

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Radcliffe Creek School		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Hershey	Jacobs	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Kent County	\$385,300	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Radcliffe Creek School property including the roof and climate control system		
<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>
Carolyn Thompson		410-778-8150
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
Radcliffe Creek School (RCS), founded in 1996, is the only K-8 school on Maryland's Eastern Shore primarily serving bright students with learning disabilities. Our students come to us from across a broad region, including five counties on the Eastern Shore, plus Anne Arundel and Prince George's Counties, as well as the State of Delaware. The school offers rigorous academic programs in an intimate learning environment with an average class size of five students. Our students, many of whom carry diagnoses that affect learning and attention, such as dyslexia, Attention-Deficit/Hyperactivity Disorder (ADHD), and Autism Spectrum Disorder (ASD), explore sophisticated science, math, art, music, English, social studies, physical education, as well as enrichment classes, through a hands-on, multi-sensory and immersive educational program tailored to their learning style.		

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

The proposed project, which will help the 1,519 people served in our building annually, includes replacing Radcliffe Creek School's leaky roof, as well as adding new climate control systems. Although one-third of the roof has been replaced, the rest, covering 25,354 square feet of our school, is original to the building, which was constructed in 1987. Additionally, while our gym is utilized daily for physical education classes, there is no climate control available in it. Students are forced to wear winter coats to gym class in frigid temperatures. In the heat of late spring and early fall, the gym often becomes too hot to be utilized. Similarly, in four classrooms, two offices and our school library, our aging HVAC system needs to be replaced in order to regulate extreme swings in temperature, which currently cause students to become uncomfortable and unavailable for learning. In total, our school needs HVAC upgrades to cover 6,075 square feet of our building.

*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>	\$3,200
<b>Construction</b>	\$516,800
<b>Equipment</b>	\$74,800
<b>Total</b>	<b>\$594,800</b>

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

MD State Bond Initiative Request	\$385,300
Radcliffe Creek School Annual Budget	\$192,500
Samuel G. and Margaret A. Gorn Foundation	\$17,000
<b>Total</b>	<b>\$594,800</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>
Complete	Complete	7/1/2025	8/1/2025
<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>	
209500.00	1,519	1,604	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Radcliffe Creek School, Inc. 201 Talbot Boulevard Chestertown, MD 21620			
<b>20. Legislative District in Which Project is Located</b>	36 - Kent, Queen Anne's, Cecil, and Caroline Counties		
<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>	Peter C Thayer	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	4107788150		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
201 Talbot Boulevard Chestertown, MD 21620		02/21/2021	2500000.00
		02/21/2021	300000.00

<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>
57	61	1983000.00	2232000.00
<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>			Own
<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>			Yes
<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>
Tip Top Tots Early Childhood Center	Aug 24-July 27	Maintenan	5,370 square
Centers for Advanced Orthopedics	mo-to-mo	Maintenan	5,425 square
Eastern Shore Isshinryu Karate School,	mo-to-mo	Maintenan	572 square
<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>	
NA			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	38,415 square feet		
<b>Space to be Renovated GSF</b>	27,529 square feet		
<b>New GSF</b>	N/A		

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

38-year-old building, built in 1987

**28. Comments**

Description and Purpose of Project Continued:

The planned roofing replacement project to cover 25,354 square feet of our building will replace our 38-year-old original membrane and stone ballast roofing materials with a white TPO membrane system, including a cover board affixed to the steel frame that will increase the R-value by 3. The roofers will also add "crickets" to help direct the water run-off toward the already installed drains.

For the HVAC system upgrades needed to regulate the indoor temperatures in 6,075 square feet of our school, we hope to add climate control to our gym for the first time, as well as to replace current systems in four of our classrooms, two offices and our school library. These indoor spaces currently swing to uncomfortable temperatures when there are dramatic changes in outdoor weather due to an aging HVAC system. In our gym space, three HVAC units will be placed strategically on the roof to make the space more usable, utilizing three five-ton SEER Bryant heat pumps, air handlers, and electric heaters. Inside the academic area by our library, the plan is to remove and dispose of the existing heat pump split system and install a new split system heat pump with electric back up heat. All of these climate control upgrades will help our students attend to their learning by keeping them comfortable throughout the school day.

Our building has served our small town of Chestertown well for decades and continues to act as a hub of learning and healing for our rural area through the school, daycare, karate school and physical therapy center housed within it. By fixing our 38-year-old leaky roof and adding new climate control systems in the building, we will create a healthier space that is better able to serve the over 1,500 people who are impacted annually throughout our building, including infants and toddlers, preschoolers, kindergarten through eighth grade children, and orthopedic patients of all ages.

We have already completed the design process and a portion of the construction project by securing alternative funding, and our school is ready to begin the final portion of the construction as soon as we receive the state bond initiative support. Thank you for your consideration of this worthwhile project.