

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Mandala School - Randonstone Lane		
2. Senate Sponsor	3. House Sponsor	
Watson		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Prince George's County	\$800,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the property at Randonstone Lane		
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
Senator Ron L. Watson, Jr.		ron.watson@senate.state.md.us
Valencia Wood		410.227.4103
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Mandala School is a private PreK-12 school founded to offer an educational experience focused on immersive, engaged, individualized, and project-based learning -- modeled after the Montessori Method. TMS' curriculum encompasses core academic subjects such as STEAM (Science, Technology, Engineering, Arts, Math), as well as enrichment activities like art, music, entrepreneurship, and cultural studies. TMS emphasizes a holistic education and partnership with families. We believe in cultivating the success of the whole student emotionally, socially, and academically. We aim to fill any gaps, seen or unseen, in order to support students and help them achieve their goals. The school also strives to advance the mission of the family, assisting them in accomplishing their objectives and making meaningful contributions to the local and global communities.</p>		

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

TMS has been searching for a property that would accommodate the rapid growth of our student body, allow us to continue to cultivate community and educational partnerships and to integrate outdoor and agricultural education into our programs to promote student, family, and community well-being. The purpose of the project is to acquire the former Bowie Montessori Children's House and to renovate the buildings on the property. The school has remained vacant since 2018. We are deeply committed to contributing to and being a valued member of the Prince George's County community and cultivating sustaining connections with education and business partners. BMCH has meant so much to its former students, families, and the community and has a rich and established legacy. We will be stewards and guardians of that legacy and honor it by re-opening the school to students -- bringing back the vibrancy of the property and offering programs to members of the community.

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	\$400,000
Design	
Construction	\$400,000
Equipment	
Total	\$800,000

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

Maryland State Bond Bill	\$800,000
Total	\$800,000

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
3/1/2024	8/31/2024	3/1/2024	10/31/2024
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	
2185000.00	0	180 Students 1,200 public	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A	\$0		
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Mandala School, Inc. 6315 Hillside Court Suite D Columbia, MD 21046		Former Bowie Montessori Children's House 5004 Randonstone Lane Bowie, MD 20715	
20. Legislative District in Which Project is Located	23 - Prince George's County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Tom Coale tom@pwrjmaryland.com	Has An Appraisal Been Done?	Yes/No
Phone:	443.630.0507		Yes
Address:		If Yes, List Appraisal Dates and Value	
54 State Circle Annapolis, Maryland 21401		August 2023	2500000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
8	25	695000.00	3650000.00
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
N/A	N/A	N/A	N/A
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A	N/A	N/A	
26. Building Square Footage:			
Current Space GSF	18,620		
Space to be Renovated GSF	18,620		
New GSF	0		

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

Buildings constructed in 1973 and 1990.

28. Comments

The Mandala School has contracted to purchase the former Bowie Montessori Childrens House, 5004 Randonstone Lane, Bowie, Maryland 20715. The school property has been non-operational since 2018. The property is in need of renovations to update and improve the school buildings and property: roof, HVAC, flooring, plumbing, painting, electrical, lighting, mold remediation, etc.. The older buildings were constructed in 1973. The newer school buildings built in the 1990's are in disrepair and, although they have been non-operational for the last six years, they will be prioritized to be updated in the first phase of renovations so that they can be open for students and the start of school in August 2024. Settlement on the property is currently scheduled for February 2024 and we are working to prioritize and price the property improvements that need to made so that we are ready to start the renovations as soon the LBI funds are hopefully approved to begin the renovations as soon as possible. Additionally, we are requesting that a portion of the funds be allocated to the acquisition of BMCH. We have a conditional commitment of \$2.185M in financing from Lendistry.

We will continue to be an institution focused on high-quality education and being deeply rooted in the community. It is the bedrock of forwarding the future to offer engaging and enriching programs to students and families. We have begun and will continue to actively seek opportunities to partner with the community as we continue to offer more accessible and inclusive educational options. During the Pandemic, TMS was not just a school open for in-person learning but we served as a community hub of sorts for families to learn about our community partnerships for vital information for food, rent, and mental health programs, etc., while navigating the unprecedented times. Our school remained opened for in-person instruction during the height of the Pandemic without a single COVID-19 outbreak. We were able to achieve this by not only following the CDC and MSDE COVID-19 Protocols but we added an internal feature to the screenings and asked our families to not travel outside of the region. It was important to us to find a way for the school to stay open, increase safety for everyone so that the students could continue to learn and have social interaction with their peers, and so that parents were able to return to work to maintain financial stability for the family. In addition to re-opening the school, the property will be expanded to offer community programs focused around well-being: outdoor education, agricultural education, yoga, mindfulness, meditation, hiking, workshops, and more. The property is encompassed by The Bowie Heritage Trail and abuts the WB&A Trail. In addition to the 180 students and families to be enrolled when the school is at capacity, TMS plans to serve 1,200 individuals per year through our community programs. The acquisition of BMCH allows TMS to expand its student enrollment to the 180 property capacity and offer programs to the community thus increasing its future operating budget and capacity.

The property being within close proximity to Bowie State University opens up the opportunity to foster many deeply, engaging and enriching programs to be available to both organizations' students and families and the Prince George's County community -- affording the opportunity to create a partnership with the university that will offer limitless potential to expand student educational experiences.