

# State of Maryland

## 2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
1012	SB20	1011	HB14	Baltimore Museum of Industry
3. Senate Bill Sponsors			House Bill Sponsors	
Della			McHale	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$300,000	
6. Purpose of Bill				
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				
Grantee shall provide and expend a matching fund. No part of the grantee's 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 funds expended prior to the effective date of this Act. The fund may consist of real property and in kind contributions.				
8. Special Provisions				
Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.				
9. Contact Name and Title		Contact Phone		Email Address
Carole Baker		410-727-4808, Ext. 150		cbaker@thebmi.org
Roland Woodward		410-727-4808, Ext. 101		rwoodward@thebmi.org
10. 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 Inner Harbor in Baltimore City. Its physical plant consists of an 1865 oyster cannery (the only one remaining on the harbor) with a c.1960s addition, and the c.1930s Hercules Shipbuilding office building, all located on a four acre waterfront campus. BMI's mission is to collect, preserve, and interpret the industrial and technological heritage of the Baltimore region for the public by presenting educational programs and exhibits that explore the stories of Maryland's industries and the people who created and worked in them. BMI welcomes over 80,000 school children (from 19 of Maryland's 24 political subdivisions) annually, who participate in one of many award-winning educational programs developed by the museum. Visitation at the museum is approximately 160,000 per year. The museum is an important community asset and works with partners throughout the region to foster awareness of Maryland's heritage.				

**11. Description and Purpose of Project** (3000 characters maximum)

This project supports significant capital reinvestment into the historic structures on the museum's waterfront campus, as well as other capital improvements that will enhance our visitors' experience. The Platt Oyster cannery and the Hercules building need exterior capital work (roofs, new windows, masonry repair) throughout. In addition, specific repairs to the Platt building are required to stabilize and repair brick walls that have deformed because of failing brick. The existing steel frame windows need to be stabilized and/or replaced to stop the damage they are causing to the historic masonry fabric of the building. HVAC upgrades are required both because of aging equipment and the need to install more energy efficient units that will reduce operating costs and improve the climate control for the museum's artifact collections. Restroom upgrades are required to more fully comply with current ADA standards. The Platt building (the main museum space) also requires the installation of an elevator to make the second floor space fully accessible as a potential expansion area.

Complete modernization of the museum sprinkler system is also required, as well as permanent steel shoring of the corner oriel window, the most distinctive architectural feature of the Platt building. In the Hercules building, new windows are required to increase energy efficiency and to stop water leaks that have caused the building to flood in the past. The existing elevator needs upgrades to fully meet all ADA standards, and the existing roof needs significant repair and/or complete replacement. In both buildings, improved locking systems on doors and windows are required to improve access and security. Access control gates to the property are needed to increase security when the museum is closed to the public and overnight.

A campus wide public address system is required for security and to improve coordination of services while multiple groups are visiting. The outdoor pavilion on the campus requires a new all-weather enclosure system so that it may be used by groups throughout the year. Improved (ADA standard) docking facilities are needed to provide water taxi service to the museum from other Inner Harbor sites.

*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.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	\$0
<b>Design</b>	\$20,000
<b>Construction</b>	\$220,000
<b>Equipment</b>	\$60,000
<b>Total</b>	<b>\$300,000</b>

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

Source	Amount
Requested State Bond Grant	\$300,000

<b>Total</b>		\$300,000	
<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
October 2007	December 2007	March 2008	August 2008
<b>15. Total Private Funds and Pledges Raised as of January 2007</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>	
0	160,000	175,000	
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
1999	\$250,000	Renovation of Technical Education center and other new permanent exhibits	
2000 (amended 2001)	\$250,000	Phase I of BMI Master Renovatgion of archives, research center, exhibits, fire escape, and structural enhancements to 1415 Key Highway	
2004	\$150,000	Planning, design, construction, repair, and capital equipping of 1415-25 Key Highway campus	
2005	\$350,000	Planning, design, construction, repair, and capital equipping of the Baltimore Museum of Industry	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Baltimore Museum of Industry 1415 Key Highway Inner Harbor South Baltimore, MD 21230			
<b>20. Legislative District in Which Project is Located</b>			46
<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Roland H. Woodward Executive Director	<b>Has An Appraisal</b>	Yes/No
<b>Phone:</b>	410-727-4808 x 101	<b>Been Done?</b>	yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Baltimore Museum of Industry 1415 Key Highway Inner Harbor South Baltimore, MD 21230		2/22/06	\$6,090,000
<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>
21 FTE	same	\$1.6 million	\$1.7 million
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?</b>			own and lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			no

<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	30 years	yes	
[lease on 1415 Key Highway extends through 2020]			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	80,000		
<b>Space to Be Renovated GSF</b>	80,000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1865-1965, Platt building, 1415 Key Highway c.1940, Hercules Building, 1425 Key Highway c.1990, Outdoor pavilion	
<b>28. Comments: (3000 characters maximum)</b>			
<p>1. BMI's campus is made up of three contiguous parcels: 1415, 1425, and 1437 Key Highway. The museum owns 1425 and 1437, and leases 1415 on a long term renewable basis from the City of Baltimore. There are ongoing discussions with the City of Baltimore to transfer ownership of the 1415 parcel to BMI.</p> <p>2. BMI leases its water rights (not any of its land) to the Downtown Sailing Center, a non-profit educational organization. This lease does not affect any of the areas subject to this project except for a potential dock for the water taxi. Space for the dock has been coordinated with the Sailing Center.</p> <p>3. All of the campus structures are already subject to Maryland Historical Trust easements because of past state funding from multiple sources.</p>			

