

Our Request:

To: Buncombe County Board of  
Commissioners

From: The Board of Children and  
Friends Enrichment Center

## Our Mission:

Children and Friends Enrichment Center is committed to serving children, six weeks to kindergarten, from diverse families.

We are a caring, dedicated, and trained staff partners, with families in order to provide:

- A safe, nurturing and loving atmosphere
- An intentionally play-based, developmentally appropriate education
- A creative environment that encourages children to be successful learners

# Current Status

- Presently serving 70 children
- 6 classrooms
- 6 teachers, 6 aides, 2 Administrators, 1 cook
- 5 Star rating by the State

**CRISIS**

## Our Need:

**CRISIS**

**CRISIS**

**CRISIS**

**CRISIS**

- Lack of facility maintenance by landlord
- Constant flooding of playground and facility
- Potential of mold contamination
- Lack of space for growth
- Inconsistency of staying open due to weather/flooding- Center has to close and parents try to find assistance
- As there continues to be a shortage of high quality centers in the county, we need to both continue to operate and expand our services to serve more children

**CRISIS CRISIS CRISIS CRISIS CRISIS CRISIS**





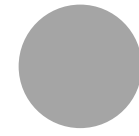
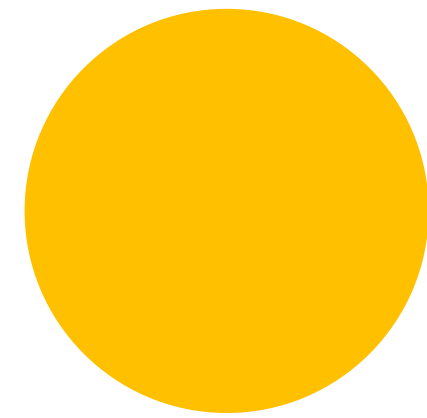
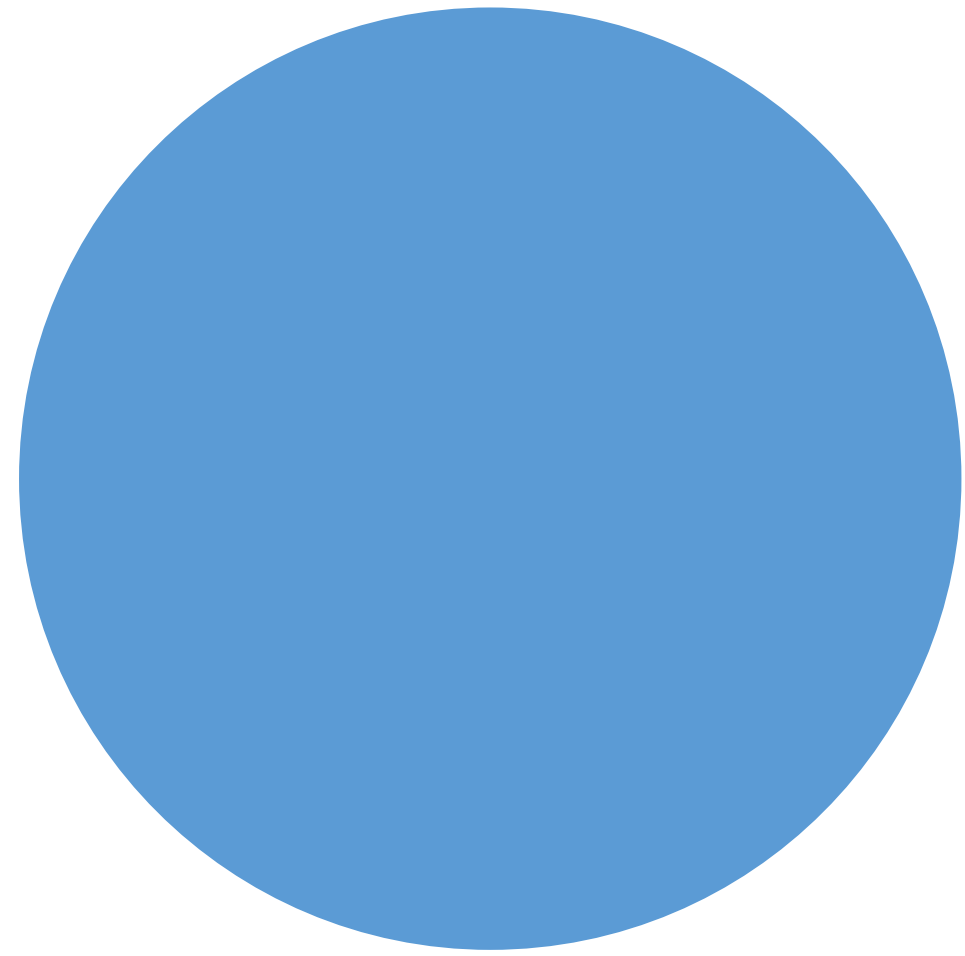
## Present Site

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- Below Old Hwy 70 with all water runoff to playground and into building
- Located on Hwy 70 and Blue Ridge Road where the new Intersection might connect to Hwy 40







Our proposed new  
Center

MODULAR BUILDING  
SYSTEM

## New Facility:

- Capacity for 170 children
- 5600 square feet of space
- Larger classrooms with sinks and toilets
- Access to Community Garden
- Therapy rooms for PT/OT/Speech
- Staff training and meeting space
- Large playground
- Easy access to Interstate 40
- **10 acres for new Center being provided by Town of Black Mountain through long term lease**

# Proposed Budget:

## Income/grants/gifts

- Private donations \$80,000
- Kiwanis Club of Black Mtn. \$50,000
- Local church in Black Mtn. \$50,000
- SBA Loan- \$300,000
- 120 months @ \$3237/mth  
Buncombe County \$200,000

## Expenses

Property site preparations. \$100,000  
Modular building. \$480,000  
Supplies and Furniture \$100,000



## Budgetary Quote

The information provided in this budgetary quote is prepared for the referenced organization and is CONFIDENTIAL. Unauthorized distribution of this information is strictly prohibited.

Prepared For: **Family & Friends Center for**  
Contact Info: **John Dewitt**  
Name

Building Description  
**NEW 126'x 64'**

Building will be built  
Estimate is good for 30 days from date  
Due to high demand this time of year

### Building ONLY Purchase & Lease Pricing Options

#### Lease

Building Operating Lease Term (months)

Building Operating Lease Term (months)

Building Operating Lease Term (months)

#### Purchase

\*Building Budgetary Sale Price

\*Ask me about our Lease with SI Package

### Project Cost Pricing for Basic Scope of Work within the Building Footprint

Delivery to Black Mountain, N.C.

Dug and poured concrete footings for building

Surewall bonding agent applied to block under

Set-Up/Erection (standard block, level, anchor

VINYL Skirting/Underpinning (standard color)

Due to high demand this time of year, all used buildings are provided on a First Come, First Served basis.

### Building ONLY Purchase & Lease Pricing Options

Amount (\$)

#### Lease

Building Operating Lease Term (months) 48 Building Budgetary Monthly Lease Rate ~\$8,400/month

Building Operating Lease Term (months) 60 Building Budgetary Monthly Lease Rate ~\$7,600/month

Building Operating Lease Term (months) 72 Building Budgetary Monthly Lease Rate ~\$6,800/month

#### Purchase

\*Building Budgetary Sale Price

\*Ask me about our Lease with SI Package

Purchase = \$480,000

### Project Cost Pricing for Basic Scope of Work within the Building Footprint

Amount (\$)

Delivery to Black Mountain, N.C. ~\$23,000

Dug and poured concrete footings for building  
Surewall bonding agent applied to block under  
Set-Up/Erection (standard block, level, anchor

VINYL Skirting/Underpinning (standard colors-white or light grey) (Optional, but recommended) ~\$5,200

Site preparation = \$100,000

#### Important Terms, exclusions, and clarifications:

- Excludes all taxes (sales, property & use)
- No provisions allowed for obstructions below grade. If encountered, there would be additional charges.
- The site must be level, dewatered, and accessible by truck with adequate turning radius and clearance from road to the site for delivery
- Assumes site with 2,500 psf soil bearing capacity; bearing tests to be provided by Customer
- All site plans and surveys to be provided by Customer
- Customer is responsible for obtaining and the cost of all permits, licenses, and Certificate of Occupancy

The specifications, scope of work and pricing included in this package are intended to approximate the requirements of your project based on the limited parameters we have discussed. The actual price of your modular building project could vary significantly depending on specific building and site requirements not identified or considered in this preliminary outline of your requirements.

NOTE: Services outside building footprint can be quoted once approved site-plan has been received.



BoA Regular Session  
February 12, 2018  
Agenda Item 5D

## RESOLUTION #R-18-03

### RESOLUTION OF SUPPORT FOR CHILDREN AND FRIENDS INC. TO REQUEST GRANT FUNDING BY FILING APPLICATION WITH SECU

**WHEREAS**, the Town of Black Mountain, North Carolina desires to support Children and Friends Inc. request for grant funding from the SECU to better serve the citizens of Black Mountain and Swannanoa Valley; and

**WHEREAS**, the Town of Black Mountain Board of Aldermen recognize providing local child care for working parents is a major factor in economic development and;

**WHEREAS**, Children and Friends Inc. receiving grant funding from the SECU would help families and children in the Black Mountain Swannanoa Valley area who are in need of developmental and educational child care; and

**WHEREAS**, the Town of Black Mountain will consider making land available adjacent to the Town's Community Garden as per the approved Memorandum of Understanding; and

**WHEREAS**, the Town of Black Mountain will be responsible for the construction and maintenance of necessary public infrastructure, in the project area, that serves the good of the general public, such as sidewalks or road enhancements; and

**WHEREAS**, the access to the proposed Interstate 40 exchange is ideal, providing parents immediate access to the center, including those traveling I-40 from other counties surrounding Black Mountain; and

**WHEREAS**, the proposed location of the new center is within ¼ mile of the new Avadim Technologies site which will employ 500 people, many needing access to child care; and

**WHEREAS**, the Board of Aldermen of the Town of Black Mountain support Children & Friend's grant application to the SECU, and express their full appreciation to the State Employees Credit Union Foundation Board and membership for their consideration of this important project; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Aldermen of the Town of Black Mountain, North Carolina

1. The Board of Aldermen has signed a Memorandum of Understanding supporting this project.
2. The Board of Aldermen has requested NCDOT to conduct a traffic study on Blue Ridge Road, with the understanding it will not be expanded to a 4-lane highway and implementation of safety features such as lights, buffers, or additional lanes may be appropriate. The Board further understands the Center operates from 6:30 a.m. to 5:30 p.m. with arrival and pick up times varying throughout the day so as to minimize traffic impacts in the area.
3. The Board of Aldermen understands the proposed location of the Center will be at least one block away from Blue Ridge Road. The Center will be fenced and operated as required by State rules and regulations.
4. The Board of Aldermen are already committed to the completion of sidewalks along Blue Ridge Road pending grant approval, allowing pedestrians easier access to the Community Garden and the Greenway.
5. The Board of Aldermen agree to collaborate with Center staff to develop a children's garden.

I move the adoption of the foregoing resolution:

Alderman Ryan Stone

**READ, APPROVED AND ADOPTED**, by a vote of 4 to 0 this 12<sup>th</sup> day of February, 2018.

ATTEST:

Angela Reese, Town Clerk

Don Collins, Mayor

Matt Settlemyer, Town Manager



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Town of Black  
Mountain

Mayor Collins

Support Support Support Support Support Support

“the *Little*  *that*  
TOWN ROCKS.”  
BLACK MOUNTAIN, NC

SECU Foundation

February 6, 2018

Dear Foundation Members,

The Black Mountain Swannanoa Chamber of Commerce supports the development of a new expanded child care facility by Family and Friends Enrichment Center.

Black Mountain is experiencing a big increase in economic growth. New housing and commercial projects will lead to increased population and greater need for quality child care. The Avadim manufacturing company is building a new facility that will hire over 500 skilled and semi-skilled workers. Presently there are over five large housing projects planned in Black Mountain and Mission Health is planning a new medical facility in Swannanoa.

Studies point to the importance of early childhood development and there is a shortage of affordable quality child care in the Swannanoa Valley. The limited number of facilities we have are experiencing large waiting lists and the shortage grows daily. This child care shortage will eventually slow our economic development growth.

The Chamber Board and 375 members support the funding of this expanded child care center in Black Mountain.

Sincerely,



Bob McMurray  
Executive Director



Support Support Support Support Support Support



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February 6, 2018

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Bob McMurray  
Executive Director

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**2017-2018 Officers**

**Nelle Gregory**, Chair  
Nelle Gregory Consulting  
**Richard Caro**, Vice-Chair  
United Way of Asheville-Buncombe County  
**Dr. William Gene Loflin**, Treasurer  
AB Tech Community College  
**Laurie Stradley**, Secretary  
Mission Health

**Directors**

**Natasha Adwaters**  
Children First / Communities In Schools  
**Mary Arnold**  
Community Action Opportunities  
**Brandon Becker**  
Johnson Price Sprinkle, PA  
**Deborah Calhoun**  
United Way of Asheville-Buncombe County  
**Stephen Cash**  
Cloninger, Barbour, Season, Jones & Cash, PLLC  
**Jennie Eblen**  
Eblen Short Stop Stores  
**Jesse Figueroa**  
Buncombe County Public Libraries  
**Rev. Spencer Ellis Hardaway**  
Rock Hill Missionary Baptist Church  
**Phillip Hardin**  
Buncombe County HHS  
**Allison Jordan**  
Children First / Communities In Schools  
**Emi Kubota**  
i play, Inc.  
**Dawn Meskil**  
Asheville City Schools Preschool  
**Maggie Panther**  
Children's Developmental Services of WNC  
**Missy Sherburne**  
Tinkergarten  
**Rosario Villarreal**  
Land of Sky Regional Council  
**Dr. Michael Weizman**  
Our Family Doctor  
**Scott Workman**  
Asheville Savings Bank  
**Gwen Wisler**  
Asheville City Council  
**Carmen Ybarra**  
Dulce Sweet Kids

**Executive Director**

Amy Barry

February 2, 2018

To Whom It May Concern:

I am pleased to write this letter of support for Children and Friends Enrichment Center’s application to the SECU Foundation. The leadership of Children and Friends is keenly aware of the need for child care in our community, qualified to take on a project of this size and is uniquely positioned to help address this issue through their proposed expansion.

The August 2017 report from the Asheville Buncombe Preschool Planning Collaborative (ABPPC), *The Key to Our Futures: Expanding Access to high-Quality Preschool in Asheville ad Buncombe County*, identifies the critical shortage of child care slots in our county. While the focus of the collaborative’s report is on care for 3 and 4-year olds, the ABPPC recognizes the even greater shortage of child care for infants and toddlers. The collaborative’s goal is to expand care for infants through 5-year olds, and is committed to supporting the development of new and expansion of existing programs in order to support families of all income levels.

Over the last seven years, we have seen a steady and rapid decline in the number of family child care home (FCCH) providers. This concerning statistic is noteworthy because FCCH’s have historically provided many of the infant and toddler slots in our county; currently, the waitlist for infants is over 2 years. Without high-quality, stable child care, children, families and employers are all negatively impacted.

The nationally recognized NC Pre-Kindergarten Program serves low-income and working poor families prioritizing children who have not previously been enrolled in a program and children with risk factors. While expansion funding was granted by the NC Legislature for 2017-2019, Buncombe County is struggling to find providers who can expand and/or meet the quality standards to join the program. With the expansion of industry in the Black Mountain area, we expect the demand from employers and families for quality child care will only increase.

Children & Friends is pursuing expansion at a time when the need is greatest, there is increased attention on the importance of and need for quality early care and education as well as the need for funding at the local and state levels. The recent increase to the subsidy market rate for providers serving infants and toddlers could make a significant difference to the bottom line of providers serving families with child care vouchers – a benefit to families and providers alike. Children & Friends Enrichment Center has had a deep commitment to serving families with vouchers and will continue to do so

Buncombe Partnership’s robust Child Care Resource & Referral (CCR&R) program provides training, coaching, consultation and communities of practice to early educators. Part of this consultation work is focused on start-up assistance to centers and family child care homes. We have a strong working relationship with Children & Friends and are committed to providing support to their ambitious but realizable project. I hope that you will give their proposal serious consideration.

Sincerely,

*Amy C. Barry*

Amy C. Barry, MSW  
Executive Director

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**Dawn Meskil**  
Asheville City Schools Preschool  
**Maggie Panther**  
Children's Developmental Services of WNC  
**Missy Sherburne**  
Tinkergarten  
**Rosario Villarreal**  
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**Amy C. Barry**

Amy C. Barry, MSW  
Executive Director

**port Support Support Support Support Support Support**

## Other support:

- Glass Foundation grant request = \$100,000
- Buncombe Partnership Pre-K for supplies = \$50,000
- Other area businesses/citizens = \$50,000



Ingles

Future  
Site

Town of BMT

Avadim





## Summary:

### Children and Friends Enrichment Center expansion

- Project would retain 70 slots & add 100 more slots of greatly needed child care
- High-quality, affordable model of care
- Public/private/faith-based partnership
- One-time need for capital support
- \$200,000 request from Buncombe County
- Supports County priority of Early Childhood Education