

State Of Maryland

2019 Bond Initiative Fact Sheet

| | | |
|--|--|---|
| 1. Name Of Project | | |
| Arena Players | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| Hayes | Conaway | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Baltimore City | \$300,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Arena Players facility | | |
| 7. Matching Fund | | |
| Requirements: Equal | Type: The matching fund may consist of real property. | |
| 8. Special Provisions | | |
| <input type="checkbox"/> Historical Easement | | <input checked="" type="checkbox"/> Non-Sectarian |
| 9. Contact Name and Title | Contact Ph# | Email Address |
| David Mitchell | 410-728-6500 | arenaplayersinc@gmail.com |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Baltimores Arena Players is the oldest continuously operating African-American community theater in the United States. From its humble beginnings in 1953, by a small aspiring group of ambitious fledgling actors, Arena Players has a proud history of community service and outstanding dramatic achievements. Arena Players has provided continuous performances of live and exciting community theater in Baltimore since 1953 when the founders Jimmie Bell, Bernard Byrd, Doris Dilver, Aurthur Thurogood, Irvin Turner, Joe Wilson, Julius Wilson, and Sam Wilsontook their final bow for Hello Out There, William Soroyans one act drama. Arena Players is now one of the oldest theater groups in the country and boasts an unbroken string of periodic performances, which grows annually.</p> | | |

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

Arena Staff Incorporated will conduct immediate repairs to the physical plant located at 801 McCulloh Street and enlist the services K. Dixon Architecture (all women & minority architectural firm) to conduct comprehensive renovations and re-envisioning of the building. Founded in 2003, the firm has experience with a wide range of building types including commercial, education, government, residential, and institutional. KDA is a women-owned/ minority-owned firm serving public and private clients. K Dixon Architecture, PLLC will provide Master Planning, Architectural Design, Programming and Marketing/Fundraising Materials in Phase I. Architectural, Interior Design, and Engineering (Structural, Mechanical/Electrical/Plumbing, Fire Protection) Services in Phase II for the major Renovation of 801 McCulloh Street in Baltimore, MD 21201-2118.

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 | |
| Design | \$330,000 |
| Construction | \$915,000 |
| Equipment | \$55,000 |
| Total | \$1,300,000 |

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

| | |
|---|-------------|
| Governer's Budget | \$250,000 |
| 40th District Bond Bill | \$300,000 |
| Creative Capital Fund/ Baltimore City | \$100,000 |
| African American Commission/ Baltimore Heritage | \$100,000 |
| Reise Foundation | \$50,000 |
| Blaustien Foundation | \$200,000 |
| Abell Foundation | \$200,000 |
| France Merrick Foundation | \$100,000 |
| | |
| | |
| | |
| Total | \$1,300,000 |

| 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 |
| 3/30/2019 | 4/30/2019 | 4/30/2019 | 4/30/2020 |
| 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 |
| 150000.00 | | 40,000 | 70,000 |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2006 | \$350,000 | Repairs | |
| | | | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| Arena Players Incorporated 801 McCulloh Street Baltimore MD 21201 | | | |
| 20. Legislative District in Which Project is Located | | 40 - 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: | David D. Mitchell | Has An Appraisal Been Done? | Yes/No |
| Phone: | 410-728-6500 | | Yes |
| Address: | | If Yes, List Appraisal Dates and Value | |
| 801 McCulloh Street Baltimore MD 21201 | | | |
| | | | |
| | | | |
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| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget | |
| 1 | 4 | 269300.00 | 370000.00 | |
| 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? | | | No | |
| 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 |
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| E. If property is leased by grantee - Provide the following: | | | | |
| Name of Leaser | | Length of Lease | Options to Renew | |
| | | | | |
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| 26. Building Square Footage: | | | | |
| Current Space GSF | | 19,471 | | |
| Space to be Renovated GSF | | 19,471 | | |
| New GSF | | | | |

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

2019

28. Comments

Question 10 continued...Arena Players began as an outgrowth of The Negro Little Theater. Nomadic for the first ten years, this group performed in a variety of Baltimore locations, including Coppin State University, the Druid Hill Avenue Branch of the YMCA, the Great Hall Theater of St. Marys Church in the Walbrook neighborhood, and the Carl J. Murphy Auditorium at Morgan State University. In 1962 the group moved into its present location at 801 McCulloh Street and established the Arena Playhouse. In 1969 the group purchased the building by using box office receipts and contributions from the founding members.

Question 11 continued...K. Dixon Architecture, PLLC(KDA) will analyze the site and prepare associated drawings for submission to the permit review department and the Commission for Historical and Architectural Preservation (CHAP). The facility will continue to be used as a performance space as well as enhanced educational, community and administrative uses to maximize flexibility. The lower level will remain as the main theatre space with updates to lobby and accessibility; the second and third floors will be redesigned to provide technologically and sustainably advanced and enhanced multi-purpose and administrative spaces. Additional revenue generating spaces will be added as needed (i.e. gift shop, caf, classrooms, roof top access, outdoor venue, etc.)

IMMEDIATE REPAIRS INCLUDE:

- Roofing repairs - Includes a complete re install of the 2nd and 3rd floor roofs with construction of new sub roof(s) to resolve constant drainage problems
- Landscaping - Includes trimming trees/ weeds etc., and removal of hazards/ impeding elements - Including, but not limited to exterior plumbing and sidewalk repair
- Faade Improvements- Includes increased exterior lighting, Graffiti removal, HVAC housing removal (2nd and 3rd Floors), Mural restoration, Marquee upgrades, Parking lot re-pavement
- Elevator repairs - Includes new registration, fire and safety inspections, cosmetic upgrades and state inspection
- Audio/Visual upgrades to the performance space - Includes new sound package, with upgraded soundboard, cabling and amplification with the added mobility and flexibility
- Electrical upgrades to the performance space, - Includes moving from 3 phase power to 20 amp circuits to accommodate LED instruments
- Stage lighting upgrades to the performance space, - Includes New Light board, dimmer system, house lights and replacing Stage Pin/ Twist and Lock lighting instruments with LED lighting with 20 amp circuitry
- New Boiler - Includes activating dormant floorboard heating on 2nd and third floors
- New Seats -Includes the removal of existing chairs and install of newer contemporary seating