

A.	Section to be completed by Commission District	
	Commission District(s) represented in this request:	District 2
2.	ARP Funding Allocation (include amount to be allocated by each district):	\$50,000
3.	Proposed Services:	Safe and Stable Housing for Youth Aging Out of Foster Care Facility Renovations
4.	Proposed Vendor:	United Methodist Children's Home of the North Georgia Conference Inc. dba Wellroot Family Services
5.	Vendor Contact Info:	Name of Main POC: Allison Ashe Title: President and CEO Address: 750 East Lake Drive, Decatur, Georgia 30030 Phone Number: 404-327-5820 Main Office: 1967 Lakeside Pkwy, Suite 400, Tucker, Georgia 30084 Email Address: aashe@wellroot.org
6.	Contract Start Date:	TBD
7.	Contract End Date:	TBD
8.	Scope of Work:	See attached SOW
	BOC Approval (if already approved):	Attach Agenda Item or provide Approval Date: Agenda Item Number:
B.	Section to be completed by Working Group	
1.	Date of Receipt of all necessary items to start process:	
2.	Dates of Approval:	
a.	CPO	
	Enter Approved Procurement Method:	
b.	BOC (if not approved prior to receipt of request)	
	Enter Agenda Item number:	
c.	Grants (SOW & Risk Assessment)	
	Attach Approved Risk Assessment:	
d.	Law (Contract Draft)	
	Approved Template:	
	List of Additional Forms to be completed by vendor (attached as applicable):	
3.	Receipt of Fully-Executed Contract:	

Statement of Work
American Rescue Plan: State and Local Fiscal Recovery Fund



Wellroot Family Services
Safe and Stable Housing for Youth Aging Out of Foster Care Facility Renovations

For over 150 years, Wellroot Family Services, formally The United Methodist Children’s Home, has been leading the effort to transform the lives of children and families in Georgia. Wellroot provides foster care support for children in need, transitional living programs for youth transitioning from care, housing for families overcoming homelessness, and evidence-based family preservation programs. Last fiscal year, we directly served 743 children and families. Our overall impact through our programs, community trainings, and higher-education scholarships reached over 2,200 children, youth, and parents.

Project Description

Wellroot seeks support to renovate our newly acquired apartment facility that provides safe and stable housing for youth ages 18-21 as they prepare for life beyond the foster care system.

Funding for this request will support the renovation of 750 East Lake Drive, Decatur, GA 30030, a 15-unit apartment facility purchased by Wellroot Family Services in 2022 to support youth as they transition from foster care into adulthood. The renovation will allow Wellroot to double the number of youth served per year and expand services to the Dekalb County community.

This investment will renovate the facility, add a security system, and build a community space for the residents to learn and support each other. This project seeks to provide 29 transitional living units/beds that will enable Wellroot to serve 40-50 youth per year that age-out of care in Dekalb County. While youth are in this housing, Wellroot will provide 24-hour support, educational tutoring, and ongoing life skills development, including financial literacy and career development.

By providing community-based housing, coaching, and wrap-around support services, Wellroot's Transitional and Independent Living Program has proven its ability to give youth aging out of foster care a better chance of not becoming involved with the criminal justice system, higher graduation rates, and more opportunities for gainful employment. Individuals who come through the program are engaged and valuable members of their communities.

Facility Renovations

The residential space consists of 14 two-bedroom apartments, including a one-bedroom apartment compliant with the Americans with Disabilities Act (ADA), totaling 11,978 square feet. The interior renovation of all the apartments will include the replacement of all mechanical systems, updating of electrical systems, complete renovation of bathrooms and kitchens, painting, and replacement of floors, windows, lighting fixtures, and interior doors and trim.

The house at the heart of the property offers 1,432 square feet of office/meeting space. Recognizing the importance of these shared spaces in building connections and fostering a supportive environment, we are extensively renovating the interior and adding 1,500 square feet. Our plans include the construction of a commercial kitchen for community meals and life skills classes, a trauma-sensitive community center for residents, and laundry facilities.

Renovation and repair of the property's exterior and grounds will include painting of all buildings, updating exterior doors and shutters, replacement/repair of parking areas and walking hardscapes, landscaping of property, and fencing and deck replacement on the house. Security enhancements will be made to the property.

Project Timeline

The renovation project will break ground in April 2024. We will run the program at half capacity during construction. We expect to complete construction by February 15, 2025, and have all units occupied by March 31, 2025.

Project Funding Overview

Wellroot acquired the facility in 2022 after receiving two large estate gifts. To date, Wellroot has secured \$5.8M in funding including estate gifts, board contributions, foundations, and federal funding secured by Congressman Hank Johnson and Senator Raphael Warnock. 100% of our board members have contributed a total of \$32,428 to the campaign. Phase 1 of the renovation project was completed spring 2023 and included property acquisition, urgent roof repairs, and remediation necessary to house current participants safely. In April 2024, we will begin our Phase 2 plans to renovate living units, add security measures, and break ground on a trauma-informed community center for residents. Wellroot continues to seek funding from public and private sources to bridge the \$580,000 funding gap to complete the project by February 15, 2025.

American Rescue Plan Funding provided will be invested in the Phase 2 renovation of 750 East Lake Dr., Decatur, GA 30030, to build a trauma-informed community center for residents according to the project line-item budget.

ARP Expenditure Category: Healthy Childhood environments: Services to Foster Youth or Families Involved in the Child Welfare System (EC 2.13)

Project Line-Item Budget:

	Total Budget Amount	ARP Budget Allocation
Design and Consultants		
Civil Engineer	\$53,000.00	
Architecture	\$61,000.00	
Program Manager	\$60,000.00	
Document Printing	\$300.00	
Environmental Consultant	\$11,400.00	
Subtotal	\$185,700.00	
Construction		
Interior Reno (15 units x \$75k) + (1 house x \$225k)	\$1,350,000.00	
Exterior (Paint, Shutters, Hard/Landscape)	\$121,000.00	
New Construction (825 sf x \$290)	\$239,250.00	\$50,000.00
Site Work: Landscape, Walls and Fencing	\$300,000.00	
Subtotal	\$2,010,250.00	\$50,000.00
Equipment and Furnishings		
Equipment	\$15,000.00	
Telecommunications & Electronics	\$80,000.00	
Furnishings/Furniture	\$75,000.00	
Subtotal	\$170,000.00	
Fees, Testing, Inspections, Admin.		
Permits & Impact Fees	\$11,000.00	
Insurance & Bonding	\$2,500.00	
Subtotal	\$13,500.00	
Contingency		
Construction Contingency	\$201,025.00	
Subtotal	\$201,025.00	
PROJECT TOTAL	\$2,580,475.00	\$50,000.00