

# King Street Children’s Center

Square One had purchased their King Street facility in 1986. The building itself was 100 years old and in need of updating. Though they had previously renovated the ground floor and first floor of the building, in 2005 they began planning the next project – the renovation of the second floor and addressing the heating system, plumbing, and structural issues of the building. By renovating the second floor the capacity of the program would double, allowing King Street to serve more children. The project also included upgrades to the overall facility environment to improve the quality of the center. Because the first floor of the building is raised, the program was unable to accommodate infants and toddlers, and was not accessible. There were also safety concerns regarding the entrance on the street.



# Children Served	1,100 total, 192 at the King Street site
# Slots Improved	120
# Slots Added	72
# Employees	186 total, 60 at the King Street site
Total Project Cost	\$2,400,000
Size of Program Space	33,000 square ft.
Time to Complete	Planning began in 2005. Construction began in 2010, completed in 2011, with outdoor play space added in 2012.
Sources of Funds	Children’s Investment Fund Grants Corporate Contributions Foundation Grants HUD Grant Individual Contributions

## Challenges

- In renovating a century-old building such as the King Street site, issues arose once interior space was opened and structural and other factors become apparent. These can increase costs and lengthen the project time frame. Also, we had to engage in a significant fundraising program for the project during a time of catastrophic economic downturn.
- Delayed 6 months due to changes to codes – new laws at the time regarding lead paint and asbestos.
- Building codes
- Soil testing
- Disrupted business plan – tornado and gas explosion in other facilities

## Advice

- It is essential to do the following:
- Create an overall Business Plan, including a financial contingency for unexpected costs
- Identify internal and external project team members according to roles and responsibilities (a Project Manager is critical)
- Create work plans relative to specific project areas
- Establish a schedule of consistent, ongoing meetings to communicate progress as well as to identify any pitfalls and develop solutions.

For more information about Square One, visit their website at [www.sdn.org](http://www.sdn.org)