Square Footage:			
Current Space GSF	30,850		
Space to be Renovated GSF	12,238		
New GSF	2,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1950
28. Comments	
<p>Built in 1950, Park Wests Belvedere facility at 3319 West Belvedere Avenue, Baltimore, MD 21215 in the Park Heights/Pimlico community is outdated by todays standards; lacks the necessary square footage to house and execute programs effectively; and has proven to be insufficient for meeting the considerable health, dental and behavioral needs of todays service area residents. As a partial solution, Park West completed in May 2019 a grant funded \$1.5 M renovation to the buildings lower level converting an open-spaced dental clinic into usable space that lessens the 2-3 hour intake, exam and discharge process time per patient for adult medicine; adds 5 additional exam rooms for adult medicine; increases the number of dental operatories in the dental clinic from the 4 to 7 exam rooms with operatories; integrates a new dental electronic medical record system; hosts an upgraded registration/reception flow-through area; and, incorporates energy-efficient electrical, plumbing, heating and air conditioning systems. The project took 2 years to complete due to asbestos, mold and water leakage remediation. However, having gone through the remediation of the forementioned, we are prepared to counter any additional exposure.</p> <p>In May 2018, this capital expansion project was initiated to construct a 10,000 sq ft addition to Park West Belvedere with renovations to the 2nd and 3rd floors commenced. The total project cost has been estimated at \$4,9 M with a targeted completion date of Fall 2022. PWHS has site-control and the building is clear of any mortgage, making it shovel-ready upon securing funding. In November 2019, Governor Larry Hogan announced the award of a \$200,000 Baltimore Regional Neighborhood Initiative (BRNI) grant to PWHS for predevelopment efforts. We are pursuing the capital bond bill for construction.</p> <p>Park West's Board and staff have navigated the nonprofit through the volatile eras of Managed Care, Welfare Reform, the signing of the Patient Portability and Affordable Care Act (ACA), the threat of ACAs repeal and numerous healthcare cuts and funding cliffs. Its service area has carried the federal designations of Medically-Underserved Area/Population (MUA/P) and Health Professional Shortage Area (HPSA) for more than 30 years, making its continued presence vital to the population it serves. Park West means guaranteed health services for families in close proximity of their homes.</p> <p>As a non-profit and FQHC, public funds are slated for Park West's operations and service deliveries. Although ambitious, we strive to receive grants to cover the cost of the new construction in its entirety. It is our goal to exhaust all possibilities for grants or gifts before considering loan options. We are most grateful for this opportunity.</p>	