

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
Chesapeake Shakespeare Company's Downtown Theatre		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Clippinger	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$350,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chesapeake Shakespeare Company's Downtown 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
Jane Coffey	410-244-8571 x109	coffey@chesapeakeshakespeare.com
10. Description and Purpose of Organization (Limit length to visible area)		
Chesapeake Shakespeare Company is the 15th largest American Shakespeare company, annually reaching 34,000+ patrons, students, teachers, and community members. We bring the plays of Shakespeare and other classic playwrights into the lives of as many people as possible in ways that are personally meaningful, educationally inspiring, and theatrically compelling. We pursue artistic excellence, ensure accessibility, engage our communities, and promote regional awareness of classic theatre. With previous State assistance, we successfully anchored our institution in downtown Baltimore, initiating a neighborhood transformation and serving a far broader audience, and we built a campus for classic theatre that literally connects our two worlds (artistic excellence in performance and Shakespeare education).		

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

Chesapeake Shakespeare Company, housed in the historic Mercantile Building in downtown Baltimore, needs to address several capital items, the most urgent of which is the replacement of five 25-year-old rooftop HVAC units. These units are likely to cease proper functioning in the next year and we must pro-actively address the dying equipment. We seek to replace the system with energy-efficient models, doing our part to support the shift to eco-friendly operations. In addition, this request would also cover other energy-efficient capital improvements (weatherproofing, etc.) and the addition of audience-experience enhancing theatrical systems, some of which will help shift our facility to a more fully ADA-compliant status.

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	\$0
Construction	\$50,000
Equipment	\$357,000
Total	\$407,000

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

Baltimore City GO Bond 2018 (secured)	\$66,890
Middendorf Foundation (secured)	\$50,000
State of Maryland 2019 (secured)	\$25,000
State of Maryland (current bond bill)	\$350,000
Helen P. Denit Charitable Trust (submitted)	\$75,000
Maryland Heritage Area Association (submitted)	\$50,000
Abell Foundation (submitted)	\$50,000
Total	\$666,890

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
TBD	TBD	8/1/2020	10/31/2021
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
50000.00		34,000	35,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2019	\$150,000	To build a center for classic theatre	
2018	\$100,000	To build a center for classic theatre (includes a Preser	
2014	\$225,000	To renovate an historic bank building into a modern G	
2013	\$125,000	To renovate an historic bank building into a modern G	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Chesapeake Shakespeare Company 7 South Calvert Street Baltimore, MD 21202		SAME	
20. Legislative District in Which Project is Located		46 - Baltimore City	
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:	Robin M. Hough, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	443-563-1083		No
Address:		If Yes, List Appraisal Dates and Value	
Clark & Hough LLC 711 W. 40th Street Suite 204 Baltimore, MD 21211			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
18	18	2095573.00	2100000.00
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?			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?			
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	
Modern Globe Theatre Holdings, LLC	20 years	1 year or 20 years	
26. Building Square Footage:			
Current Space GSF	20,000		
Space to be Renovated GSF	2,000 +/-		
New GSF	20,000		

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

1886

28. Comments

The five HVAC rooftop units on our theater building were installed in 1995. Their functional lifetime is ending; we have already had to pay ~\$25,000 in repairs to keep them operational over the last four years. The most likely failure scenario would result in a new compressor being replaced in a soon-to-be-scraped unit. At that point, it would be fiscally irresponsible and inefficient to replace them one at a time. As one can imagine, heating and cooling is vital not only to the health and safety of our staff and artists, but also directly impacts the comfort of our visitors. We purposefully create a safe and comfortable environment for all who enter our space and we require the proper functioning of our building systems in order to ensure this atmosphere.

From what our prospective contractors have told us, it will take ~12 weeks for them to prepare for the project and then ~two weeks for the work to actually take place. Because this project is dependent on funding being available, we have a number of windows in which the work can happen, the earliest of which is Fall 2020. If funding needs are not met this year, it would guarantee a delay of the project until late Spring 2021, potentially threatening winter operations for the 2020-2021 season. As the leading provider of theatre-based educational opportunities in the greater Baltimore metropolitan region, ceasing operations would impact up to 15,000 children. We have always been proactive when it comes to addressing operational/mechanical issues but we are unable to responsibly move forward with contractor selection until such time as 80% of the project's projected costs are raised. An investment in our building infrastructure would help ensure our continued programmatic operations - and contributions to public education, economic development, and tourism and commerce - well into the future.

We anticipate the following Deliverables from this project:

DIRECT/TANGIBLE DELIVERABLE: Installation of new rooftop HVAC units, designed to function for another 25 years and be more energy efficient overall.

OPERATIONAL/TANGIBLE DELIVERABLE: Lower utility bills, less money going to repairs, meaning the ability to allocate those funds to other items or programs

PROGRAMMATIC/INTANGIBLE DELIVERABLE: Ensure no interruptions in programs during the 2020-2021 season if project completed fall 2020; alternatively, ensures continued physical/plant operations for the next 25 years. Continued ability to serve 35,000+ individuals annually, including 15,000+ schoolchildren and 150 artists

We are proactive in maintaining our historic building. The HVAC maintenance costs should be minimal because we will have brand new units; however, we always carry a \$15,000 - \$20,000 line item specifically for structural systems maintenance in our annual operating budget.