

# State of Maryland

## 2015 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project	
lr2719	sb0804	lr2723	hb1151	Port Discovery Children's Museum Renovation Project	
3. Senate Bill Sponsors				House Bill Sponsors	
Ferguson				Hammen	
4. Jurisdiction (County or Baltimore City)				5. Requested Amount	
Baltimore City				\$500,000	
6. Purpose of Bill					
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Port Discovery Children's Museum, including the planning, installation, and fabrication of exhibits					
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 checked="" type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title			Contact Phone		Email Address
Bryn Parchman			4108642654		bpatchman@portdiscovery.org
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>Port Discovery is a world-class, award-winning children's museum; its programs have been recognized both nationally and locally and have become models for replication among children's museums across the nation. Of its 260,000 visitors each year, approximately 100,000 receive free or reduced admission through school, family, and military access programs. For those facing transportation challenges, the Museum on the Road program touches 6,000 children in schools, hospitals, and other community settings. As a community resource, Port Discovery is an exemplary model of successfully connecting with parents, caregivers, teachers and community organizations to provide the best out-of-school learning experiences for children. Port Discovery's mission is to connect purposeful play and learning, within our walls and beyond. Our goal is to promote success in school and in life for all children, regardless of ability, race, ethnicity or socio-economic status.</p> <p>Based on attendance, the Museum ranks 4th among regional non-profit cultural institutions and is one of the top 10 children's museums in the nation. Seventy percent of visitors are from Maryland</p>					

**11. Description and Purpose of Project** (Limit Length to Visible area)

The 109-year-old Fish Market is rapidly deteriorating, resulting in functional failure of the roof, exterior walls, and exterior doors and windows. These failures result in additional damage to the building, exhibits and offices. Additionally, much of the building's systems and equipment was installed prior to Port Discovery's use of the building, is inadequate for current use, and is in danger of failure due to age. Aging exhibits must also be replaced. Routine repairs and maintenance can no longer sufficiently control increasing degradation. Critical core facility renovation and reconstruction are required to ensure the integrity of the building and the Museum.

Components of the current phase of the renovation project include but are not limited to: repair and replacement of exterior terra cotta moldings and features; repair and replacement of wooden windows; repair and replacement of exterior doors; repair and replacement of exhibits; repair and replacement of all related electrical, lighting and building systems. Museum Renovation projects are designed to ensure the integrity, safety, energy-efficiency and relevance of the 98,000 sq. ft. Museum. Completion will ensure that the Museum can continue to provide educational enrichment programs and related service to the 260,000 children, parents, and educators who visit each year.

*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>	
<b>Design</b>	\$402,000
<b>Construction</b>	\$3,566,000
<b>Equipment</b>	
<b>Total</b>	\$3,968,000

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

Source	Amount
State of Maryland (current request - pending)	\$500,000
City of Baltimore 2016	\$200,000
City of Baltimore 2017	\$200,000
Institute of Museum & Library Services	\$125,000
Maryland Grain Producers Utilization Board	\$60,000
Wright Family Foundation	\$20,000
Maryland Dairy/Mid-Atlantic Dairy Association	\$6,000
Baltimore Heritage Area Grant (pending)	\$15,000
Maryland Heritage Area Grant (pending)	\$100,000
Private funding - Tax Credit Program (pending)	\$100,000
Other Sources (pending)	\$2,642,000
<b>Total</b>	\$3,968,000

<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>
Underway	Nov. 2015	April 2015	4/8/2016
<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>
211000.00		260,000	270,000
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2013	1028000.00	Design and construction documentation related to Port Discovery Renovation Projects; roof replacement	
2012	150000.00	Port Discovery Renovation Projects	
2010	100000.00	Capital Improvements - HVAC; flooring	
2000-2009	2750000.00	Finalize original conversion of Fish Market Building to children's museum; HVAC replacement; additional capital	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Baltimore Children's Museum 35 Market Place Baltimore, MD 21202		Same	
<b>20. Legislative District in Which Project is Located</b>			
<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>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Mark Pollak	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.528.5563		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
85	85	3791641.00	3981000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<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 and 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>	
City of Baltimore	32 years remaining	Two 25-year renewal options	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	98,212		
<b>Space to Be Renovated GSF</b>	82,367		
<b>New GSF</b>			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1998

**28. Comments: (Limit Length to Visible area)**

The projects included in this request represent a portion of Port Discovery's overarching plan for capital improvements to fully update the Museum. That Master Plan has been developed over the past three years, in concert with our new Five-Year Strategic Plan, and lays out the scope of a three-phase program for addressing the capital needs of Port Discovery. Based on those plans, the Museum is preparing a major capital campaign to raise the necessary funds from a variety of sources. However, our historic building needs serious help and, without it, it would be irresponsible to move forward with the necessary internal upgrades and improvements. State funding will be used to make the critical core building improvements that are required in order to move forward.

Preserving our historic home the last of the original Centre Market buildings is critical; but even more important is ensuring that Port Discovery can continue its early childhood development educational mission to the children and families of Maryland.

Thanks to past State funding, Port Discovery has completed extensive planning and preparation for the current phase of our project. The Museum has contracted an architectural/engineering firm for the development of design concepts plans. Since finalizing those plans in 2014, we have also engaged a Lewis Construction as our project management firm. Worcester Eisenbrant, an historic architectural restoration firm, has completed the detailed assessment documenting project requirements and scheduling for the renovation and historic preservation of the Fish Market building exterior. This documentation has been submitted to Maryland Historical Trust for review. Our project is now shovel ready. This request will allow the Museum to build upon completed work and funding would be used without delay to move forward with the current phase of this project.

Port Discovery is a world-class, award-winning children's museum; its programs have been recognized both nationally and locally and have become models for replication among children's museums across the nation. Of its 260,000 visitors each year, approximately 100,000 receive free or reduced admission through school, family, and military access programs. For those facing transportation challenges, the Museum on the Road program touches 6,000 children in schools, hospitals, and other community settings. Port Discovery is an exemplary model of successfully connecting with parents, caregivers, teachers and community organizations to provide the best out-of-school learning experiences for all children, regardless of ability, race, ethnicity or income.

The Museum is extremely grateful for the State's past support. With your continued support we will provide the best educational experiences possible for the children of Maryland in a home that is safe and free of numerous leaks, failing elevators and electrical systems, and inefficient lighting, and similar problems.