

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2372	sb0405	lr2418	hb0865	Avalon Theatre
3. Senate Bill Sponsors				House Bill Sponsors
Eckardt				Mautz
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Talbot County				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Avalon Theatre				
7. Matching Fund				
Requirements: Equal			Type: The grantee shall provide and expend a matching fund	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Dale Rauch			410-310-2870	derauch@goeaston.net
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The mission of the Avalon Foundation is to foster a strong community on the Eastern Shore by creating accessible, uplifting arts, education, and cultural experiences that appeal to the interests of a diverse population and to ensure the long-term viability of the historic Avalon Theatre. We provide world-class music and performances in the Avalon Theatre and Stoltz Listening Room. Every July, "Plein Air Easton" is the largest outdoor art festival in the United States. Our weekend "Farmers Market" brings together local farmers and musicians with their neighbors. The "Multicultural Festival" is a day to celebrate cultural diversity. The "Young Audiences" program provides live musical experiences for Talbot County students. Our "Mid-Shore Community Television", MCTV, reaches every cable subscriber in Talbot County and communicates to scores of organizations.</p>				

11. Description and Purpose of Project (Limit length to visible area)

The Avalon Foundation "Critical Renovations Project" for the Avalon Theatre is a \$500,000 project to address the most pressing deficiencies in the Avalon Theatre building. The project includes major work in the balcony area of the Theatre to remove underutilized storage allowing for a reconfiguration of the balcony seating. The result will be significant safety upgrades and more seating. We plan a complete re-conception of the bathrooms in the basement to modernize and address ADA deficiencies of the Avalon Theatre building as well as a re-finishing and fixturing of the second-floor facilities. Finally, the project includes repairs to the lobby and hallways. Completion of the "Critical Renovations Project" will address the remaining major concerns with the facility.

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	\$50,000
Construction	\$450,000
Equipment	\$0
Total	\$500,000

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

Cash on hand	\$300,000
State Bond Bill	\$200,000
Total	\$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
10/30/17	6/30/18	8/1/18	8/30/19
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
300000.00	93,125		101,500
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2018 - MHAA	\$90,000	Repair plaster and paint in the theatre	
2017 - MHAA	\$60,000	Repairs to stage, fly, and electric	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Avalon Foundation, Inc. 40 East Dover Street Easton, MD 21601		SAME	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Alexander Bond	Has An Appraisal Been Done?	Yes/No
Phone:	410-253-9117		
Address:		If Yes, List Appraisal Dates and Value	
SAME			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
14	15	2182249.00	2400000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
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?			No
D. If property is owned by grantee 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	
26. Building Square Footage:			
Current Space GSF	12,927 square feet		
Space to be Renovated GSF	4,062 square feet		
New GSF	0 square feet		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1922

28. Comments

The Avalon Theatre bathrooms are the number one complaint about the experience at the Theatre. Currently, there are ADA and security concerns with the basement bathrooms. In addition, they have been in service since 1991 and the fixtures and finishes are showing signs of significant wear. Finally, the facility is under capacity for the demand produced by sold-out performances. While in the early years of the Avalon Foundation this was a rare occurrence, it is thankfully an increasingly frequent event. Without excavation, there is no way to create adequate ADA accommodation without losing seats, which already are under capacity for existing demand.

The number two complaint about the building is the experience in the balcony. There are currently no railings along the various stairs in the balcony, which have an uneven rise and run. The step lighting is inadequate and the cause of frequent short circuits. Falls occur in the balcony with frequency. Sightlines to the stage are poor from many of the seats and the space between rows is 30" where 36" is the current minimum.

By relocating the Bannings Tavern beer coolers, the common area HVAC and excavating under the beer cooler, it is possible to address ADA and security concerns and gain capacity. At this time the facilities on the second floor would be updated without structural changes.

In the balcony, the projection room and other storage would be removed and repurposed for seating allowing for the installation of new seating, appropriate handrails, and step lighting.