

## Friends Center for Children

### Report to Meeting for Business - July 15, 2012

With the quick approval of \$1.75 million in State bonds for the construction of a new building for Friends Center for Children, a door has opened, allowing FCFC to ramp up and prepare for construction. After many years of dedicated hard work to build and grow a thriving program, FCFC staff, board and parents are extremely proud. So much has been accomplished in only 4 years of operation! State leaders view the FCFC program as a potential model for the region. Word has spread through New Haven about Friends education and what it can do for our youngest children and their families, that how we teach our children is as important as what we teach them, and that quality early education for infant and preschoolers, is critical to educational equality and success of the city's children.

**Receipt of state bonds will require significant attention, planning and collaboration between FCFC and New Haven Friends Meeting this summer.** There is need to move with some speed to keep to bond requirements. FCFC recognizes summer is not the optimum time to be asking Meeting for time and attention, but expresses gratitude and heart-felt thanks for all the care and support given in the past, which has on more than one year been required during summer months. Together, Meeting and FCFC can move the FCFC vision and dream forward by working together with love present in our work.

**FCFC is asking for confirmation for which items below NHFM expects of FCFC before construction can begin. Are there others?** FCFC has done the best possible with what is known at this point in time, to identify and comb through issues to be addressed. Some unknowns still remain (contracting and financing loan for example), which have the potential of bringing new issues to the fore at a later date. The following synopsis on each topic can be addressed in more detail if needed during discussion.

#### 1) Financial and Contractual

- a) **State Bonds Contract:** The process of contracting with the State for the bond funds is just being initiated. It will take at least a couple months to complete. The State expects construction to begin soon after contracts are completed. (An October groundbreaking is tentatively planned)
- b) **LISC / CHEFA low interest loan:** We are still early in this process, and could come before a review board in July or early August. Questions have come up about what the collateral will be for any loan, since the state will have a 10-year property lien (already approved by NHFM) for bonding. If approved, LISC and the State will have to negotiate, and a second lien might be required, necessitating Meeting consideration. If a LISC loan is not forthcoming, an alternate form of loan is being investigated.

#### 2) Resolution of previously identified construction / building issues

- a) **Municipal Approvals:** All Zoning approvals are in place. FCFC has until October 30, 2012 to begin construction according to BZA approvals. *A building permit is still needed and will be obtained before October.*
- b) **Approval of outside building materials:** *Due at July Meeting for Business*

- c) Approval of **playground design and move**. Due to national Accreditation of FCFC, the new playground must be moved and completed by September 20. Chris Ozyck, a local resident, has been hired to do this work. One tree will be removed for the new playground. Area will be fenced and the fence will also act as a temporary construction barrier. *Due at July Meeting for Business*

### 3. Shared Space and Joint Operations

- a) **Site Protocol** . (Summer - Sept. ) Contractor's terminology for the agreements of what will happen on site to allow for construction to take place efficiently for contractor, while NHFM and FCFC continues to operate. FCFC is hiring a Construction Manager who can assist identifying areas requiring attention. Many issues have already been flagged (eg. staging areas, parking issues, access to property) **What process be used that will honor Meeting's needs and interests, while at the same time assuring that Quaker process does not impact construction deadlines, timetable and costs. How to avoid contention? Ad Hoc Committee of FCFC and NHFM to review issues and resolve outside of Meeting for Business?**
- b) **Operating Agreement**. (after September/October, 2012) An Agreement of how the two organizations will work and share property together. (Previously Shared Space Agreement when one building was shared) Details to be worked out that were not appropriate for the legal Lease Agreement. A list of issues has been generated. This can get attention after a Site Protocol is completed.

**FCFC suggests that the Operating Agreement be worked out as construction is underway.**