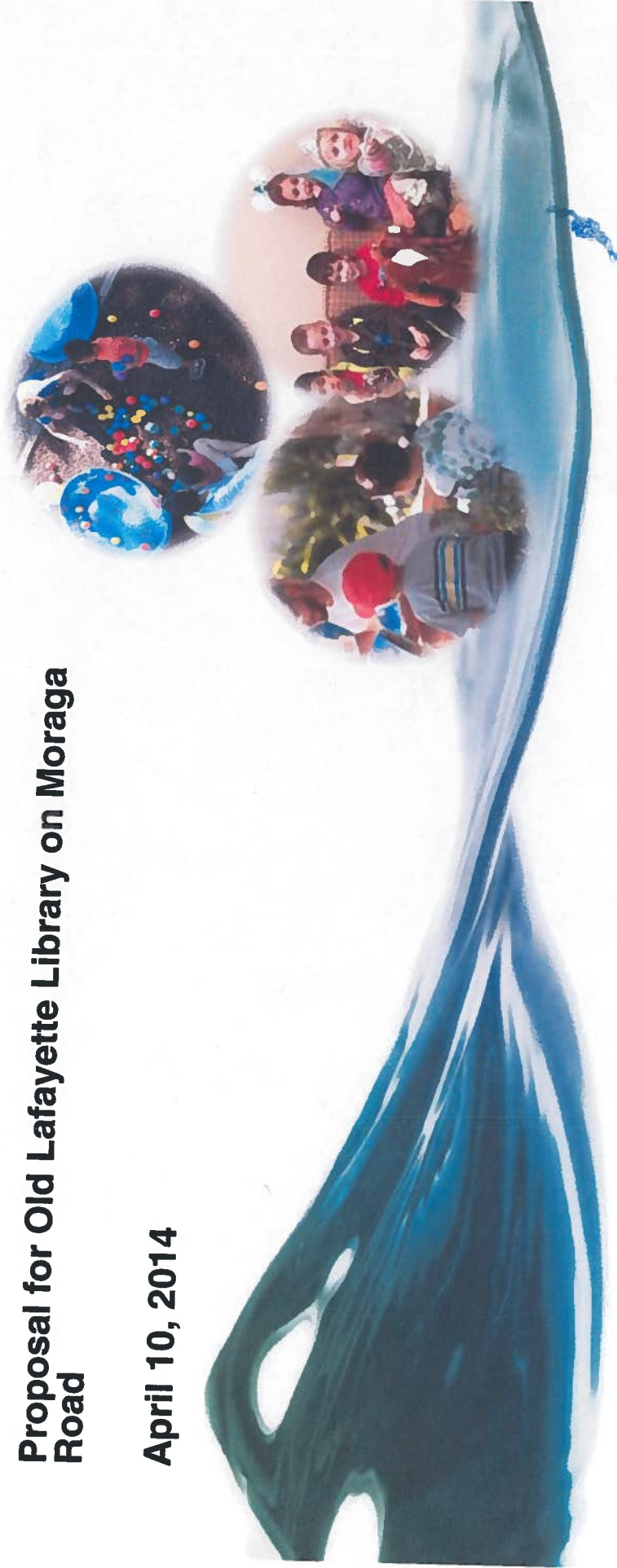




Proposal for Old Lafayette Library on Moraga Road

April 10, 2014



www.wellspringeducation.org
Qualified 501c3 organization

Tonight's Agenda

- **About Wellspring**
- **What's Changed Since Our Application**
- **Proposal and Site Plan Overview**
- **Strong Ability to Meet or Beat Project Evaluation Criteria**
- **Q&A**

About Wellspring

- Operating as a service provider to families with children with special needs since 2012
- Private, non-profit corporation and qualified 501(c)(3) tax-exempt organization
- Certified by the California Dept of Education as a non public agency
- Registered as a California private school

“ We are parents and educators who have come together to establish a partnership and structure for providing high quality specialized services for children with special needs and their families.

*We believe that **strong, positive relationships with families, educators and the community** are the keys to successful learning.”*



Wellspring Services

- Full day school program (K-3)
- After school programs and playgroups
- Summer camp
- Parent education
- Therapy Services

Our Team

Wellspring
Board of
Directors

Wellspring Program Directors
Robin Hauge MS, CCC-SLP, NBCT
&
Dana Sassone PhD

Wellspring Program
Staff

5 Teachers, Therapists and
Assistants

Board of Directors

Robin Hauge MS, CCC-SLP
Dana Sassone PhD
Darren Craine
Roger Eng, MD
Seth Hamalian
Sherry Sarintra
Lisa Soloway



Current Location and Program

- Wellspring's school and after-school programs are located at the Lafayette Christian Church on Glenside Drive
 - ~1,500 square feet of non-expandable shared use space
 - One classroom
 - 5 classroom staff; 2 program staff; 2 therapists
 - 7 students enrolled in school program
 - 37 students enrolled in after school social skills development groups during 2013-14 school year
 - 12 families completing 12-week Positive Parenthood class this year
 - 15 families completing 8-week Hanen class this year
 - 56 families total. Student enrollment anticipated to grow 200% (to 80 students) by 2015-2016



Challenges

- Current location is shared with the church
- Short term lease
- Leased space insufficient to accommodate future growth
- No opportunity to expand

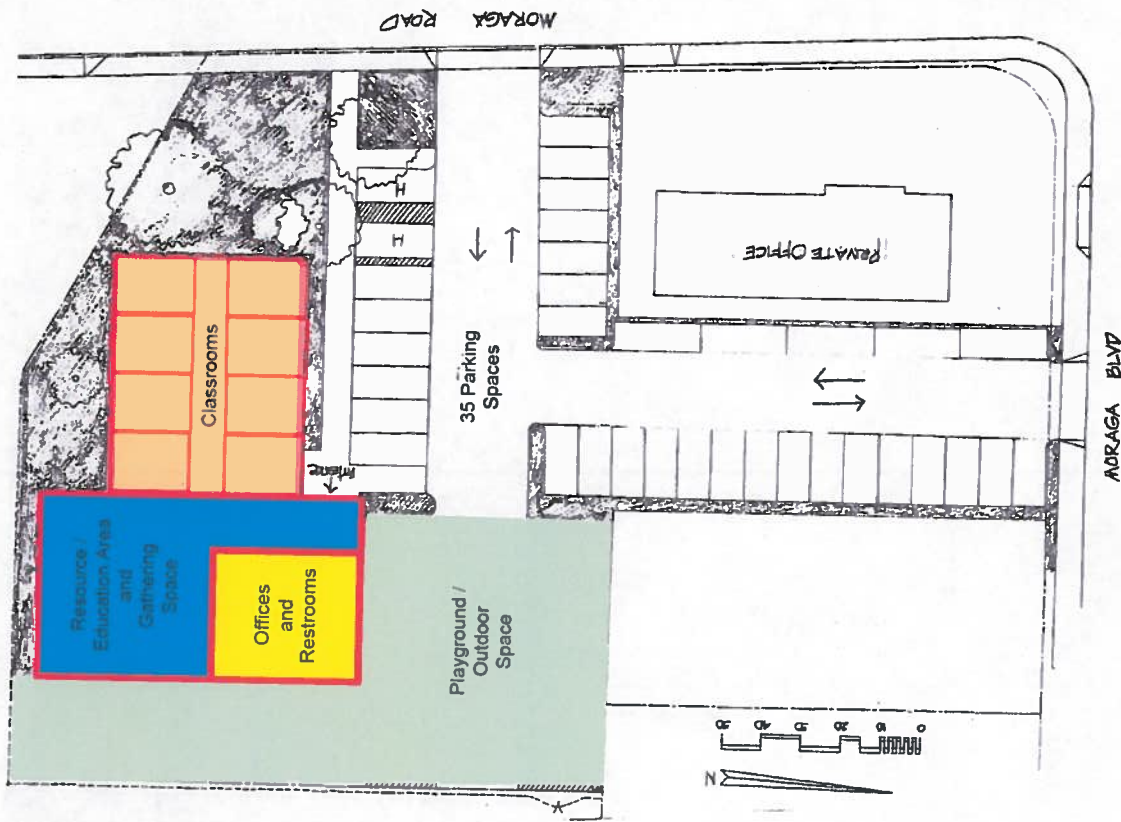
What's Changed Since Our Initial Application

- **Confirmed Need and Scale**
 - Additional families have contacted us regarding both a preschool extension, and an older extension to our classroom program (12 families)
 - Confirmed growth projections of student enrollment; by 2015 expected to grow to 30 full day students and 80 families
- **Refined Capital Plan**
 - Met with experts who have been involved in large public private partnerships and redevelopment projects to evaluate collaboration opportunities, space needs and determine possible improvements to the existing Library space
 - Determined a more realistic budget to make capital improvements estimated at \$300K to \$450k based on approximately 6,000 square feet @ \$50-\$75 per sq. ft.
- **Secured Financing**
 - Identified sponsor to finance the renovations, received commitment from sponsor
- **Shortened Term of Occupancy / Focus on Collaboration**
 - Revised plan to occupy for 5-10 years, depending on capital improvements required and needs of potential collaborator
 - School District, City, and/or other proposers able to use / redevelop in the long term
 - Focus on helping to address civic needs during Wellspring's occupancy (i.e. shared use of parking , community use of gathering room in evenings and weekends)



Proposal Summary and Site Layout

- Focused on 952 Moraga (Old Library), but open to either property
- Interested in exploring a mid-term time horizon of 5-10 years
 - The larger the capital requirement, the longer the term of WellSpring's occupancy needs to be)
- Capital improvements involve refresh of interior, weather proofing and getting the building up to codes consistent with private school standards
 - Less costly / more feasible than bringing up to public school standards)
- In lieu of rent, WellSpring to:
 - Make the capital improvements necessary for occupancy
 - Collaborate with other users on shared use (parking, gathering room)
 - Provide city with benefit of option for future use / development



Plan Consistency & Environmental Impacts

Criteria	Response	Notes
Is this project compatible with the existing neighborhood?	Yes	Private school; there are several schools located nearby; no change in scale of building
Is this project consistent with the Downtown Specific Plan?	Yes	Consistent with east side civic and cultural district designation; helps address district parking needs
Is this project consistent with the City's General Plan	Yes	Allowed secondary use under R-6 with land use permit; Old Library not identified for RHNA satisfaction
To what extent does the project help enhance the goals of the General and Specific Plans?	Significant	Preserves site for long-term civic use; helps address near-term parking, congestion and space needs
Does this proposed project increase traffic congestion during peak hours?	Minimal	Advantageous shifted schedule avoids peak congestion hours: school day at Wellspring begins at 10:00AM; Staff typically arrive at 9AM
What is the level of visitor activity? What are the implications of drop offs / pickups to the overall traffic congestion?	Minimal	Peak visitor / drop off / pickup hours are 9:45am, 12pm, 3:30pm with possibly 20-25 cars during those times; generally avoids peak congestion hours
Are there feasible ways to address potential safety issues?	Yes	Possible collaboration with School District on improved drop off / pickup logistics for both property and adjoining school; placing outdoor play space away from street
Is there sufficient parking available for the proposed use? Can parking be shared off hours with civic, cultural and school events?	Yes	Sufficient; Estimated 35 spaces with need for only 20; excess would be available to others during school hours; all spaces would be shared during off hours

Economic & Social Impacts

Criteria	Response	Notes
What is the financial impact on the City's budget both short and long term?	Positive: Minimal short term Larger long term	No capital subsidy required and relieves city of interim maintenance; long term still available for use / redevelopment, including fiscal benefit from that activity
What are the economic impacts for the community?	Positive reuse of existing resource	Improve an under-utilized community resource, provides needed shared parking and gathering space
What is the contribution to the "public good"?	Providing much needed educational and support services in central location; shared parking and gathering spaces	Benefit of the Wellspring mission to help families and children with special needs; potential collaboration with school district on parking / pick up / drop off; community use of parking and gathering spaces during off-hours
Who are the primary beneficiaries of the proposed use?	Families and community	Families with children with special needs; both children and parent / caregiver programming; community users during off-hours
Organizations who are supporting the proposal	SEED, SPSK	
Is there a demonstrated need for the project?	Yes	Demand continues to increase dramatically; running out of space in current location due to high enrollment inquiries
Are there opportunity costs associated with approving this project? How will this project affect future development opportunities?	Low near-term opportunity cost; No long-term opportunity cost; Completely allows for future development opportunities	Because of Wellspring's interest in a 5-10 year term and approach to capital investment, best positioned to provide very low opportunity cost / maximum future development opportunity.
Is there an opportunity to develop a partnership that meets the needs of multiple beneficiaries?	Yes	Opportunity to work with school district, city, and/or other proposers on short-term shared use of resources (parking and gathering space) and long-term use/redevelopment after Wellspring's term of use

Success Factors - What Makes Our Request for Library Space Ideal

- **Very Experienced Team**
 - Leadership and staff with over 35+ years of experience running school and parent education programs
 - Board members with extensive public private partnership and real estate experience
- **Established Operational Viability**
 - Concept is already operational and self-supporting at current location; just need space to grow
 - Parent Education well established and growing significantly over last three years; summer camp has two years of proven success; school and after school programs fully operational for one school year
- **Addressing Pressing Community Needs**
 - Rapidly growing population of children with special needs and their families with limited existing resources
 - Strong community support (SEED, SPSK) for holistic, collaborative (children, parents, caregivers and educators) approach provided at Wellspring
- **Sound Business Plan with Very Strong Financial Resources**
 - Financial projections indicate that based on \$300K-\$450k capital improvement costs and projected student enrollment, Wellspring will be able to sufficiently amortize it's capital investment
 - Sponsoring family (Hamalian family) already identified; no reliance on subsequent fundraising or third party capital providers
- **Flexibility and Preservation of Future Civic Use**
 - Can work with either location (949 or 952 Moraga Road)
 - 5-10 year term means school, city or other use not precluded by Wellspring's proposal





www.wellspringeducation.org

A globe is positioned at the top of the page, set against a background of flowing blue fabric. The globe's surface is dark, featuring several small, colorful human figures in various poses and a cluster of multi-colored dots. The blue fabric behind it has soft, wavy folds, creating a sense of movement and depth.

Appendix

Additional Program Information

Program Philosophy

- Focus on parent partnerships
- Programs considers the child's:
 - communication skills
 - sensory profile
 - capacity for mutual/self regulation
 - social emotional development
 - cognitive profile and academic skills
- Facilitate the child's development through relationships
- Use a theme-based approach incorporating multisensory experiences (visual, auditory kinesthetic and tactile learning experiences) into our programs



Program Overview

Program	Days	Focus Area(s)
Pre-K/Elementary	Monday - Friday	<ul style="list-style-type: none"> • Academics • Language and Early Literacy • Social language
After-School developmental social language groups for children ages 3 to 16	Monday - Friday	<ul style="list-style-type: none"> • Social language and play skills • Communication skills • Teaching children to relate and communicate during dynamic activities; • Coaching in the moment to improve social connections • Opportunities for integration of children with special needs into after school programming with typical children (SEED Grant)
After-school tween / teen group	Varies	<ul style="list-style-type: none"> • Mental Health Supports • Focus on self-advocacy, reflective capacity, communication skills
Sibling Group	Varies	<ul style="list-style-type: none"> • Group to explore sibling needs related to brother/sister with special needs

Pre-K to Primary Program

- An academic program for children with special needs
- Focus is on helping each child master the skills required to approach new opportunities and challenges with confidence in their ability to learn. Program provides:
 - ✓ **Theme-based Curriculum** allowing focused instruction in early language and basic literacy skills
 - ✓ **Leading-edge approaches to reading and writing** brought to you by credentialed or licensed and nationally certified therapists and educators
 - ✓ **Creative opportunities to explore math and science** through fun experiments and play-based activities
 - ✓ **Effective regulatory support** to foster cooperation, positive peer interactions and friendships.



At WellSpring Education, students have an opportunity to learn outside the limitations of classroom walls and text books

Kindergarten Boost

- A supplement to a child's morning preschool or Kindergarten program to strengthen and reinforce:
 - ✓ Early language based literacy skills such as phonological awareness (sound structure of language), alphabetic knowledge, and language concepts
 - ✓ Early math and logic skills such as patterns, counting, adding / subtracting
 - ✓ Problem solving skills
 - ✓ Social language and skills



After-School Developmental Social Language and Play Groups



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.



- Social and language-based therapeutic playgroups with a low adult to child ratio
- These groups provide:
 - ✓ meaningful social and learning opportunities that strengthen the child's expressive, receptive, and social-communication
 - ✓ lots of opportunities to expand play skills, problem-solving and thinking capacities
 - ✓ tools and supports to help build positive peer relationships in the context of a group experience
- Groups are tailored to the individual needs of the group; each group is slightly different based on the interests, needs, and strengths of the children enrolled.

Speech and Language Therapy

- Individual speech and language therapy provided in a play-based environment
- Focus is on improving:
 - Intentionality
 - Social Reciprocity
 - Language Understanding
 - Language Expression
 - Use of Language for Social Reasons
 - Emotional regulation
 - Co-regulation



Parent Education Series

Hanen: It Takes Two To Talk

In the 8-week parent education program, *Hanen It Takes Two To Talk*, parents learn practical strategies to help their children learn language naturally throughout their day together

Positive Parenthood (Behavioral Supports)

In the 12-week parent education program, *Positive Parenthood*, parents learn practical and effective ways to use language and leverage their connection with their child to support cooperation.



Training for Support Providers

- Home visits by one of our team members to observe your child in his/her natural environment and provide support, modeling, feedback and other ideas for enhancing development, eliciting cooperative behaviors, and increasing warm and related interactions within the home.
- On-site school visits to provide support for teachers and other professionals in understanding how to interact in ways that promote a child's development .
- Our team members will work collaboratively with your child's home or school intervention provider, nanny or other caretakers toward addressing developmental goals in a child-centered manner
- Parent consultation regarding school and educational concerns



What Makes This Program Unique

- Strength-based approach
- Parent – professional collaborative partnership
- Focus on relationships
- Collaboration between disciplines to support the child
- Reflective supervision to support the parents and providers
- Positive engagement with each child; attunement to the child's emotional state
- Low student to staff ratio

April 9, 2014

Lafayette City Offices
3675 Mt. Diablo Blvd.
Lafayette, CA

To Whom It May Concern:

It is my pleasure to write a letter in support of the proposal to use the Old library building submitted by Robin Hauge and Dana Sassone from Wellspring Educational Services.

I am a mom of a 6 years old autistic kid, Aiden. Aiden was diagnosed when he was 2 years old and we started ABA therapy right away along with speech therapy and OT. As a parent of a special need child, I never stop looking for the best program that will fit the needs of my child and will challenge him enough to make progress. We were so fortunate to have found Wellspring Educational Services last year...

Since Aiden started going to school at Wellspring, he has made tremendous progress. He is starting to use words and even starting to read. He is making better eye contact and noticing us even more. He even developed friendship beyond our expectations with his classmate.

Wellspring Educational Services have a wonderful philosophy that appealed us to place Aiden in that school where they focus on the individual interest and develop a unique program based on his special needs. I cannot emphasize enough the greatness of the program and wish more parents will know about it so their kids can get the help they need.

Right now, the program is run at a Church in Lafayette, although the place is great and quiet with a great playground for the kids, the classroom is relatively small and in order to expand, help and welcome more special need kids, the school is in desperate need of a bigger place to grow like the Old library building. The Old library will be the perfect location for a growing school serving the community and helping the kids that need the most.

In conclusion, I fully support the effort of Wellspring Educational Services in seeking a bigger place for the program to run and to grow in the heart of Lafayette. This program will benefit the kids and the community.

Sincerely,

Clemence Tcheong
Aiden's mom

To the Library Reuse Task Force,

I am writing to support the application of Wellspring Educational Services to purchase the old library building in Lafayette.

With rates of autism estimated to affect one in every 68 children, our community will greatly benefit from the services provided by Wellspring and its experienced staff of experts. Many children on the autism spectrum have developmental delays that affect their speech and language acquisition, physical coordination and social and emotional growth.

These delays cause difficulties with autistic spectrum children's ability to be part of a classroom, make friends, join group activities and feel part of a larger community. While their disabilities may not be evident by their physical appearance, children on the autism spectrum often feel isolated and unable to cope with the demands of school and everyday tasks that come easily to their typically developing peers.

Because of the rise in autism, the public school system is increasingly under-equipped to sufficiently address children's needs in this area. More private institutions are needed to fill in the gaps where many of these kids find themselves.

As a parent of a seven-year-old boy on the autism spectrum, Wellspring's services have proved invaluable both to my son's development and my family's ability to support him. My son participates in Wellspring's developmental social language groups, which help him and other children improve their social skills, communicate their feelings and become more flexible and constructive when dealing with conflicts.

Since my son has started in this group, both his teacher and I have seen tremendous improvement in his ability to remain calm, cooperate with other students and focus on tasks in class. He looks forward to his weekly playgroups and interacting with his teachers and peers.

My husband and I have also participated in Wellspring's Behavior Management Class, which helped us learn positive, effective strategies for discipline in our home. In addition, I have taken the Hanen program, which has been invaluable in helping to communicate with my son, who has a speech delay.

Wellspring Educational Services would be a much-needed and welcome addition to the Lafayette community and I hope you will give serious consideration to their acquisition of the old library.

Regards,

Catherine Kauder

To: Whom it May Concern,

My wish is that more families could know and work with the Wellspring staff. The Wellspring school could benefit tremendously having a location near a public school. This way many families could easily access the program and Wellspring would be more conspicuous to the public.

We met Robin Hauge later than most families at Wellspring, because we had a "quirky" kid. Our child has severe anxiety, she did not speak at school, was having trouble participating academically as well as socially because of her anxiety & dyslexia. Our family struggled with what to do and the teachers did not know how to help our child.

Robin was able to give our whole family as well as the school tools to support our daughter. Our daughter now speaks in all settings, has friends, is doing well academically, advocates for herself as well as her peer group to her principle and teachers, has an loving relationship with her little brother and is a friend and a role model for the younger children that she works with at Wellsprings "Camp We Go ". This will be her 3rd summer helping and giving back to her community. We are so proud of her and so grateful to Robin and all of the Wellspring community.

Mr. Suskin recently wrote an article in NYTimes, about connecting with his son. I read the article and thought how grateful we are for Robin and the Wellspring community for providing this type of engagement long before Yale will be doing an official study on these methods

We love the site of the old library because despite the good intentions of many families they are at a loss as how to support their children, the visibility would allow parents a site downtown to go to for questions and help. Wellspring is an immense support system for our community.

Thanks,

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Lafayette
925-818-6510

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From Elsa Troy, 1328 Martino Road, Lafayette, CA 94549

To whomever it may concern at the City of Lafayette, Old Library Reuse Committee

April 10th 2014

I am writing this letter in support of the proposal by Wellspring to use some of the Old Library Space for their program.

My older son, Ethan, has autism. Ethan attends after-school social skills group with Wellspring, as well as their summer camp program. Over the past year and a half in the Wellspring social skills program, I have seen my son blossom in an area that is very challenging for him. There are no other such programs in our vicinity.

As parents, we have attended the 12-week Behavior Management Parenting Class and the 8-week Speech Therapy Hanen Parenting Class. These two classes have changed our family life. They have enabled us to set up our son for behavioral success at home which has almost completely eliminated meltdowns (which used to be a daily occurrence) and support his growth and development in adopting new skills. The language class has helped us provide support to the speech therapy in the home and we have seen amazing language development in Ethan since then.

Moreover the people of Wellspring, Robin Hauge, Dana Sassone, Chrissy D'agostino, and many others, are real gems. We are very fortunate to have them part of our community. We should do all that we can to keep them here. Having a special needs child is a very difficult journey and it does take a village to go through it. I hope that you will seriously consider their proposal because Lafayette should strive to be that inclusive village.

Best regards,

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Paul and Karen Aldridge

April 6, 2014

City of Lafayette Old Library Reuse Committee
Lafayette City Offices
3675 Mt. Diablo Blvd.
Lafayette, CA 94549

Dear Committee Members:

Our son Owen, age 5, has autism, and we would be lost without the services of Wellspring Educational. When we moved to Lafayette two years ago, the town Karen grew up in, we were thrilled to find a thriving community of special needs families who instantly welcomed us. Our first question to parents was always, "What has helped your autistic child the most?" The answer was always, the Behavior Management class and Hanen class taught by Robin Hague once a year. After we took the classes we understood why they are so highly recommended by parents. Robin Hague knows exactly how to reach our kids, and how to teach us to do the same.

We also feel extremely lucky that Robin started Camp We-Go, a special needs Summer camp in Lafayette, our first year in Lafayette. This Summer will be Owen's third year at camp, and I don't know what we would do without it.

A year later, after things fell apart in the public school Early Intervention program, several families got together and begged Robin and another camp instructor, Chrissy D'Agostino, to start a school. Last August, Wellspring Educational Services was born. Our son has been thriving at Wellspring's school during its inaugural year, and we hope to re-enroll him again next year. This Fall, the school will be enrolling a new kindergarten class, while our kids move up to first grade. As each year passes, the school will continue to expand. Under the tutelage of Wellspring's amazing staff, Owen loves going to school and is making excellent progress in overcoming the core deficits of autism.

We hope you will consider leasing the old library space to Wellspring Educational. Wellspring plays such an important role in our community, bringing hope, guidance, and support to so many families. There is nothing else like this in the East Bay – Wellspring truly fills a need. Please help Wellspring find a permanent home.

Sincerely,

Paul and Karen Aldridge

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