

A photograph of construction workers on ladders working on the exterior of a building. The workers are wearing winter clothing and safety gear. The building has light-colored siding and several windows. The scene is outdoors, and the ground is covered with dirt and debris.

# Maintaining Your Child Care Facility Investments

A LISC Presentation

LISC

# Goals of this Session

**Goal 1:** Learn more about the impact of deferred maintenance & importance of planning.

**Goal 2:** Gain knowledge and tools for putting a maintenance plan in place.

**Goal 3:** Explore strategies for funding maintenance projects.



# Agenda

- 1) Introduction
- 2) Planning Overview
- 3) ECE Interior/Exterior Facility Maintenance
  - a) Assess
  - b) Design
  - c) Maintain
- 4) ECE Building Envelope Maintenance
- 5) Leased Facility Considerations
- 6) Funding Strategies
- 7) Tools and Resources

# Welcome!

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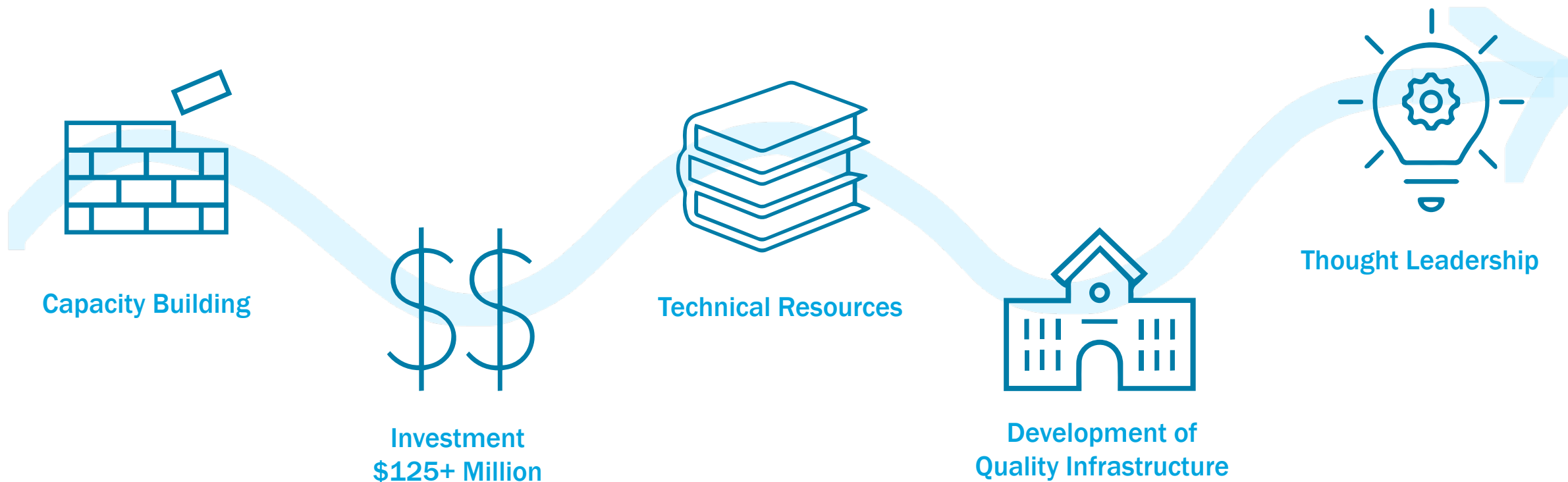


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## Child Care & Early Learning at LISC

# Our Longstanding Mission to Support Child Care & Early Learning Educators



# AZ Child Care Infrastructure Grant



511 child care facilities supported



\$59,630,560 awarded to child care providers



2700+ new child care slots created

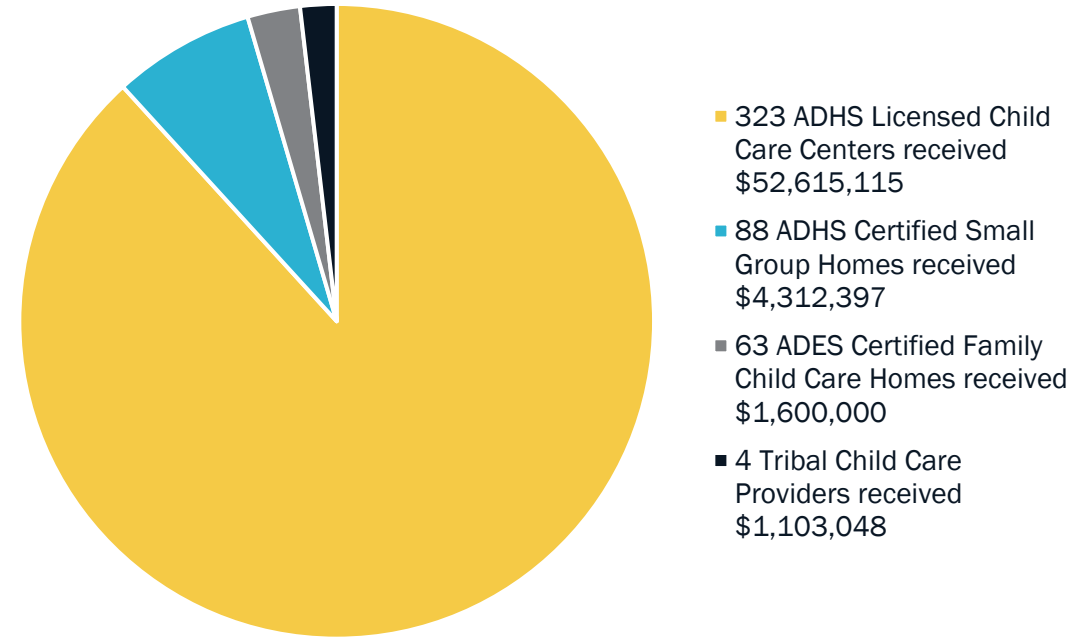


Grantees in 13 of Arizona's 15 counties

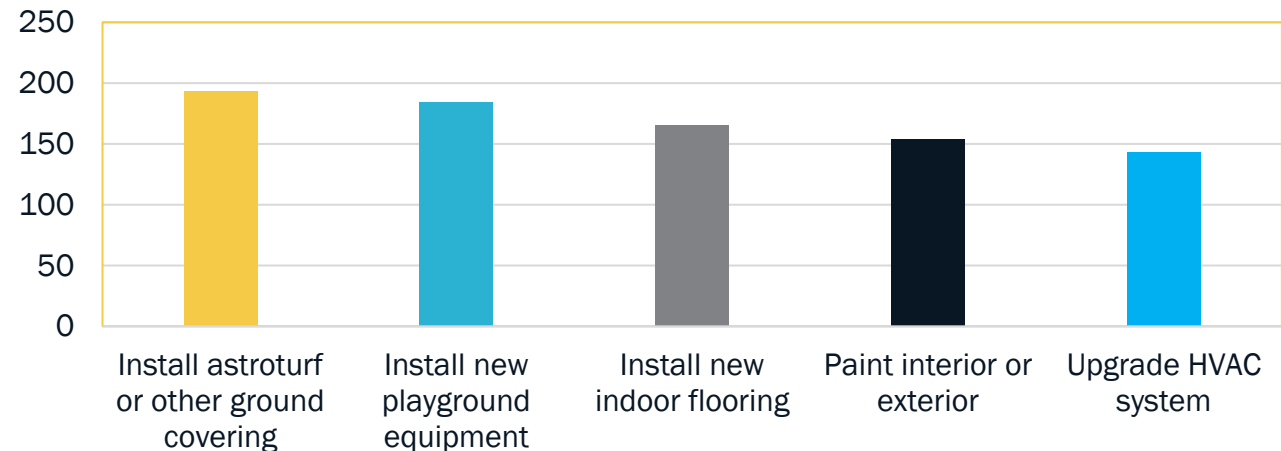


19% of grantees identify as Spanish speakers

## Grants Awarded by Provider Type



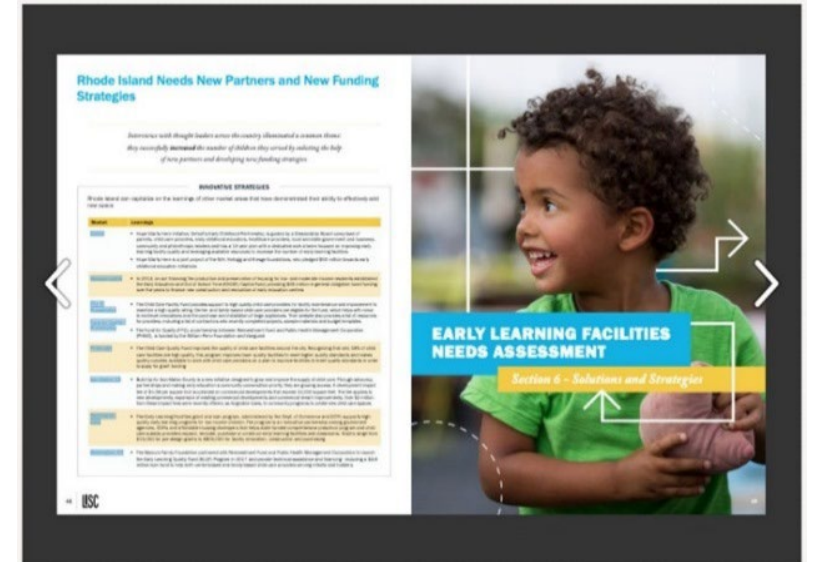
## Most Common Infrastructure Improvements



# LISC RI's Child Care & Early Learning Facilities Fund

For two decades, LISC has operated a dedicated and staffed early learning facilities fund in Rhode Island. Through this program, we have paved the way for hundreds of centers to improve their facilities through specialized technical assistance, innovative financing, public policy initiatives, and by sharing expertise, positively impacting thousands of children. Learn more at [www.riccelff.org](http://www.riccelff.org).

- Delivered more than **\$37.5 million** to **250+** early learning providers statewide.
- Provided **1000+** hours of dedicated, on-site technical support and capacity building to more than **80** organizations annually.
- Created nationally recognized resource materials and **Cutting Edge Training** modules with sector experts available through a proprietary **training portal**.
- **Influenced and guided** statewide policy and funding priorities to support and promote equitable access to quality early education statewide.



<https://riccelff.org/resources/studies/>



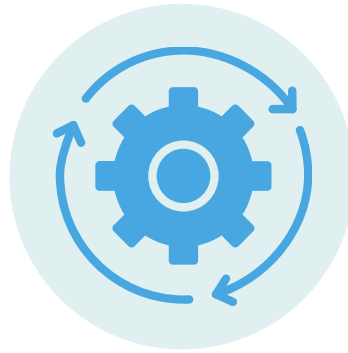
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# Maintenance Impact Overview

# Benefits of Facility Maintenance



Help keep your high-quality child care space safe, healthy, and in good repair.



Protect and extend the life of your investments and prevent costly issues that may arise when maintenance is delayed (“deferred maintenance”).



Allow you to save and budget well in advance for regular upkeep and anticipated equipment replacement costs.

# Categories of Facility Maintenance

## Preventive Maintenance

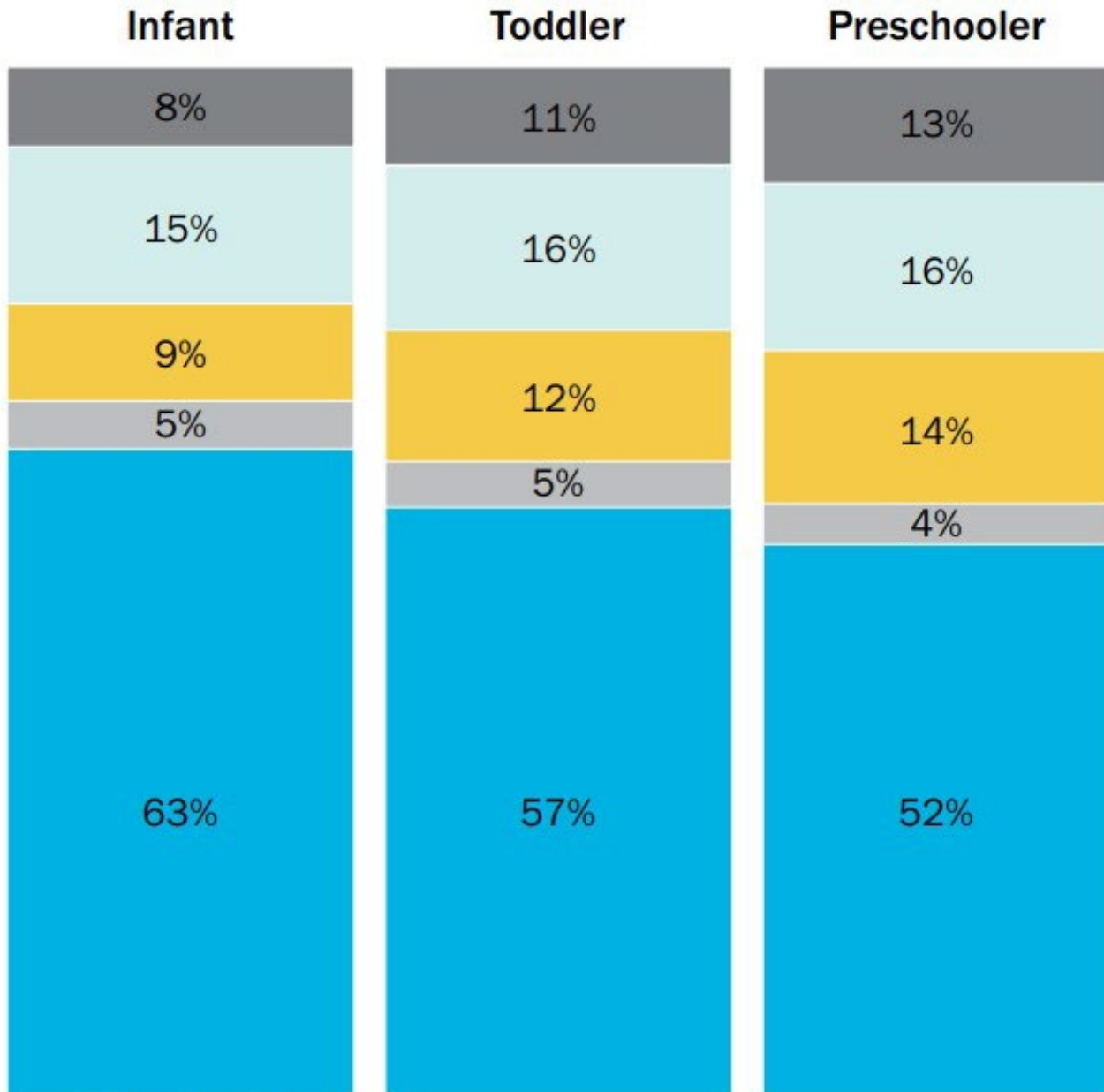
Inspections and activities that extend the useful life or item.

## Programmed, Routine or Scheduled Maintenance

Day to day activities and routine checks.

## Emergency Maintenance

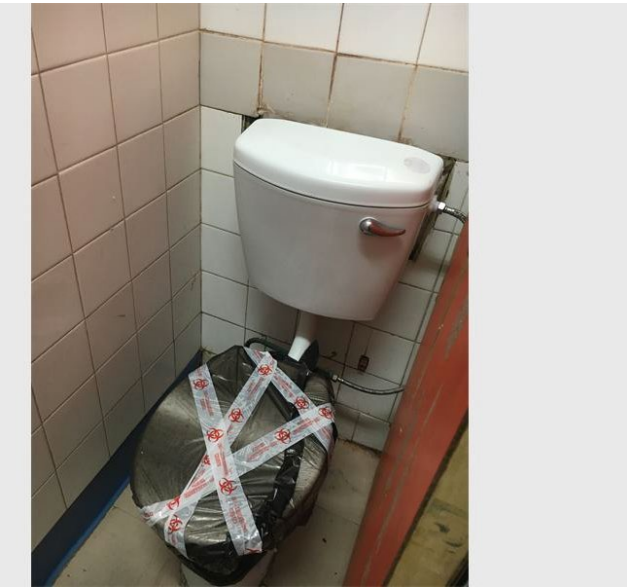
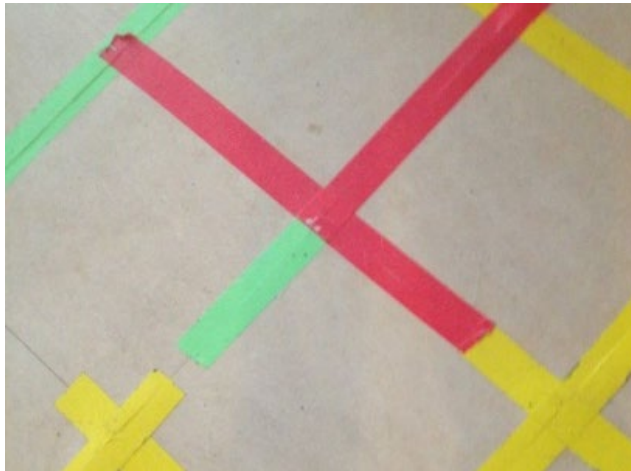
The building's occupants or the safety of the building itself are immediately threatened or baseline standards are not being met.



Source: Center for American Progress

# Costs to Delaying Maintenance

According to the Environmental Protection Agency, **every dollar spent on preventive maintenance yields \$4 in savings** by avoiding the costs of future repair or replacement of building systems!

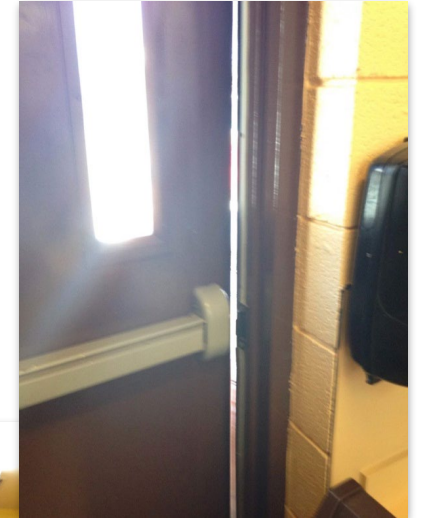


# Good Building Condition & Good Repair

- Area is free of trash and debris.
- Windows and trim are in good condition (no broken panes, trim not cracked/falling off, etc.)
- Roof appears to be in good condition (no apparent leaks, no missing shingles, etc.)
- Entrance and parking area have adequate working lighting.
- Hallways meet OSHA standard of at least 28 inches wide.
- Ceilings are intact and free of water stains.
- Flooring is in good repair/free of excessive wear (e.g., no cracked or peeling tiles, ripped carpeting, etc.).
- Walls and floors are free of splinters and other apparent hazards.
- Walls are free of peeling paint.
- Heating units, air conditioners, and other fixed features are intact and in good working condition.
- Plumbing is in working condition.

# Facility Health & Safety

- Building and surrounds are free from hazards.
- Area between parking and entry is free of obvious child hazards, including poisonous plantings, sharp objects, major tripping hazards, etc.
- Drop-off/pick-up parking area is located where children don't have to cross in front of moving vehicles.
- Entrance and parking area have adequate working lighting.
- Staff have a clear view of anyone entering the center.
- Spaces occupied by children have controlled access (i.e., locked door, keypad, etc.).
- Emergency exits and pathways are clearly identified.
- Emergency lighting is available when normal lighting systems fail and permits orderly egress from building.
- Emergency exits are convenient and unobstructed.
- Corridors/hallways/common spaces are uncluttered and easily navigated.
- The utility room has a locking door.
- The mechanical and electrical equipment are in a space that is separate from children's areas.
- The mechanical and electrical equipment are in a space that is securely locked.
- Pillars and posts are wrapped with soft covering.
- Space is easily supervised.
- Heating units and pipes are securely covered.
- Doors have view panels for safe entry or exit from rooms.
- Windows have protective barrier/shatterproof glass at child height.
- Operable windows have secure screens.
- Operable windows above the first floor have child-safe barriers.
- Location of changing area allows teacher to continue to supervise classroom.



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## Maintenance Planning

*Create a plan that you can implement, that clarifies roles and responsibilities and identifies priorities, and helps you plan and budget for the future.*

# Planning Your Maintenance Program in Five Steps

- 1. Develop goals for your maintenance program.** What are your objectives in creating a maintenance plan?
- 2. Inventory your building's assets.** You need to decide what equipment to include in your preventive maintenance program.
- 3. Develop an inspection plan:** 1) Establish priorities for aspects of your property that need routine check-ins and care, *especially those that most impact your safe and sustainable operation as a child care provider.* 2) Establish inspection and maintenance frequency.
- 4. Establish roles and responsibilities and clear lines of communication.** Form a committed team and establish clear procedures for enacting your plan.
- 5. Plan to save and set aside funding in your annual budget** for required upkeep and repairs (including playgrounds and above-standard cleaning).



# Step 1. Develop Goals

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Goals will help inform decision-making and help your team focus on outcomes and understand what they are working towards.

Involve as many of your key stakeholders as possible in this process (teachers, administrators, community members, etc.). What are your priorities?

What standards outside of your program do you have to consider as well?



## Step 2. Inventory Your Facility's Assets

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What equipment will you include in your preventive maintenance program? What is critical to your program's operations and safety. For example:

- Air filters
- HVAC systems
- Fire protection/suppression systems
- Water heaters
- Electrical systems
- Playground equipment
- Pest control

Keep an organized file of equipment manufacturer documentation, manufacturer's suggested maintenance information, and the age of the equipment to establish *useful life estimates*.

Templates are available to guide and streamline this process for you (see resources).

# Step 3. Develop an Inspection Plan

The inspection process is the basis of much of your maintenance plan.

Having and maintaining documentation of regular inspections can help you:

- Know what needs repair before it breaks,
- Assess condition of an asset, &
- Uncover damages that may cause a safety hazard and/or grow into bigger, more costly problems down the road.

SECTION <b>2</b> BUILDING EXTERIOR & ENTRY					
2A. BUILDING EXTERIOR					
	TRUE	FALSE	N/A	IMPACT	FIX
12. Area is free of trash and debris.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	!	
13. Windows and trim are in good condition (no broken panes, trim not cracked/falling off, etc.). If trim is wood, verify it is not soft or rotting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	!	
14. Exterior of building, including stairs, sidewalk, etc., is in good condition. <i>The following should be true:</i> <ul style="list-style-type: none"> <li>• Siding is intact</li> <li>• No cracks in building</li> <li>• No peeling or chipping paint or crumbling masonry</li> <li>• Asphalt and concrete in good repair with no cracks or gaps that cause tripping hazards</li> <li>• Stairs in good condition with stable handrails</li> <li>• If applicable, gutters are securely attached and in working order and are clear of debris</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	!	

IMPACT	FIX
<b>A</b> ALL REGULATORY <b>ADA</b> ADA <b>!</b> HEALTH AND SAFETY QUALITY	<b>V</b> VARIES MAINTENANCE MINOR RENOVATION/REPAIR <b>\$</b> PURCHASE MAJOR RENOVATION ADJUST PRACTICE

# Step 4. Establish Roles and Responsibilities

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**Form a committed team and establish clear procedures for enacting your plan.**

Note, if you are in a leased space, know your lease terms and communicate special requirements based on child care use such as additional cleaning and greater wear and tear – include your landlord in establishing clear roles and lines of communication for regular inspection and maintenance of space.

- **How do I communicate out maintenance standards and procedures?**
- **What inspections are expected, how often are they done, and how are records kept?**
- **What training is needed?**
- **What happens if something is found during an inspection or if routine maintenance needs to be scheduled?**

# Step 5. Budgeting

Plan to save and set aside funding in your annual budget for required upkeep and repairs (including playgrounds, above-standard cleaning, and service items like landscaping, regular cleaning, HVAC system servicing, etc.).

When deciding how much to save for **regular building maintenance and repairs** in your annual budget, you can look to previous years' expenses to help guide you. You can also follow some simple rules of thumb, such as:

- Planning to set aside 1% - 3% of the building's value or
- \$5,000 - \$10,000 for center-based facilities
- \$1,000 - \$2,000 for home-based facilities

You should also plan a **replacement reserve**. This budget item is like a savings account to cover what would otherwise be budget-breaking costs of replacing expensive items:

No.	Item	1. Life Expectancy When New/ Useful Life	2. Quantity	3. Unit Price	4. Total Replacement Cost (#2 x #3)	5. Per Year Set Aside (#4 ÷ #1)
1.	Boiler	25	1	\$60,000	60,000	\$2,400
2.	Carpet	5	10	\$1,200	12,000	\$2,400
3.	Exterior painting	5	1	\$30,000	30,000	\$5,000

# Building Maintenance: Design Considerations for Childcare

studio  
MLA  
ARCHITECTS



# Planning the Process



**ASSESS**



**DESIGN**



**MAINTAIN**



# Assessing a Potential Location



## Due Diligence

A bit of money upfront to bring in professionals before you purchase a building, or site, or sign a lease.



Consider due diligence as doing your homework before you sign!





# Assessing a Potential Location

## Potential Questions to ask for Due Diligence

- Are there Hazardous Materials?
- Is there natural light and windows in the building or is there an option to add windows?
- Are there 2 or more ways out of the building that will allow for safe egress of the children including ADA access for wheelchairs and strollers? If it is a two-story structure is there a working elevator?
- Is there enough outdoor play space to build a playground?
- Do the following high-cost items need to be replaced or repaired?
  - HVAC (*heating, venting, and air conditioning*)
  - Electrical – Current panels sufficient for the needs of the childcare center
  - Plumbing/pipes
  - Roof or leaks on the exterior walls
  - Ramps or stairs with handrails are in good shape and meet current code





# Assessing a Potential Site

## Questions to ask for Due Diligence that impact future Maintenance Costs

- Are there any exterior site drainage issues?
- Do any of the neighboring properties drain onto your site?
- Are there any slope or erosions issues?
- Is it ADA accessible for wheelchairs and strollers? How costly would it be to provide accessibility?
- Are existing retaining walls in good repair?
- Is there available sunlight / shade for the play area?
- Are there existing fences? Are they on your property? Will existing fences need repair or replacing?
- Safety (proximity to hazards), busy road, water body, or other safety concerns?





# Designing with a Purpose (Building)

It is FUN to design your perfect center!

Considerations in the initial layout of the space that will protect your investment:

- **Vestibules** – While designing in a vestibule might seem like a waste of space in a tight center; however, having that vestibule helps.
- **Width of hallways** - When planning out your perfect center, make the corridors wide enough for at least two strollers to pass each other. It saves on wall damage maintenance in the long run.





# Designing with a Purpose (Building)

When we design for durability, consider upfront cost versus long-term cost:

- **Countertops and cabinetry**
  - Solid surface countertop will on average 10-15 more years than a plastic laminate countertop.
- **Corner guards on drywall corners**
  - First places to get damaged in a newly painted center are the corners
- **Durable, cleanable wall protection at wet areas and high use**
  - Applying tile or durable panels to areas behind child sinks or high use zones can also help protect your walls for longer use





# Designing with a Purpose (Building)

## Upfront cost vs. long-term cost

- **Appliances**
  - The average residential refrigerator will last about 5-8 years whereas a commercial grade might get you 10-15.
  - While it might be more important for refrigerators, and some jurisdictions require commercial dishwashers, residential washing machines and dryers are really pretty good quality, and this might be an area to save money upfront instead of a commercial appliance.
- **Heating, Air Conditioning, and Venting**
- **Flooring**
  - Flooring in wet areas
    - The fewer seams and grout lines, the easier it is to keep a floor clean. Sheet vinyl is a win on the upfront cost and the long-term cost for a center.
  - Carpet vs. no carpet





# Designing with a Purpose - Play Areas

## Considerations in the initial layout of the space that will protect your investment:

- **Sand** – Consider locating the sand area the furthest from your doors, to minimize tracking in sand into the building
- **Water** - Consider locating water play close to the water source
- **Storage** – Include storage sheds to protect your investments
- **Shade** - Provide shade, decrease UV degradation of materials





# Designing with a Purpose - Play Area

When thinking about the design of your play space, **assess your maintenance capabilities realistically.**

- Gardening is a great activity, but do you have staff that are willing to maintain, water, and weed a garden?
- Sand is a great material for play but needs sweeping (*almost daily!*)
- Sand with water is even better! However, it can become a mud pit, so consider the location.





# Designing Your Play Area – Choosing Materials

When designing your play area, consider the materials for the play elements and fencing for durability, play value and maintenance.

## Materiality of Play Elements:

- Steel and plastic play structures
- All plastic play structures
- TREX- plastic lumber
- Natural wood
- Chain link fencing







# Designing Your Play Area – Choosing Your Surfacing Materials

When designing your play area, consider the materials for surfacing for durability, cost, play value, and maintenance.

Materiality of “safety surfacing:”

## Unitary options:

- Poured-in-place rubber safety surfacing
- Bonded rubber mulch
- Artificial turf
- Corkeen





# Designing Your Play Area – Choosing Your Surfacing Materials

When designing your play area, consider the materials for safety surfacing for durability, play value and maintenance, under play equipment, within their “use zones.”

Materiality of “safety surfacing:”

## “Loose material” options:

- “Wood fiber”
- Wood chips
- Sand
- Pea stone





# Designing Your Play Area – Choosing Your Surfacing Materials

When designing your play area, consider the materials for surfacing for durability, cost, and maintenance.

## Materiality of surfacing in your playground:

- Natural lawn
- Stabilized stone dust
- Concrete
- Asphalt





# Maintenance (Building)

Maintenance is a given.... you must plan for maintenance, and you must budget for it.

Have a short-term Maintenance plan and Preventive Maintenance Plans in place.

- There should be daily and weekly cleaning specifications within your maintenance plans.
- There should be an Annual Maintenance Plan, that include specifics like:
  - Checking and testing all smoke detectors (*monthly or seasonally*)
  - Checking or replacing all fire extinguishers for expiration dates
  - Striping and waxing floors (*if required*)
  - Paint touch up for high traffic areas or damage (*long weekend or closed week*)
  - Changing HVAC filters (*depending upon the requirements of your equipment*)
  - HVAC units have an annual service by a professional
  - Roof checks for individual loose or damaged shingles
  - Window checks for leaks, cracks, ability to open and close
  - Doors checks for signs of damage or loose hinges, gaskets, & weatherstripping holding
  - Keep trees and branches trimmed regularly around the center and its power lines to prevent power outages





# Maintenance (Building)

There should be long-term maintenance plans:

- **Area Rug Replacement:** 3 years
- **Painting:** Touch up more regularly, but full scale repaint of interior every 3 years
- **Painting Exterior:** 5-10 years
- **Flooring Replacement:** 15-20 years depending upon the product
- **Appliance Replacement:** 5-15 years depending upon residential vs. commercial
- **HVAC Replacement:** 15 years
- **Parking lot re-stripping:** 5 years
- **Parking lot Pavement:** 10 years
- **Window Replacement:** 15-20 years
- **Roof Replacement:** 25-50 years





# Maintenance (Building)

There will ALWAYS be surprises, but having a plan in place, and a team to support you is crucial to success.

- Before you need a local plumber, get recommendations from others about quality local plumbers. Develop relationships with trusted individuals BEFORE you need them.
- Have the professionals show you the following:
  - Water turn-offs;
  - Electrical Panels and labels;
  - If your center has gas, make sure that all staff know where the gas shut-off is in case of an emergency;
  - All Staff should have training on the fire extinguishers

Keep all documentation of completed maintenance, completed repairs, inspections, instructions for use, purchased products and their warranty in one place together.





# Maintenance of Your Play Area

## Your Playground Maintenance Plan

**Have a Playground Maintenance plan and schedule of maintenance in place.**

- Keep a playground maintenance binder with all installation and maintenance instructions for all your playground equipment.
  - Keep any injury reports from the playground here to see if there are any trends.
- The binder should include the contact information for all your play equipment and surfacing installers and manufacturer's reps.
- If your equipment needs repair, call the manufacturer's rep to get their recommendation for repair
- Have a CPSI provide a Playground Safety Audit of your playground to provide a base line for a compliant and safe playground





# Site Maintenance of Your Play Area

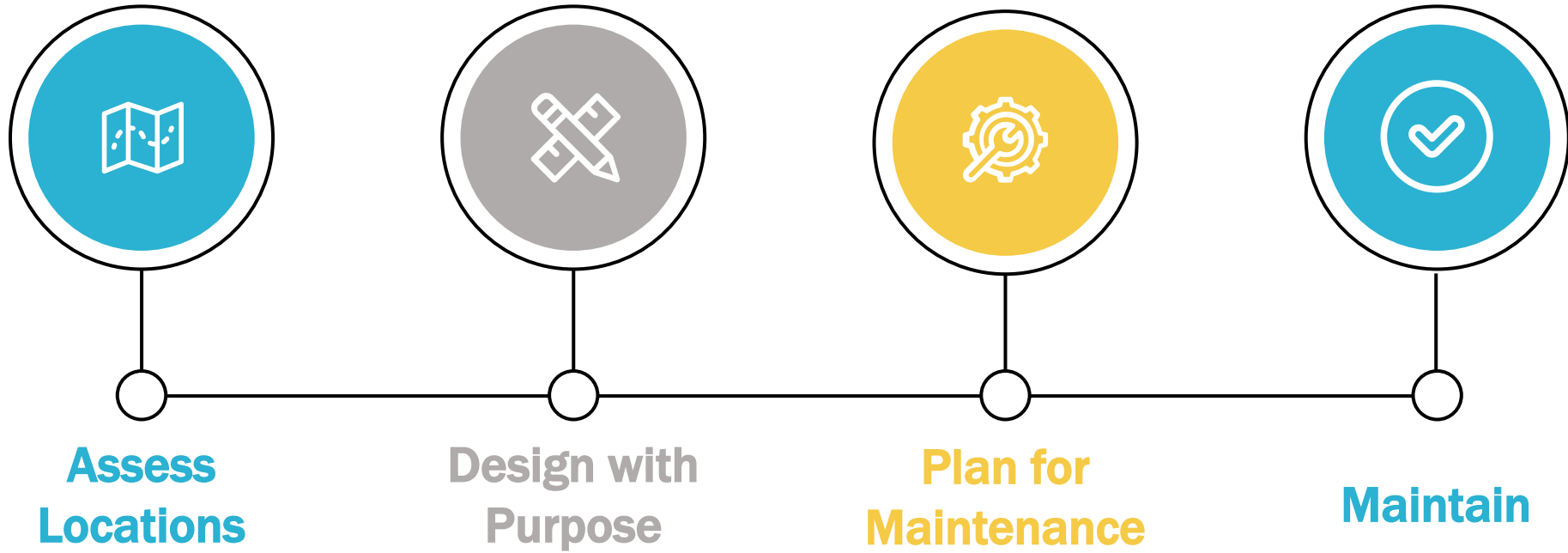
## Site Maintenance

- Drainage - clear catch basin grates
- Period touch up for peeling paint on handrails
- Period check and repair on walkway pavements
- Check for wasp nests, small animal burrow holes in ground
- Landscape maintenance





# Pillars of Success



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Questions?



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# Building Envelope Maintenance

# Evaluating the Building Envelope

## Project Case Study

### Masonry Assessment

- Masonry wants to be plumb, square, tight, and dry
- Ask “why” if it is leaning, crooked, open, or wet

### Masonry Fundamentals

- Masonry breathes
- Tension is bad
- Masonry is not self-healing



# Evaluating the Building Envelope

## Project Case Study

Masonry Assessment

Water Infiltration – Parapets, Gutters, Windows



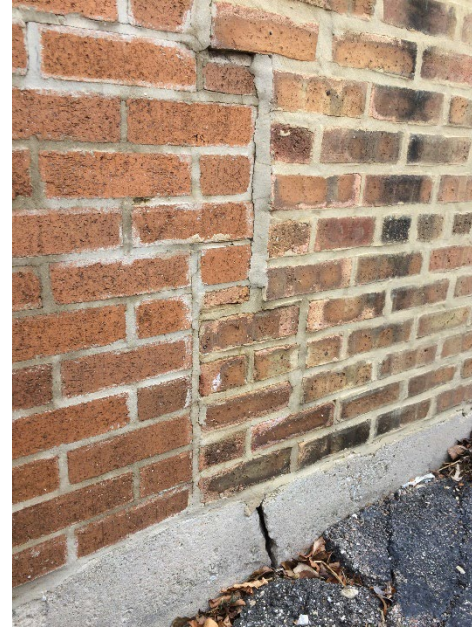
# Evaluating the Building Envelope

Project

Masonry Assessment

Case Study

Water Infiltration – Parapets, Gutters, Windows



# Evaluating the Building Envelope

Project

Masonry Assessment

Case Study

Water Infiltration – Hazardous Conditions



# Evaluating the Building Envelope

**Project**

Masonry Assessment

**Case Study**

Water Infiltration – Hazardous Conditions





# Evaluating the Building Envelope

## Project Case Study

### What is on the Roof?

- “Warm, safe, and dry” starts on the roof
- Go where no one wants to go
- Membrane, flashing, exhaust fans, RTUs



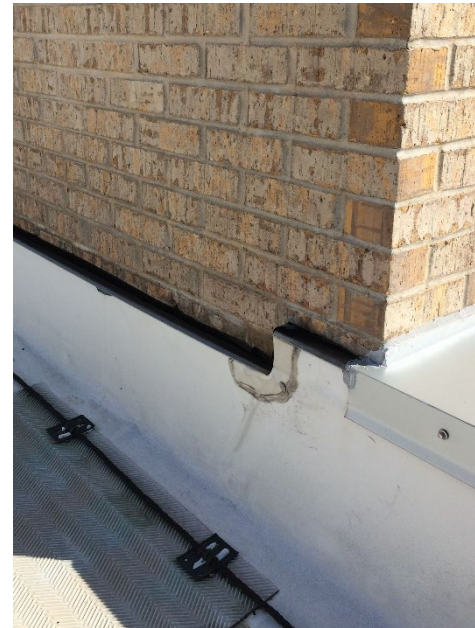
# Evaluating the Building Envelope

## What is on the Roof?

Project

Case Study

- Membrane, drains, and flashing

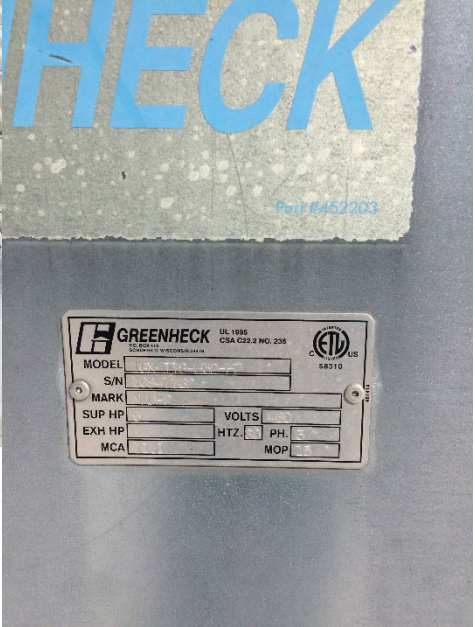
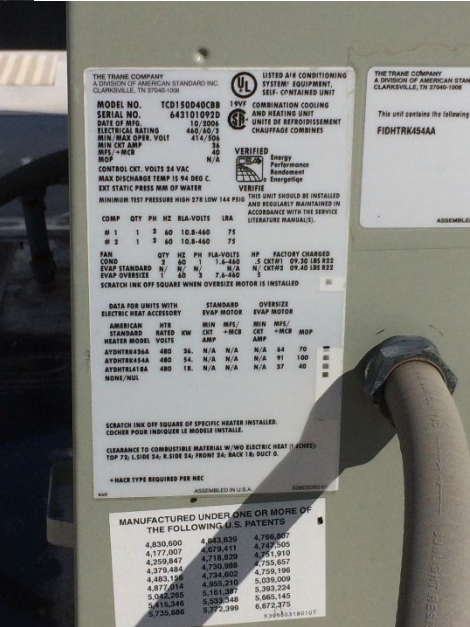


# Evaluating the Building Envelope

## Project Case Study

### What is on the Roof?

- Rooftop Units (RTUs) and exhaust fans



# Evaluating the Building Envelope

What is on the Roof?

Project

Case Study

- Poor roofing conditions



A photograph of two young children at a playground, overlaid with a semi-transparent blue filter. The child on the left is wearing a grey knit hat with red and white stripes and a dark jacket. The child on the right is wearing a dark jacket with patches, including one that says "bravo" and an American flag. The background shows a playground with a fence and trees.

Questions?

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# Leased Facility Considerations

# Maintaining and Improving Leased Space

**Do you own...or lease? If you lease, are the capital needs the responsibility the landlord or the tenant?**

- Landlord responsibility: What does your lease say? What is your negotiating position?
- Tenant responsibility: How long do you plan to stay?

**Understanding facility condition as tenant is essential, even if landlord is taking responsibility for all facility maintenance and repairs**

# Maintaining and Improving Leased Space

## Property Condition and Landlord's Work

### Example Lease Articles

*Tenant is accepting the Premises on an “as-is,” “where-is” basis, and that Landlord is not obligated to make any repairs or improvements in connection with this Lease, except Landlord shall: (i) install a code compliant passenger elevator, (ii) complete paving repairs in the parking areas (iii) meet ADA requirements in the Common Areas of the Project, (v) modify the building automation system if legally required or if reasonably required for thermal comfort, and (vi) modify fire alarm control panel. If it is determined that the electrical service to the Project will not meet Tenant’s reasonable needs, Landlord shall install increased service.*



# Maintaining and Improving Leased Space

## Landlord's Maintenance/Repair Obligation

### Example Lease Articles

*Tenant Repairs and Maintenance. Tenant shall maintain the Premises in good condition, including the routine maintenance of the HVAC system serving the Premises, for which Tenant will obtain a maintenance contract acceptable to Landlord. Tenant shall not be responsible for replacement or significant repairs beyond routine maintenance of HVAC units serving the Premises. If, during the design and construction period, it is determined that the HVAC system as currently configured will not meet Tenant's reasonable needs, Tenant will replace system components serving the Premises at Tenant's expense.*

# Maintaining and Improving Leased Space

## Additional Lease Considerations

### Other Costs/Points of Negotiation

- A longer lease will typically incentivize the landlord to provide more tenant improvements and/or rent abatement because the landlord has a longer period to recoup investments
- Negotiations also influenced by tenant's lease renewal options

# Case Study: Children's Friend

Providence, RI

## Components of Lease

- If it is a new construction/restoration project, it is important to have the tenant turnover date in the lease.
- If sharing playground space with residents/community confirm lease protects you from liability.
- What is provider responsible for outside of tenant space.
- Always have legal review of lease.

## Negotiations

- Length of the lease often impacts what is covered by provider vs landlord

## Managing maintenance and repair projects

- Cumulative notetaking





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# Funding Maintenance Strategies

# Funding Maintenance

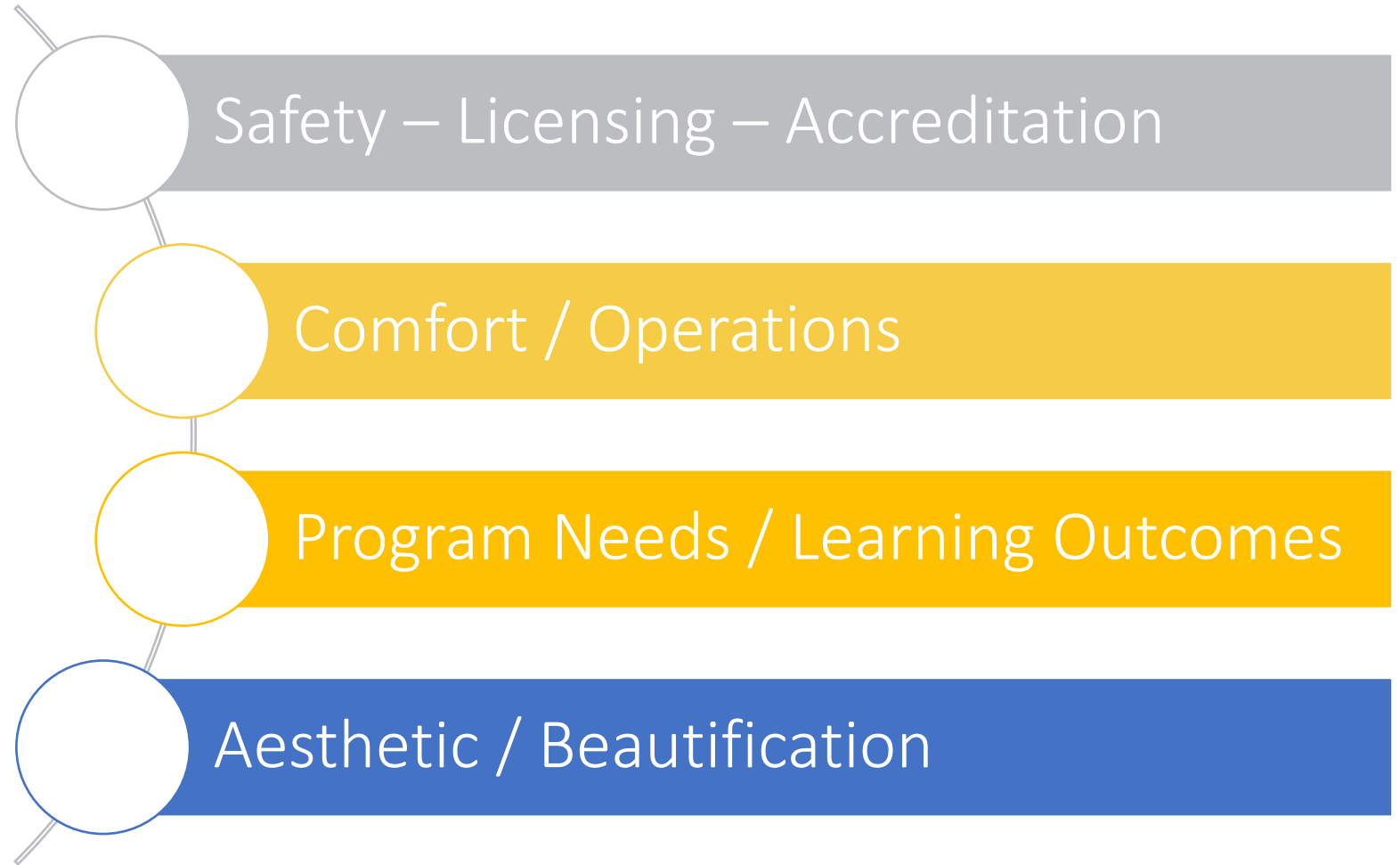
- Annual Budget Set-Aside / Replacement reserve
- Potential grant opportunities
- Financial Assistance for Energy Efficiency Projects
- Community Development Financial Institutions (CDFI) and Small Business Supports



# Observation Links to Financial Health

Support an even broader view of improvement opportunities in context

Balance or align needs across categories, building users, and financial health



# Considerations for Prioritization

## Expenses that may improve cash flow

Financial/Accounting software (accounts receivable – AR/AP)  
ECE Management Software (e.g., Procare)

## Improvements that reduce interior maintenance

Durable flooring, tiling wet walls, abuse resistant drywall (high-impact panels)  
LED lighting

## Improvements that reduce exterior maintenance

Playground rubber surfaces, plastic wood, engineered wood siding

## Improvements that reduce utility expenses

Energy efficient systems

# Considerations for Prioritization

## Improvements that may attract and keep employees

Upgraded furniture, staff room/amenities, IAQ, aesthetics

## Improvements that may attract and keep families

Upgraded amenities, comfortable space, IAQ, aesthetics

## Financing and funding that reduces financing costs and supports operating stability

Preserve liquidity (line of credit – LOC), tied to payback, lowest cost/flexibility

## Expenses that support net asset building, stability

Stable and known fixed cost, clear path to ownership or strong lease with provisions that support operating stability (e.g. renewals, escalation, repair and expense obligations)



# Considerations for Prioritization

## Improvements that stabilize future expenses

## Improvements that capture one-time funding opportunities

Public funding

(e.g. Greenhouse Gas Reduction Fund, energy rebate programs, CDBG, stabilization grants, program grants)

Philanthropic funding

Timebound application processes, investments in application

## Improvements that enable additional financing or funding

Program enhancement or expansion

Match funding or leverage opportunities

# Small Business Lending

*Renovation and Repair*



LISC

# LISC Small Business Lending Products

	Commercial Real Estate Loans	Permanent Working Capital	Leasehold Improvement + FF&E Loans
Purpose	Acquisition, Construction	Working Capital	Leasehold Improvements, Remodel/Expansion, FF&E
Investment Amount	\$500,000 - \$5,000,000	\$100,000-\$500,000	\$100,000-\$500,000
Interest Rate*	7.85% - 8.20%	8.85% - 10.45%	8.85% - 10.45%
Term (Years)	Up to 10	Up to 3	Up to 7
Collateral	Mortgage on property	UCC on business assets	UCC on business assets 1st lien on equipment



# Example Project: Leasehold Improvement & Furniture, Fixtures & Equipment

## What was the loan used for?

- Construction to ready second location to be used as daycare
- Classroom equipment like shelves, cubbies, toys, rugs, bookshelves.
- Miscellaneous items like computer, laptop, desks, chairs, office supplies, licenses & permits for construction.

SOURCES	Amount	%
LISC Loan	\$330,000	89%
Owner's Contribution	\$39,700	11%
<b>Total Sources</b>	<b>\$369,700</b>	<b>100%</b>
<b>USES</b>		
GC Budget		0%
Permit Transfer Fee	\$3,000	1%
Slab In-Fill	\$820	0%
Bathroom (Grab Bars & Toilet Paper Holders)	\$1,120	0%
Electrical	\$61,242	17%
Masonry Brick & CMU	\$7,100	2%
Painting	\$23,443	6%
VCT Flooring Labor & Cove Base	\$15,144	4%
Epoxy Flooring (Bathroom & Break Area)	\$14,482	4%
FRP East Wall of Bathrooms	\$1,848	0%
HVAC	\$25,000	7%
Plumbing	\$25,000	7%
Wall Insulation	\$10,730	3%
Drywall	\$39,168	11%
ACT Ceiling	\$27,197	7%
Framing	\$13,450	4%
Equipment List		
Pre-K Classroom	\$9,587	3%
Preschool Classroom	\$9,587	3%
Toddler Classroom	\$8,651	2%
Wobbler Classroom	\$7,012	2%
Infant 1 and 2 Classrooms	\$12,985	4%
Misc. (Office, Breakroom, Supplies, Etc.)	\$10,669	3%
10% Contingency	\$26,874	7%
Loan Fees	\$10,391	3%
La Mesa Fund Control and Inspection Fees	\$2,700	1%
CDC Closing	\$2,500	1%
<b>Total Uses</b>	<b>\$369,700</b>	<b>100%</b>

# Considerations for leasehold improvement loans

- Business does not own the space – need to know the business will have access to the improvements they make for at least the life of the loan.
- Might not have as much control over the space as a property owner would.
- Potential for delays and/or cost overruns that eat into how long borrower is guaranteed access to improvements.



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# Resources

# Maintenance Resources

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## Maintaining Your Child Care Facility Investments

We've outlined guidance for developing a maintenance and inspection program as well as tips tailored to some of the most common uses of early childhood facility grant funding here:

[Maintaining Your Child Care Facility Investments](#)

### Space Checklists

- [Sample editable Child Care Facility Maintenance Checklist](#)
- [Family Child Care Checklist](#)
- [Child Care Physical Environment Checklist](#)
- [Facility Self-Assessment Tool](#)
- [Routine Playground Inspection Checklist](#)

### Energy Efficiency Projects

- [Cash Flow Opportunity Calculator](#)
- [Efficiency Project Financial Assistance](#)

### LISC Resource Libraries

- LISC Child Care & Early Learning: [Resource Library](#)
- LISC Phoenix: [Arizona Child Care Guides and Trainings](#)
- LISC Rhode Island Child Care and Early Learning Facilities Fund: [Resource Library](#)

### CDFIs/Funders

- [LISC Small Business Lending Training: a Focus on Child Care](#)
- [Small Business Administration Funding Programs](#)
- [Child Care Facilities Funds by State](#)
- [Early Childhood Funders Collaborative](#)

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# Questions?

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