



Proposal to Use Building

Please fill out this form if you propose to use either the old Lafayette library or the old doctor's office at 949 Moraga Road. This form should be viewed as a guide; feel free to amend or append this form with other or different information that better describes what you seek to accomplish. Please send your completed form to sfalk@lovelafayette.org.

Completed forms must be submitted by January 1, 2014.

Organization	Wellspring Educational Services Inc.
Project Name	Wellspring Child Development Center
Requested By	Robin Hauge MS, CCC-SLP, NBCT / Dana M. Sassone PhD
Phone / Email	925.408.4028 / dana@wellspringeducation.org www.wellspringeducation.org

Which Building Do You Want to Use (Circle One or Both):

Old Library

*949 Moraga Road
(Old Doctors Office)*

Mission Statement of Your Organization

Wellspring Educational Services Inc. is a private, non-profit corporation and qualified 501(c)(3) tax-exempt organization. We work in partnership with families to provide a relationship-based intervention for children whose unique needs require a warm and transdisciplinary approach in order to access their full potential.

Wellspring Educational Services was founded to provide support to families who desire a developmentally integrative approach to educating their child. Our team will collaborate to address the complex constellation of each child's strengths and challenges.

Our three main goals are:

- To provide developmental individualized relationship-based interventions for children with special needs particularly those on the autism spectrum
- To provide intense parent education in the areas of social language development and behavior
- To provide a theme-based educational curriculum to enable children to make connections through authentic, child-led social interaction and broaden their understanding of the world through play

We believe parents and educators should be partners in nurturing the development and potential of all children, regardless of their disability. We are passionate about helping all students uncover their talents and strengths, and believe that every child can be successful at learning and building healthy relationships.



Parent Meeting and Open House at the Lafayette Christian Church July 2013

How Will Your Organization Use the Building?

Wellspring Educational Services currently offers services at the Lafayette Christian Church (584 Glenside Drive, Lafayette, CA 94549). We rent a small one-room classroom from the Lafayette Christian Church where we run our Kindergarten, Kindergarten Boost, individual speech and language therapy sessions and Social Language Playgroups. We also have use of an outdoor area and play structure. Since our inception, family enrollment has grown from 12 families to 30 families. We continue to anticipate growth due to the demand from families with children ranging from 3 years old to 17 years old. We are seeking a location that is more accessible to other families in the larger Lafayette, Moraga, Orinda, Walnut Creek surrounding areas. As a hub for developmental clinicians and practitioners, we are in need of a facility to support the variety of multidisciplinary services that can be integrated under one roof.

1. Kindergarten morning program

Wellspring provides core educational programs to children with special needs in kindergarten. Our focus is on helping each child master the skills required to approach new opportunities and challenges with confidence in his/her ability to learn. At Wellspring, students have an opportunity to learn outside the limitations of classroom walls, textbooks, and scripted curricula. Our emphasis is on experiential learning in

functional contexts, with a developmental approach. We focus on individual differences in each student's unique profile from across the following primary domains: social, cognitive/intellectual, communicative, sensory-motor, emotional-regulatory. We foster learning and development through active engagement and focus support on each of these key systems.



2. Kindergarten Boost (supplemental afternoon education program)

Wellspring team members provide supplemental educational enrichment programs to children at the kindergarten level who benefit from instructional approaches designed to accommodate alternative learning styles. This support includes focused instruction in early language-based literacy skills including phonological awareness (sound structure of language), alphabetic knowledge, language concepts, and problem-solving skills to supplement concurrent academic programs. Early math skills are fostered through block play, patterns and simple games.



3. We-Go Play: Developmental Social Language Groups (after-school)

We offer social and language-based therapeutic playgroups with a low adult to child ratio for children who are developing typically and children with special needs. These groups provide meaningful social and learning opportunities that strengthen each child's expressive, receptive, and social-communication, expand play skills, increase problem-solving and thinking capacities, and build positive peer relationships in the context of a group experience. Groups are tailored to the individual needs of the group, meaning that each group is slightly different based on the interests, needs, and strengths of the children enrolled. Our groups embed a theme-based curriculum driven by the children's interests into all activities. Themes are woven into the stories, songs, art, play, toys and props used during that period.



4. Speech Language Pathology Services

Wellspring Educational Services offers individual and small-group speech and language therapy to children and young adults based in our clinical offices, as well as in-home services for some clients. Services include both formal and informal evaluation, according to individual client needs. Parents are encouraged to attend and observe therapy sessions and to encourage carry-over of intervention strategies across contexts. Our licensed therapists provide therapy to address a wide-range of communication challenges including, but not limited to, autism spectrum disorders, executive functioning challenges, phonological and articulatory delays and disorders, fluency disorders, selective mutism, learning disabilities, and tutoring in reading and other language-based academic skills. Our therapists employ a relationship-based approach to intervention, which builds genuine engagement through the unique strengths and interests of each child, and holds central the values and needs of each family.

5. Camp We-Go Summer Camp

Similar to their typically developing peers, children with special needs are naturally drawn to other children. Yet delays in language, social awareness, and emotional regulation can get in the way of successful interactions. This can leave children lacking meaningful engagement or friendships with peers, and it can also leave parents wondering how to foster this critical aspect of their child's development. Our innovative camp program for children with special needs is designed to enhance a child's development in many areas; specifically our goals are to improve the child's play skills, deepen their verbal and social development and strengthen their bonds with peers. We will be offering two 2 week camp sessions..



6. Parent Training: Hanen: It Takes Two to Talk

The Hanen Centre's "It Takes Two to Talk" (ITTTT) course is designed to educate parents of children with speech and language challenges about the processes of early language development, and strategies they can use to promote increases in their children's understanding and use of language. The course teaches parents to make small adjustments in their own behavior and language use to improve their children's language comprehension and promote developmentally appropriate steps in their child's receptive and expressive communication skills. Hanen's ITTTT course is set up in a workshop format (including the presentation of video clips submitted by parents) to encourage open discussion of each child's unique communication profile and effective strategies to nurture his/her language development.

7. Parent Training: Behavior Management Class (PBMC)

Many parents of children with special needs struggle with behavioral challenges on a daily basis. These can add stress to the family system. The Parent Behavior Management Class (PBMC) is a 12-week workshop designed to equip parents of children with special needs with a series of tools to support daily interactions. In this course, parents develop their skills to encourage cooperative behaviors in their children, while reducing challenging behaviors. The course effectively provides families with an improved understanding their child's behaviors. This understanding helps children and parents develop new ways of relating and communicating to support the ongoing development of the relationship. Specifically, families learn to use positive and proactive means to guide their children through daily interactions. The course seeks to develop critical skills in positive behavioral supports, to connect parent dyads within a community of people facing similar obstacles, to encourage open communication within and among families, and to empower parents to not only effectively handle challenging behavior, but also to spur their children's development.



8. Individualized Home-Programs / Parent Coaching

Wellspring team members work with families in their homes, providing play-based intervention, sibling support, and parent/caregiver coaching. Home programs vary in frequency and are tailored to meet the needs of the individual family and child. Some common topics addressed in home programs include:

- Enriching floor play to promote development across developmental domains;
- Supporting successful sibling interactions;
- Managing challenging behavior at home;

- Developing daily routines that create opportunities for learning and communication

9. Educational Consulting

Wellspring team members consult with a variety of educational programs within the community, including public and private schools, preschools, home-school programs, and full inclusion programs.



Other Details:

<i>Proposed days and hours of operation.</i>	Monday – Friday 8:00AM – 6:00PM
<i>Minimum and maximum number of staff members in the building during operating hours</i>	6-12 staff members at one time depending on the programs being offered at the time
<i>Minimum and maximum number of patrons in the building at peak operating hour.</i>	6-20 students and parents
<i>Number of parking spaces required.</i>	10-15 parking spaces during peak times
<i>Does your use require that permanent changes be made to the building? If so, describe.</i>	Safety standards would need to be reviewed for the children. Any permanent changes proposed and made would be guided by ensuring all safety concerns are addressed and the site is wheelchair accessible.

<i>For how many months / years would you expect to use the facility? If perpetual, write "perpetual."</i>	Perpetual. The location is ideal in serving the community and families of Lafayette and surrounding areas.
<i>Will any chemicals be used for your operation, including cleaning materials? If so, describe.</i>	Household cleaning chemicals
<i>Expected maximum noise level:</i>	Sounds of children

How Will the Community Benefit from Your Organization's Use of the Space?

We are uniquely positioned to be a center for parents, children, developmental clinicians, practitioners and educators. With this space we would be able to provide a range of services for all families especially those with children with special needs integrated under one roof serving Lafayette and surrounding areas.

Financial Projections: *Start Up Costs*

Use the table below to describe the expected costs for your organization to occupy the building and begin operation, and your sources to fund the start-up.

Uses	Amount
Fixtures and Equipment	None – already have
Remodeling	\$5,000 - \$10,000 (TBD)
Special Equipment	None – already have
Starting inventory	None – already have
Public utilities fees	\$350 / month expected
Legal and other professional fees	None – already have
Licenses and permits	None – already have
Advertising and promotion for opening	None – already have
Cash Reserves	\$0
Other – Liability Insurance	\$2,000
Other	
Other	
<i>Subtotal Estimated Start Up Cost</i>	
Sources	
Donations from 2013	\$10,000
Describe source	
Describe source	
<i>Subtotal Estimated Start Up Resources</i>	
Net Startup Cost	
Expected Start Up Subsidy from City (if any)	For remodeling (\$5,000 - \$10,000)

Financial Projections: *Annual Operating Expenses and Revenues*

Use the table below to describe the expected costs for your organization to occupy the building and begin operation.

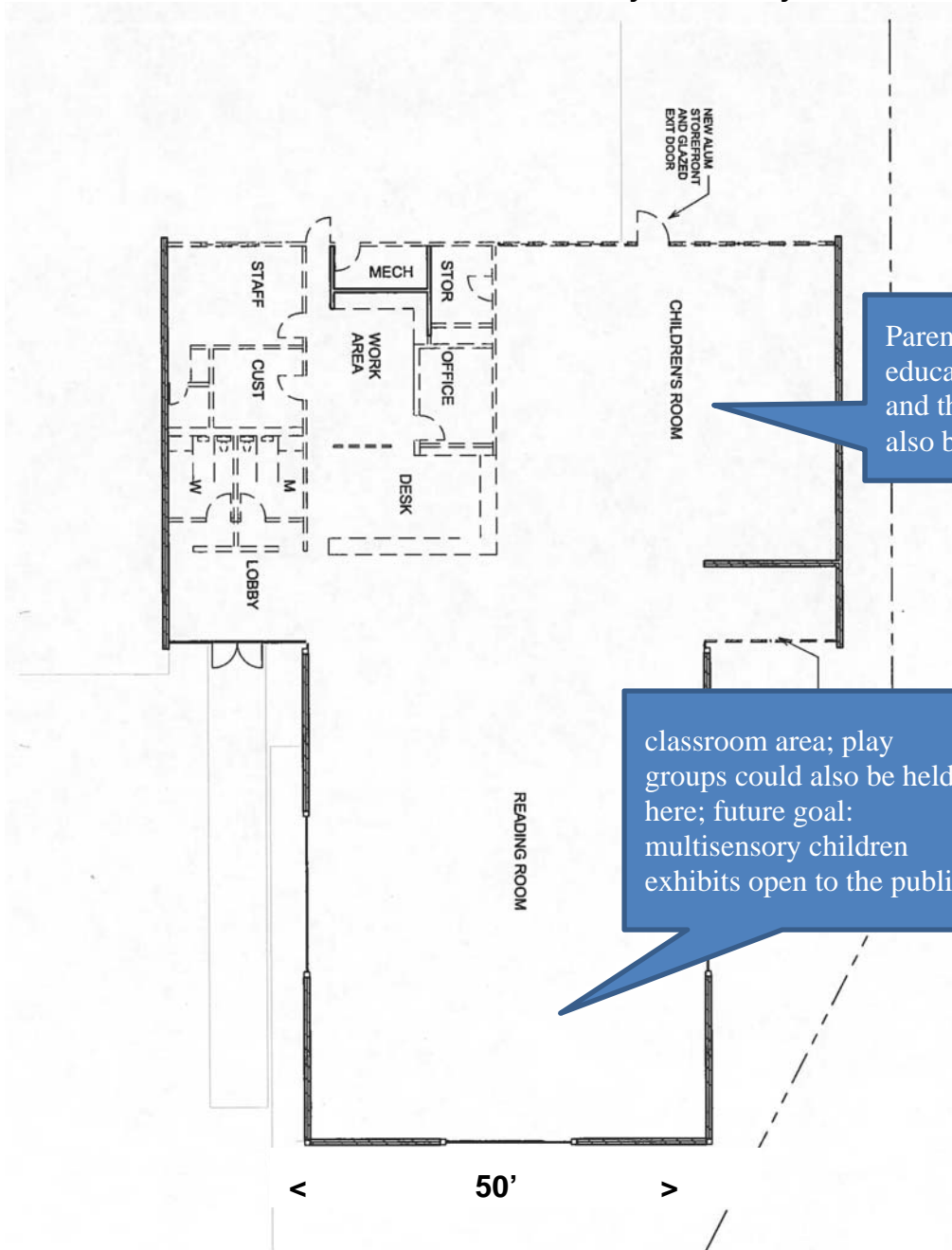
	Annual
Payroll Services	\$ 613.00
Rent	\$ 6,500.00
Classroom Supplies	\$ 1,631.84
Liability Insurance	\$ 2,463.00
Workers Compensation Insurance	\$ 13,216.00
Postage	\$ 85.50
Legal	\$ 860.00
Admin Expense (filing fees etc)	\$ 965.00
Office Supplies	\$ 81.00
Payroll	\$ 199,543.09

Revenue Forecast	# of Students (original projected)	Target
Full Time Program (10-3:30)	2	\$ 51,800.00
K + Boost	3	\$ 54,300.00
K-Boost (12-2)	1	\$ 9,500.00
<i>Trimester 1</i>		
Primary Play Group - 3 x week	2	\$ 11,240.00
Play Groups (Monday) - 7 weeks	8	\$ 4,480.00
Play Groups (T, W, Th, Fr) - 9 weeks	21	\$ 15,120.00
<i>Trimester 2</i>		
Play Groups - 12 weeks	28	\$ 26,880.00
<i>Trimester 3</i>		
Play Groups - 12 weeks	28	\$ 26,880.00
Expected Revenue		\$ 200,200.00

Floor Plan

Use one or both of the floor plans below to provide a rough sense of how the spaces will be used.

BUILDING FLOOR PLAN – Old Lafayette Library

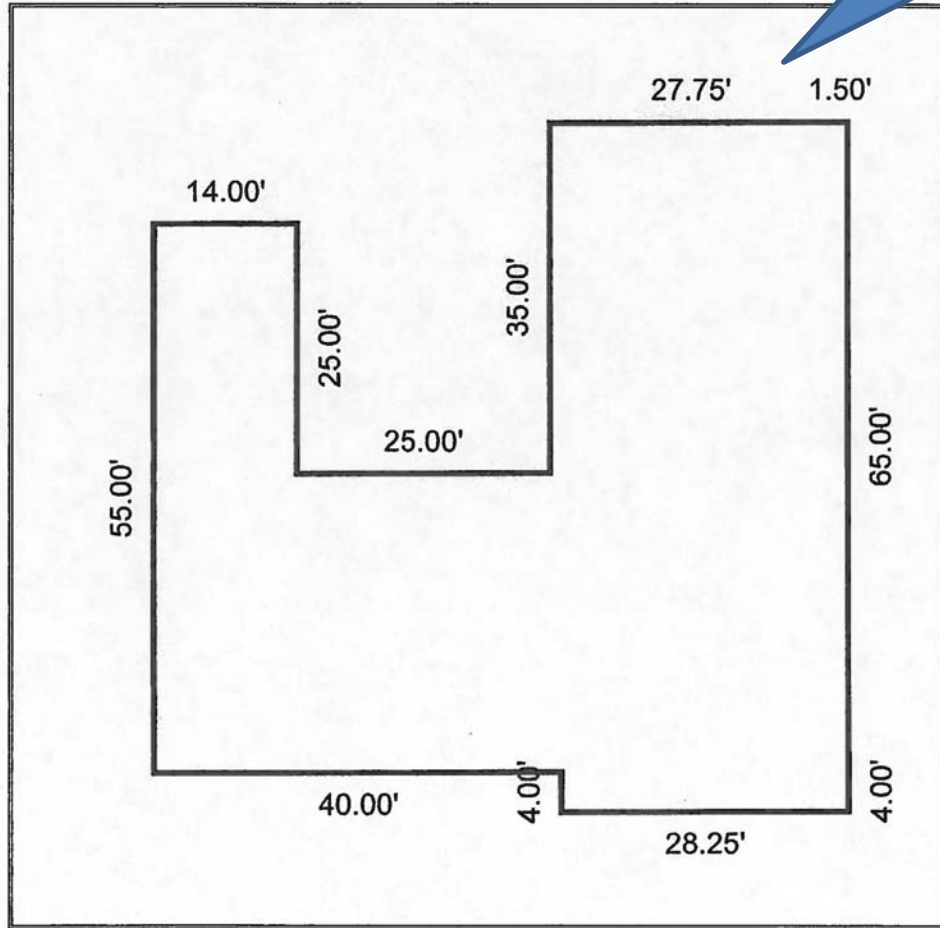


Parent resource and education area; playgroups and therapy sessions may also be held here

classroom area; play groups could also be held here; future goal: multisensory children exhibits open to the public

BUILDING FLOOR PLAN - 949 Moraga Road

Clinician offices and admin



Moraga Road