

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Children's Inn at NIH - Medical Isolation Wing		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Love	Woorman	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$255,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of an elevator (conveying system) in a new residential wing of The Children's Inn at NIH		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Joan Wisner-Carlson		443.416.0485
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Children's Inn at NIH, Inc. is a nonprofit partner to the National Institutes of Health (NIH) that provides free lodging, meals, and comprehensive services to 1,500 young patients and their families each year who are participating in potentially lifesaving research for the treatment of rare and severe diseases. The Inn is located across the street from the NIH Clinical Center on the main NIH campus, a federal enclave located in Bethesda. The Inn supports the NIH research mission, reduces the burden of illness on families, and makes childhood possible. Since opening in 1990, The Inn has provided access to clinical research studies for more than 17,000 children, teens, and young adults from across the U.S. and the world. First-in-child clinical trials have led to medical breakthroughs and new treatments for pediatric cancers and rare diseases.</p>		

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

State funds will support the construction of an ADA-accessible elevator in a new residential wing that will provide isolation precautions for 10 young patients with rare and severe diseases at a time participating in clinical research at the NIH Clinical Center. As the centerpiece of The Inn of Tomorrow project currently under way at The Children's Inn, support is requested to fund the elevator, allowing wheelchair users and other mobility-impaired patients to access both floors of the 15,000-square-foot, two-story building. This project will increase access to potentially lifesaving treatment for young patients battling rare and serious illness by removing a barrier to participation for many families, who previously were unable to stay at The Inn when contact isolation precautions were required to prevent the spread of infections. The new wing will expand The Inn's capacity to serve more and younger children by 25% or up to 3,000 families per year.

*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**

<b>Acquisition</b>	\$0
<b>Design</b>	\$7,654,943
<b>Construction</b>	\$44,011,512
<b>Equipment</b>	\$3,333,545
<b>Total</b>	<b>\$55,000,000</b>

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

State of Maryland	\$2,384,000
Federal government (Congressional earmark)	\$620,000
Corporations	\$17,996,000
Foundations	\$17,000,000
Individuals	\$12,000,000
Children's Inn Reserves	\$5,000,000
<b>Total</b>	<b>\$55,000,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
9/1/2021	1/31/2025	2/19/2025	8/2/2027
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
37704063.00		1,500	3,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
FY2023	\$1,400,000	To redesign and renovate the original residential build	
FY2023	\$271,000	To fund the design and construction of a medical isola	
FY2025	\$208,000	To construct a new 15,000-square-foot residential win	
FY2025	\$250,000	To fund the design and construction of public restroo	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Children's Inn at NIH, Inc. 7 West Drive Bethesda, MD 20814			
<b>20. Legislative District in Which Project is Located</b>		16 - Montgomery County	
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Daniel S. Krakower	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301.230.5222		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Shulman Rogers 12505 Park Potomac Avenue Potomac, MD 20854			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
42	48	12207664.00	13871587.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
Not applicable			
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
Not applicable			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	70.750		
<b>Space to be Renovated GSF</b>	14,900 GSF to be added		
<b>New GSF</b>	85,650		

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

New construction

**28. Comments**

RE: Question 25: Ownership of Property

The Children's Inn at NIH, Inc. is located across the street from the NIH Clinical Center on the main NIH campus, which is a federal enclave located in Bethesda, MD. While NIH owns and maintains Buildings 62 & 62A, and will own the new 62B wing, as well as the property on which The Inn is located, The Children's Inn, its non-profit partner, operates the residential facility under a Memorandum of Understanding and would be named the grantee by the State of Maryland.

The focus of this legislative bond initiative request is an ADA-accessible Elevator in a 15,000-square-foot wing to be constructed during a \$55-million renovation and expansion project known as The Inn of Tomorrow. Phase 1 renovations to the existing residential facility, which began in February 2025, are slated to be completed in spring 2026. Then, Phase 2 expansion will commence to better serve pediatric and young adult patients and families who participate in clinical research studies at the NIH Clinical Center with new guest rooms, an elevated pedestrian bridge increasing safety and accessibility to the NIH Clinical Center, and a new entryway through a Tower of Hope.

The Children's Inn is financially responsible for the capital improvements to the buildings and property, as described in this fact sheet. The Children's Inn has launched a capital campaign with a fundraising goal of \$55 million to fund the renovation and expansion of the residential facility. To date, The Inn has raised \$40,453,063 in gifts, grants, and pledges from individuals, foundations, corporations, the State of Maryland, and the federal government. The total raised includes previous state bond support for The Inn of Tomorrow project.