

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Chesapeake Bay Outward Bound School		
2. Senate Sponsor	3. House Sponsor	
	Ruff	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Chesapeake Bay Outward Bound School 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>CBOBS delivers outdoor, experiential education programs that empower young people to become self-reliant, collaborative, and resilient in the face of challenges. We offer one-day teambuilding initiatives, five-day local wilderness expeditions, and educator professional development programs. Students are immersed in nature-based experiences that promote agency, collaboration, and personal growth. CBOBS is honored to be part of Maryland's education ecosystem. Our work reflects the values and priorities of the General Assembly: equity, excellence, and opportunity for every learner. With continued collaboration across sectors and investment in our programs, we will ensure that more students across the state have access to the kinds of transformative experiences that build character, strengthen communities, and prepare young people to thrive.</p>		

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

Capital funding plays a vital role in Chesapeake Bay Outward Bound Schools (CBOBS) ability to deliver high-impact outdoor experiential learning programs to 5,000 middle and high school students across Baltimore City. CBOBS has made the Crimea Estate its home since the Schools founding through a long-term lease with the Baltimore City Department of Recreation & Parks a public-private partnership exemplifying a collaborative approach to serving youth and preserving Baltimore's historical resources. We steward and maintain 17 acres of public land, transforming this urban wilderness into a safe, accessible, and dynamic learning environment for Maryland youth. The Orianda (Crimea) Mansion, Carriage House, and Honeymoon Cottage were built in the 1850s and require significant investment to remain functional and welcoming for students, educators, and community members. More details below.

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	\$10,000
Construction	\$215,000
Equipment	\$25,000
Total	\$250,000

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

State of MD Bond Bill	\$250,000
Total	\$250,000

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
		12/1/2026	12/31/2026
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
		4500	5500
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)	
Chesapeake Bay Outward Bound School, LLC 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
		4350000.00	4440000.00
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	
28. Comments	
<p>During the CBOBS program season (April-November), up to two dozen Outward Bound Instructors live on the 2nd and 3rd floors of the Orianda, a Victorian stone mansion that serves as the centerpiece of the historic Crimea Estate. 5,000 students are served throughout the campus.</p> <p>Planned upgrades include:</p> <p>Basement Bathroom Renovation at Crimea Mansion: Upgrade and restore basement-level bathrooms to improve accessibility and usability for all guests including community and students.</p> <p>Electrical Upgrades at Crimea Mansion: Install motion-sensor light switches to reduce energy waste and improve operational efficiency</p> <p>Exterior Painting for All Buildings: All buildings including the Weinberg Center require fresh exterior painting.</p> <p>Gutter Replacement for the Weinberg Center: Install new gutters to prevent water damage and improve drainage.</p> <p>Walkway Installation from Eagle Drive to Logi Bathroom: Construct a durable pathway to replace the muddy, unusable grass area caused by tree coverage and seasonal weather conditions.</p> <p>Main Administrative Building Weinberg Center: Boys Bathroom: Current Space/Space to Be Renovated and New GSF is: 187 Walkway Replacement: 600 sq ft Gutter Replacement: 200 liner feet of gutters, 200 liner feet of downspouts</p> <p>Crimea Mansion: Bathrooms in the- Current Space/Space to Be Renovated and New GSF is: 656 Electrical Upgrades</p> <p>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</p>	