



The Children's Workshop

Lincoln, Rhode Island



Building Exterior

Located in a busy office park environment, The Children's Workshop in Lincoln was the oldest, signature location of this multisite for-profit provider. Designed decades ago, the space created challenges with full licensing compliance. Further, the space inhibited quality and reduced operating efficiency.

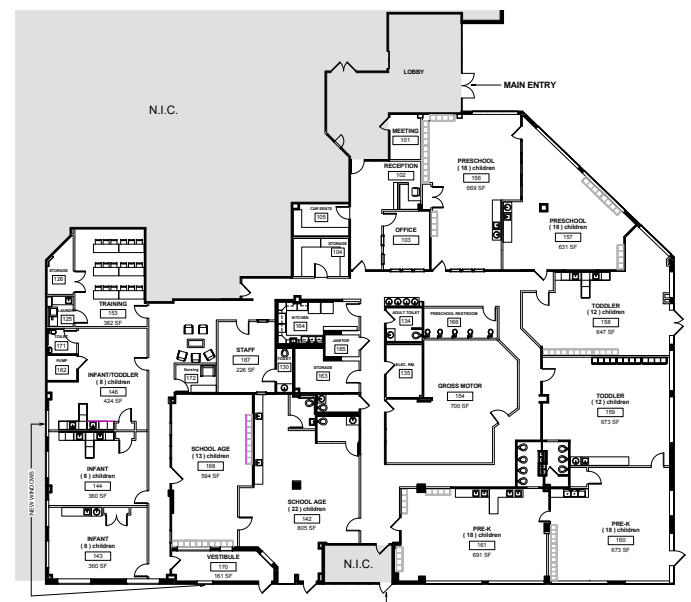
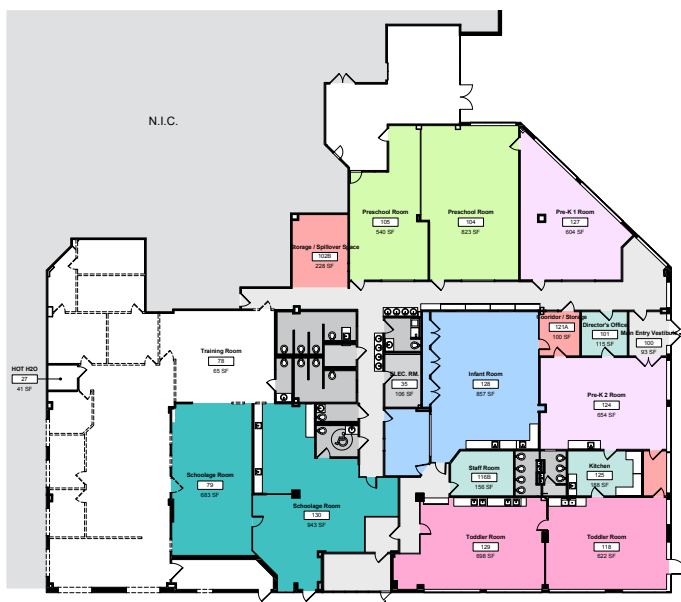
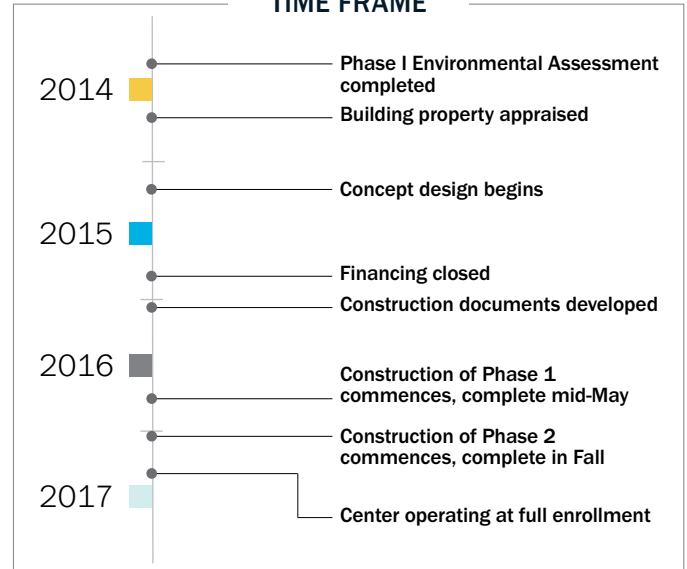
Using a combination of their own equity, grant funding and loan dollars, coupled with 60 hours of technical assistance from LISC staff, The Children's Workshop was able to redesign the space over the course of two years to better support quality and operations. In the process, some adjacent unused space was captured, thus increasing square footage by 30% and making room for 31 additional students. The layout of the center was reconfigured to maximize group size, give all classrooms direct access to natural light, improve access to bathrooms and grow enrollment. Additionally, the playground was relocated to a safer spot, allowing an opportunity for the outdoor space to be enlarged and for new play activities to be integrated.



PROJECT DETAILS

Year Completed	2017
Project Type	Renovation of existing child care space to address issues caused by 2014 remeasurement process
Total Development Cost	\$710,193
Sources of Funds/Capital Stack	<ul style="list-style-type: none"> ▪ LISC Predevelopment Grants ▪ LISC Loan ▪ Private Funding
Square Footage	15,271 SF
# of Children	164 (133 improved slots, 31 new slots created)
# of Classrooms	5 infant/toddler classrooms 4 preschool/pre-k classrooms 2 school age classrooms
Construction Cost/Child	\$4,330/child
Construction Cost/SF	\$46/SF

TIME FRAME



Design by Silverman Trykowski Associates