

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr0426	sb0392	lr2927	hb0750	Imagination Stage HVAC System
3. Senate Bill Sponsors				House Bill Sponsors
Frosh				Lee
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$200,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$200,000, the proceeds to be used as a grant to the Board of Trustees of Imagination Stage, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Imagination Stage HVAC system.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Pamela Roberts		301-280-1639	proberts@imaginationstage.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Imagination Stage is the largest, not-for-profit multi-disciplinary arts organization for children in the State serving over 110,000 children and their families annually; approximately 80% of whom are Maryland residents. Imagination Stage inspires creativity through theatre and arts education programs which nurture, challenge, and empower young people of all abilities. The not-for-profit arts organization was founded 35 years ago by Imagination Stage Founder Bonnie Fogel who continues to serve as Imagination Stages Executive Director. Oversight is provided by a 32-member Board of Trustees, which is fully reflective of the community. The organizations administrative staff of 51 is complemented by 50 part-time faculty members, actors and designers. Imagination Stage offers the State: year-round professional childrens theatre productions; theatre arts education activities including after-school, weekend, and summer programs; programs for children with disabilities; theatre for the very young (1-5); educational outreach in Maryland schools and State-accredited professional development activities for teachers. Imagination Stage consistently wins critical acclaim from all sectors for the quality of its programs.</p>				

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

Imagination Stage seeks to repair or replace its faulty HVAC system, which will certainly involve updating two unreliable chillers but will likely expand to additional changes. Imagination Stage staff will manage the construction and design process to resolve two persistent issues: first, unreliable and over-taxed chillers shut down multiple times per year, and second the Goldilocks Syndrome of being simultaneously too cold and too hot (the Lerner Theatre and its backstage are served by one air handler to maintain a comfortable temperature for actors on stage under lights results in an audience seating area that is so chilly Imagination Stage provides courtesy blankets for its audience). The process will begin with forensic engineering to examine the materials, products and structures that might explain why such a young system is so faulty. The process could also involve retrocommissioning which will examine how the current systems and equipment work together. Then, engineers will implement a solution that addresses both symptoms and cause. Preliminary analysis indicates the solution will likely include replacing the unreliable chillers, a system redistribution that might include adding an additional air handler, and systemic repairs of malfunctioning units.

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	\$50,000
Construction	\$70,000
Equipment	\$270,000
Total	\$390,000

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

Source	Amount
Arts & Humanities Council of Montgomery Co.	\$190,000
Bond Request	\$200,000
Total	\$390,000

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
7/8/2013	12/6/2013	12/6/2013	7/3/2014
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
190000.00		110,000	110,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2003-2009	1450000.00	Imagination Stage facility construction	
2000	1500000.00	Imagination Stage facility construction	
1997-1999	825000.00	Imagination Stage facility construction	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Imagination Stage, Inc. 4908 Auburn Avenue Bethesda, MD 20814		same	
20. Legislative District in Which Project is Located	16 - Southern Montgomery County		
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:	George Borababy, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	202-457-5210		No
Address:		If Yes, List Appraisal Dates and Value	
Patton Boggs LLP 2550 M Street, NW Washington, DC 20037			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
51	51	5042602.00	5000000.00
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	
Montgomery County, MD	30 yrs.	4 options X 5 yrs = 20 years	
26. Building Square Footage:			
Current Space GSF	40,000		
Space to Be Renovated GSF	0		
New GSF	40,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			

28. Comments: (Limit Length to Visible area)

Over the past seven years, Imagination Stage has been plagued with frequent problems with the HVAC system serving the arts center that was opened in just 2003. The over-taxed and faulty system has necessitated cancelling performances or classes due to unsafe temperatures. The organization has incurred over \$100,000 in HVAC repair costs on a relatively young system, sometimes as much as \$10,000 in HVAC repair expenditures in a single year (not including loss of business costs). The goal is to repair and stabilize or completely replace the HVAC system for Imagination Stage to provide a reliable, safe and comfortable environment for our patrons and employees. The steps to accomplish this goal include forensic engineering to determine the problem, potentially retrocommissioning the HVAC system, implementing an energy-use evaluation and either replace two unreliable and ineffective chillers and implementing an air control redistribution system that meets the building use and operations or completely replacing the faulty system with one that will more effectively meet the building's needs. Not only will Imagination Stage benefit from significant savings from a decrease in repairs and disruption of business operations from the malfunctioning HVAC system, but we anticipate that the improvement to our physical plant will result in electrical savings. Significant to the overall process will be an eye to engaging a green system that results in decreased energy usage over the current system.