



Project Title: Newberg Expansion of A Family Place Services

Justification

This application addresses Newberg's critical need for increased support services benefiting the most vulnerable families in the City of Newberg. Lutheran Community Services Northwest (LCSNW) proposes to expand A Family Place (AFP) Relief Nursery services through an innovative partnership with the Newberg School District. In this application, LCSNW presents a direct and practical method of addressing both economic and public health impacts of COVID-19 in terms of direct response and prevention.

Why It Needs To Be Done

The COVID-19 pandemic has brought with it a landslide of adverse social, emotional and economic impacts disproportionately affecting our community's most vulnerable children and families. Rampant job loss; increased isolation, anxiety and depression; widespread social division; and reduced access to community resources have resulted in a dramatically heightened risk of child abuse, child neglect, and domestic violence.

These compounded crises have had a measurable impact on our children and youth. National data indicates that, across the nation, emergency rooms have seen a flood of youth suicide attempts. Recent localized data shows that incidents of youth mental health issues and attempted suicides in Yamhill County align with, and in some areas, outpace mounting statewide and national statistics. Drug use and drug overdoses in Yamhill County and throughout the state continue to take lives and devastate families and low and moderate-income families and children typically endure the most unforgiving consequences of these adverse social forces.

What is Included in The Cost

The project goal is to house LCSNW's comprehensive array of services in two existing, connected modular buildings owned by the school district, and located at the corner of South School Street and 600 East Sixth Street on the Newberg School District property. As a demonstration of their long-term commitment to this partnership, the school district has leased this space to LCSNW for 20 years at no cost. This facility, centered in one of Newberg's most stressed neighborhoods, will have the capacity to provide critical wraparound child abuse prevention services to over 300 children and their families. In this new location, LCSNW will focus on mitigating stressors directly linked with child abuse and domestic violence in vulnerable families with pre-k, elementary and middle school youth through an early childhood Relief Nursery program and a comprehensive suite of complementary services available to children and adults of all ages in both English and Spanish.



Facility resources include:

- Community mental health services;
- Family-stabilizing basic needs support;
- Intensive parenting coaching;
- Kindergarten readiness through home visiting and therapeutic preschool classes; and
- Emergency respite care for families in extreme crisis.

In sum, we have worked closely with the Newberg School District over the past four years to design a project that moves beyond the treatment of symptoms alone and focuses, instead, on addressing the root causes of trauma through prevention. To that end, AFP aims to expand our reach and offer targeted support to more of Newberg's high-stress, high-risk families with children--an approach research has shown to most effectively interrupt intergenerational cycles of trauma.

The proposed program budget includes necessary costs to prepare a larger and more strategically located space for service delivery. Our programs are currently being offered in the donated space of a local church and, although we are extremely grateful for their accommodation, we are in immediate need of additional square footage as we expand to serve Newberg's increasing number of children and families in crisis.

Original estimates, established in 2019 and initially presented to the City of Newberg, indicated a project cost approximating half a million dollars. Due to unanticipated permitting requirements and increased project scope, material and labor costs, a more recent detailed analysis shows a significant increase in expenses bringing the revised project expense total to \$1,071,236. Please see the attached budget form for a detailed breakdown of all expenses, which were updated by a contracted architect on December 10, 2021.

As a result, LCSNW presents an amended request within this application. We have secured over \$536,000 in capital funding for this project to date, and require an additional \$535,236. We are asking for \$400,000 from the City of Newberg and will seek an additional \$135,236 in community support to complete the project.

Implementation Timeline

The current completion estimate for this project is the fall of 2022.



Project Sustainability

Long-Term Economic Recovery to Newberg

Child abuse is not only heartbreaking it is also extremely expensive. In 2019, according to an HHS estimated rate of roughly \$896,000 per child abuse victim, Yamhill County's confirmed child abuse cases cost our community over 192 million dollars. However, this is just the tip of the iceberg. Experts estimate that as few as 1 in 10 child abuse case is reported and confirmed, making Yamhill County's actual 2019 child abuse expense total almost 2 billion dollars. The long-term impacts of child abuse statistically necessitate a lifetime of interventions across a wide spectrum of community services including child welfare, medical and mental health, public school, substance dependency treatment, social service, and criminal justice systems. Without critical expansion of A Family Place Relief Nursery, which is Yamhill County's only program focused entirely on child abuse prevention, these avoidable expenses will continue to increase in the coming years, costing our community preventable social trauma as well as billions of dollars annually.

Local and Minority Vendors

LCSNW is committed to principles of diversity, equity and inclusion. We have engaged a local, female-owned architectural firm and will continue to prioritize both local and minority-owned contracting companies in the RFP process.

Sustainability

LCSNW has a longstanding history of success in Newberg, across Yamhill County, and throughout Oregon and Washington. We submit this request to the City of Newberg having already secured diversified, long-term support for the project and with years of experience utilizing strategically braided funding from the State of Oregon, Medicaid and numerous dedicated local and statewide private donors to successfully expand and operate A Family Place. Over the past decade, our countywide presence has consistently grown and we will continue to seek additional opportunities to expand in support of our community's most vulnerable families and children.

ARPA expenditure categories (EC):

This project appears to fit best under the Federal ARPA EC Code 3: "Services to Disproportionately Underserved Communities". Within that code, this program aligns with codes "3.6 Healthy Childhood Environments: Child Care" and "3.7 Healthy Childhood Environments: Home Visiting".



A FAMILY PLACE - NEWBERG -NEW SITE BUDGET

Income/Expense	Description		7/1/21-6/30/22
Awards:			
ARPA Funding			400,000
Secured Philanthropy/Community Support			536,000
Pending Community support		Est.	135,236
TOTAL AWARDS			1,071,236
CAPITAL COSTS			
Building and Grounds Renovations			
Civil Work	Schedule below		109,841
Building Installations	Schedule below		287,517
Plumbing	Schedule below		36,184
Electric Work	Schedule below		132,456
Painting	Schedule below		31,825
Labor & Allowance	Schedule below		107,823
Supervision			50,000
Contractor Charges			75,564
Architect Fees			62,839
Land Surveying and Building Permit Fees			17,036
Playground Equipment			
Covered Area (20 x 20)			20,000
Fencing, Art Wall and Storage Shed			7,000
Equipment	Swing, Bars, Climbing Boulders, Waterway and Mud Kitchen		12,000
Landscaping Material and Labor			11,000
Owner's Contingency			110,151

TOTAL CAPITAL COSTS		1,071,236
EXCESS/DEFICIT		-

BREAK DOWN OF BUILDING & GROUNDS RENOVATIONS

Cost	Description	Amount
CIVIL WORK		
Civil Work		78,962
Foundation/flatwork		30,879
		109,841
BUILDING INSTALLATIONS		
Framing: Lumber and trusses		39,423
Windows, slider, skylights		6,884
Exterior Doors Allow 2900/door		8,700
Roofing Strip and reroof		18,830
Gutters and Downspouts		3,638
Fire alarm/ low voltage		29,715
Insulation		12,486
Ceiling grid allow		24,250
Cabinets I countertops		47,123
Millwork/doors Allow 750/door		17,250
Carpet/vinyl		31,428
Porch/deck framing		16,200
Drywall: labor and materials		31,590
		287,517
PLUMBING		
Rough and finish plumbing		36,184
		36,184
ELECTRIC WORK		
Rough and finish electric		43,172

HVAC		89,284
		132,456
PAINTING		
Painting Interior		19,475
Painting Exterior		12,350
		31,825
LABOR & ALLOWANCE		
Framing labor		15,300
Windows, slider, skylights - Labor		2,000
Siding labor		3,800
Demo		6,700
Finish Labor		7,800
Structural metal		8,723
Landscape Allow		30,000
Signage allowance		3,000
Appliance installation allow		1,500
Toilet room accessories allow		3,000
Cleanup		3,000
Fencing allowance		23,000
		107,823