



Initial Review: _____
Updated On: _____
Complete: _____
Official Use Only

Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

Project/Activity Name: St. Michael's School & Nursery

I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: Danielle Rich, Project Manager

Federal Agency Contractor Name (if applicable): M&L Associates Inc.

Federal Agency: HUD
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 800 Vinial St, Suite B414

City: Pittsburgh State: PH Zip Code: 15212

E-mail: danieller@mandl.net Telephone #: 412-323-1950

II. Federal Consistency Category:

- Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)
- Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)
- Federal Financial Assistance (15 C.F.R. Part 930, Subpart F)
- Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)

III. Detailed Project Description (attach additional sheets if necessary):

Renovation and expansion of the St Michael's School and nursery located at 700 N Walnut St, Wilmington, DE 19801.

Please see attached project documents.

IV. General Analysis of Coastal Effects (attach additional sheets if necessary):

The proposed activities are expected to have no coastal effects and are consistent with the policies of the Delaware Coastal Management Program.

V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary):

Policy 5.1: Wetlands Management

Project site is not located in a wetland and no effect is anticipated.

Policy 5.2: Beach Management

Project site is not located on a beach and no effect is anticipated.

Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

Unless exempt, land will not be disturbed without an approved sediment and stormwater management plan. Required licenses and permits will be obtained from DNREC, if necessary.

Policy 5.4: Subaqueous Land and Coastal Strip Management

The nature of the activity should not negatively effect the coastal strip.

Policy 5.5: Public Lands Management

Project site is not located on public lands.

Policy 5.6: Natural Lands Management

Site is not being proposed for nature reserves and the nature of the activity should not effect current nature preserves or natural areas.

Policy 5.7: Flood Hazard Areas Management

Project site is not located in a flood hazard area.

Policy 5.8: Port of Wilmington

The purpose of the project is to improve a facility that will continue to provide quality early childhood education and public services to children and their families. This supports the economic vitality of the Port of Wilmington.

Policy 5.9: Woodlands and Agricultural Lands Management

The nature of the activity should not effect woodlands and agricultural lands.

Policy 5.10: Historic and Cultural Areas Management

The project has been submitted for review to the Delaware Division of Historical and Cultural Affairs.

Policy 5.11: Living Resources

The project should not cause negative impact to living resources.

Policy 5.12 Mineral Resources Management

Due to the nature of the activity this policy is not applicable.

Policy 5.13: State Owned Coastal Recreation and Conservation

Due to the nature of the activity this policy is not applicable.

Policy 5.14: Public Trust Doctrine

Sites do not have streams, therefore not applicable.

Policy 5.15: Energy Facilities

Due to the nature of the activity this policy is not applicable.

Policy 5.16: Public Investment

Due to the nature of the activity this policy is not applicable.

Policy 5.17: Recreation and Tourism

Due to the nature of the activity this policy is not applicable.

Policy 5.18: National Defense and Aerospace Facilities

Due to the nature of the activity this policy is not applicable.

Policy 5.19: Transportation Facilities

Due to the nature of the activity this policy is not applicable.

Policy 5.20: Air Quality Management

The project should not cause negative effects to air quality.

Policy 5.21: Water Supply Management

The project should not effect water supplies.

Policy 5.22: Waste Disposal Management

The City of Wilmington will provide sewer services to the site.

Policy 5.23: Development

Project activities will take place on an already developed lot in a developed urban community.

Policy 5.24: Pollution Prevention

Waste that is generated from the project will be disposed of in a manor that minimizes threats to the environment and human health.

Policy 5.25: Coastal Management Coordination

A consistency determination is being sought from the DCMP.

VI. JPP and RAS Review (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

JPP

RAS

None

*If yes, provide the date of the meeting(s): _____

VII. Statement of Certification/Determination and Signature (Check one and sign below):

FEDERAL AGENCY CONSISTENCY DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

FEDERAL AGENCY NEGATIVE DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION. Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:	<i>Danielle Rich</i>		
Printed Name:	Danielle Rich	Date:	06/19/2023

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

Federal Consistency Review Deadlines:

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

OFFICIAL USE ONLY:

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

Committed to the Future of our Community

St. Michael's Building Renovation & Expansion Campaign

Updated February 13, 2023

Revised Capital Campaign Scope & Project Costs \$ 6,500,000

Funds Raised to Date as of 2/5/23 (Refer to Capital Campaign Fundraising Report for details)	\$ 3,957,791
Current Pending Requests for 1st Qtr. '23 decisions	\$ 1,000,000
Identified Fundraising Requests for 2 nd Qtr. '23 through '27	\$ 4,309,152+
Total Potential Revenue	\$ 9,266,943

Projected 55% of Identified New Requests plus Current Funds raised: \$ 6,877,825

Construction Costs **\$ 5,147,783***

(Includes General Conditions, Fees, and increased Contingency from \$164,000 to \$218,500)

Completion of construction work has been divided into (4) phases to minimize the time each area of the building is impacted. Please refer to attached Projected Schedule and color-coded Phasing Plans for scope of work within each phase.

Scope of Work Description:

- Building Infrastructure stabilization, upgrades, and efficiency improvements:

- Masonry stabilization of the exterior building envelope
- New roofing throughout, to include increased insulation to meet current International Energy Conservation Code.
- New energy efficient windows and doors in the original circa 1966 building
- Replace the nearly 20-year-old HVAC systems with the latest energy efficient systems.
- Upgrade fire alarm and detection system
- Improvements to security and life safety systems (including site lighting) throughout
- Additional employee parking in the existing lot at the northwest corner of the property

- Interior Renovations:

- Library Renovation for Community/Family and Work Force Programs on one half and greatly improved children's library on the other half of the space
- Renovate Lobby to create more productive reception desk, improvements to security
- Renovations to create (4) new office and administrative support and organizational spaces
- New designated Staff support areas, lounge, laundry, work room, storage, and meeting/dining room
- New upgraded laundry, infant stroller, teacher, classroom, and general storage rooms throughout

- Finish, Lighting, and Casework improvements throughout

- New energy efficient (LED) lighting and controls throughout
- New casework, flooring, ceilings, and wall finishes throughout the building
- Furnishing upgrades to Classrooms

- (4) new Expansion Areas

- Administrative Addition to create Finance department and Curriculum offices, improve security, safety and access to adjacent Classrooms
- New Classroom #17 Addition to increase enrollment
- New Classroom #18 Addition & Renovations to increase enrollment, improve access to new classrooms and create the Investigation Gallery (STEAM/Tech) space
- Add Alternate A: (currently included in Construction and Owner's Costs) \$ 275,077**
- Porte-Cochere Enclosure to create new Orientation and Community Conference Room with a fenced outdoor Meeting Terrace on one side and Children's Garden on the other.

*A detailed construction budget from Bellevue Contractors is available upon request

Projected Owner's Costs		\$ 1,052,217
All Professional Fees:	\$ 710,600	
Architectural, Structural, Mechanical/Electrical Engineering	\$ 447,000	
Civil Engineering, Security Allowance	\$ 13,950	
Project Management Allowance	\$ 89,600	
Supplemental Expense Allowance	\$ 5,000	
Feasibility Study, Space/Community Studies	\$ 36,550	
Fundraising, Campaign Support	\$ 108,500	
3 rd Party Testing	\$ 10,000	
Miscellaneous:	\$ 125,900	
Construction Insurance	\$ Incl. in Construction	
Construction Bridge Loan Interest Allowance <i>(based on \$1 M at 4.75% for 4 yrs.)</i>	\$ 98,900	
WiFi/Phone Equip & Install	\$ 27,000	
Interior & Exterior Furnishings	\$ 196,217	
Supplemental Furnishings	\$ 165,717	
Furniture Moving Allowance/Storage	\$ 10,000	
Supplemental Equipment/Appliances	\$ 8,200	
Supplemental Playground	\$ 10,300	
Signage/Graphics	\$ 2,000	
Landscaping/Hardscape/Fencing	\$ Incl. in Construction	
Campaign Development & Outreach	\$ 19,500	
Campaign Materials & Video Allowance	\$ 3,500	
Donor Cultivation and Event Allowance	\$ 8,500	
Donor Recognition Program Allowance	\$ 7,500	

Capital Campaign Scope	
Construction Total:	\$ 5,147,783
Owner's Costs Total:	\$ 1,052,217
Community/Family/Work Force Development Programs:	\$ 300,000
Social Worker, Workforce Cohort Coordinator, supplies, technology, childcare, training/program fees, incentives for families, Family Resource Room supplies	
Grand Total:	\$ 6,500,000

Committed to the Future of our Community

St. Michael's Building Renovation & Expansion Campaign

Updated February 13, 2023

Projected Construction Schedule

The schedule has been carefully staged to ensure St Michael's remains open during the entire construction process. Construction will not commence until all long lead items have confirmed shipping dates, reducing the overall time of impact to a maximum of 3-5 months for any specific area of the building. Phase I has been divided to three sections, A, B & C, to minimize the area of construction while installing new electrical and HVAC units that support the entire renovation. Safety precautions, including temporary separation walls, and construction work hours with the least amount of disruption to the staff and children, will be the guiding priorities during all phases.

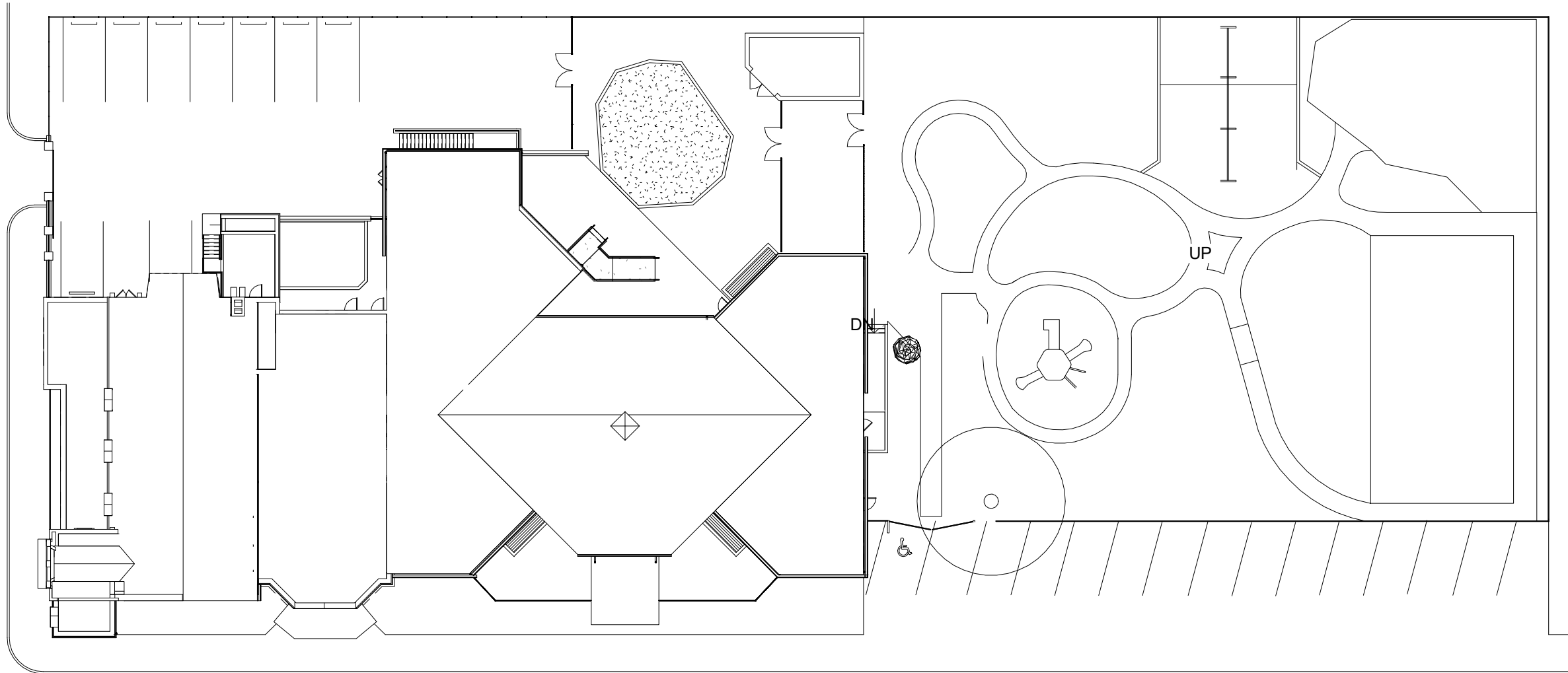
Classrooms will be shifted into temporary OCC licensed spaces, while individual rooms are renovated. The Staff has prepared an overview plan for the location and movement of every child and classroom during the duration of the renovations, and have obtained approval from the Department of Education, Office of Child Care Licensing, that is valid through January 2024.

If there are unexpected delays with critical building materials or the city permit process, the start date may shift, however, the allotted time for each phase remains as outlined below.

- | | |
|--|---|
| ▪ Pre-Specification Value Engineering/Revised Schedule/Phasing Plans | January – May 2, 2022 |
| ▪ Completion of Architectural/Engineering Bidding Documents | May 20, 2022 |
| ▪ Approval to order Phase IA – long lead Electrical Panels/apply for permit | May 20, 2022 |
| ▪ Bids Documents Issued | May 23, 2022 |
| ▪ Bid Due Date | June 17, 2022 |
| ▪ Approval to order Phase I long lead HVAC | June 27, 2022 |
| ▪ Results of Spring Funding Requests | June 1-30, 2022 |
| ▪ Value Engineering | June 20-July 18, 2022 |
| ▪ New Bid Submissions | July 15, 2022 |
| ▪ Review Project Costs/Options with St M Board | July 19-22, 2022 |
| ▪ Approval to Proceed with full Scope of Work | July 22, 2022 |
| ▪ Award Contracts/Amend Permit Set/ Apply for Building Permit | Early August 2022 |
| ▪ Phase IA Construction | August 31 - September 29, 2022 |
| ▪ Phase IB Construction | November 14 - March 3, 2023 |
| ▪ Phased Relocation of Classrooms/Offices (combo of temporary & permanent locations) | February 20 - March 3, 2023 |
| ▪ <i>Results of Fall Cycle Funding Requests/Applications</i> | <i>October 2022 - February 17, 2023</i> |
| ▪ Phase IC Construction | March 6 - July 31, 2023 |
| ▪ Amendments to Phase II pricing/Contingency adjustment | February 2023 |
| ▪ Approval to Proceed or Delay Add Alternate "A" | February 21, 2023 |
| ▪ Phase II/Order Long Lead Items/Permits | Late February 2023 |
| ▪ Phased Relocation of Classrooms/Offices into renovated and new construction | July 19 - August 4, 2023 |
| ▪ Phase II Construction | August 1 - November 15, 2023 |

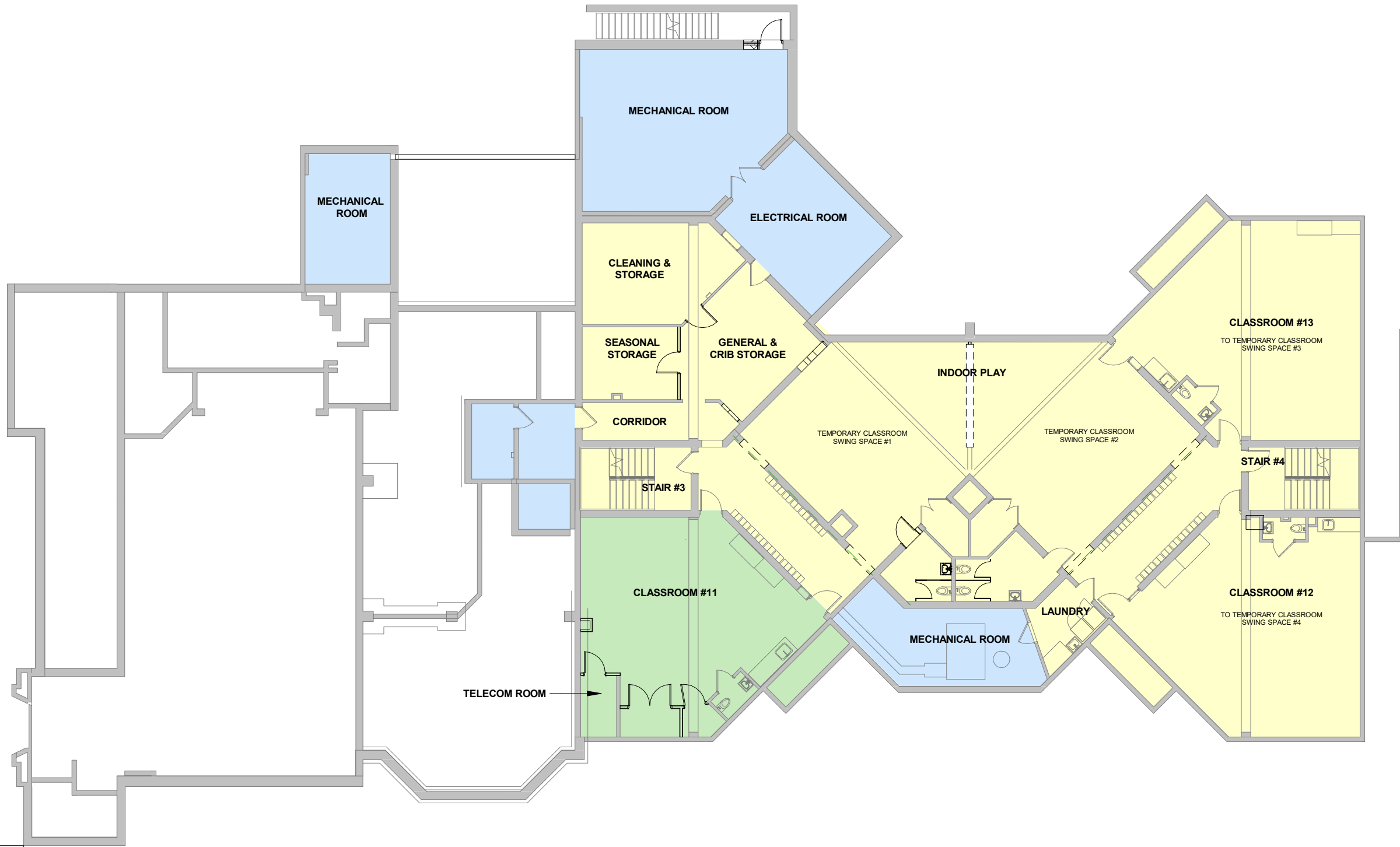
A detailed schedule by Bellevue Contractors is available upon request.

Please refer to separate attachment with color-coded Phasing Plans for scope of work within each Phase



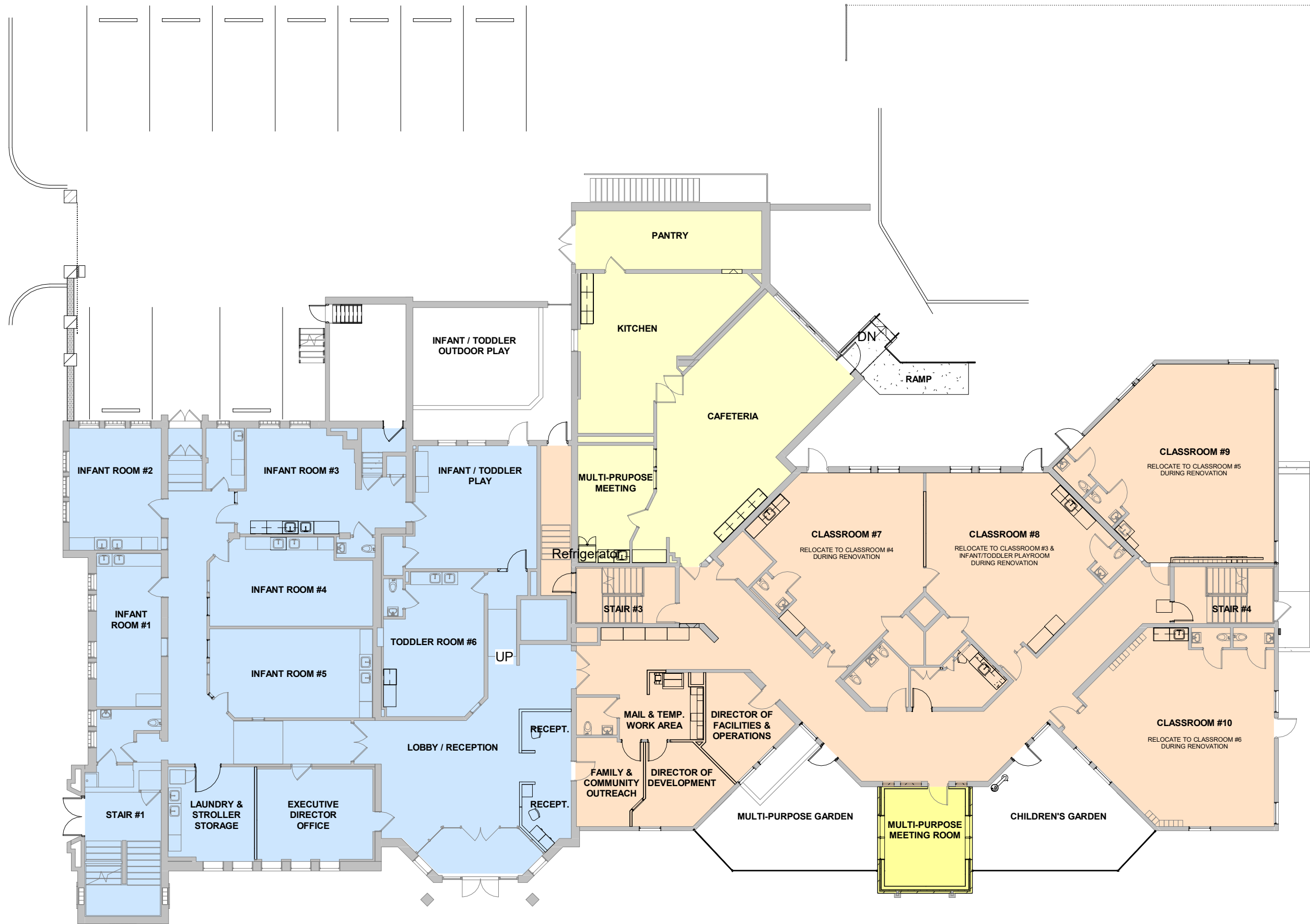
PHASING PLAN LEGEND

- PHASE IA
- PHASE IB
- PHASE IC
- PHASE II
- ADDITION
- TEMPORARY PARTITION



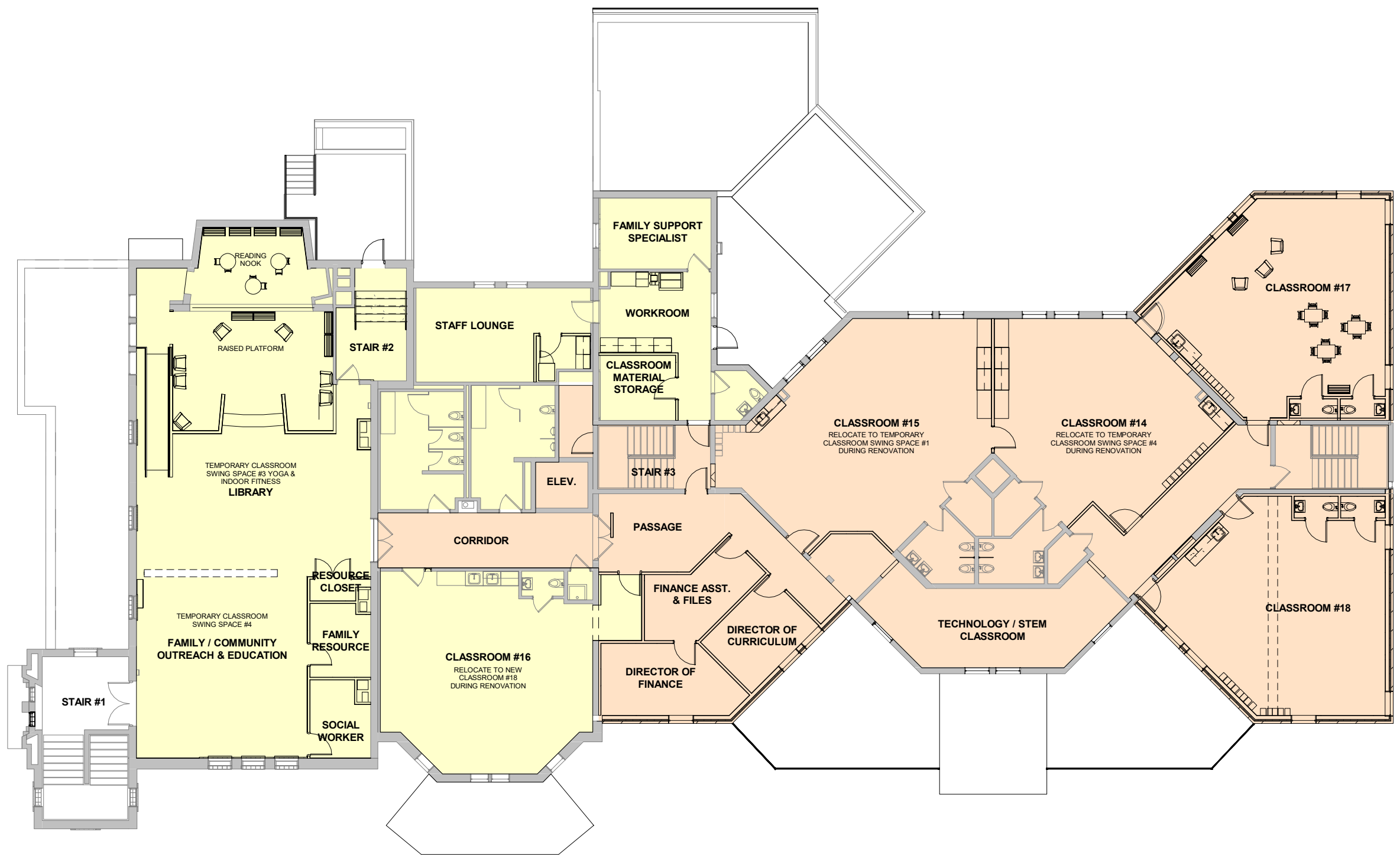
PHASING PLAN LEGEND

- PHASE IA
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- ADDITION
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PHASING PLAN LEGEND

- PHASE IA
- PHASE IB
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ST. MARY'S
DAY

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Committed to the Future of Our Community:

St. Michael's Building Renovation and Expansion Campaign

St. Michael's School and Nursery seeks to raise \$6.5 million for critically needed renovations to our aging buildings, to replace systems that are at the end of life expectancies and to expand enrollment. Upgrades will improve education and community programming within the building by enhancing and redesigning spaces to better meet the needs of children, staff, families, visitors and community residents.



Who We Are

St. Michael's School and Nursery is a 5-Star level early learning center for infant to pre-kindergarten aged children on Wilmington's East Side. Founded in 1890, St. Michael's has dedicated 133 years of service to families in Wilmington.

Our Program

St. Michael's employs an inclusive **"whole child" approach** supporting each child's social, emotional, physical, and cognitive well-being.

We **support working families** by providing year-round, full-day early education and care along with freshly prepared breakfast, lunch and snacks in consultation with a nutritionist. **Partnerships** with Child Find and Child Development Watch identify children with special needs and ensure our families have **equitable access** to supports that strengthen their child's developmental assets. A strong **home-school partnership** engages families in their child's education.

Leadership and teachers are dedicated to best practices and continuous improvement. **Staff professional development** is offered regularly along with scholarships for off-site coursework and certification. Staff mental health is a high priority, supported by weekly yoga and mindfulness activities.

St. Michael's is an **anchor community resource**. As one of only three 5-Star early childhood centers on the East Side of Wilmington, St. Michael's is an essential community asset for families in the area. Family literacy programs, Delaware STARS teacher training, collaboration with United Way's Get Delaware Reading and Nemours Brightstart, parenting classes and more extend beyond the classroom to serve the community. St. Michael's has multigenerational impact, working with many families through successive generations.

Our Mission

St. Michael's is dedicated to building strong foundations for all children in the first five years of life and to supporting families as their educational journey begins. We foster a safe, nurturing, inclusive environment and seek the highest standards in our practice, curriculum, and professionals. We are committed to the community we serve and believe a sense of community is a core strength for children, families, and educators.

Core Values

- Education Equity
- Commitment to the Early Childhood Profession
- Family Engagement
- Community Hub for Family Support



Our Children

St. Michael's typically serves an average of **160 children**. Yet due to current construction as well as the early education workforce crisis, St. Michael's is currently serving an average of 115 children daily.

Over 80% of our students are eligible for Purchase of Care, Delaware's childcare subsidy for families living in poverty. However, in reality, all students receive some level of financial assistance, paying less than the actual cost of education and care.

Student Demographics

Racial Background:

African-American	77%
Bi/ Multiracial	18%
Caucasian	4%
Asian	1%

Family Income:

< \$20,000	42%
\$20,000 - \$40,000	32%
\$40,000 - \$60,000	6%
\$60,000 - \$80,000	6%
\$80,000 and up	14%

Family Structure:

Single parent	58%
Family units	30%
Children living with no biological parent	12%

Residential Location:

City of Wilmington	79%
Wilmington Suburban	20%
Rural	1%



Our Community

St. Michael's serves families who reside primarily in or near the East Side, one of Wilmington's most impoverished areas. Located in an Opportunity Zone where over 60% of residents live below the poverty line, access to highly-rated early childhood providers is limited, with significantly fewer 4/5-STAR rated pre-school spots available for 562 pre-school aged children (Census Tracts 9 and 29, U.S. Census 2010). Our **trauma-aware approach** to care recognizes that many of our young students have already experienced trauma from successive life events.

A Vital Community Resource in a Time of Crisis

St. Michael's is playing an increasingly important role on the East Side, serving as a **stabilizing community hub** addressing stresses created by the pandemic and widening opportunity and learning gaps. During the pandemic, St. Michael's provided essential food distribution as well as clothing and supplies for curbside pick-up. St. Michael's role in the community promises to become even more vital as the state re-opens and there are even fewer childcare options. It is estimated nationally that up to 40% of childcare operations have closed during the pandemic due to reduced enrollment. This is the second pandemic weathered by St. Michael's, serving as a **steadfast beacon throughout the past century**.



High quality pre-school changes lives. A meta-analysis of 22 high quality studies led by the Harvard Graduate School of Education in 2018 unequivocally confirms that children who attend high-quality ECE programs are less likely to be placed in special education, less likely to be retained in a grade, and more likely to graduate from high school than peers who didn't attend such programs.

Impact

Developmental milestones are tracked using the state-approved early childhood assessment tool, Teaching Strategies Gold. Parents complete the Ages and Stages Questionnaire (ASQ) screening tool at least once per year, to assess developmental progress. We collaborate with Child Development Watch, the state's early intervention program for children 0-3, and work with Child Find to identify children aged 3-5 who need additional support. Services that meet children's needs are provided in the classroom as well as through individual sessions.





Timeline

**\$6.5 Million
Fundraising Campaign**

July 2021 - Dec 2023
(Bulk of campaign)

2024 – 2027
*(Fulfillment of Pledges and
closing Foundation support)*

**Building Renovations
(phased approach)**

Sept 2022 - Nov 2023

The Campaign

Our campaign goal is \$6.5 million. Dollars raised to date (cash and pledges) = \$3.9 million

Join us in strengthening our home and making it possible for St. Michael's to continue to provide critical stability to the health and well-being of children and families in Wilmington's East Side.

The initial Capital Improvement Project, encompassing overall building infrastructure improvements, has been expanded to include renovations and building additions in support of the mission and goals of St. Michael's and needs of the community it serves. The Project is strategically planned for two construction phases so we can ensure seamless operations during construction and that the majority of work can align with projected foundation grants and potential government funding over the next two to three years.

A Campaign Feasibility Study, a Space Needs Assessment and a Community Needs Assessment have all been conducted by external parties in support of this initiative.

Phase I and Phase II Building Renovations (Construction & Owner's Costs): \$6.2 million

St. Michael's occupies 28,885 sq. ft. within three buildings: the primary purpose-built building completed in 1968, an adjacent 1940's former Episcopal church, and a 2003 addition connecting the two buildings. The combined buildings provide 16 classrooms, an infant and toddler motor playroom, a preschool gross motor playroom, a large family-style dining room, a library, administrative offices, and Teacher and Family Resource Rooms.

Given the ages of the buildings, major capital issues now threaten the safety and well-being of our program. The infrastructure, exterior and internal systems are all in need of significant investment. The roofs, façade, doors, windows, HVAC, flooring, electrical systems, security systems and casework all need to be replaced or upgraded and masonry needs to be repointed. Renovations are critical to our ability to provide quality early education and care in a safe environment.

Community/Family & Workforce Development: \$300,000

The remaining \$300,000 of Project Cost is designated for strengthening our role as a community, family and workforce support center. After a portion of our library is transformed into a multi-purpose community center, families can access on-site, personalized guidance to navigate social service and school systems and those advancing their early education career will have supportive pathways to future success. There will also be a newly designed early childhood library, highlighting best practices in early literacy.