

State Of Maryland

2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr1112	sb0231	lr2562	hb0274	Chesapeake Shakespeare Company
3. Senate Bill Sponsors			House Bill Sponsors	
Guzzone			Ebersole	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$75,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a pedestrian bridge between the Chesapeake Shakespeare Company Theater and Studio buildings				
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	
Laura Malkus		410-244-8571 (x107)	malkus@chesapeakeshakespeare.com	
10. Description and Purpose of Organization (Limit length to visible area)				
Chesapeake Shakespeare Company is the 15th largest American Shakespeare company, annually reaching 30,000+ patrons, students, teachers, and community members. We bring the plays of Shakespeare and other classic playwrights into the lives of as many people as possible in ways that are personally meaningful, educationally inspiring, and theatrically compelling. We pursue artistic excellence, ensure accessibility, engage our communities, and promote regional awareness of classic theatre. With previous State assistance, we successfully anchored our institution in downtown Baltimore, initiating a neighborhood transformation, and now serve a far broader audience with our programming. In summary, CSC seeks a bond bill to support the construction of a walkover, a pedestrian bridge that literally connects our two worlds: artistic excellence and Shakespeare education.				

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

In January 2017, CSC moved into two floors of the Merchants Club Building in Baltimore City, adjacent to our theater, establishing a theatre & education campus, open to all citizens of Maryland (and beyond). The Studio at CSC exponentially expands our education program, and new administrative offices have improved efficiency. Our two spaces are not connected, though, requiring actors, students, and staff to navigate the street, which is busy with vehicle and pedestrian traffic, and exposed to the weather. Travel between buildings is especially time-consuming and cumbersome for student groups, and less controlled for safety or ADA accessibility. A walkover connecting our spaces will solve these challenges (further identified in Box 28) and allow for direct travel between them. This request includes all phases of work from design through completion, as well as additional upgrades to the theater that would enhance and optimize both performer and audience experiences.

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	\$15,000
Construction	\$327,000
Equipment	\$43,000
Total	\$385,000

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

State of Maryland	\$75,000
France-Merrick Foundation (secured)	\$100,000
The Abell Foundation	\$50,000
Middendorf Foundation	\$50,000
Ensign C. Markland Kelly Foundation	\$25,000
Baltimore City General Obligation Bond (secured)	\$75,000
Individuals	\$10,000
Total	\$385,000

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
3/1/2019	4/30/2019	5/1/2019	8/31/2019
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	
100000.00	31,000	35,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2013	\$125,000	Planning, design, repair, reconstruction, construction,	
2014	\$225,000	Planning, design, repair, reconstruction, construction,	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Chesapeake Shakespeare Company 7 South Calvert Street Baltimore, MD 21202		same AND 206 E. Redwood Street Baltimore, MD 21202	
20. Legislative District in Which Project is Located	46 - 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:	Robin M. Hough, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	443.563.1083		
Address:		If Yes, List Appraisal Dates and Value	
Clark & Hough LLC 711 W. 40th Street Suite 204 Baltimore, MD 21211 443.563.1080 main robin@clarkhough.com			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
16	18	1932118.00	2028723.00
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			
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	
Modern Globe Theatre Hldgs, LLC (Theater)	20	1 yr or 20 yrs	
206 E. Redwood Street, LLC (Studio)	5	currently 2 terms of 3 yrs	
26. Building Square Footage:			
Current Space GSF	0		
Space to be Renovated GSF	200+/-		
New GSF	200+/-		

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

1886 - CSC Theater; 1905 - MC Bldg

28. Comments

This project is essentially shovel-ready. We have already secured a hard cash match and funds from a Baltimore City General Obligation Bond in support of this project. Remaining private funds will be requested once in the design stage; the State's imprimatur on our project will aid in those solicitations. As we have been directed by our Board of Trustees to behave in a fiscally prudent manner, we will not "break ground" until at least 90% of funds have been raised.

Purpose of The Studio at Chesapeake Shakespeare Company:

The Studio at CSC, housed in our new space and currently serving approximately 1,000-1,500 children annually, serves many purposes. First, administrative offices have moved to the third floor, providing additional space for our growing staff and administrative infrastructure. However, communication and coordination between the administrative staff, now in the Merchants' Club, and the box office and production staffs, still in the theater, is disconnected and less efficient. Second, our artistic programming had so outgrown our single space for performances and rehearsals that it was difficult to find enough time on the stage for other programming. The Studio's upper level provides an extra rehearsal space and has become the home of workshop, experimental, and small-scale performances. Lastly, The Studio is the home of greatly expanded education classes for local youth and adults, professional development training for regional artists and educators, and a national program for artistic certification in several tracks.

A pedestrian bridge between CSC's Theater and The Studio will:

- (1) ensure the safety of students traveling between buildings;
- (2) facilitate ADA accessibility and compliance with all applicable laws;
- (3) provide ease of access;
- (4) provide an efficient avenue to transport large groups between buildings;
- (5) protect the privacy, business, and rights of the Merchants' Club building's other tenants (as outlined in our lease); and
- (6) allow the administrative functions of CSC to easily access the box office, performance, and production areas and personnel, improving communication and coordination.

Lease Length:

With regard to the lease on The Studio (with 206 E. Redwood Street, LLC), our landlord and executive management are amenable to extending the existing lease to 15 years should CSC be awarded state funding. This would fulfill the requirement of the project's longevity, ensuring the safety of the State's investment in our project, our company, and our neighborhood. The alley over which the bridge is to be built is Baltimore City property; we are currently working with the City of Baltimore and the Downtown Partnership of Baltimore to negotiate ownership of the alley and air rights.