Wellspring’s Facility Expansion Report

Timeline for the Project

Summer, 2011: The board of directors went through a process of looking at various options for more facility space. In the end, it seemed best to stay in our current location. The community had known us in this location for the last 29 years. We wanted to demonstrate our on-going commitment to the neighborhood. We liked the fact that our facility was originally a residential house and therefore had a warm, homelike feeling.

January, 2013: In order to enlarge our facility, we had to go before the City of Detroit Board of Zoning Appeals. We did so and received their unanimous approval.

Spring, 2013: Next we received approval from the President of Kumon, North America. There had been a recent decision to require all Kumon centers to be located in business areas. We were granted an exception due to our longevity in this community and our unique nature as the only Kumon center in Michigan run as a non-profit with a focus on reaching low-income students.

Fall, 2013: We obtained grants from The Carls Foundation and The Kresge Foundation that totaled $250,000.

Fall, 2014: By this time additional funding was obtained through a loan from IFF, a matching grant from the Skillman Foundation ($20,000) and funds through a Capital Campaign ($70,210). Later in 2016 additional funds were provided by The Village Club Foundation ($7,100) and Wellspring’s General Fund.

Fall, 2014: Hamilton Anderson Associates finalized architectural plans; City of Detroit issued building permit; ground breaking took place in November; Ally Construction began construction.

February, 2016: Construction is completed. The City of Detroit issued a Certificate of Acceptance. Wellspring began to use the new facility space.

Projects Partners

Wellspring is deeply grateful for the many partners who contributed to the success of the facility expansion. These partners included:

- **The Carls Foundation** - Facility Expansion Grant
- **The Kresge Foundation** - Facility Expansion Grant
- **The Skillman Foundation** – Facility Expansion Grant (Matching Funds)
- **The Village Club Foundation** – Facility Expansion Grant
- **Many individuals, churches and businesses** that supported Wellspring’s Capital Campaign. See full listing on the last page of this report.
- **IFF** - Facility Expansion Loan
- **Hamilton Anderson Associates, Inc.** - Provided architectural plans for the project.
- **Michigan Community Resources/Community Legal Resources** - Connected Wellspring to pro-bono legal services for the facility expansion
- **DyKema Gossett Law Firm** – Provided pro-bono legal services for the facility expansion
- **Ally Construction** - General Contractor for the entire project
Financial Statement
For the Facility Expansion

As of March, 2017 the total cost of the facility expansion is $371,154.40.

The breakdown of revenues is:

$150,000.00  Carl’s Foundation
100,000.00    Kresge Foundation
20,000.00     Skillman Foundation
36,892.96     IFF Loan
600.00        Village Club Foundation
63,661.44     Capital Campaign

$371,154.40

The breakdown of the expenses is:

$25,142.52   Architectural Plans
2,196.93     Zoning Approval
9,335.18     City Review & Permits
315,492.10   Construction
131.89       Groundbreaking Ceremony
982.50       IFF Loan Fees
1,184.35     Title Company Fees
2,981.50     Testing Engineers
8,707.38     Equipment (Phone System; Data; Chairs; Tables; Fridge; Stove; Camera Security; Etc.)

$371,154.40

We anticipate additional expenses of $19,600 to cover landscaping, additional equipment, and improvements to the original facility. The additional revenues have already been raised. The amounts and sources are as follows:

$6,500.00     Village Club Foundation
6,548.64      Capital Campaign
6,551.36      General Fund - Wellspring
$19,600.00

Therefore, the total cost of the project is projected to be $390,754.40.

$371,154.40   Current Expenses
19,600.00     Projected Remaining Expenses
$390,754.40
Groundbreaking Ceremony

Left to Right: Elizabeth Stieg (Carls Foundation); Mishael Raiford (Wellspring Board Chair); Cherie & Dan Bandrowski (Wellspring Co-directors); James Tate (Detroit City Council member, District 1)

Left to Right: Board of Advisor members Ron Spann and Kirk Mayes; Kirby Burkholder (IFF)

Left to Right: John Marsh (Kumon) and Samira Guyot (Michigan Community Resources)

Above: Councilmember James Tate; Above Right: Elizabeth Stieg of the Carls Foundation; Right: Board member Henry Wells
In the first year of the expanded facility, Wellspring served 27% more youth (from 171 in 2015 compared to 217 in 2016). Wellspring expects to serve 300 in 2017 (a 75% increase over pre-facility expansion enrollment).
Activity Room being used for a community meeting of the Christian Community Development Association

Activity Room being used for a staff going-away gathering

The Wellspring teens regularly use the Activity Room. Here the teens gather to discuss a recent service project.

Here the teens are using the Activity Room to engaging in a team building exercise.
This is a picture of the reception area. The youth sign-in here, hang up their coats and enter the adjacent classroom.

The reception area from another angle. Also adjacent to this area is our parent waiting room and a conference room.
### Wellspring Facility Expansion

**Grant Funders**

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- HamiltonAnderson
- Ally Construction Group, LLC.