

Submitted By: Athens for Everyone
Briana Bivens
Phone: (407) 575-2699 Alt. Phone:
Email: brianabivens@gmail.com

Project Classification: Social Well-Being
Project Focus: Quality of Life
Project Type: Facility, New (Building or Park)

Previously Submitted and Rejected: No
Continuation Project: No

Project Total Cost: \$ 7,003,000

Total Operating Cost: \$ 34,000 (Facility capital maintenance only) The project assumes that a to be determined non-profit agency would incur all operating expenses except capital maintenance of the facility.

Project Description: The Quality Childcare Center Partnership Program will fund the creation of a 11,700 sq. ft. brick and mortar facilities utilized to provide quality childcare to children from 0-4 years old. The indoor facility will have a variety of spaces. Classrooms designed to fit the needs to each age group served. A lobby and office area that is welcoming to parents and families where they can drop off their children and engage with the teachers and staff who are providing care and learning to their children. A kitchen where healthy, nutrient-rich meals and snacks will be prepared for the children. The facility will also have 4 enclosed outdoor play areas that will include a playground and interactive learning play areas. This outdoor play space will be designed in a way that different age groups can have designated space to play in.

- 3 infant classrooms at 700 square feet each (2,100 sq ft)
- 2 1-year old classrooms at 800 square feet each (1,600 sq ft)
- 2 2-year old classrooms at 800 square feet each (1,600 sq ft)
- 2 3-year old classrooms at 800 square feet each (1,600 sq ft)
- 1 4-year old classrooms at 800 square feet each (800 sq ft)
- Lobby with office space (1,600 sq ft)
- Kitchen (750 sq ft)
- storage, toilets, mechanical (1,650 sq ft)

Total indoor sq ft. - 11,700 sq ft

Total outdoor play area sq ft. - 12,000 sq ft

Project Mission Statement/Goals & Objectives: This project proposal to create High-Quality Affordable Child Care Centers is born of a commitment to early care and learning as a public good. The mission of this project is to meet the early learning needs of families and children in Athens for

whom lack of access to basic rights is an everyday struggle. The Quality Childcare Center Partnership Program will do this by bringing together the County's ability to fund the building of a new quality child care facility with the non-profit community's capacity to operate these facilities and offer high-quality child care. We know that Georgia is one of 33 states where typical child care costs more than college (Economic Policy Institute, 2016), and in Athens, a community with a 38% poverty rate, this reality is just not acceptable. At the same time, we know just how formative early care and learning is for the ability of children to do well in school, develop inquiring minds, and grow up to lead fulfilling lives. The goals of this project, then, are to:

- Increase access to early care and learning for children from the most underserved, wage-poor families
- Demonstrate a commitment to high-quality early learning environments
- Ensure that lack of affordability is no longer a barrier for families who are currently forced to choose between going to work, school, or leisure activities and having high quality care for their young children
- Enable parents of young children to pursue work or higher education, possibilities which the high cost of child care may have previously foreclosed

The flexibility of this program leaves room for a number of potential partners to work together to create an operating structure that meets the needs of the community. These potential partners could potentially include the UGA College of Education, CCSD, DECAL, and ACC Leisure Services.

Projected Useful Life of Project: 50 years

To meet the Project Goals & Objectives, when should this project be completed? Upon solidifying community partnerships, this project should be completed as soon as possible. We are not proposing a hard deadline with the understanding of how critical it is to first gather community input and formalize organizational partnerships to ensure that the implementation of this project is done with care and matches the seriousness and urgency of the need.

The Leadership in Energy and Environmental Design (LEED) Green Building System compliance: Each Quality Childcare Center Partnership Program facility will be LEED certified. Cost estimates for meeting LEED Standards are included in the expense projections for this application.

How will this project help meet the Public Safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Athens-Clarke County? This project serves to furnish both Basic Facilities/Infrastructure needs and Quality of Life. Modeling a problem that exists statewide, the need for high-quality, affordable child care in Athens greatly exceeds the availability. There are approximately 6,895 children under the age of 5 and a childcare landscape in Athens that only has the capacity for 2,471 children (GEEARS, 2018). Further, the waiting list for parents seeking CAPS - the federal program that offers child care subsidies - in order to afford child care is large, meaning that parents have to struggle to find quality, reliable care for their children, often forced into making sacrifices for personal and economic advancement due to lack of affordability of such a

crucial service.

This project not only provides a child care center that will be affordable for the most economically-disadvantaged families, but it also will help stimulate economic development, as parents will no longer have to worry about choosing between a job or educational attainment and quality childcare.

How is this Project recommended/included in any approved ACCGOV Land Use Plan, Master Plan, Study, Service Delivery Plan, Envision Athens, etc.? The Quality Childcare Center Partnership Program meets two of the Action Items prescribed in the Envision Athens Action Plan:

SS3 - "Develop and expand youth development programming that is accessible and provide adequate and affordable child care."

The Envision Athens implementation committee has also come to find that the lack of access to affordable, quality childcare for low-income individuals must be addressed for one of their Priority Actions, "Address poverty by targeting unemployment and underemployment by training and preparing individuals for vocational success" to be implemented.

The Quality Childcare Center Partnership Program meets one of the 2018 ACC Comprehensive Plan policy recommendations to achieve the Social Service Goal (pg 20). The policy recommendation reads, "Develop and expand accessible youth development programming such as before and after school learning and leisure options. Provide adequate and affordable child care as a similar option for those citizens with younger children seeking assistance." (page 21)

Triple Bottom Line Impacts

Positive Benefits for the Prosperity of Athens-Clarke County: The positive impacts of early care and learning are undeniable. By fostering a child care landscape in Athens that meets the needs of all children, is affordable and accessible to families, and provides high quality care and education, we are supporting the next generation of young people who will go on to pursue higher education, join Georgia's workforce, and contribute to the diversity and creativity of community life. Further, with an affordable early care and learning option available, the parents/guardians of these young children are given the freedom to pursue their own work and educational aspirations. The benefits for Athens-Clarke County are multigenerational, strengthening the fabric of our community and fostering strong and healthy relationships.

Detrimental Impacts to the Prosperity of Athens-Clarke County: None foreseen.

Positive Benefits for our Citizens and Visitors: An educated community starts with affordable, high quality child care for our young people. This then opens up the possibility for caregivers of young children to pursue higher education or technical training. And an educated community invites a thriving democracy, which is essential to building an Athens that truly works for all its residents. We will be advancing equity by ensuring that Athens' most wage-poor families and those who have been systematically excluded from wealth-building have access to the basic need of high-quality child care.

Detrimental Impacts for our Citizens and Visitors: None foreseen.

Environmental Benefits, including but not limited to Positive impacts on existing Infrastructure/Systems:

These construction of these centers should utilize new environmental and sustainable technologies and materials which can then be later used to help teach these young children. These centers could facilitate teaching on composting, renewable energy sources, and sustainable buildings.

Detrimental Impacts for the Environment, including but not limited to Negative impacts on existing Infrastructure/Systems: These centers should be constructed in ways that have minimal impact on the environment including stormwater, waste management, and energy consumption.

Positive/Negative Impacts on ACCGOV Departments, Agencies, or other Organizations, if not covered in one of the above questions: The Quality Childcare Center Partnership Program will contribute somewhat to the workload of Facilities Management and/or Leisure Services and the ACCUG as the creation of any new facility or community partnership will. A majority of the workload would be shouldered by the non-profit community partners. If ACCUG chose to be involved as an operating partner then it would require a much greater share of the workload and expense; needing operating funding to come from the General Fund. This would only be the case if ACCUG chose to be involved as an operating partner.

Project Costs

Detailed project capital budget costs (to be funded from SPLOST 2020 only):

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	\$ 350,000
2. Design Fees: (Min.12% of New Const.; 14% of reno.; 16% for LEED proj.)	\$ 450,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$ 300,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$ 314,000
5. Construction:	\$ 3,750,000
6. Construction Contingency: (10% of the Construction line item)	\$ 375,000
7. Acquisition of Capital Equipment: (playground equipment)	\$ 300,000
8. Testing:	\$ 70,000
9. Project Management: (4% of the total budget line items above)	\$ 237,000
10. Project Contingency: (10% of the total budget line items above)	\$ 615,000
11. Public Art: Calculated at 1% of the Construction line item.	\$ 38,000
12. Other 1:	\$ -
13. Other 2:	\$ -
Project Subtotal:	\$ 6,799,000
14. Program Management (3% of Project Subtotal):	\$ 204,000
SPLOST 2020 Project Total:	\$ 7,003,000

Operating Cost

Total Annual Net Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by ACCGOV. Identify the additional or net costs needed above ACCGOV's current operating budget to operate the requested project and any additional project related revenues that would be generated. Provide budget costs for each identified category below.

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
TOTAL PROJECTED REVENUES FROM PROJECT	-
PROJECTED EXPENDITURES	
1. Personnel Costs: from Appendix A	-
2. Annual Utilities:	
• Gas:	-
• Electrical:	-
• Water:	-
• Sewer:	-
• Phone:	-
• Solid Waste Collection:	-
• Other:	-
3. Operating Supplies:	-
4. Equipment Maintenance:	4,000
5. Facility Maintenance:	30,000
6. Fuel:	-
7. Other:	-
8. Other:	-
9. Other:	-
TOTAL EXPENDITURES	34,000
NET OPERATING COSTS OF PROJECT:	\$ 34,000

Project Financing

Is the proposed Project to receive funding from source(s) other than SPLOST 2020? No

Project Site

Will the proposed Project require any land, whether existing sites, new site, easements, or Rights of Way? Yes

Will the proposed Project be on a site currently owned by ACCGOV? No

Approximately how many acres is available or will be needed for the new facility or Park?

Project Location/Address (Existing or Proposed): The childcare facility could potentially be built upon land currently owned by ACCGOV, giving a considerable cost savings, but a site has not been determined. However, ACCGOV does not have land available for such a facility.

Will the Project require fee simple additional land acquisition? Yes,

Will the Project require Rights-of-Way or Easement acquisition? No

Site Criteria and Standards

Current Property Owner (if applicable): Unknown

Minimum acreage necessary for Project. 3

Topography: Finished grading will need to be relatively flat.

Estimated cost per acre: \$100,000-120,000. Based on current market rates for lots in areas of the County that would be best fit, and have the greatest need, for a quality childcare facility.

Location/Accessibility

Define location relative to the Project's service area that best meets the Goals and Objectives.

Early learning and childcare experts have noted for some years that the areas in greatest need for quality childcare facilities are the northside of the County and the Eastside (corridors: Lexington Highway; Gaines School; Barnett Shoals) of Athens.

If necessary to meet the Goals and Objectives, describe what types of vehicular access will be required.

Access for usual sized automobiles with parking for up to 46 vehicles. A pull in area for drop off/pick up parking area will also be located at the front of the building. A bus stop will need to be located close by.

If necessary to meet the Goals and Objectives, describe what types of pedestrian access will be required.

Sidewalks and crosswalks will be necessary, with a safe pedestrian route to and from the bus stop.

If necessary to meet the Goals and Objectives, describe what types of Bicycle access will be required.

Bike lanes or similarly effective bike access to and from the building is necessary.