

State of Maryland

2013 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project	
lr3275	sb0968			Garrett-Jacobs Mansion Access and Safety Project	
3. Senate Bill Sponsors				House Bill Sponsors	
Jones-Rodwell					
4. Jurisdiction (County or Baltimore City)			5. Requested Amount		
Baltimore City			\$100,000		
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$100,000, the proceeds to be used as a grant to the Board of Trustees of the Garrett-Jacobs Mansion Endowment Fund, Inc. for the design, construction, and capital equipping of the Garrett-Jacobs Mansion.</p>					
7. Matching Fund					
Requirements:		Type:			
Equal		The matching fund may consist of funds expended prior to the effective date of this Act.			
8. Special Provisions					
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone		Email Address	
Dale Whitehead		410-539-6914		director@esb.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)					
<p>The mission of the Garrett-Jacobs Mansion Endowment Fund is to preserve and restore the Mansion as a National Historic Landmark and to share the history, architectural and civic legacy of the Mansion for the benefit and education of the public.</p>					

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

The Access and Safety Project costing \$1.5 million will create a new structure with a second, new public entrance into the west side of the courtyard. This entrance will provide elevator access to all floors and include rest rooms and other amenities for the handicapped. A new addition protects buildings historic fabric. These and other planned improvements will enhance the Mansions revenue-producing potential, both as a gathering and meeting place, and as an important destination for Baltimores heritage tourism. A commitment to handicapped accessibility is an important feature of the Master Plan. Plans for bringing the building into compliance with the Americans with Disabilities Act involves outside entry via a newly constructed addition with suitable restrooms and access by elevator to all levels of the Mansion. Our commitment to accessibility is not only humane but good business. The Mansion is open to the public seven days a week, from early morning to the late evening. It is a vital part of the Citys civic life. Our projected event revenues for FY2013 are \$2 million, but we anticipate continued growth thanks to ongoing restoration and the planned addition of the new construction facilitating full access to all.

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	\$20,000
Construction	\$1,218,500
Equipment	\$261,500
Total	\$1,500,000

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

Source	Amount
Cash on Hand	\$100,000
Maryland Bond Bill Funding	\$100,000
Capital Campaign	\$1,300,000
Total	\$1,500,000

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
Done	Done	March 2014	July 2014
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
\$100,000		30,000	35,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2008-2009	\$200,000	Ballroom historic restoration	
2010-2011	\$25,000	Ballroom historic restoration	
2011-2012	\$200,000	Ballroom historic restoration	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Garrett-Jacobs Mansion Endowment Fund, 11 West Mt. Vernon Pl., Baltimore, MD 21201			
20. Legislative District in Which Project is Located	44 - Southeastern Baltimore City		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Robert Waldman	Has An Appraisal Been Done?	Yes/No
Phone:	410-244-7400		No
Address:		If Yes, List Appraisal Dates and Value	
Venable750 East Pratt StreetSuite 900Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
28	30	\$2.2 million	\$2.4 million
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			see-comment
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?			yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Baltimore City Boys and Girls Club Offices	annual	\$983	1300
Baltimore Chamber Orchestra	annual	\$579	352
Rudy Brown	annual	\$1126	700
Basuhail Architects	annual	\$780	455
Dooney Design	annual	\$327	200
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	35,770		
Space to Be Renovated GSF	0		
New GSF	5,818		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		2014	

28. Comments: (Limit Length to Visible area)

The Garrett-Jacobs Mansion was purchased by The Engineering Society of Baltimore (Engineers Club) in 1962 from the City of Baltimore with the understanding that they would maintain and preserve the historic building. The Endowment Fund (a 501c3 corporation) was created in 1992 by the Society to raise funds for the restoration and preservation of the Mansion. The Mansion is now preserved as the best representation of Mount Vernon's 19th century architectural legacy and is a contributing structure to the Mount Vernon Place Historic District, a National Historic Landmark and an anchor of the West Park. The Mansion enhances the value and impact of the State's and Baltimore's heritage and cultural resources by providing a stunning yet inexpensive venue for small performing arts groups thereby strengthening the underpinning of arts in the region. As home of The Engineers Club, it strengthens hospitality as an economic growth sector producing over \$300k in tax revenue and \$1.5 million in compensation for employees. The Mansion stabilizes Mount Vernon Place in Baltimore City and is the only business open to the public on the West Park. Its busy events schedule and pedestrian traffic contributes to a safe, busy and people friendly area. Public access via tours, programming, events and concerts is facilitated by the Endowment Fund to ensure continued public access, education and cultural enrichment. The Capital Campaign provides funding to implement an updated version of the Master Plan by Kann & Associates and revised by SMG Architects and Johnson Berman. These improvements make the Mansion functional and accessible for public use and skillfully adapts the building to manage larger events that generate significant future earnings for future preservation and maintenance. Larger events are important to generate sufficient earned income for the Mansion to become self-sustaining. Weddings are particularly lucrative; at least one wedding takes place every week at the Mansion. The rehabbed space, together with marketing incentives, is expected to create new scheduling opportunities. As a result, revenues are expected to increase 5% each year following the completed project. The restoration of the first floor historic rooms, evocative of Baltimore's late 19th and early 20th century Golden Age, contributes substantially to the overall appeal of this magnificent Mansion. Phase 1 of the Master Plan, completed in June 2006, enclosed the mansion's interior courtyard to increase the square footage of the first floor from 6,120 sq. ft. to 8,230 sq. ft., thereby permitting larger and more lucrative events. Phase 2 is in progress and will restore the historic first floor rooms designed by John Russell Pope and Stanford White. The Drawing Room was completed in July 2007 and the Ballroom was completed in 2012. The restoration of the Pope Library is underway with an expected completion date of March 20, 2013. The construction is an integral part of the Plan.