

TENANT FLOOR PLAN

GENERAL PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING (MEP) CODES AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SAFETY CODES AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENERGY CODES AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE CODES AND ALL APPLICABLE REGULATIONS.



SACCOGLIO & ASSOCIATES, INC.
ARCHITECTS

BUILDING MODIFICATIONS

Healthix
Fitness & Wellness

15 Calanore Blvd.
East Providence, RI
02834

Project Name	Healthix Fitness & Wellness
Project Number	15-001
Revision	0
Drawn By	AS
Checked By	AS
Date	11/15/2017

PROGRESS PRINT
NOT FOR CONSTRUCTION

SHEET TITLE
TENANT FLOOR PLAN

A1.1



Healthtrax Fitness and Wellness has served the Rhode Island community since 1979 as a leader in health, fitness, and wellness. Our mission is *Fit Families for Life*. The childcare center will be a natural extension of our wellness model. In addition to providing access to quality all-inclusive child care for the East Providence community our professional certified training team will offer information sessions along with healthy movement that forms a strong foundation to prevent childhood obesity and supports mental health.

We will be repurposing 4,500 square feet of existing space that in the past had been occupied by medical / wellness tenants Care New England from 1998 – 2008 and Rhode Island Rehab maintained the space until the mandated State of Rhode Island Covid State Shut Downs in March of 2020 and were not able to financially return.

This project will increase the supply of early childhood education necessary to support continued economic growth in the East Providence community. According to the City of East Providence's 2020-2040 Comprehensive Plan, 70% (44,761) of Rhode Island children under age six had all available parents in the labor force in 2018. The quality and stability of a child care setting is crucial to a parent's ability to work.

Healthtrax will apply to be a CCAP provider and offer low-income families access to high quality child care as well as offer discounts and scholarships to participate in our many youth programs; swim lessons, gymnasium sports, yoga classes, and more.

Healthtrax will address inequities in wages for childcare workers. Childcare is the lowest paid teaching job in Rhode Island and one of the lowest paid professions in the state. A 2019 survey of early educators in Rhode Island found that less than half of the centers in the state (49%) offer health insurance to staff and about half of teaching staff in centers (48%) worry about having enough money to pay their family's monthly bills, including food, health care, and housing.

To help support this initiative Healthtrax has been awarded through the City of East Providence Community Development Director David Bachrach Community Development Block Grant funding to support startup costs for staffing and new jobs particularly for low and moderate income individuals in East Providence. Healthtrax will offer competitive wages, advancement opportunities, and a benefits package for all eligible employees, including health insurance, paid time off, and retirement plans.

Healthtrax believes opportunity to access quality childcare allows parents to work, improving personal wealth. All families should have equal access to quality affordable childcare.

Healthtrax has full support for this project and has been working hand in hand since September 2020, with Nicole Chiello, Child Care Administrator for Licensing and Regulations, DHS and Erin Cox, Senior Program Officer at LISC.

In October Governor Dan McKee announced that Healthtrax was the recipient of a \$1,000,000 grant from the Local Initiatives Support Corporation (LISC) funded from monies received by the State of Rhode Island as part of the Early Childhood Care and Education Capital (ECCE) Fund. Healthtrax was one of the five recipients in Wave 1 for expansion projects selected from ninety-five letters of intent proposals.

Press conference:

"The grant process opened in early July, and we quickly received applications for nearly twice the available funds," said Erin Cox, AIA, Senior Program Officer at LISC Rhode Island. "Which speaks to the critical need in the community. We conducted a thorough review of the proposals and the facilities and made recommendations for final approval with a broader selection committee. We're excited to announce these awards with the Governor today."

The fund, approved by voters during the March 2021 special election, allocates \$15 million to support childcare facilities in Rhode Island.

Public support for spending to create and improve childcare facilities was strong, with nearly 67 percent voting to affirm. After a rigorous review process, the first round of awardees has been selected. Childcare is critical to the economic health of families and the state. This funding will be used to improve health and safety outcomes and address physical space barriers to quality improvement; and provide for the expansion of quality programming throughout the state. Decades of research show that high-quality early care and education programs can improve children's cognitive and social-emotional development, enabling children to perform better in school.

"My administration has prioritized ensuring that every Rhode Islander, regardless of where they're from or where they're raised, has a strong, solid start in life," said Governor Dan McKee. "That's why this \$8.5 million in funding is so crucial. We're making investments to expand and improve the childcare infrastructure of our state, which is critical to our state's economic health and to a family's overall well-being."

"High-quality childcare is critical to child development and it's essential for economic security for working families and employers alike," said U.S. Senator Jack Reed. "These resources build on the \$130 million federal investment we've made in Rhode Island's childcare and Head Start sector over the last two years. We must also ensure that childcare workers get paid fairly and that their paychecks reflect the essential, critical work they do."

"The strength of Rhode Island's economy and workforce is built on the foundation of high-quality, affordable childcare and early education. Improving childcare facilities will set kids up for success while providing much-needed support for working parents," said U.S. Senator Sheldon Whitehouse.

“Ensuring that every Rhode Island family has access to high-quality, affordable, and reliable childcare is one of the most effective ways we can address the gender pay and wealth gaps. Throughout the pandemic, women left the workforce in droves because they did not have access to consistent childcare,” said U.S. Congressman James Langevin. “This critical investment allows children to thrive in safe, stimulating environments and parents to return to work knowing that their children are being well cared for.”

Said DHS Acting Director Kimberly Merolla-Brito: “Today’s announcements represent a tremendous investment in our early learning and childcare community. The response to this process and now the growth and opportunity that will come from these dollars is exciting and shows great promise for childcare in general, and for our awardees.”

Healthtrax also has local support for this initiative, Mayor Roberto L. DaSilva endorsed our project in a letter to Erin Cox of LISC. In this letter Mayor DaSilva expresses the City of East Providence’s support for the establishment of a childcare center as part of the current Healthtrax Health and Wellness facility on 15 Catamore Boulevard. He went on to site:

In recent years, the City of East Providence has had success in attracting business development from a multitude of sectors, including but not limited to: banking, manufacturing, health, and retail. An increase in availability of high-quality childcare is a critical component to our economic development efforts in the City. Furthermore, Healthtrax’s childcare initiative addresses the priorities established in the City’s 2020-2024 Consolidated Plan for Increased employment opportunities in the community.

Additionally, I would like to note that the City of East Providence solicits proposals that are historically due in May of each year for the use of our Community Development Block Grant funds from the Department of Housing and Urban Development. For funded projects, funds become available in July. The creation of 11 new full-time jobs through Healthtrax’s childcare center, particularly for low and moderate income individuals in East Providence, would address the economic development category for this funding.

**Thank you for continuing to support and grow the City of East Providence. We look forward to working closely with Healthtrax to make your project a reality. ,
Currently 4,500 square feet of space is vacant and as noted above the project has received endorsements on state and local levels as valuable real estate to support the City of East Providence’s work force.**

This project also helps diversify a business that has been in the Rhode Island community for over 40 years and served as a trusted resource for health, fitness, and wellness. The membership based business has undergone financial setbacks from the State Mandated Shutdowns due to the Covid Pandemic beginning in March 2020.

The East Providence location had 2,044 memberships in 2020 prior to the shutdown from Covid. Currently, the location has 1,558 memberships which is a reduction of 486 or 23%.

Usage overall at the center has declined since 2020 by about 30%.

Revenues are down by 12% since the shutdown, while expenses continue to be on an upward trajectory.

In addition, rental revenues approximately \$60,000 annually have been lost to this space since 2020 with the loss of our medical / wellness tenant. The addition of the Day Care is a continued effort to use the space in a different fashion.

Healthtrax has always selected tenants that reflect our high standards and support our health and wellness initiatives, child care and the opportunity to affect young lives and the physical and emotional demands in today's climate is a natural extension to our business model.

Healthtrax has thirteen like centers and each has seen the same declines reflected above. The square footage that we occupy is no longer supported by our membership and revenue base.

This project will help secure the financial future of this location for current staff and our members, while creating new employment opportunities and as documented a much needed community resource.

Attached are letters of support from Mayor DaSilva, local business owners / operators, and Governor McKee's Press conference in October supporting the initiative and award winners.

Healthtrax
East Providence

Hours of Operation

Ichigo Massage Envy Audette Law

Hourly visits				
4 TO 5 AM	11			
5 TO 6 AM	33			
6 TO 7 AM	31			
7 TO 8 AM	28			
8 TO 9 AM	51			
9 TO 10 AM	50			
10 TO 11	37			
11 TO 12	27			
12 TO 1 PM	21			
1 TO 2 PM	21			
2 TO 3 PM	23			
3 TO 4 PM	25			
4 TO 5 PM	38			
5 TO 6 PM	52			
6 TO 7 PM	25			
7 TO 8 PM	4			
8 TO 9 PM	0			
Total For	477			





City of East Providence
Office of the Mayor
Roberto L DaSilva
Mayor

July 25, 2022

Erin Cox, AIA
Sr. Program Officer
LISC Child Care and Early Learning Facilities Fund
146 Clifford Street
Providence, RI 02903

Dear Ms. Cox:

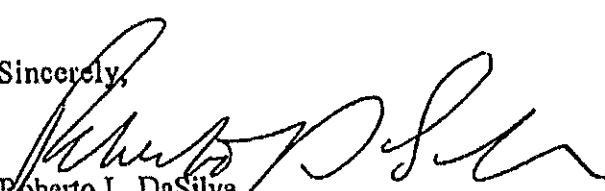
I am writing to express the City of East Providence's support for the establishment of a childcare center as part of the current Healthtrax Health and Wellness facility on 15 Catamore Boulevard.

In recent years, the City of East Providence has had success in attracting business development from a multitude of sectors, including but not limited to: banking, manufacturing, health, and retail. An increase in availability of high-quality childcare is a critical component to our economic development efforts in the City. Furthermore, Healthtrax's childcare initiative addresses the priorities established in the City's 2020-2024 Consolidated Plan for increased employment opportunities in the community.

Additionally, I would like to note that the City of East Providence solicits proposals that are historically due in May of each year for the use of our Community Development Block Grant funds from the Department of Housing and Urban Development. For funded projects, funds become available in July. The creation of 11 new full-time jobs through Healthtrax's childcare center, particularly for low and moderate income individuals in East Providence, would address the economic development category for this funding.

Thank you for continuing to support and grow the City of East Providence. We look forward to working closely with Healthtrax to make your project a reality.

Sincerely,


Roberto L. DaSilva
Mayor



Rhode Island Department of Human Services
Office of Child Care

June 6, 2023

Mr. Edward Pimentel
City of East Providence
145 Taunton Avenue
East Providence, RI 02914

Dear Mr. Pimentel,

I am writing to express Rhode Island Department of Human Services' support for the establishment of a childcare center as part of the current Healthtrax Health and Wellness facility on 15 Catamore Boulevard. The proposed center will increase the availability of childcare for 75 children ranging from infants through Pre-Kindergarten. The overall goals of this initiative are to:

- Establish an all-inclusive childcare center for children ages 0-5 in East Providence Rhode Island.
- Provide low-income families with access to high quality children care for a minimum of 20% of enrollment.
- Increase the supply of high-quality childcare necessary to support economic growth in the East Providence community.

Through the grant solicitation process, Healthtrax demonstrated the need for additional quality child care resources to support the economic growth in the community as well as to improve access to high quality child care for low-income families in the City of East Providence. As a result, RI Department of Human Services approved \$1,000,000 for the expansion/addition of a child care facility to the existing site at 15 Catamore Boulevard, East Providence, 02914 through the LISC Rhode Island Child Care and Early Learning Facilities Fund (RICCELFF).

We are looking forward to working with the City of East Providence on this exciting endeavor and are hopeful that the City's Zoning Board will find this project to be a favorable addition to the City of East Providence.

Please let me know if you have any questions or would like additional information.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nicole Chiello".

Nicole Chiello
Assistant Director – Office of Child Care
Department of Human Services



To Whom It May Concern,

My name is Rachelle Masello and I have been the Operations Manager for both Massage Envy East Providence and North Attleboro since 2013 and was the person in charge of both locations' buildouts.

I have 2 grown children and many years of experience with childcare. For 14 years, I helped run our family-owned childcare center in Cranston, RI and had a home day care during that time as well, worked for multiple school districts as a para-professional, substitute and was a school bus driver until 2012.

My employees and I have thought about approaching Healthtrax for a few years now regarding them opening a childcare facility in their East Providence location for we felt it would be perfect for not only our employees to bring their children to when they come to work, but for so many other businesses and homes in our area. This Healthtrax location is a perfect spot to open a childcare center and has so much potential to offer all ages as well.

Thank you for your time.

Rachelle Masello Russo
Operations Manager
East Providence 1181
5 Catamore Boulevard
East Providence, RI 02914
(P) 401-438-1181

North Attleboro 1268
1250 South Washington Street
North Attleboro, MA 02760



John H. White, Jr.
EXECUTIVE CHAIRMAN
OF THE BOARD

July 26, 2022

Erin Cox, AIA
Senior Program Officer
LISC Child Care & Early Learning Facilities Fund
146 Clifford Street
Providence, RI 02903

Dear Ms. Cox,

I am aware that Healthtrax in East Providence, RI is planning to open a child care facility in the East Providence facility. I wanted to give my perspective as a Healthtrax member.

I have been a member of the above-mentioned facility for approximately thirty years (it has been, and remains, a first-class operation).

As a business owner and a member of the Rhode Island business community, I can fully appreciate, and would absolutely support the need for child care to benefit all of us. Employing over 500 people in Rhode Island, I understand this need.

It is important to note that Healthtrax has been, and remains, a well-managed organization. The management staff is strong, and in my opinion, well equipped to launch this venture. The reputation of Healthtrax is very strong in the community, and the operation is well appreciated by its membership. Safety and cleanliness are attended to aggressively. During Covid, I voluntarily did a selfie video to the membership saying I felt as safe at Healthtrax as I did at home from a sanitation standpoint.

I hope my thoughts and comments are helpful. Feel free to contact me at 401-965-6019 if you wish to know more.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Hazen White, Jr.", with a long horizontal flourish extending to the right.

John Hazen White, Jr.
Executive Chairman

JHW/cam



June 15, 2023
Mr. Edward Pimentel
City of East Providence
145 Taunton Avenue
East Providence, RI 02914

Re: Letter of Support for the establishment of a child care center at Healthtrax Health and Wellness

Dear Mr. Pimentel,

On behalf of the Local Initiatives Support Corporation (LISC) and its Rhode Island Child Care and Early Learning Facilities Fund (RICCELFF), I am writing to offer our support for the establishment of a child care center as part of the current Healthtrax Health and Wellness facility located at 15 Catamore Boulevard in East Providence.

LISC manages the RICCELFF, a public:private partnership that was formed in 2001, and since that time has invested more than \$27 million, and leveraged an additional \$28 million to develop and improve child care facilities statewide. In addition, we have provided intensive technical assistance to more than 200 organizations – non-profit, for-profit, large, and small – focusing on developing new centers, expanding programming, and implementing quality improvements to physical space. Healthtrax is one such program to have utilized our services in this way.

In 2019 we conducted the Rhode Island Early Learning Facilities Needs Assessment (<https://riccelff.org/2019-early-learning-facilities-needs-assessment/>) that focused on understanding and describing child care facility conditions, capacity and challenges. It also highlighted that there is a shortage of child care centers Rhode Island, including in East Providence. Decades of research show that high-quality early care and education programs can improve children's cognitive and social-emotional development, enabling children to perform better in school. Healthtrax, as a community leader for over 40 years in health and wellness, will not only provide high-quality child care but also exercise and information sessions to children and their families to help support these initiatives, a natural extension of their current business model.

In March of 2021 Rhode Island voters overwhelmingly approved the Early Childhood Care and Education (ECCE) Capital Fund, a bond-funded grant program allocating \$15 million in support to child care facilities across the state that LISC is administering. We received more requests than we could fund, but after rigorous review and approval from a broader selection committee, Healthtrax was presented with a \$1 million dollar grant for both the design and renovation of their East Providence site to build a dedicated child care space.

Both LISC and our partners at DHS have been working with the Healthtrax management team for over two years and share a common vision of creating high-quality child care and employment opportunities for the City of East Providence. We highly support the opening of this child care center.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Cox".

Erin Cox, AIA
Senior Program Officer
Rhode Island Child Care and Early Learning Facilities Fund
LISC Rhode Island