

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Hard Bargain Farm Environmental Center		
2. Senate Sponsor	3. House Sponsor	
	Valderrama	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Prince George's County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Hard Bargain Farm (HBF) Environmental Center Campus		
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
Theresa Cullen		301-292-5665
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Alice Ferguson Foundations mission is to inspire environmental stewardship by giving people the tools to understand, appreciate, and protect nature. The Alice Ferguson Foundation has been dedicated to inspiring environmental stewardship by equipping people with the tools to understand, appreciate, and protect nature. Our mission is reflected in our hands-on environmental education programs, which have reached thousands of students across Maryland, Virginia, and Washington, DC. The Foundations flagship education programs anchor our commitment to fostering a deeper connection between students and the natural world. Located on a 330-acre property in Accokeek, Maryland, Hard Bargain Farm serves as an immersive educational campus, offering students and educators a unique environment to explore STEM-driven field studies.</p>		

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

The purpose of this project is the design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Hard Bargain Farm (HBF) Environmental Center Campus. As the property and structures continue to age, it is crucial for us to improve our site, repair, renovate and reconstruct structures while also preparing for necessary design and expansion of our structures to accommodate our growing programmatic needs.

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	\$300,000
Equipment	
Total	\$300,000

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

Foundations	\$50,000
Private Funding	\$25,000
Corporate Funding	\$25,000
Bond Bill	\$200,000
Total	\$300,000

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
TBD	TBD	TBD	TBD
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	
0.00	3000	3500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2022	\$350,000	Hard Bargain Farm Environmental Center Campus	
2021	\$200,000	Hard Bargain Farm Environmental Center Campus	
2020	\$200,000	Hard Bargain Farm Environmental Center Campus	
2018	\$150,000	Hard Bargain Farm Environmental Center Campus	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Alice Ferguson Foundation, Inc.		2001 Bryan Point Road Accokeek, MD 20607	
20. Legislative District in Which Project is Located	26 - Prince George's County		
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:	Theresa Cullen	Has An Appraisal Been Done?	Yes/No
Phone:	240-988-8476		Yes
Address:		If Yes, List Appraisal Dates and Value	
2001 Bryan Point Road Accokeek, MD 20607		2020	7130000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
22	25	1434938.23	1800000.00
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	33139		
Space to be Renovated GSF	33139		
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1925-2022
28. Comments	
<p>As our property continues to age, there is still considerable work to be done with both the older (100+ years) areas of our property in reconstruction and renovation and some of our more recent construction as systems in our LEED certified building are beginning to necessitate renovation, replacement, and expansion to better serve our students and programmatic needs.</p> <p>As an example, the Ferguson farmhouse continues to remain the center of ongoing operations of Alice Ferguson Foundation's education and community programs. While previous bond bill funds have supported some of the necessary repairs and renovations, the rising cost of materials and construction necessitate more funding to complete the project. There are other 100+ year old structures in the barnyard which serve our Hard Bargain Farm Education Programs that will need substantial repairs and replacements.</p> <p>The PWSC buildings and structures are in need of updates, repairs, and replacement of areas such as the kitchen, breezeway, deck, and boardwalk where our students learn and engage with nature.</p> <p>We, therefore, ask for the State to recognize these challenges and fund the 2025 Bond Bill of \$300,000 in order for us to renovate and restore our environmental, preserving Maryland history and treasure and allowing our students to continue finding joy in nature.</p>	