

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2903	sb0883	lr2877	hb1039	Baltimore Museum of Industry Capital Improvements
3. Senate Bill Sponsors				House Bill Sponsors
Ferguson				Clippinger
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Trustees of The Baltimore Museum of Industry, Inc. for the construction, repair, renovation, and capital equipping of The Baltimore Museum of Industry.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property or 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	
Roland H. Woodward		410-727-4808 x101	rwoodward@thebmi.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Baltimore Museum of Industry [BMI] was founded in 1977, and since 1981 has operated at its location on the harbor in Baltimore City. Its physical plant consists of an c. 1865 oyster cannery (the only such building remaining on the harbor) with a 1965 addition, and the c. 1941 Hercules Shipbuilding office building, all located on a 4 acre waterfront campus. BMI's mission is to collect, preserve, exhibit, and interpret Maryland's industrial and business heritage. The museum receives over 170,000 visitors each year. Over 80,000 of those visitors are school children who come from nearly all of Maryland's 24 political sub-divisions. The museum offers a wide range of public programs: historical exhibits, special programs and lectures, an early childhood education program, the Maryland Engineering Challenges (a STEM education academic competition), senior citizen programs, and group tours. BMI is a State Aided Institution [SAI] whose award-winning curricular based educational programs are highly regarded by MSDE and Maryland's educational community. BMI is also a strong cultural and community presence in the rapidly changing South Baltimore and Locust Point communities. BMI is a private, non-profit, 501c3 organization.</p>				

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

This capital project has two parts: construction of a new school program entrance, and a new roof for the 1965 section of the museum building. The new school program entrance will serve over 80,000 school visitors each year, will allow those groups to enter directly into the education staging area of the museum where they stow coats, access rest rooms, and are divided into smaller groups for their programs. At present all school groups must enter through the main entrance and be led through the museum to the location noted above. This new entrance will allow groups to begin their programs sooner, increasing their actual program time on site. Construction time is estimated to be six weeks, so this part of the project could be complete in time for the beginning of the 2013-14 school year. The second part of the project is the replacement of the roof over the 1965 section of the museum building. This roof [17,000 s.f.] is over 30 years old, and has seen multiple patches and repairs over its lifetime, and we now deal with consistent leaks in some areas. The project will include full replacement with a new membrane roof and substrate insulation. New insulation will significantly improve energy efficiency. The project will meet DGS roofing requirements for capital grants projects. Both projects are part of BMI's multi-year physical plant master plan.

*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**

<b>Acquisition</b>	0
<b>Design</b>	\$85,000
<b>Construction</b>	\$415,000
<b>Equipment</b>	0
<b>Total</b>	<b>\$500,000</b>

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

Source	Amount
Bond Bill Request	\$250,000
In-kind project supervision costs	\$20,000
Real property match	\$145,000
Architectural design fees in hand	\$85,000
<b>Total</b>	<b>\$500,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
July, 2013	August, 2013	September, 2013	January, 2014
<b>15. Total Private Funds and Pledges Raised</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>
145,000 in real property, 105,000 in cash/in-kind		170,000	170,000
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2010	250,000	new public rest rooms	
2009	80,000	new fire protection systems	
2008	350,000	Museum building exterior restoration	
2007	50,000	Museum building exterior restoration	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Baltimore Museum of Industry, Inc. 1415 Key Highway Baltimore, MD 21230			
<b>20. Legislative District in Which Project is Located</b>	46 - Eastern Baltimore City		
<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>	Wendy Widmann, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.649.4747 x 113		yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1 North Charles Street, 24th Floor Baltimore, MD 21201		April 2011	5,220,000

<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>
15 FT/25 PT	same	1,498,100	1,550,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			both
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			N/A
<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>
see comments			
<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, through 2042	additional 20 years, through 2072	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	50,202		
<b>Space to Be Renovated GSF</b>	17,500		
<b>New GSF</b>	none		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1965

**28. Comments: (Limit Length to Visible area)**

1. BMI's campus consists of three parcels: 1415, 1425, 1437 Key Highway. 1415 (museum building) is city-owned and has been leased to BMI since 1981, with a 2012 lease renewal through 2072. The other two parcels are owned by the museum and include the Hercules Shipbuilding building (BMI's administrative center, and classrooms), a waterfront pavilion, and the museum's parking lot. This project envisions work only on the museum building and its publicly accessible areas. 2. BMI leases its water (riparian) rights to the Downtown Sailing Center, a non-profit community sailing organization. That lease does not affect any of the areas subject to this project. The lease only covers access to the water and a small office area. 3. All parcels of real property and all structures at BMI are covered by existing Maryland Historical Trust easements because of prior funding. Further listing of past bond bill projects: 2005: \$350,000 for master plan renovations [museum exterior and classroom building] 2004: \$150,000 for master plan renovations [museum exterior and classroom building] 2000, amended 2001: \$250,000 master plan renovations [museum interior]