

State of Maryland

2006 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
1770	SB164	1771	HB598	Creation of a State Debt – Baltimore City - Baltimore Museum of Industry
3. Senate Bill Sponsors				House Bill Sponsors
Senator George Della				Delegate Brian McHale
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				250,000
6. Purpose of Bill				
Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of the Baltimore Museum of Industry, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Baltimore Museum of Industry				
7. Matching Fund Requirements				
This bill requires a matching fund that may consist of real property and in-kind contributions. No part of the fund may consist of funds expended prior to the effective date of the Act.				
8. Special Provisions				
The bill requires the grantee to convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest in the property.				
9. Description and Purpose of Grantee Organization (3000 characters maximum)				
The Baltimore Museum of Industry was founded in 1977. Since 1981 it has been located on the harbor in Baltimore City. Its physical plant consists of a c.1850s oyster cannery (the only one remaining on the harbor) with a c.1960s addition, and the c.1940s Hercules Shipbuilding office building, all located on a four acre waterfront campus. BMI's mission is to collect, preserve and interpret the industrial heritage of the Baltimore region for the public. BMI hosts over 80,000 school children (from 18 of Maryland's 24 major political subdivisions) annually. In excess of 170,000 people visit the museum annually. The museum is well-known for its award-winning educational programs and is an important community asset.				
10. Description and Purpose of Project (3000 characters maximum)				
The exterior brick façade of the historic 1850's Platt Cannery Building needs substantial restoration work and capital repair. Roof replacement and repair, as well as upgraded systems for roof drainage must be undertaken on most roof areas of all buildings. Improvements to the electrical systems throughout the physical plant is a major priority. Window openings (wood and steel) are in poor condition and must be restored and/or replaced. Steel lintels and other steel embedded in brick masonry are causing deterioration and wall deformation and must be repaired. Several HVAC units throughout the museum are not properly zoned or sized for the museum's current configuration; repairs and/or replacements will reduce operating costs and improve energy efficiency. A new public address system throughout the museum is a priority, as is an upgraded dock for the harbor water taxi. Windows in the Hercules building date from its construction (c.60+ years) and need to be replaced for energy efficiency in to stop water leaks. Permanent steel shoring of the corner oriel window on the cannery building must be undertaken to replace the aging temporary shoring. Improved locking systems on doors and windows throughout the physical plant are needed to improve museum security. Access control gates to the property are needed to increase security when the museum is closed to the public and overnight. A number of restroom upgrades are required to more fully bring the museum into compliance with current ADA standards.				

Baltimore Museum of Industry, 1415 Key Highway, Baltimore, MD 21230			
19. Contact Name and Title		Contact Phone	Email Address
Roland H. Woodward		410.727.4808 x 101	rwoodward@thebmi.org
Executive Director			
20. Legislative District in Which Project is Located			46
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Wendy Widmann	Has An Appraisal Been Done?	Yes/No
Phone:	410.649.4747 ext.113		yes
Address:		If Yes, List Appraisal Dates and Value	
1 North Charles Street		2003	\$3,933,000
24 th Floor		new appraisal now being made [1/06]	
Baltimore, MD 21201			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
21FTE	same	1.6 Million	\$1.75 Million
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?			own and lease
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 and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
see comments			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
City of Baltimore	30 years	yes	

	[lease on 1415 Key Highway extends through 2020]	
26. Building Square Footage:		
Current Space GSF		75,000 gsf
Space to Be Renovated GSF		portions of 75,000 gsf
New GSF		none
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		c. 1850; c.1940; c.1960
28. Comments: (3000 characters maximum)		
<p>1. BMI's campus includes two parcels the museum owns [1425,1437 Key Highway] and one leased parcel [1415 Key Highway]. The leased parcel includes the museum building (old cannery and addition) and a small outdoor area. The owned parcels include the majority of the ground area [parking, picnic pavilion] and the Hercules Shipbuilding office building [housing offices, meeting and educational classrooms]. This project envisages work on all buildings on the campus and on the museum water taxi dock. The lease with the City of Baltimore (in place since the museum moved to this location in 1981) extends through 2020, with an option to renew. There are also discussions ongoing with the city about its transferring ownership of the 1415 parcel to the museum.</p> <p>2. The museum does lease its water rights to the Downtown Sailing Center, a non-profit educational organization. That lease does not affect any of the areas subject to the this project. The lease only covers access to the water, and a small office area.</p> <p>3. Regarding #8, due to past state funding the Maryland Historical Trust already has easements on the structures covered by this request.</p>		