

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Port Discovery Children's Museum - FY 2024 Consolidated Capital Budget Request		
2. Senate Sponsor	3. House Sponsor	
Klausmeier	Metzgar	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$4,500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Port Discovery Children's Museum		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Sen. Katherine Klausmeier		katherine.klausmeier.district@senate.state.md.us
Carter Arnot Polakoff		410-864-2670
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The mission of Port Discovery Children's Museum is to provide unique opportunities and high-quality experiences that make play accessible, educational, and fun for all. Located in Baltimore's Inner Harbor since 1998, Port Discovery has served over 5 million visitors as one of the mid-Atlantic's leading children's museum. Our core programming includes: exhibits and creative activities in our 80,000 square foot museum; access programs for students, low-income families, and military families; educational programs for school groups; and two generation programs for parents and early childhood educators. On average, the Museum sees 200,000 annual visitors (60% from the Baltimore region, 35% from across the state, and remainder out-of-state), including direct service to over 10,000 students.</p>		

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

Advance phase II of the Museum's capital renovation plan, which includes the renovation of the Atrium building and upgrade of select original exhibits in the historic Fish Market building, all done in order to make significant headway after pandemic-related delays. Notable project work is the design, repair, and renovation of the Atrium building. Currently, the Atrium is unusable for public programming due to malfunctioning HVAC system, poor insulation, and other outdated (and unsafe) interior elements, thus no visitors may be reliably served in this space. After renovation, the Museum will have a safe, expanded, and pleasing operational space, and anticipates being able to serve approximately 7,000 additional visitors each month.

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	\$2,937
Construction	\$10,281
Equipment	\$1,468
Total	\$14,686

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

Past State of Maryland allocations (committed)	\$5,250
2023 session (FY24) State of MD allocation	\$4,500
City of Baltimore (Cultural Spaces Grant)	\$75
Previous private foundation support (committed)	\$2,200
Future private foundation support	\$1,781
Future individual donor support	\$880
Total	\$14,686

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
Complete	January 2024	Ongoing	December 2026
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	
2200.00	200,000	280,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2022	\$2,500,000	Museum capital renovations - Phase 2	
2021	\$750,000	Museum capital renovations - Phase 1	
2020	\$1,000,000	Museum capital renovations - Phase 1	
2019	\$1,000,000	Museum capital renovations - Phase 1	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Baltimore Children's Museum Inc 35 Market Place Baltimore, MD 21202			
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:	Ballard Spahr LLP	Has An Appraisal Been Done?	Yes/No
Phone:	410-528-5600		
Address:		If Yes, List Appraisal Dates and Value	
111 S. Calvert Street 27th Floor Baltimore , MD 21202-6174			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
70	75	5023746.00	5200000.00
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	
City of Baltimore	99 years	yes	
26. Building Square Footage:			
Current Space GSF	81,000		
Space to be Renovated GSF	10,911		
New GSF	91,911		

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

1906

28. Comments

In 2019, Port Discovery Children's Museum underwent a major interior renovation (Phase I) of its historic Fish Market building. At that time, the Museum unveiled a long-awaited port-themed exhibit, which pays homage to the 300-year-old industry that created Baltimore. Phase II of necessary renovations will truly transform Port Discovery into a 21st century educational and cultural institution by expanding the quantity and scope of programming and services the Museum can provide, vastly improving visitor experience, and protecting the investments in our two historic buildings -- the Atrium and Fish Market.

The anchor of the project is the renovation of the Atrium building, which will add 10,000 square feet of multi-use space to Port Discovery's footprint, with flexible spaces for expanded public programming. The Phase II project plan has been structured into two distinct stages. The first stage consists of completing basic, operational renovations in the Atrium so that the building is up to code and in a usable state for public access. Critical elements in this phase are the replacement of the HVAC system, installing a roll-up door in the east facade wall, and shoring up the shell of the building. Our construction contract was confirmed in July 2022 and materials were ordered at the beginning of August 2022. We are excited that this phase has begun, however, a consideration to be acknowledged is that supply chain issues have affected all facets of the construction sector. Our team and contractors are closely monitoring the delivery schedule for the HVAC units, in particular, and adjusting reasonable timelines.

The second stage of this project includes the development and creative design that will transform the basic (but now safe and operational) Atrium into a world-class educational children's exhibit, which we hope to reveal to the public in the Summer of 2025.

Once complete, Phase II stage one's immediate outcomes are: an almost 50% increase in visitor capacity (allowing for approximately 84,000 more visitors through our doors annually), and 40% expansion of educational programming (with a focus on environmental studies, nature play, and climate science themes). The long-term outcome is the security of a stable, safe, modernized permanent home for the region's most notable children's museum. Port Discovery is celebrating its 25th anniversary in 2024, and the Museum will be poised for growth into its next 25 years with the completion of Phase II renovations.