

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0431	sb0175	lr0430	hb0400	Orianda Mansion Preservation
3. Senate Bill Sponsors				House Bill Sponsors
Gladden				Oaks
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$500,000
6. Purpose of Bill				
<p>Authorizing the creation of State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Trustees of the Baltimore Chesapeake Bay Outward Bound Center, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Orianda Mansion.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of in kind contributions.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Ashlea Pinkham		410-448-1721	apinkham@outwardboundbaltimore.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The mission of Baltimore Chesapeake Bay Outward Bound School (BCBOBS), a 501(c)(3) organization, is to change lives through challenge and discovery. Founded in 1986, BCBOBS was the first Outward Bound Urban Center in the US and has provided its innovative and effective programs for over 55,000 students of all ages and backgrounds throughout Maryland. One of our priorities is bringing the power of the Outward Bound experience into the lives of disadvantaged Maryland youth, ages 12 to 17, who face numerous obstacles to fulfilling their potential. Outward Bound's time tested curriculum uses challenging outdoor activities to teach leadership skills, self-discipline, self-reliance, a sense of community and commitment to the values of compassion and service. On Outward Bound courses, deep within the wilderness or in Baltimore's Gwynns Falls/Leakin Park, young people are impelled to overcome individual and group challenges, thereby discovering that their capabilities are much greater than they currently know. They return to their schools and neighborhoods with new visions for their future and renewed confidence in their abilities.</p>				

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

Since its inception, the home of the BCBOBS program has been the Crimea Estate in Baltimore's Leakin Park. The program has set aggressive goals of continuing to grow and expand to serve more deserving youth throughout Maryland. Current facilities include three historic structures (the Orianda Mansion, the Honeymoon Cottage, & the Carriage House), each of which are over 150 years old and in need of repairs and improvements; and, one new structure completed in 2007. BCBOBS seeks to renovate and update each of the historic structures. The first project is renovation and repair of the Orianda Mansion which provides residential space for Outward Bound staff, as well as space for community events. It is anticipated that this project will occur in two phases, the first of which will address basic human and building safety requirements including mechanical and electrical improvements and fire safety and is estimated to cost \$1,000,000. Phase two, with an estimated cost of \$800,000, will address life and residency requirements such as additional shower and restroom facilities and kitchen space. Through the improvements outlined in this plan this unique program will be able to expand and continue to provide youth and communities with the life changing programs of Outward Bound.

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	0
Design	\$175,000
Construction	\$1,550,000
Equipment	\$75,000
Total	\$1,800,000

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

Source	Amount
Individuals	\$200,000
Foundations	\$375,000
Corporations	\$275,000
Requested 2014 State Bond Bill	\$500,000
Baltimore City Department of General Services	\$200,000
Baltimore City Bond Bill	\$250,000
Total	\$1,800,000

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
June 2014	December 2014	July 2015	March 2016
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
250000.00		2600	3000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2001	500000.00	Design, Construction, and Renovation of the Harry and Jeanette Weinberg Outward Bound Leadership Center	
2002	500000.00	Design, Construction, and Renovation of Leakin Park Campus	
2004	100000.00	Design, Construction, and Renovation of Harry and Jeanette Weinberg Outward Bound Leadership Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Baltimore Chesapeake Bay Outward Bound Center, Inc. Leakin Park 1900 Eagle Drive Baltimore, MD 21207		Baltimore Chesapeake Bay Outward Bound Center, Inc. Orianda House Leakin Park 1901 Eagle Drive	
20. Legislative District in Which Project is Located	41 - Northwestern Baltimore City		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Ginger Mihalik	Has An Appraisal Been Done?	Yes/No
Phone:	410-448-1721		No
Address:		If Yes, List Appraisal Dates and Value	
1900 Eagle Drive Baltimore, MD 21207			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
30	35	1200000.00	1300000.00
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
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
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Baltimore City Department of Recreation and Parks	16 yr remain	3 additional terms of 5 years	
26. Building Square Footage:			
Current Space GSF	12,528		
Space to Be Renovated GSF	12,528		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1859

28. Comments: (Limit Length to Visible area)

Since 1985, BCBOBS has made its home on the historic Crimea Estate in Baltimore's Leakin Park through a partnership with Baltimore City Department of Recreation & Parks. This partnership exemplifies how communities & organizations can & should work together to provide unique & effective programs for our youth as well as how they can work to preserve Baltimore's historic structures. BCBOBS' campus consists of 3 historic structures, the Orianda Mansion, the Honeymoon Cottage, & the Carriage House, each in need of repairs & improvements, & 1 new structure completed in 2007. BCBOBS seeks to renovate & update the historic structures in order to continue to provide youth and communities with the life changing programs of Outward Bound. The first project is renovation & repair of the Orianda Mansion which provides residential space for Outward Bound staff and space for community events. Orianda Mansion was built in 1859 for \$9,000 by Ross Winans (1796-1877), an American inventor, mechanic, & builder of locomotives & railroad machinery, as well as one of the United States' first multi-millionaires. Unfortunately, the needs of this 154-year old landmark are outpacing BCBOBS ability as an independent non-profit to keep up. There is a current need for several major projects to be completed to insure the integrity of the structure & safety of the residents. Highest priority issues include, but are not limited to: 1) Heating system overhaul - crippled from annual broken pipe incidents, outdated radiators, & lack of working thermostats, 2) Repair metal roofs & gutters, 3) Install lightening rod, 4) Upgrade outdated electrical system, including lighting throughout the interior & exterior, 5) Secure window box headers over all windows, 6) Repair & paint areas of cracked plaster and repair crumbling walls throughout the house, 7) Replace peeling floor tiles & upgrade faulty appliances in the staff kitchen, 8) Upgrade & repair outdated & unusable bathrooms, 9) Repair rotting support beams & supports on porches & exterior. BCBOBS estimates a cost of approximately \$1,800,000 to address the homes highest priority issues & preserve this piece of Maryland history. BCBOBS received a preliminary estimate from Lewis Contractors for \$1,204,896 in hard costs with soft cost expenses, estimated at \$600,000, including due diligence/existing conditions study, project design, low voltage (teledata, security), permits & connection charges, utility fees, public infrastructure, commissioning, project contingency, & furniture, fixtures, & equipment. BCBOBS anticipates that this project will occur in 2 phases. Phase One (\$1,000,000) addresses basic human & building safety requirements including mechanical & electrical improvements & fire safety. Phase Two (\$800,000) addresses life & residency requirements such as shower & restroom facilities & kitchen renovation. These improvements will enable BCBOBS to expand & continue to provide youth & communities with life changing programs.