



Essential FamiliesSM
"Everything Starts At Home"

ESSENTIAL FAMILIES: TRANSFORMING LIVES IN THE PROSPECT CORRIDOR

Request for Additional CCED Funding

May 13, 2025
Presented by:
Terri English Yancy
Founder & CEO

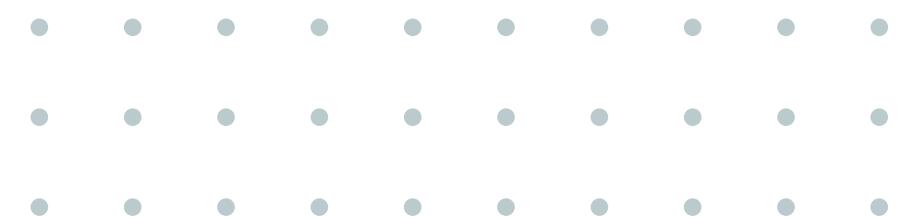
INTRODUCTION TO ESSENTIAL FAMILIES

Mission Statement:
"Everything Starts At Home"

Overview:
A Missouri-based 501(c)(3) nonprofit dedicated to empowering families through digital access, mental health support, and wraparound services.

Impact to Date:

- Closed the digital divide for 665 families.
- Over 1,542 households on the waitlist in the Prospect Corridor/CCED district.



PROJECT OVERVIEW

Project Name:
Essential Families Office Building and
Francine Marie Kerr Family Center

Purpose:

- Provide a safe, accessible space for children and families.
- Offer digital access, mental health support, and family services.
- Boost economic development, high paying work from home (digital jobs), in the Prospect corridor.

Significance: Addresses critical needs in a high-crime area, with limited resources





PROJECT : ESSENTIAL FAMILIES OFFICE BUILDING and FRANCINE MARIE KERR FAMILY CENTER A3 DESIGN & DEVELOPMENTS ANTOLIN S. ACUÑA JR.	CLIENT : TERRI ENGLISH-YANCY FOUNDER and CEO	SHEET CONTENTS : DRAWING ITEM : - FRONT EXTERIOR PERSPECTIVE VER.# : 2 DATE : 12-12-24	PAGE : 01
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A3 A3 DESIGN & DEVELOPMENTS ANTOLIN S. ACUÑA JR.	PROJECT : ESSENTIAL FAMILIES OFFICE BUILDING and FRANCINE MARIE KERR FAMILY CENTER	CLIENT : TERRI ENGLISH-YANCY FOUNDER and CEO	SHEET CONTENTS : DRAWING ITEM : - PARKING AREA PERSPECTIVE VER.# : 2 DATE : 12-12-24	PAGE : 02
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ADDITIONAL FUNDING REQUEST

Amount Requested: \$560,738

Reason for Request:

To address unforeseen challenges
and ensure project completion

Total CCED Funding Needed
(32% of project cost): \$916,093

PROJECT COST REVISION FUNDING REQUEST

Original Estimate: \$355,355

Revised Estimate: \$916,093

Additional Requested Amount \$560,738

Key Cost Drivers

1. Building Age and Condition

- The existing structure is substantially aged.
- Extensive deterioration has been discovered, requiring more repairs than initially anticipated.

2. Vandalism Damage

- The property has suffered serious vandalism.
- Additional costs are needed for replacing damaged materials and securing the site.

Key Cost Drivers

3. Code Compliance Issues

- Multiple components do not meet current city codes.

Required upgrades include:

- Replacing non -ADA-compliant doors
- Modifying entryways for ADA accessibility

4. Rising Material and Supply Costs

- Construction material costs have increased due to inflation and market conditions.
- Original estimates are no longer accurate for current pricing.

5. Mechanical System Overhauls

- All major systems (plumbing, electrical, HVAC) must be fully replaced.
- This is required for safety, reliability, and modern building standards.

6. Structural Deficiencies

- Engineering review revealed unsafe flooring and foundational issues.
- Immediate structural reinforcement is necessary.

Source / Use Break Summary

Phase 1 and 2

 KINGS COLLECTIVE  KINGS COLLECTIVE <small>REMODEL WITH KINGS - THE EXPERIENCE IS DIFFERENT</small>		King Collective Remodeling 2001 E 129th Street KCMO, 64146 Anthony Chavez	ESSENTIAL 1005-06 All Trade 12-May-25	FAMILIES
BUILDING GSF		3,000		
DIVISION NO.	DESCRIPTION		TOTAL DIV.	TOTAL DIV. COST
1000	GENERAL REQUIREMENTS		\$ 85,910	\$ 28.64
6000	WOOD, PLASTIC & COMPOSITES		\$ 39,537	\$ 13.18
8000	OPENING		\$ 109,117	\$ 36.37
9000	FINISHES		\$ 143,656	\$ 47.89
10000	SPECIALITIES		\$ 197,619	\$ 65.87
10000	FURNISHES		\$ -	\$ -
10000	EQUIPMENT		\$ -	\$ -
22000	PLUMBING		\$ 47,640	\$ 15.88
23000	HVAC		\$ 24,774	\$ 8.26
26000	ELECTRICAL		\$ 25,345	\$ 8.45
TOTAL TRADE COST			\$ 673,598	\$ 225
OVERHEAD AND PROFIT		15%	\$ 101,040	\$ 33.68
INSURANCE		1%	\$ 6,736	\$ 2.25
CONTINGENCY		20%	\$ 134,720	\$ 44.91
TAX		0.0%	\$ -	\$ -
SUGGESTED BID			\$ 916,093	\$ 305.36

COMMUNITY IMPACT AND BENEFITS

ECONOMIC GROWTH

Remote Digital Job creation
and local business stimulation.

DIGITAL EQUITY

Bridging the digital divide
for underserved families.

SAFETY AND ACCESSIBILITY

A secure space for
essential services.

SOCIAL SUPPORT SERVICES

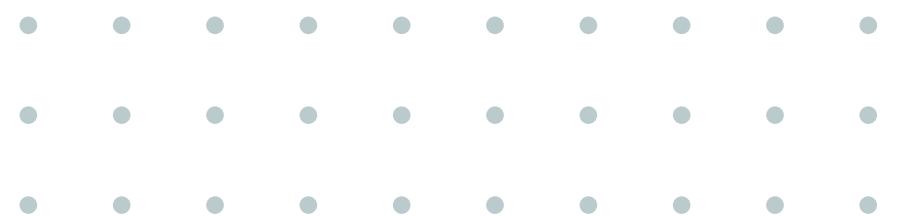
24/7 Mental health, Parental
Education, other essential
family assistance programs.

CALL TO ACTION

Why Your Support Matters:

- Transform lives along Prospect Avenue.
- Promote long -term positive change in the CCED district.

Request Approval for
Additional Funding of \$560,738



THANK YOU

Contact Information:

Terri English Yancy
Founder & CEO
Essential Families
www.efamilies.org

