

# State Of Maryland

## 2021 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Gilchrist Center Baltimore		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Washington	McIntosh	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Gilchrist Center Baltimore facility		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Senator Washington		Mary.washington@senate.state.md.us
Delegate McIntosh		
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Gilchrist is a nationally recognized nonprofit leader in serious illness and end-of-life care. With elder medical care, counseling, and hospice, Gilchrist helps people at every stage of serious illness live life to the fullest and make informed choices about their care. Since 1994, the organization has served thousands of individuals throughout Central Maryland in homes, in skilled nursing and residential care communities, and at Gilchrist's three inpatient hospice centers in Towson (Gilchrist Center Towson), Columbia (Gilchrist Center Howard) and Baltimore City (Gilchrist Center Baltimore).</p>		

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

Formerly the Joseph Richey House, Gilchrist Center Baltimore (GCB) cares for the city's most underprivileged and underserved patients at the end of life, ensuring they have access to safe, compassionate care, regardless of background or ability to pay. But after 30 years operating out of several 130-year-old deteriorating rowhouses on Eutaw Street that require ongoing maintenance and financial resources, its time for a change. GCB has launched a \$15.3 million fundraising campaign to relocate operations to Stadium Place. This new state-of-the-art inpatient hospice facility at the former site of Memorial Stadium will remain a vital resource for terminally ill city residents. When completed, the new GCB will be a 30,000-square-foot building situated on 1.5 acres, providing 18 adult and 4 pediatric private rooms for inpatient residential hospice and respite care. These are the only pediatric inpatient hospice beds in the State of Maryland.

*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**

<b>Acquisition</b>	\$250,000
<b>Design</b>	\$950,000
<b>Construction</b>	\$13,100,000
<b>Equipment</b>	\$1,000,000
<b>Total</b>	<b>\$15,300,000</b>

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

Community Philanthropy	\$8,450,000
Gilchrist Organizational Commitment	\$3,600,000
State Funding	\$1,250,000
New Markets Tax Credit Proceeds	\$2,000,000
<b>Total</b>	<b>\$15,300,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Complete	Complete	6/1/2020	10/29/2021
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
6000000.00		400	800
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2020	\$1,000,000		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Gilchrist Hospice Care, Inc. 11311 McCormick Road, Suite 100 Hunt Valley, MD21031		1060 East 33rd Street Baltimore, MD 21218	
<b>20. Legislative District in Which Project is Located</b>	43 - Baltimore City		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Barry Weiskopf - Tydings Law	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-752-9700		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Tydings & Rosenberg LLP One East Pratt Street Suite 901 Baltimore, MD 2102		9/20/2019	370000.00

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
55	70	3500000.00	3200000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>			
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>	30,000		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p>This center's ability to offer a lower-cost alternative to hospital care for dying city residents is estimated to save the state an estimated \$6.7 million per year by avoiding unnecessary hospital utilization.</p> <p>Long-term care facilities often will not accept the populations we serve because of their lack of insurance or financial resources. Gilchrist Center Baltimore serves the underprivileged and the underserved, ensuring that all individuals have access to safe, compassionate care at the end of life, regardless of background or ability to pay.</p> <p>The relocation of Gilchrist Center Baltimore to Stadium Place will create a full continuum of care for this low to middle income senior housing community in one central location. Thus providing hospice and bereavement and counseling services to residents within the Stadium Place complex as well as to the surrounding Baltimore Metro region.</p> <p>Volunteer opportunities will be available at Gilchrist for adults and teens. Gilchrist has an extensive volunteer network, with approximately 600 active volunteers.</p> <p>Gilchrist has a 26-year proven track record of financial sustainability. It operates efficiently with a 3% annual margin.</p> <p>Gilchrist is certified by Medicare and Medicaid, licensed by the State of Maryland, accredited by the Community Health Accreditation Partner, and winner of the prestigious Circle of Life award from the American Hospital Association.</p> <p>Gilchrist's Board of Directors has a 100% philanthropic giving level for this project.</p>	