



East Bay Community Action Program

Newport, Rhode Island



Building Exterior

After years of operating single classroom Head Start sites across Newport County, often in areas not convenient for families, the East Bay Community Action Program (EBCAP) brought to life a strategic plan to develop a state of the art early learning center in a location convenient for families. Additionally, EBCAP strategically worked to consolidate and expand programming, creating significant efficiencies at a flagship location.

Working in partnership with the area community development corporation (CDC), a deal was struck to obtain donated land from the City of Newport. The land had been formerly owned by the U.S. Navy and, when decommissioned, was given to the city. Although contaminated and in need of substantial site work, it was ideally located in the north end of Newport, immediately adjacent to the several large neighborhoods of affordable housing. The site was also envisioned as a future home for the Community College of Rhode Island and a Neighborhood Health Center.

Construction of the facility was funded through a capital campaign, LISC predevelopment and loan financing and an additional loan from a community bank. Original cost estimates exceeded budget, so the strategy of using corrugated metal construction to reduce exterior building costs without sacrificing interior quality elements was used. This value cost engineering allowed the project to move forward. The site now serves 150 Head Start and Early Head Start children, including full-day/year-round care.



PROJECT DETAILS

Year Completed	2007
Construction Type	New construction of child care building (consolidation of multiple sites to expand access and create efficiency)
Total Development Cost	\$3,000,000
Sources of Funds/Capital Stack	<ul style="list-style-type: none"> Predevelopment Recoverable Grants Construction Loan Bank Loan Capital Campaign Fundraising
Square Footage	19,200 SF
# of Children	150
# of Classrooms	7 preschool classrooms serving 3, 4 and 5 year olds
Construction Cost/Child	\$20,000/child
Construction Cost/SF	\$156/SF



Playground - After



Building Site and Exterior - During Construction

TIME FRAME

