

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Chesapeake Bay Outward Bound School		
2. Senate Sponsor	3. House Sponsor	
Attar	Rosenberg	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Baltimore Chesapeake Bay Outward Bound School for the facility enhancement and safety upgrade project		
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
Kristen Komlosy		667-209-3680
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Chesapeake Bay Outward Bound Schools' (CBOBS) mission is to change lives through challenge and discovery. We are part of an international network of Outward-Bound schools in over 30 countries, with 10 schools in the United States. Since 1986, we have provided outdoor-based social and emotional learning (SEL) programs to 5,600 people annually, with a focus on middle and high school students from historically under-resourced communities in Baltimore. Our SEL programs include one-day teambuilding initiatives and five-day wilderness expeditions. Harnessing nature's classroom, we operate in the local wilderness and in urban green spaces, including at our world-class basecamp in Leakin Park. We use a proven educational framework, the Domains of Thriving, and partner with schools to offer customized SEL programs that meet their needs.</p>		

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

This project addresses critical safety and maintenance issues to ensure a safe environment for 4,000 students and 60 staff: Deteriorating porch decking with loose, rusted boards creates tripping hazards. Unsafe boys' bathroom floor with improper leveling causes drainage issues and standing water, making it dangerously slippery. Basement bathroom renovations (Crimea Mansion) include updating two outdated bathrooms with fresh paint, new fixtures, flooring, and improved lighting. A-Frame climbing wall maintenance is needed for a 25+ year-old structure, requiring major repairs to replace worn support poles and boards. Challenge course wood protection will prevent damage and extend the lifespan of its 9 elements. Lastly, exterior painting for Crimea Mansion, Honeymoon Cottage, and Carriage House is vital to avoid future structural damage.

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	
Construction	\$175,000
Equipment	\$25,000
Total	\$200,000

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

State of MD Bond Bill	\$200,000
Total	\$200,000

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
N/A	N/A	12/1/2025	6/30/2026
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
	4000 students		5000 students
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
22-695	\$125,000	Cottage Restoration/Outward Bound	
15-G048, 15-G102	\$200,000	Orianda Mansion Expansion	
19. Legal Name and Address of Grantee		Project Address (If Different)	
1900 Eagle Dr, Baltimore, MD 21207			
20. Legislative District in Which Project is Located	41 - 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:	Kristen Komlosy	Has An Appraisal Been Done?	Yes/No
Phone:	6672093680		
Address:		If Yes, List Appraisal Dates and Value	
1900 Eagle Dr 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
50	58	4200000.00	4350000.00
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?			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	
Baltimore City Recreation and Parks	25 years	Two 5 year terms	
26. Building Square Footage:			
Current Space GSF	Please see comments below		
Space to be Renovated GSF	Please see comments below		
New GSF	Please see comments below		

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

2026

28. Comments

This funding will allow renovation to several key areas to start as early as late fall into 2026. Below is the outline of the current square space footage of the impacted spaces to be renovated:

Main Administrative Building:

Boys Bathroom: Current Space/Space to Be Renovated and New GSF is: 187
Porch Decking: Current Space/Space to Be Renovated and New GSF is: 1000

Bathrooms in the Crimea Mansion:

Current Space/Space to Be Renovated and New GSF is: 656

A-frame Climbing Wall:

Current Space/Space to Be Renovated and New GSF is: 600

Challenge Course Elements:

Exterior Painting of Three CBOBS Buildings:

The Carriage House:

Soffit - Current Space/Space to Be Renovated and New GSF is: 776
Roof - Current Space/Space to Be Renovated and New GSF is: 3000

Honeymoon Cottage:

Soffit - Current Space/Space to Be Renovated and New GSF is: 963
Roof - Current Space/Space to Be Renovated and New GSF is: 3111

Crimea Mansion:

Rear decks and soffit - Current Space/Space to Be Renovated and New GSF is: 2610
Side porches and soffit - Current Space/Space to Be Renovated and New GSF is: 3900
Roofs - Current Space/Space to Be Renovated and New GSF is: 7490