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June 5, 2024

Chairman Verlon Jose  
Tohono O'odham Nation  
P.O. Box 837  
Sells, AZ 85634  
[12Grants@tonation-nsn.gov](mailto:12Grants@tonation-nsn.gov)

**RE: City of El Mirage – 2024 Grant Funding Request - Childcare and Early Education**

Honorable Chairman Jose,

The City of El Mirage thanks you for this opportunity to apply to the Tohono O'odham Nation for funding to make a capital improvement in support of our key partner, the Northwest Valley YMCA. We are grateful for your past and generous support and look forward to continuing a partnership that has a meaningful impact on the El Mirage community.

The City of El Mirage respectfully requests \$123,778 in funding to remodel the childcare room at the YMCA to create two classrooms and a supply storage room. The city will provide a match amount in permit fees and public works project management in the amount of \$5,300 of in-kind support, for a total of \$129,078 in project costs. The City of El Mirage owns the building that the YMCA occupies by way of a lease contract. Our partnership with the YMCA is a valuable and enduring one, as the YMCA provides many high-need, high-demand, and affordable programs to the community, but none more in demand and need than affordable childcare and early learning programming.


The City's mission is to protect and enhance the quality of life through leadership, partnerships, and the efficient delivery of outstanding service to our community. City leaders are committed to keeping pace with continued growth through fiscal stewardship and sound financial management while working to provide the programs the community needs. As we grow and continue to attract young working families to our community, the need for affordable childcare and early education grows. This funding request will help to meet that growing need.

On behalf of the City of El Mirage, we commit to meeting the obligation of executing the IGA. Thank you again for this opportunity, and please get in touch with us with any questions.

Sincerely,



The Honorable Alexis Hermosillo  
Mayor



J. Crystal Dyches  
City Manager

**a) Explain the perceived need and explain how the proposal will address that need.**

In December 2023, First Things First reported that the lack of available, accessible, affordable childcare wreaks havoc on parents' work lives, with 70% of Arizona parents surveyed reporting that access to childcare presented a challenge. Childcare problems decrease parents' effort and productivity at work, undermining their job stability. More than half of parents reported being late for work, leaving work early or distracted due to childcare problems. Nearly two-thirds reported missing a full day of work, while 28% of parents reported quitting a job due to childcare problems. From the business owner's point of view, on average, businesses lose \$2,020 per working parent annually through reduced revenue and extra hiring costs. The annual burden on Arizona businesses is \$958 million. Arizona taxpayers, over a year, lose out on \$725 million in lower income tax and sales tax revenue. Add to it the \$3 billion per year that Arizona families lose in forgone earnings and job search expenses; it totals \$4.7 billion.

The proposed project will impact three of the five Social Determinants of Health (SDOH) for working El Mirage families: economic stability, education access and quality, and early childhood development by taking an existing space and transforming it into *two distinct spaces* to provide quality education that is designed for children to meet their educational and developmental milestones. Early childhood learning is crucial in a child's development but must be age appropriate. We need to separate the children into 3-year-old and 4–5-year-old classrooms where 3-year-olds are working on building fundamental learning skills, while 4–5-year-olds will be working toward kindergarten prep to set the foundation for academic success.

By separating the two age groups, we can enroll more children by better managing and scaling programs for each age group. Due to only having one room, the current multi-age group program model is a barrier to increasing enrollment and meeting the growing demand. This project would provide an additional 20 students, ages 3-5, with high-quality childcare while receiving critical support and education in their development each year. Two classrooms will support a **38% increase** in capability to provide age-appropriate childcare. The more children we can serve, the more we can be part of helping to avoid the economic losses due to the lack of affordable childcare. We know that when childcare works, the City of El Mirage works.

**b) Describe the population who will benefit from the proposal if approved.**

According to US Census data, children under the age of five in the City of El Mirage have a poverty rate of 23%. These children are the greatest beneficiaries of this project, which will increase our ability to provide low-income preschool-age three- to five-year-old children age-appropriate opportunities to participate in activities outside the home and prepare them for successful outcomes in school. Nearly 98% of the families enrolled in our childcare program are low-income, and 70% are single-parent households. The ethnic demographics of children served are 25% Hispanic, 44% African American, 28% White, and 3% Other. Parents with high-quality, consistent childcare for their children will also have more successful outcomes. We offer a monthly flat childcare rate, below market rates, and the YMCA will provide further assistance for families to cover a portion of their fees based on household income. This is part of our commitment to ensuring accessible and affordable childcare and early education to El Mirage.

c) Include a budget of the requested funds, with the total amount requested clearly notated.

Item	Funder	Cost
Supervision/Project Mgmt.	Tohono O'odham Nation	\$13,700
Site Prep & Equipment rentals	Tohono O'odham Nation	\$8,300
Demolition	Tohono O'odham Nation	\$1,780
Metals	Tohono O'odham Nation	\$642
Insulation	Tohono O'odham Nation	\$2,380
Sealants	Tohono O'odham Nation	\$79
Doors & Windows	Tohono O'odham Nation	\$4,400
Framing & Drywall	Tohono O'odham Nation	\$22,950
Paint	Tohono O'odham Nation	\$6,100
Flooring	Tohono O'odham Nation	\$3,600
Cabinets	Tohono O'odham Nation	\$9,700
Fire Sprinkler	Tohono O'odham Nation	\$3,500
Fire Alarm	Tohono O'odham Nation	\$5,500
HVAC	Tohono O'odham Nation	\$15,500
Electrical	Tohono O'odham Nation	\$14,819
Specialties	Tohono O'odham Nation	\$7,100
Sales Tax	Tohono O'odham Nation	\$3,728
<b>Subtotal/Funding Request</b>		<b>\$123,778</b>
In-Kind	City of El Mirage	\$5,300
5% Cost Contingency	City of El Mirage	\$6,189
<b>Grand Total</b>		<b>\$135,267</b>

d) List any other funding requests that have been made for this or substantially related proposals and provide the status of those requests.

We have submitted no other grant funding requests for this project. Requested funding from Tohono O'odham Nation would complete this project.

e) Indicate whether the entity has previously received a 12% distribution from the Tohono O'odham Nation or other Arizona tribes, along with the amount and date awarded.

The city gratefully received the following awards from the Tohono O'odham Nation:

Year	Amount	Purpose
2010	\$32,280	Women's Energy Efficiency Training Program
2015	\$71,503	Veteran's Memorial Project
2017	\$100,000	YMCA Basketball Court
2018	\$36,000	Gentry Park ADA Playground
2019	\$75,000	Gateway Park Splashpad
2021	\$100,000	Gateway Park Skate Park

2023	\$118,500	Police K9 and Canine Vehicle/Kennel
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The city gratefully received the following award from the Gila River Indian Community:

Year	Amount	Purpose
2013	\$32,789	Children’s Community Garden

The city gratefully received the following awards from the Salt River Pima-Maricopa Indian Community:

Year	Amount	Purpose
2019	\$55,815	Gateway Park Playground Equipment
2022	\$100,000	Gentry Park improvements
2023	\$32,000	Gentry Park Lighting

**f) Identify a designated contact person and alternate contact person for follow-up. Include the following information for each contact person: email address, phone number, mailing address, and fax number.**

**Primary Contact**

Martina Longoria  
 Grants Program Coordinator  
[mlongoria@elmirageaz.gov](mailto:mlongoria@elmirageaz.gov)  
 P: 623-876-2941 F: 623-876-4603  
 10000 N. El Mirage Road  
 El Mirage, AZ 85335

**Alternate Contact**

J. Crystal Dyches  
 City Manager  
[cdyches@elmirageaz.gov](mailto:cdyches@elmirageaz.gov)  
 P: 623-876-2940 F: 623-876-4603  
 10000 N. El Mirage Road  
 El Mirage, AZ 85335

**g) Indicate which priority area the proposal falls under (education, health care, public safety, child advocacy, economic development, or cultural and environmental development and protection).**

This proposal aligns with three priority areas of the Tohono O’odham Nation: Child Advocacy, Education, and Economic Development. The project will advocate to serve more low-income children, provide early childhood education to prepare underserved children to be successful in school, and supports economic development by providing more low-income working parents with affordable childcare options so they can focus on advancing their careers and increasing their earnings – which is of both individual and collective benefit to the economic development and sustainment of the entire community.

**h) If the proposal is from a non-profit organization, include the name of the city, town or county and agreement will be made with if funds are granted.**

Not applicable.

## Northwest Valley YMCA Childcare and Early Education Project Photos



Photos of the current one large room that will be modified to provide two classrooms to provide age-appropriate childcare and learning. A separation wall will be constructed down the approximate middle of the room perpendicular to the windows which will require not only construction, but also electrical, HVAC reconfiguration, and sprinklers and fire alarms as required. An additional storeroom for material, supplies, and children's belongings will also be constructed. See attached scope of work for additional details.

### Quick Facts

Total Project Cost  
 \$129,078

Grant Funding Request  
 \$123,778

City of El Mirage  
 In-Kind  
 \$5,300  
 (Required permitting,  
 inspections, and city  
 employee wages)

Numbers served before  
 project: 32

Numbers served upon  
 completion of project: 52

98% low-income families  
 70% single parent families



Program Director  
 Childcare and Early Childhood Education

Beatrice Martinez

13 years of experience in Early Childhood Education  
 350 credit hours of Early Childhood Education  
 CDA Child Development Accreditation

## Client Testimonial

### Dearadra Smiley

My name is Dearadra Smiley also known as Dee Dee. I was born and raised in Dayton, Ohio. I moved to Arizona from a short stay in Georgia. I had been looking for a Camp, Daycare and Preschool and wasn't having a good experience locating one that fits my needs.

One day while driving something told me to look up a YMCA. That changed my life in the most joyful way and was told of ALL the great programs that the Y offered.

I have the full Y membership, enrolled my granddaughter in Camp, enrolled my grandson in preschool, and finally, when the school year started, I also enrolled my granddaughter in the aftercare program that the Y offers. It can't be any better than that. A one stop shop all in the same facility This Y is in comparison to Walmart! You don't have to travel far to get all the amenities that you are looking for.

This Y has its own financial aid to assist families to ensure that every child and parent can have/enjoy the great experiences that the Y offers. Not to mention the friendly and kind staff, the clean, peaceful, nicely upkept facility, and the warm environment.

Here is my shoutout to Miss B and her staff over at preschool and daycare, Miss Esther, and her staff at the camp and after school program.

The Y has TRULY been a blessing to me and for me. I WILL MOST DEFINITELY be enrolling my grandchildren every year in your camp and after school programs.

Thank you, El Mirage YMCA, for ALL that you do and provide!



## Client Testimonial

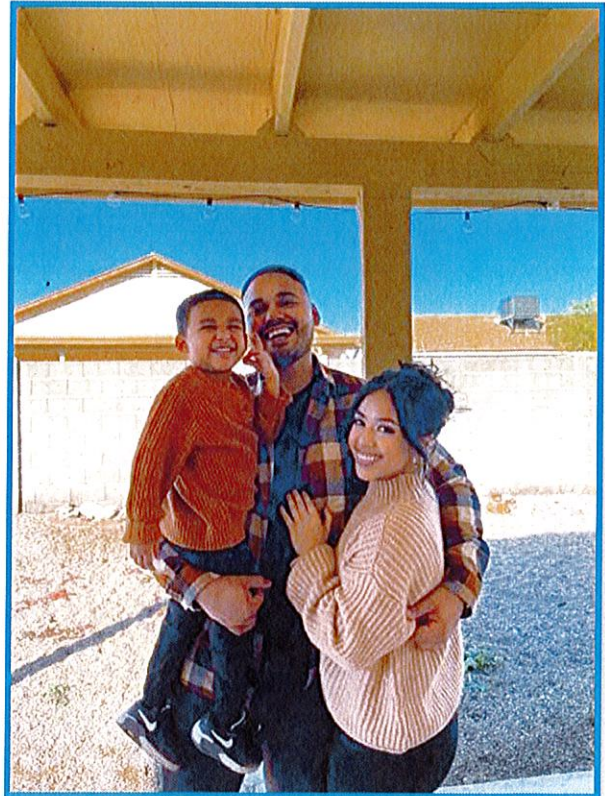
### Navarette Family

My son Nico is in his second year and last going to preschool at the YMCA. It was hands down the best decision we ever made! My son was already having difficulty with his current preschool. Most days he did not want to go and would cry, scream, and scratch teachers.

It wasn't until an angel named Ms. B at the YMCA went out of her way to help Nico. She took him into her preschool as he was having a difficult time at child watch while we were working out. He was invited with welcome arms and an open heart every time we worked out and eventually were told about the scholarship and that if we wanted, he could come to preschool there fully paid.

The burden not only of paying for his schooling but him being in a place that became a home away from home was just an overwhelming feeling. We saw improvements within a WEEK of him going. His behavior, his speech, and his social interactions. This is all because of the program and the teachers that helped our son who saw the amazing, funny, silly, and sweet boy that he always was.

We are so blessed and thankful for what they did for my son and our family. Creating peace of mind and a home away from home is the biggest gift you can give us!





WOODRUFF CONSTRUCTION  
 9401 N. 7th Ave. Phoenix Az. 85021  
 Phoenix: Phone: 480.921.1925 / Fax: 480.446.0825  
 ROC: B-096802 - B1-096809 - A-263244

The City of El Mirage - Job Order Cost Proposal - **Proposal**

2/19/2024

Contractor Name: Woodruff Construction

<b>Contract Type:</b>	JOC	<b>City Project #:</b>	City of El Mirage - YMCA Childcare Room Remodel
<b>Job Order #:</b>		<b>Contractor's Job #:</b>	23-528
<b>City Project Manager:</b>	Marc Johnson	<b>Prepared by:</b>	Wade Woodruff
<b>Phone #:</b>	623.518.0381	<b>Email:</b>	<a href="mailto:mjohnson@elmirageaz.gov">mjohnson@elmirageaz.gov</a>
<b>Fee Type:</b>	Lump Sum	<b>Pages</b>	5
<b>Location:</b>	12401 W Cinnabar Ave, El Mirage, AZ		
<b>Job Title:</b>	City of El Mirage - Police Department Office Remodel		

**Description of work to be performed:**

**Base Bid:** Remodel the childcare room at the YMCA to create (2) classrooms and (1) storage room per the scope below.

**General Requirements:** Supervision, project management, sales tax, plastic floor protection, P.E. time to do project sketches, construction dumpster, temp. fence around the dumpster and construction restroom.

**Demolition:** Remove (2) half walls at the lobby. Remove the cubbies at the entry for reuse. Remove the existing flooring and rubber base as needed for the construction of the new walls. Remove the existing drywall for the new wall tie-in as needed.

**Metals:** Supply and install (1) wall end cap where the new wall meets the existing window system.

**Insulation:** Insulate the new classroom walls. Patch the ceiling insulation as needed from the new work.

**Sealants:** Caulk (1) door frames.

**Doors:** Relocate (1) new 3'x7' hollow metal door frame for the storage room door. Supply and install (1) new prefinished wood door. Supply the following hardware for the new door (3) hinges, (1) lockset, and (1) door stop. Supply and install (1) new 48" x 30" hollow metal window frame.

**Glazing:** Install glass in the new window frame.

**Framing:** Metals stud frame and drywall the following: (1) new wall approx. 49' long to the underside of the existing steel beam. (1) new wall approx. 20' long to the underside of the roof trusses. These walls will create (2) new classrooms. We will frame (2) openings into the walls for entry into the classrooms ( no doors). Frame and drywall (2) new walls to create a new storage room. This room will be approx. 12' x 5'. Frame and drywall (1) new hard lid ceiling for the storage room. All walls will be 3-5/8" metal studs with 5/8" drywall on both sides.

**Paint:** Paint the metal wall cap at the end of the new walls. Paint the new walls. Paint (1) new door frame and (1) new window frame. Paint touch-up at the existing walls where the new walls tie into them. Paint the new duct work and electrical conduits.

**Flooring:** Patch back the flooring and rubber base at the new walls. Install rubber base at the new walls. Patch back the existing flooring at the cubby relocation.

**Casework:** Remove and reinstall the existing cubbies. We have included (1) new end panel for the cubbies. Remove and reinstall the existing half door and partial die wall. Supply and install (1) new cubby cabinet approx. 5' long and (3) cubbies high.

**Fire Sprinkler:** We have included an allowance of \$3,500 for fire sprinkler relocations.

**Fire Alarm:** We have included an allowance of \$5,500 to add (1) horn strobe and (1) smoke detector in each new classroom. Total of (2) each.

**H.V.A.C:** Relocate (2) t-stats. Remove the existing fabric duct and replace with new metal spiral duct work. Install new supply air spiral metal ductwork for the (2) new classrooms and for the storage closet.

**Electrical:** Relocate (1) existing occupancy sensor. Relocate the existing light above the new storage room. Supply and install (1) new light and light switch for the storage room. Remove and relocate the existing lighting for the new classroom layout. Supply and install (2) new occupancy sensors for the classrooms. Adjust the existing lighting circuitry for the new classroom layout. Supply conduit for the new fire alarm devices. Supply and install (6) new outlets from existing circuitry in the new walls. Supply and install (2) new exit signs.

**Specialties:** Relocate (1) viewing mirror. Supply and install (11) new chain operated roller shades on the existing windows. Supply and install (1) corner guard.

**Base Bid: \$123,778.35**

**Bid Clarifications:**

- 1) Work will be completed during normal working hours.
- 2) We will use the existing electric and water on site during our work.
- 3) Owner will move all furniture and items from the work area prior to us starting work.

**Exclusions:** Permits & Permit fees - Builders Risk Insurance - Special Inspections - Abatement - Architectural Services or Engineering Services, Plans, As-builts, Phone/Data Wiring, All Low Voltage Work. Furniture moving. CCTV and Security. Any work scope not listed above.