

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Radcliffe Creek School		
2. Senate Sponsor	3. House Sponsor	
Hershey	Jacobs	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Kent County	\$190,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Radcliffe Creek School		
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
Carolyn Thompson		410-778-8150 x 105
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Founded in 1996, Radcliffe Creek School 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 in Maryland, as well as the State of Delaware. The school offers rigorous academic programs in an intimate learning environment with an average class size of six students. Our students, many of whom carry diagnoses that affect learning and attention, such as dyslexia, attention-deficit/hyperactivity disorder (ADHD), and auditory processing disorder, explore sophisticated science, math, art, English, social studies, physical education, as well as enrichment classes, through a hands-on, multi-sensory, and immersive program tailored to each individual's learning style.</p>		

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

The proposed project will directly benefit the 1,525 individuals who use our building each year by addressing critical gaps in climate control throughout the School. The project includes installing new systems where none currently exist and upgrading aging HVAC units that can no longer regulate indoor temperatures effectively. Our gymnasium, which is used daily for physical education classes, has no climate control at all. During the winter months, students are required to wear coats while participating in class, and in warmer seasons, excessive heat often makes the space unusable. In addition, four classrooms, two offices, and the school library are served by outdated HVAC systems that struggle to keep pace with extreme temperature fluctuations. As a result, these learning environments are frequently too hot or too cold, making it difficult for students to remain focused and fully engaged in learning.

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	\$0
Design	\$0
Construction	\$105,000
Equipment	\$135,000
Total	\$240,000

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

MD State Bond Initiative Request	\$190,000
Samuel G. and Margaret A. Gorn Foundation	\$17,000
Radcliffe Creek School Annual Budget	\$33,000
Total	\$240,000

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
N/A	N/A	7/1/2026	8/30/2027
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	
50000.00	1,525	1,614	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2025	\$100,000	To help fund the project of replacing of our aging sch	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Radcliffe Creek School, Inc. 201 Talbot Boulevard Chestertown, MD 21620			
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's, Cecil, and Caroline Counties		
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:	Dr. Jennifer Durham	Has An Appraisal Been Done?	Yes/No
Phone:	410-778-8150		Yes
Address:		If Yes, List Appraisal Dates and Value	
Radcliffe Creek School 201 Talbot Boulevard Chestertown, MD 21620		02/21/2021	2500000.00
		02/21/2021	300000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
69	72	2350000.00	2420000.00
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?			Yes
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
Tip Top Tots Early Childhood Center	12 month lease	maintenanc	5,370 sq ft
Centers for Advanced Orthopedics	mo-to-mo	maintenanc	5,425 sq ft
Eastern Shore Isshinryu Karate School	mo-to-mo	maintenanc	572 sq ft
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	38,415 sq ft		
Space to be Renovated GSF	6,075 sq ft		
New GSF	N/A		

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

38-year-old building, built in 1987

28. Comments

HVAC system upgrades are needed to properly regulate indoor temperatures across 6,075 square feet of our School. This project will introduce climate control to our gymnasium for the first time and replace aging systems serving four classrooms, two offices, and the school library.

In the gymnasium, three rooftop HVAC units will be strategically installed to create a safe, usable, and comfortable environment year-round. These units will include three five-ton SEER Bryant heat pumps with air handlers and electric heaters. In the academic wing near the School library, the existing heat pump split system will be removed and replaced with a new, more efficient split-system heat pump with electric backup heat. Together, these improvements will stabilize indoor temperatures and create learning environments that better support student focus, engagement, and overall well-being throughout the school day.

For decades, our building has served the town of Chestertown as a hub of learning and care, housing not only our school but also a daycare, karate school, and physical therapy center. By upgrading our climate control systems, we will create a healthier, more accessible facility for the more than 1,500 individuals who use the building annually, including infants and toddlers, preschoolers, students in kindergarten through eighth grade, and orthopedic patients of all ages.

The School has already secured partial funding to service aging units and install two new HVAC units in the building. With state bond initiative support, we are prepared to complete the remaining installations and upgrades promptly. Thank you for considering this important investment to improve health and learning in our community.