

# State of Maryland

## Bond Bill Fact Sheet

<b>1. Senate Bill #</b>	<b>House Bill #</b>	<b>2. Name of Bill</b>
SB798	HB831	Creation of a State Debt - Baltimore City- Port Discovery
<b>3. Senate Bill Sponsors</b>		<b>House Bill Sponsors</b>
Sen. Klausmeier & Sen. Gladden		Delegate Adrienne Jones, Anderson, Branch, Doory, Hammen, Haynes, Kirk, Madeleno, Marriott, McHale, McIntosh, Nathan-Pulliam, Oaks, Paige, & Rosenberg
<b>4. Jurisdiction (County or Baltimore City)</b>		<b>5. Requested Amount</b>
Baltimore City		\$1,000,000
<b>6. Purpose of Bill</b>		
<p>The bill authorizes the creation of a State Debt not to exceed \$1,000,000 the proceeds to be used as a grant to the Board of Directors of Port Discovery--The Baltimore Children's Museum, Inc. for the planning, design, construction, renovation, and capital equipping of the current location of Port Discovery, a children's museum, located in Baltimore City, to include replacing windows, replacing the roof, and reconfiguring the stairways and doorways to improve the flow of traffic through the museum.</p>		
<b>7. Matching Fund Requirements</b>		
<p>Prior to the payment of any funds, the grantee shall provide and expend a matching fund. No part of the matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.</p>		
<b>8. Special Provisions</b>		
None		
<b>9. Description and Purpose of Grantee Organization</b>		
<p>Port Discovery provides a safe, fun, and nurturing place where children and families can learn and play together. It's mission is to educate children and ignite their imaginations in an environment that encourages exploration, discovery, and learning through interactive play. The museum plays a vital role in providing "play to learn" experiences that lay the groundwork not only for academic but also for lifelong learning. While other cultural organizations provide programs for children in relation to their institutional missions, Port Discovery is truly distinctive because it focuses entirely on children from birth to ten years and offers age-appropriate activities designed to awaken each child's imagination, creativity, and talents.</p> <p>All of Port Discovery's curriculum-based exhibits and programs correlate to Maryland's educational reform standards. Museum services include structured school visits, state-subsidized admissions for school groups, after-school programs, free and low-cost community-based programs, family memberships, corporate memberships, overnights, catered events, and general admission.</p> <p>This project will support the museum's goals by increasing "play-to-learn" opportunities for young children in their formative years-ages birth to five.</p>		

**10. Description and Purpose of Project**

When Port Port Discovery opened, a majority of its exhibits and programs were designed to focus on children ages 6-12. Market research conducted in 2002 confirmed that over 25% of visitors were under age 5. Port Discovery is an 80,000 square foot museum housed in the Historic Fish Market Building at 35 Market Place, in Baltimore City. After 6 years in the building it is necessary to make environmental and structural changes to maintain the safe and accessible environment for our visitors and tenants who lease space. The impact of these improvements will be evident in: (1) improving visitor comfort and safety within the building, (2) enabling the museum to attract a tenant to the multiuse rental spaces, and (3) diversifying the audience served at the museum including an increase of visitors needing ADA accommodations.

Windows - \$150,000

New framing and glass, construction and installation

New Roof - \$150,000

New surfacing and waterproofing, construction and installation

HVAC and Insulation - \$200,000

New air handling equipment and installation

Insulation between drywalls and outside walls

Exterior Doors - \$100,000

New doorjamb and glass, fabrication and installation

Accessible doors for loading docks.

Interior Lighting - \$150,000

New fixtures, wiring, fabrication and installation

Meter Installation - \$50,000

Install individual tenant submeters for accurate tenant billing.

Multiuse Space - \$150,000

Demolition and construction to accommodate tenant requirements.

Construction and reconfiguration of existing and expanded exhibit space.

Circulation - \$50,000

Demolition and construction to simplify and make effective the visitor traffic flow. Reconfiguration of stairways and doorways for ease of passage.

*Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.*

**11. Estimated Capital Costs**

<b>Acquisition</b>	0
<b>Design</b>	500,000
<b>Construction</b>	1,000,000
<b>Equipment</b>	500,000
<b>Total</b>	<b>2,000,000</b>

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



<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>
90	90	3,800,000	3,800,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease 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>			Yes
<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>
Lease agreement in process			
<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	48 years, expiring 2047	Two 25-year renewal options	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	80,000square feet		
<b>Space to Be Renovated GSF</b>	80,000 square feet		
<b>New GSF</b>			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1907
<b>28. Comments:</b>			
The building was constructed in 1907 and has had subsequent renovations most recently in 1997 when it was converted into Port Discovery, The Children's Museum in Baltimore.			