

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
1910 Eagle Drive Cottage Restoration		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Carter	Rosenberg	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$125,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chesapeake Bay Outward Bound School property at 1910 Eagle Drive		
<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>
Del. Samuel I. Rosenberg		Samuel.Rosenberg@house.state.md.us
Phyllis Kim		202-805-0309
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Chesapeake Bay Outward Bound School (CBOBS) is part of an international network of Outward Bound schools in over 30 countries, with 11 chartered schools in the United States. CBOBS provides urban youth with a character curriculum that focuses on social-emotional learning. Founded by local community leaders in Baltimore in 1986, CBOBS mission is to Change Lives through Challenge and Discovery, and we do that every time a young person embarks on one of our programs. CBOBS instructors use settings at Baltimore's Leakin Park to challenge more than 5,000 students each year to experience adventure in a way that helps them realize they can do more than they thought possible. Whether rock climbing, canoeing, or completing a high-ropes challenge course, youth take part in a time-tested curriculum that builds character and develops leadership skills.</p>		

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

The Cottage at 1910 Eagle Drive is a historic building in need of some significant restoration so that it can be preserved and used to serve Baltimore students. From 2008 to 2018, the building had served as a home for two senior Outward Bound staff and was adequately maintained as a dwelling. As the Chesapeake Bay Outward Bound School program and team grows, we are repurposing the building for additional office and planning space for our team, as well as a suitable infirmary site for students. However, the building needs some significant updates to bring it to contemporary standards for these purposes. Total project costs for priority repairs to the Cottage is \$250,000. Estimated costs for repairs: HVAC Unit - \$40,000; windows and shutters, fascia and trim work for areas of rot - \$75,000; renovate and rehab bathrooms for commercial/office use - \$50,000; flooring and walkways repair/replace/refinish - \$35,000; and exterior and entrance repairs - \$50,000.

*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>	
<b>Design</b>	
<b>Construction</b>	\$150,000
<b>Equipment</b>	\$100,000
<b>Total</b>	\$250,000

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

Bond Bill	\$125,000
Chesapeake Bay Outward Bound School	\$125,000
<b>Total</b>	\$250,000

<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>
N/A	N/A	7/29/2022	2/29/2024
<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>	
125000.00	0	100	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
Chapter 463, Act of 2	\$150,000		
Chapter 495, Act of 2	\$160,000		
Chapter 495, Act of 2	\$40,000		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Chesapeake Bay Outward Bound School 1900 Eagle Drive Baltimore, MD 21207		Honeymoon Cottage 1910 Eagle Drive Baltimore, MD 21207	
<b>20. Legislative District in Which Project is Located</b>	41 - Baltimore City		
<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>	Phyllis Leung-Kim	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202-805-0309		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1900 Eagle Drive Baltimore, MD 21207			

<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>
0	20		
<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>			
<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>
<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>	
City of Baltimore	25 years (2003	Three additional	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	1800 sq ft		
<b>Space to be Renovated GSF</b>	1800 sq ft		
<b>New GSF</b>	n/a		

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

1856-57

**28. Comments**

Since 1985, the Chesapeake Bay Outward Bound School (CBOBS) has made its home on the historic Crimea Estate in Baltimore's Leakin Park through a partnership with Baltimore City Department of Recreation and Parks. This partnership exemplifies how communities and organizations can and should work together to provide effective programs for our youth as well as how we can work to preserve Baltimore's historic structures.

In April 2020, CBOBS successfully completed the renovation and repair of the historic Orianda Mansion on the Crimea Estate. Today, the Orianda serves as a meeting and events space for the Baltimore community and as a residence for Outward Bound instructors. We have the experience and know how to manage public-private partnerships, and we are confident that we can successfully complete the repairs to the Honeymoon Cottage.

The Honeymoon Cottage renovation project is "shovel ready." CBOBS has already secured partial funding from private philanthropic sources. If our bond bill request is approved, we plan to commence restorations and repairs by the end of July 2022. Based on the scope of work, we anticipate this project will take approximately 18 months to complete.