



## AMANI CENTER

### Columbia County Child Abuse Assessment Program

Mailing Address: PO Box 1001, St Helens, OR 97051

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e-mail: [info@amanicenter.org](mailto:info@amanicenter.org)

April 9, 2024

City of St Helens City County  
265 Strand Street  
St. Helens, OR 97051

Dear City Council Members,

Thank you for allowing me to present an update on the Amani Center Building Project at your Work Session on Wednesday, April 16<sup>th</sup>. I am including copies of our building project for your review to familiarize yourselves with our plans to build a permanent home for the Amani Center, Columbia County's nonprofit Children's Advocacy Center addressing child abuse at all stages including prevention, intervention and healing.

We have long been in a space that is too small to address the level of referrals to our agency from law enforcement agencies across the county, including the City of St. Helens Police Department, as well as cases referred by DHS. With the addition of our new Mental Health services, we have needed to move to a second facility, which is less than ideal in integrating cohesive services across our programs. The new building that we are striving to build is a necessity for our community to meet the goals of our mission.

At the meeting on Wednesday, April 16<sup>th</sup> I plan to share a more detailed budget, anticipated timeline (goals), and a rundown of what fees we anticipate paying to the City of St. Helens. Our project was awarded over \$1M from federally directed spending, pending a passed budget this past March 2025. As a new budget was not passed at the federal level, that funding has now been stripped from our budget and we are looking for creative and strategic ways to reduce out of pocket costs at any level. I will likely make a request to consider adjusting City fees, with the understanding that the City is also dealing with financial constraints as well.

My hope is to share where we are currently in our project, discuss any ways the City of St. Helens may be able to support our goals, and collaborate on ways to leverage any City of St. Helens support with other Columbia County cities.

Many Thanks,  
Beth Pulito  
Deputy Director



# Amani Center Building Project

*\$5.2 Million*

*“Giving abused  
children a voice.”*

## A Vision for a New Amani Center...

Amani Center services are needed now more than ever before.

Our mission to provide Forensic Child Abuse Assessments and support for children and families impacted by abuse remains the same, but what HAS changed is the **30% increase in the number of children we have served over the past five years.**

This increased demand pushes our current capacity and staff to the limits of what we can provide and necessitates the construction of a new Amani Center building to meet the increasing needs of our community.



Assessment and mental health services reduce trauma and provide for better long-term health outcomes for children impacted by child abuse. With increased physical and organizational capacity, we can provide these needed services to the growing number of families we see.

## What a New Amani Center Facility Provides

### Current/Baseline:

- Forensic Medical Assessments: 200 annually
- Mental Health Services: 0
- Visit Length: Up to a full day for multi-child families
- Full-time Family Nurse Practitioner
- Victim Advocacy & Support Services

### With New Facility:

- Forensic Medical Assessments: 350 (over 700 at full capacity expansion)
- Onsite Mental Health Services
- Reduced appointment times with simultaneous appointments
- Full & part time Family Nurse Practitioners
- Doubles Appointment Capacity, Victim Advocacy, Support Services
- Urgent response assessments
- Increased funding sustainability
- ADA Compliant



3D Rendering

## Project Timeline:

### COMPLETED TO DATE

- Construction Plans/Documents
- Conditional use permit granted
- Feasibility Study
- Early indicators & commitment of funding

### CURRENT TASKS (thru SPRING 2025)

- Capital Campaign Development
- Key Community Engagement
- Budget Refinement (Value Engineering / In-Kind)
- Early Campaign Kick Off
- Final permitting
- Minimum 75% capital funding committed

### SPRING 2025 – SPRING 2026

- Groundbreaking – Projected Spring 2025
- Construction, Move-In and Opening
- 100% funding committed

## Funding Goals & Plan:

The Amani Center has a history of generous supporters through grants, individual giving, corporate sponsorships and philanthropic donors. Gifts for this project can be one-time or pledged over several years. We invite you to join the amazing people and organizations who are already involved and partnered with us! Ask us about recognition opportunities.

### Gift Goals:

- Children's Champion**  
\$1M-\$500,000 (4 gifts)
- Children's Guardian**  
\$300,000-\$120,000 (10 gifts)
- Children's Protector**  
\$60,000-\$12,000 (12 gifts)
- Children's Defender**  
\$6000 (10 gifts)
- Friend of the Amani Center**  
Under \$6000 (Multiple gifts)

### Current Partners:

- Eric and Christine Dahlgren
- Lower Columbia Engineering:  
Andrew & Kristin Niemi
- Artis Builds and PHK Inc:  
Patrick Kessi & Brett McCoy
- Congressionally Directed  
Spending: Senators Wyden &  
Merkley
- Autzen Foundation
- Clark Family Foundation

## Your Support:

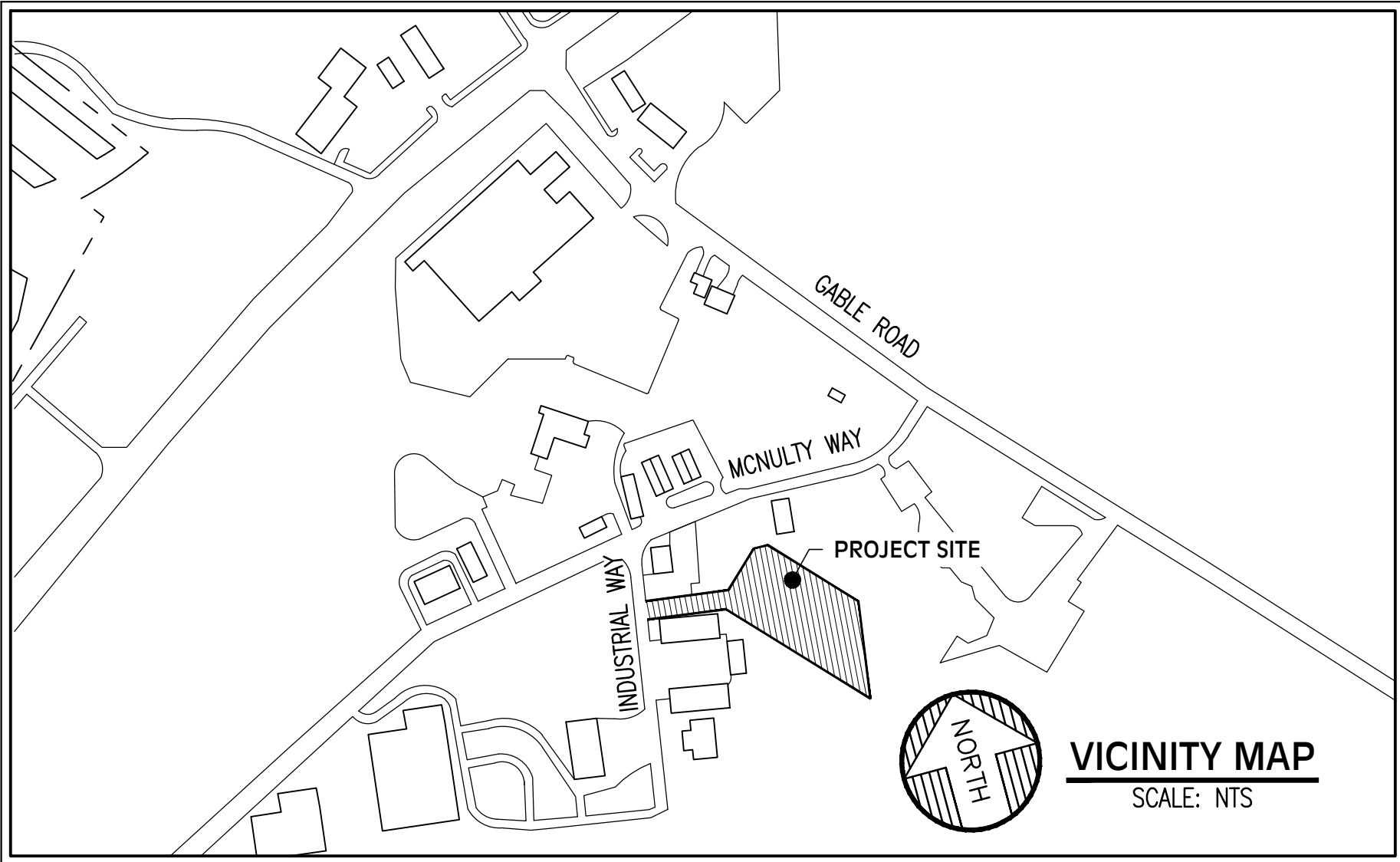
Your support of a new Amani Center facility is essential to the fight against child abuse in Columbia County. You can be a hero to a child abuse victim through your donation toward our Capital Campaign at [www.amanicenter.org/get-involved/donate/](http://www.amanicenter.org/get-involved/donate/)  
Contact Amani Center Deputy Director Beth Pulito with any questions at (503) 318-0568.



 **Amani**  
CENTER

# AMANI CENTER FACILITY

AMANI CENTER  
58640 MCNULTY WAY  
ST. HELENS, OREGON 97051



## PROJECT TEAM

### ENGINEER & DESIGNER

LOWER COLUMBIA ENGINEERING  
58640 MCNULTY WAY  
ST. HELENS, OR 97051  
PHONE: (503) 366-0399

CONTACT: MATTHEW ALEXANDER  
matt@lowercolumbiaengr.com

### OWNER

AMANI CENTER  
1621 COLUMBIA BLVD  
ST HELENS, OR 97051

### GENERAL CONTRACTOR

ARTIS CONSTRUCTION  
3330 NW YEON AVENUE, SUITE 200  
PORTLAND, OR 97210  
PHONE: 503.248.9370

CONTACT: PATRICK KESSI  
pkessi@phkinc.com

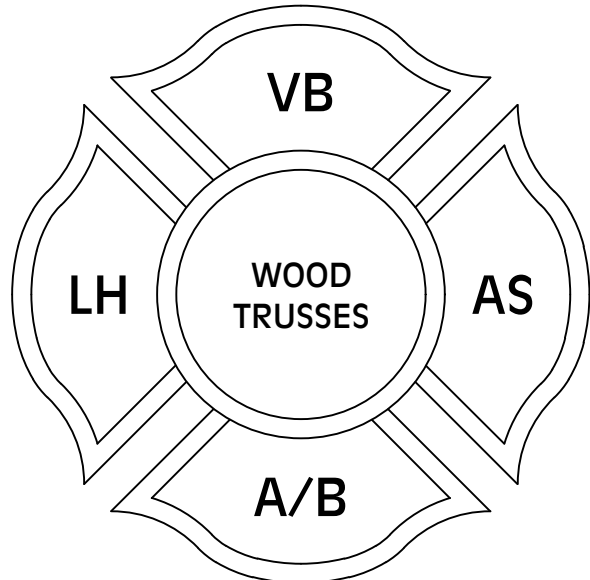
## GENERAL SITE INFO:

PROJECT NAME: AMANI CENTER FACILITY  
PROPOSED USE: PUBLIC SAFETY SERVICES  
TOTAL LOT AREA: 73,255 SQ. FT. (APPROX 1.68 ACRES)  
TOTAL BUILDING AREA: 8,329 SQ. FT.  
FIRST FLOOR AREA: 4,275 SQ. FT.  
SECOND FLOOR AREA: 4,054 SQ. FT.  
BUILDING HEIGHT: 31'-6" (75' MAX.)

SPECIAL NOTE:  
LOWER COLUMBIA ENGINEERING HAS ONLY ADDRESSED THE PROPOSED DESIGN. THESE DRAWINGS ARE INTENDED FOR THE SITE DEVELOPMENT REVIEW CRITERIA REQUIREMENTS. THESE DRAWINGS ARE CONSIDERED PRELIMINARY ONLY.

## BUILDING INFORMATION SIGN

PER THE REQUIREMENTS OF COLUMBIA RIVER FIRE AND RESCUE FIRE CODE ORDINANCE 17-2, A BUILDING INFORMATION SIGN IS TO BE PROVIDED AT THE BUILDING ENTRANCE TO ALERT FIREFIGHTERS TO ANY POTENTIAL BUILDING HAZARDS. LOCATION TO BE VERIFIED BY C.R.F.R. AND/OR S.R.F.D.

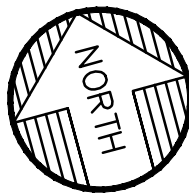


## SITE IMPROVEMENT QUANTITIES

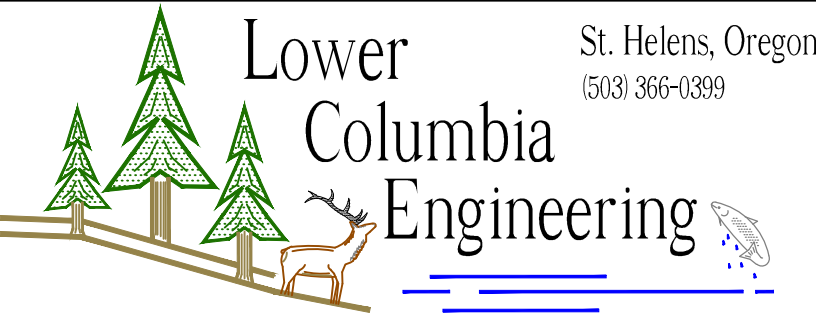
-CONTRACTOR TO VERIFY ALL QUANTITIES

SITE IMPROVEMENT ITEM	AREA/LENGTH	VOLUME
CONCRETE (SDWK)	1525 SQ. FT.	19 CU. YD.
HMAC (ASPHALT)	15170 SQ. FT.	187 CU. YD.
3/4" MINUS AGGREGATE	16695 SQ. FT.	112 CU. YD.
1 1/2" MINUS AGGREGATE	15170 SQ. FT.	561 CU. YD.
TYPE 'A' CONCRETE CURB	951 L.F.	N/A

PLOT PLAN  
SCALE: 1" = 40'



REV.	REVISION RECORD	DATE



St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3521	COVER SHEET
DWG. BY	RM2	NEW FACILITY
APPR. BY	AMANI CENTER	SHEET
FILE	D-3521-G-1	DATE 10/31/2022
		G-1

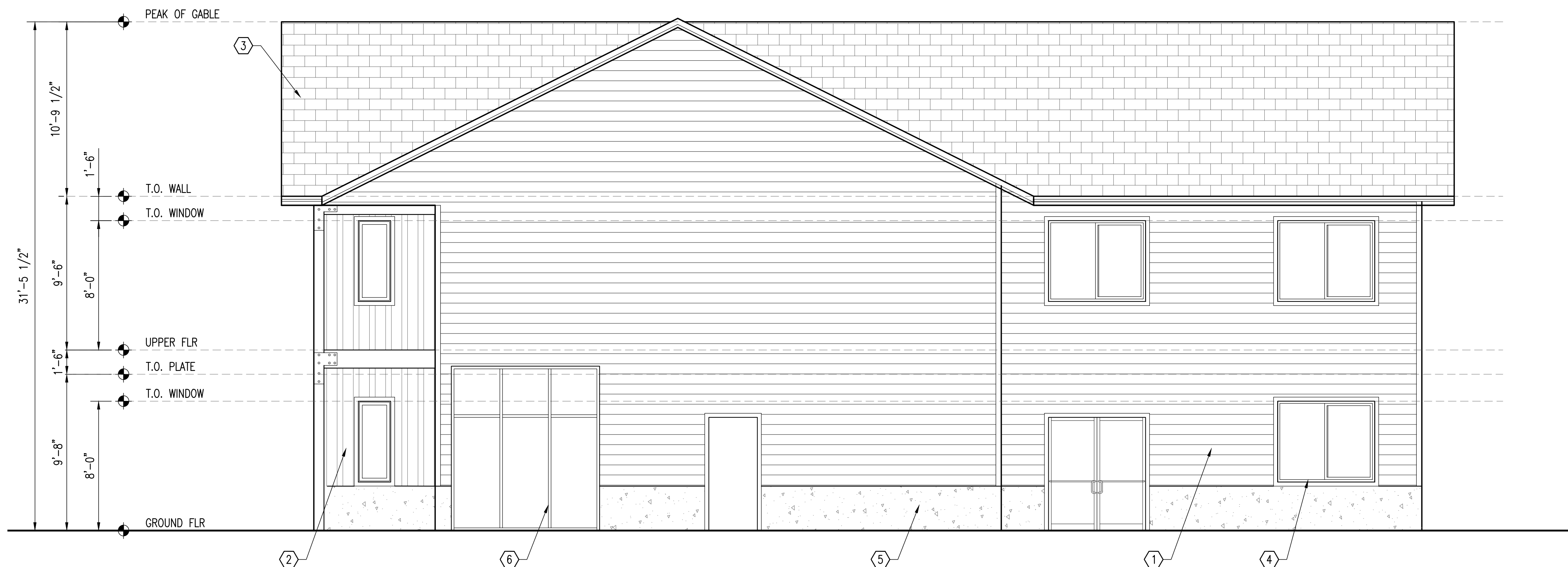
## DRAWING INDEX

SHEET	DESCRIPTION
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C-2	EROSION AND SEDIMENT CONTROL PLAN
C-3	CIVIL SITE PLAN
C-4	GRADING & STORMWATER PLAN
C-4.1	ENLARGED GRADING & STORMWATER PLAN
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C-6	PARKING & LANDSCAPE PLAN
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A-7	ENLARGED STAIR PLANS, SECTION & DETAILS
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A-9	FIRST LEVEL FLOOR FINISH PLAN
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A-12	DOOR & WINDOW TYPES
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S-5	ROOF FRAMING PLAN
S-6	FOUNDATION DETAILS
S-7	DETAILS
S-8	STAIR FRAMING DETAILS

DATE: 06/28/2024  
PRELIMINARY  
NOT  
FOR CONSTRUCTION



**EXTERIOR ELEVATION - WEST**  
SCALE: 1/4" = 1'-0"



**EXTERIOR ELEVATION - SOUTH**  
SCALE: 1/4" = 1'-0"

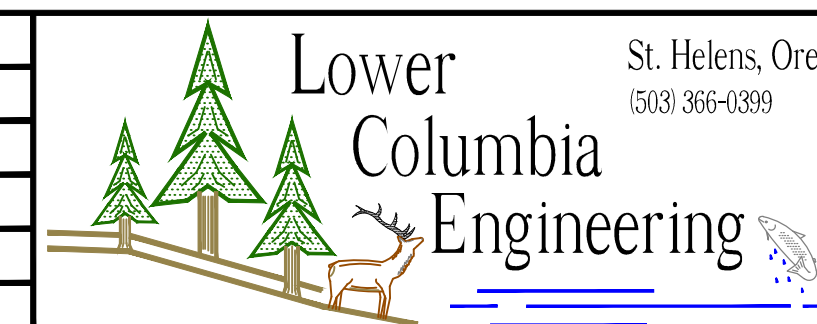
**MATERIALS KEYNOTES**

- ① T&G HORIZONTAL CEDAR SIDING (NATURAL COLOR)
- ② METAL PANEL OR BOX RIB SIDING (GRAPHITE)
- ③ DIMENSIONAL ASPHALT SHINGLE ROOF
- ④ VINYL WINDOWS (CHARCOAL)
- ⑤ CONCRETE BASE
- ⑥ ALUMINUM STOREFRONT GLAZING AT ENTRY

\*FINISHES, PROFILES, AND COLORS ARE PRELIMINARY  
AND SUBJECT TO CHANGE

DATE: 06/28/2024  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

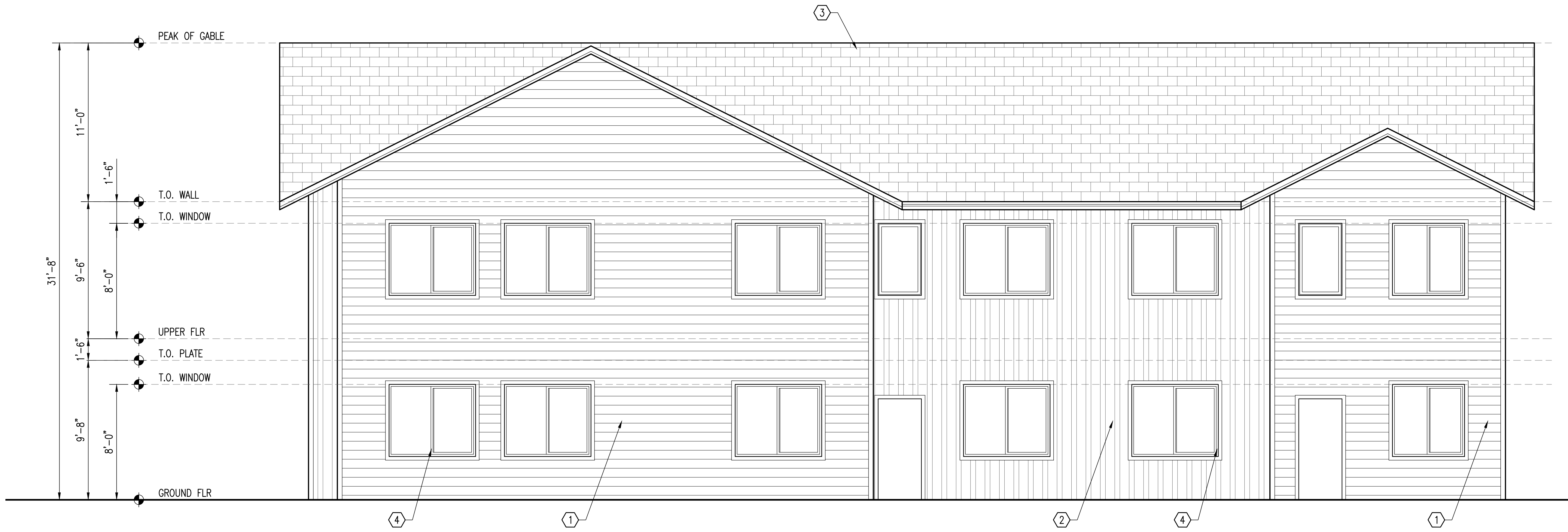
REV.	REVISION RECORD	DATE



St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3521	EXTERIOR ELEVATIONS
DWG. BY	MLA	NEW FACILITY
APPR. BY		AMANI CENTER
FILE	D-3521-A-3	DATE 11/24/2022

SHEET  
**A-3**



**EXTERIOR ELEVATION - EAST**  
SCALE: 1/4" = 1'-0"

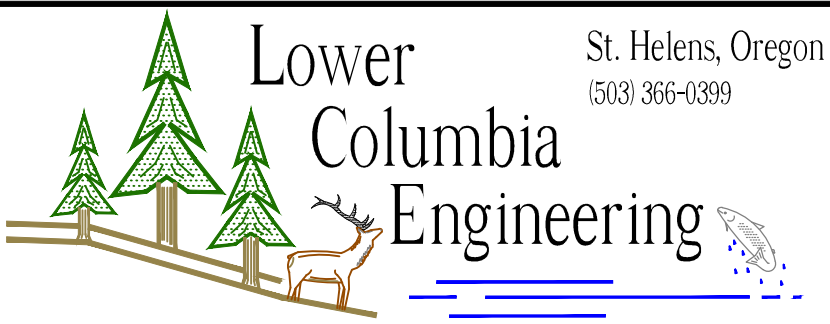


**EXTERIOR ELEVATION - NORTH**  
SCALE: 1/4" = 1'-0"

MATERIALS KEYNOTES	
1	T&G HORIZONTAL CEDAR SIDING (NATURAL COLOR)
2	METAL PANEL OR BOX RIB SIDING (GRAPHITE)
3	DIMENSIONAL ASPHALT SHINGLE ROOF
4	VINYL WINDOWS (CHARCOAL)
5	CONCRETE BASE.
6	ALUMINUM STOREFRONT GLAZING AT ENTRY
*FINISHES, PROFILES, AND COLORS ARE PRELIMINARY AND SUBJECT TO CHANGE	

DATE: 06/28/2024  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3521	EXTERIOR ELEVATIONS	
DWG. BY	MLA	NEW FACILITY	
APPR. BY		AMANI CENTER	
FILE	D-3521-A-4	DATE	11/24/2022

SHEET  
**A-4**

CODE SUMMARY

GENERAL INFORMATION

PROJECT NAME: AMANI CENTER  
SCOPE OF WORK: NEW 8,121 SQUARE FOOT, TWO STORY BUILDING. BUILDING IS AN OFFICE USE WITH ANCILLARY MEDICAL/EXAM AND THERAPY SPACES. SITE DEVELOPMENT TO INCLUDE NEW LANDSCAPING, PARKING, STORM WATER MANAGEMENT, & TRASH ENCLOSURE.  
ADDRESS: ADDRESS NOT YET ASSIGNED (FLAG LOT NEAR INTERSECTION OF McNULTY & INDUSTRIAL WAY)  
LATITUDE/LONGITUDE: N 45° 50' 38", W 122° 49' 41"  
JURISDICTION: CITY OF ST. HELENS  
ZONE: LIGHT INDUSTRIAL (LI)  
TAX LOT NUMBER: 1401  
MAP TAX LOT NUMBER: 4108-AD-01401 4NR1W  
LOT SIZE: 73,180 SQ FT (1.68 ACRES)

BUILDING CONSTRUCTION TYPE, HEIGHT AND AREA:

BUILDING CODE EDITION: 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
OCCUPANCY GROUP: (B) BUSINESS  
TYPE OF CONSTRUCTION: TYPE V-B SPRINKLERED  
ALLOWABLE BUILDING HEIGHT: 60 FEET PER TABLE 504.3 > 32 FEET ACTUAL  
ALLOWABLE NUMBER OF STORIES: 3 STORIES PER TABLE 504.4 > 2 STORIES ACTUAL  
ALLOWABLE BUILDING AREA: 27,000 SQ FT PER STORY PER TABLE 506.2, NO FRONTAGE INCREASE TAKEN  
27,000 SQ FT ALLOWABLE > 8,121 SQ FT ACTUAL

FIRE AND SMOKE PROTECTION:

MINIMUM FIRE RESISTIVE RATING: PER TABLE 601: BASE BUILDING ELEMENTS NOT REQUIRED TO BE RATED  
BUILDING SEPARATION: NORTH: 122.8' EAST: 388.0' SOUTH: 141.5' WEST: 260.0'  
INTERIOR EXIT STAIRWAY: PER TABLE 602: EXTERIOR WALL FIRE RESISTIVE RATING = 0-HOURS  
REQUIRED TO BE ENCLOSED PER SECTION 1023.1  
INTERIOR STAIRWELL WALLS TO BE CONSTRUCTED AS A FIRE BARRIER PER 1023.2  
INTERIOR STAIRWELL WALLS REQUIRED TO BE 1-HOUR PER SECTION 713.4  
EXTERIOR STAIRWELL WALLS NOT REQUIRED TO BE RATED PER SECTION 713.6  
ENCLOSURE AT TOP OF STAIRWELL TO BE 1-HOUR PER SECTION 713.12  
PER TABLE 508.4 AREA SEPARATION OF B OCCUPANCY FROM S-1 NOT REQUIRED

OCCUPANT LOADING AND MEANS OF EGRESS:

OCCUPANT LOAD FACTORS: PER TABLE 1004.5: BUSINESS AREAS 150 GROSS  
OCCUPANT LOADS: GROUND LEVEL: BUSINESS AREAS: 4163 SQ FT / 150 OCC. FACTOR = 27.8 (28)  
UPPER LEVEL: BUSINESS AREAS: 3958 SQ FT / 150 OCC. FACTOR = 26.4 (27)  
TOTAL OCCUPANT LOAD: 55 (GROUND LEVEL 28, UPPER LEVEL 27)  
STORIES WITH ONE EXIT: UPPER LEVEL PER TABLE 1006.3.3(2) SECOND STORY ABOVE GRADE PLANE:  
MAXIMUM OCCUPANT LOAD PER STORY: 49 > 27 ACTUAL  
MEANS OF EGRESS - STAIRWAYS: MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 100' > 99' ACTUAL  
MEANS OF EGRESS - DOORWAYS: MINIMUM STAIRWAY WIDTH PER SECTION 1011.2 EXCEPTION #1 = 36" < 56" ACTUAL  
MINIMUM EGRESS DOORWAY WIDTH PER SECTION 1010.1 = 32" < 34" ACTUAL

ACCESSIBILITY AND ACCESSIBLE ROUTES:

SITE ARRIVAL POINTS: THE PRIMARY BUILDING ENTRANCE IS ALONG AN ACCESSIBLE ROUTE THAT CONNECTS TO THE PUBLIC RIGHT-OF-WAY AND PARKING AREAS. THE SECONDARY, EMPLOYEE ONLY, BUILDING ENTRANCE IS ALONG AN ACCESSIBLE ROUTE THAT CONNECTS TO THE PUBLIC RIGHT-OF-WAY.  
MULTISTORY BUILDINGS: ELEVATOR ACCESS TO THE UPPER LEVEL OF THE BUILDING IS ALONG AN ACCESSIBLE ROUTE THAT CONNECTS TO THE PUBLIC RIGHT-OF-WAY.

REQUIRED PLUMBING FIXTURES / FACILITIES:

REQUIRED FIXTURES: SEPARATE FACILITIES NOT REQUIRED PER SECTION 2902.2 EXCEPTION #6  
3 W.C. & 2 LAVATORY FOR 55 (B) OCCUPANTS (PER OSSC TABLE 2902.1)  
ACTUAL FIXTURES: 1 WATER CLOSET & 1 LAVATORY PER EACH OF THE 4 SINGLE-USER TOILET ROOMS

FIRE EXTINGUISHERS

[FEC] SEMI-RECESSED CABINET (ULINE H-5800 OR EQUAL) FOR 10# FIRE EXTINGUISHER

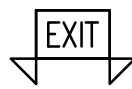
PROVIDE MINIMUM 2A-10BC FIRE EXTINGUISHERS IN (2) LOCATIONS ON EACH FLOOR LEVEL AS SHOWN ON PLANS.

FIRE SEPARATION WALL TYPES

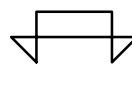
1-HOUR RATED INTERIOR WALL: BASE SYSTEM GA WP3514, SEE RATED DETAIL ON SHEET A-16, TYPICAL.

NOTE: WALL TYPES INDICATE MINIMUM EXTENTS OF RATED WALL ASSEMBLIES. RATED WALLS MAY BE EXTENDED AS REQUIRED FOR CONTINUITY OF FINISHED SURFACES.

EXITING LEGEND



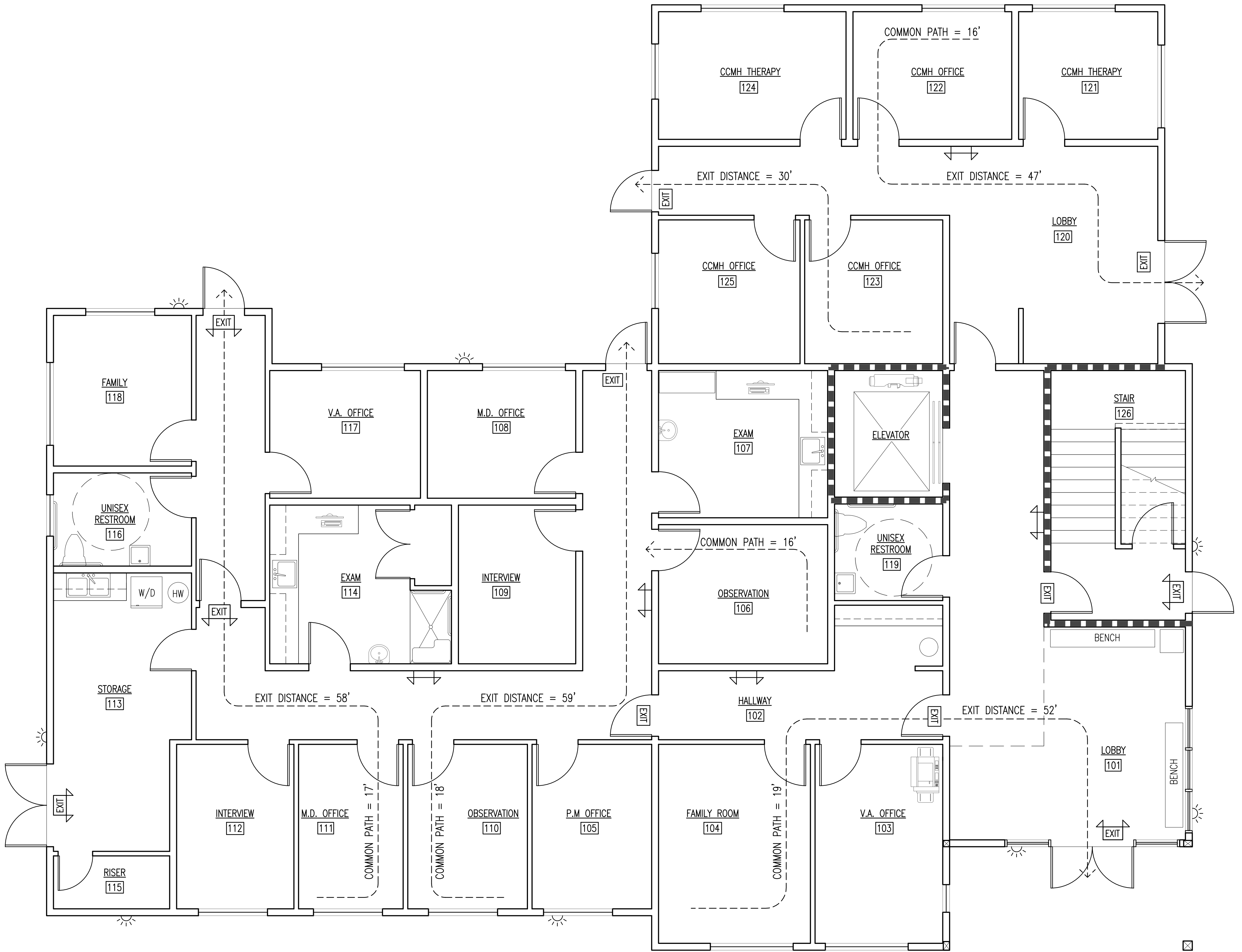
PROVIDE ILLUMINATED EXIT SIGNAGE WITH INTERGRATED EMERGENCY EGRESS LIGHTING AS SHOWN ON PLANS AND PER THE REQUIREMENTS OF OSSC SECT. 1013.



PROVIDE EMERGENCY LIGHTING TO AUTOMATICALLY ILLUMINATE, TO A MINIMUM AVERAGE OF 1 FOOTCANDLE, ALONG EGRESS ROUTES AS SHOWN ON DRAWINGS AND PER THE REQUIREMENTS OF OSSC SECT. 1008.



PROVIDE EMERGENCY EXTERIOR LIGHTING TO AUTOMATICALLY ILLUMINATE TO A MINIMUM 1 FOOTCANDLE, ALONG EGRESS ROUTES AS SHOWN ON DRAWINGS AND PER THE REQUIREMENTS OF OSSC SECTION 1008.



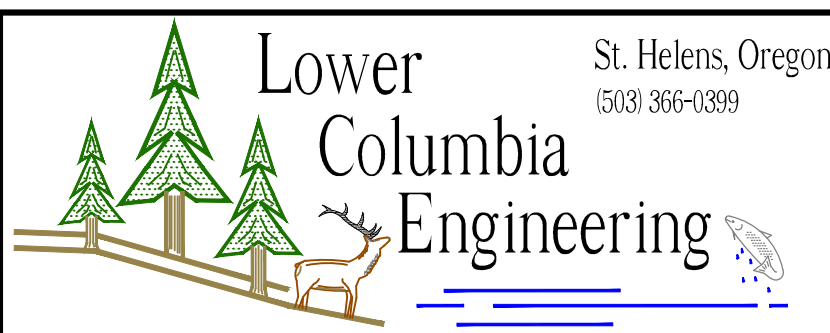
FIRST FLOOR FIRE EGRESS PLAN

SCALE: 3/16" = 1'-0"



DATE: 06/28/2024  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3521	FIRST FLOOR FIRE, LIFE, SAFETY PLAN	
DWG. BY	RM2	NEW FACILITY	
APPR. BY		AMANI CENTER	SHEET
FILE	D-3521-G-3	DATE	7/24/2024

G-3

EXITING NOTES

- 1. FIRE ALARM & SMOKE DETECTOR LOCATIONS TO BE SPECIFIED AND DEFERRED TO ELECTRICAL OR ALARM CONTRACTOR.
- 2. THE EXISTING ANALYSIS IS A CONSERVATIVE APPROACH TO THE EXITING. IT ASSUMES THAT THE ROOMS WITHIN THE BUILDING ARE COMPLETELY OCCUPIED TO ITS MAXIMUM CAPACITY AT THE SAME TIME. IN REALITY, THIS IS UNLIKELY TO EVER BE OCCUPIED AT MAXIMUM ALLOWABLE CAPACITY, AND EVEN MORE UNLIKELY THAT THEY WOULD BE OCCUPIED THIS WAY SIMULTANEOUSLY.

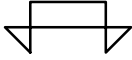
EGRESS ILLUMINATION

- 1. PER OSSC SECTION 1008 3.1, 3.2, & 3.3, REQUIRES THAT IN THE EVENT OF A SUPPLY FAILURE, THE FOLLOWING ROOM AND SPACES SHALL HAVE AN EMERGENCY ELECTRICAL SYSTEM THAT ILLUMINATES:
  - EXIT AISLES, CORRIDORS & PASSAGEWAYS
  - EXIT ACCESS STAIRWAYS & RAMPS
  - VESTIBULES AT EXIT DISCHARGE
  - EXTERIOR LANDINGS AT EXIT DISCHARGE
  - ELECTRICAL EQUIPMENT ROOMS
  - PUBLIC RESTROOMS > 300 S.F. IN AREA
- 2. OSSC SECTION 1008.3.4, REQUIRES A MINIMUM OF A 90 MINUTE POWER SUPPLY AND THAT THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 SUPPLIED BY ON ONSITE GENERATOR OR EQUIPMENT WITH BATTERIES THAT ARE OPERATION IN A POWER FAILURE.
- 3. OSSC 1008.3.5 STATES THAT ANY AREA ILLUMINATED BY EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO NO LOWER THAN 0.6 FOOTCANDLE (6 LUX) AVERAGE AND MINIMUM AT ANY POINT OF 0.06 (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION.

EXITING LEGEND



PROVIDE ILLUMINATED EXIT SIGNAGE WITH INTERGRATED EMERGENCY EGRESS LIGHTING AS SHOWN ON PLANS AND PER THE REQUIREMENTS OF OSSC SECT. 1013.



PROVIDE EMERGENCY LIGHTING TO AUTOMATICALLY ILLUMINATE, TO A MINIMUM AVERAGE OF 1 FOOTCANDLE, ALONG EGRESS ROUTES AS SHOWN ON DRAWINGS AND PER THE REQUIREMENTS OF OSSC SECT. 1008.

FIRE SEPARATION WALL TYPES

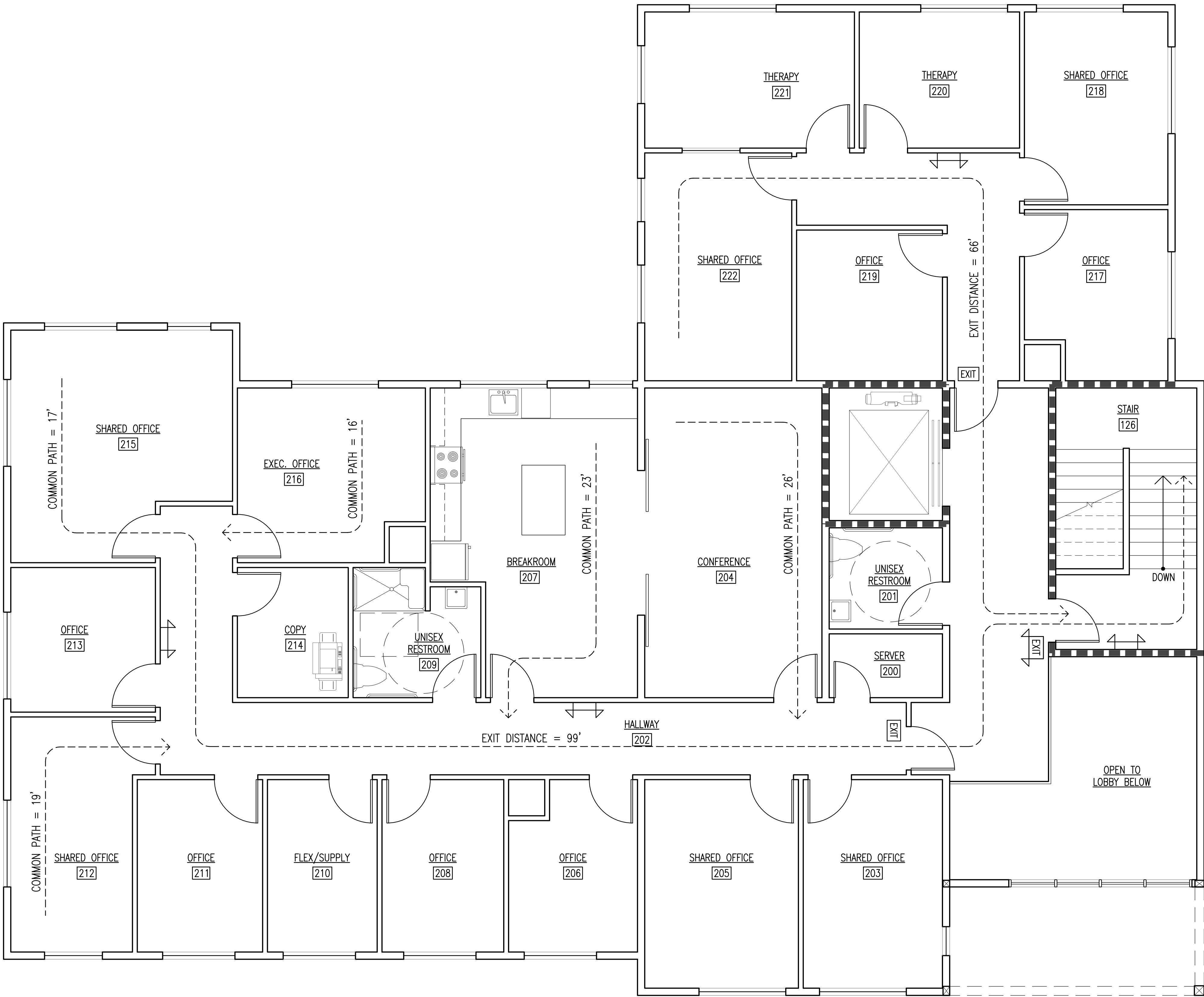
1-HOUR RATED INTERIOR WALL:  
BASE SYSTEM GA WP3514, SEE RATED  
DETAIL ON SHEET A-16, TYPICAL.

NOTE: WALL TYPES INDICATE MINIMUM EXTENTS  
OF RATED WALL ASSEMBLIES. RATED WALLS MAY  
BE EXTENDED AS REQUIRED FOR CONTINUITY OF  
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FIRE EXTINGUISHERS

FEC SEMI-RECESSED CABINET (ULINE H-5800  
OR EQUAL) FOR 10# FIRE EXTINGUISHER

PROVIDE MINIMUM 2A-10BC FIRE EXTINGUISHERS  
IN (2) LOCATIONS ON EACH FLOOR LEVEL AS  
SHOWN ON PLANS.



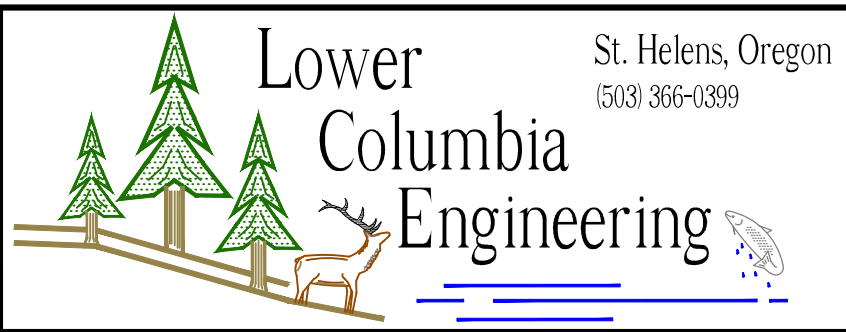
SECOND FLOOR FIRE EGRESS PLAN

SCALE: 3/16" = 1'-0"



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St. Helens, Oregon  
(503) 366-0399

PROJ. NO.	3521	SECOND FLOOR FIRE, LIFE SAFETY PLAN
DWG. BY	RM2	NEW FACILITY
APPR. BY	AMANI CENTER	SHEET
FILE	D-3521-G-4	DATE 7/24/2024

G-4

Costs	Amount	Status of Phase (Not Yet Begun In Progress, or Completed)	Comments and/or Details
Acquisition	\$ 500,250.00	Completed	Land cost; Site Survey; Conditional Use Permit
Soft Costs - Design, Permitting, Planning, Contingency	\$ 621,887.00	In progress	Architectural Design, SDC Permits, Pre-Construction Services, Builders Risk & Liability Insurance, Legal Fees, Financing Costs, Planning Costs, Oregon CAT, Tenant Moving Costs, Property Tax, Project Contingency
Hard Costs - Construction/Renovation/Site Work	\$ 2,980,938.00	Not Yet Begun	Subcontractor, General Liability Insurance, Overhead & Profit, GC Contingency, Flex Space Buildout, Escalation, Surveying, Clean Up Services, Earthwork and Utilities, Paving and Site Concrete, Landscaping/Fencing, Signage
Furnishings, Fixtures & Equipment	\$ 255,020.00	Not Yet Begun	Furniture, Fixtures, and Equipment
Program Expansion (staff, program, and capital campaign expenses)	\$ 750,000.00	In progress (campaign expenses) / Not Yet Begun (expansion expenses)	New program staff (mental health; prevention; forensic assessment programs; multidisciplinary team; child fatality review team); program expansion overhead; Capital Campaign expenses (staff, materials, equipment)
<b>Total Cost</b>	\$ 5,108,095.00		

## Amani Center Building Project

Revenue - Current and Projections

Source	Amount	Remaining	Status	Payout	Notes
<b>Awarded</b>					
Amani Center General Operating (staff salaries)	\$285,500.00	\$0.00	Secured (money in hand)	\$285,500.00	CACF funding from Oregon State; Unrestricted funds from fundraising events
Clark Family Foundation	\$5,000.00	\$0.00	Secured (money in hand)	\$5,000.00	
Individual donation of property	\$500,000.00	\$0.00	Secured (money in hand)	\$500,000.00	In-kind donation of property and property closing costs
Individual donations	\$55,250.00	\$3,250.00	Secured (money in hand)	\$52,000.00	Existing donors who have already given or pledged (Christine Dahlgren, Mendenhall-board, Fenstermaker-board, Nelson Family-board)
Local Individual Donor Pledge (KL)	\$50,000.00	\$30,000.00	Committed (pledged)	\$20,000.00	Pledged \$50,000 over 5 years
Juliet Ashby Hillman	\$20,000.00	\$0.00	Secured (money in hand)	\$20,000.00	
Malarkey Roofing	\$25,000.00	\$25,000.00	Committed (pledged)		Will provide roofing materials at no cost (amount is an estimate based on anticipated roofing costs)
Autzen	\$7,000.00	\$0.00	Secured (money in hand)	\$7,000.00	
Children's Advocacy Center Fund (State of OR)	\$164,584.00	\$0.00	Secured (money in hand)	\$164,584.00	
National Children's Alliance (DOJ)	\$38,348.00	\$38,348.00	Committed (pledged)		Reimbursement based for new building equipment
<b>TOTAL SECURED</b>	<b>\$1,150,682.00</b>				
Running Subtotal	<b>\$1,150,682.00</b>				

Submitted and Pending			
Lender (Bridge Loan)	\$2,000,000.00	Pending	
Schlesinger Family Foundation	\$10,000.00	Pending	
Individual donations	\$175,000.00	In Progress	Existing donors who have indicated financial support
<b>TOTAL PENDING</b>	<b>\$2,185,000.00</b>		
Running subtotal	<b>\$3,335,682.00</b>		
Planned			
National Children's Alliance (DOJ)	\$50,000.00	Identified	Equipment grants (towards FF&E)
Columbia Pacific Coordinated Care Org	\$100,000.00	Planned	
Individual donations	\$250,000.00	Planned	Existing and new donors who have not been approached yet
Marie Lamfrom Charitable Foundation	\$200,000.00	Planned	Fall 2025 or Winter 2025/2026
Ford Family Foundation	\$250,000.00	Planned	Summer 2025
Roundhouse	\$100,000.00	Planned	Fall/Winter 2025
Murdock	\$550,000.00	In Progress	Spring 2025
Joyce Miller Owens Foundation	\$20,000.00	Planned	
Swigert Foundation	\$10,000.00	Planned	Submit in May 2025
Insurance Reimbursement (Medical; Mental Health; Community Health Work)	\$400,000.00	In Progress	Anticipated income to support expansion of programs

<b>TOTAL PLANNED</b>	<b>\$1,930,000.00</b>	
<b>GRANT TOTAL</b>	<b>\$5,265,682.00</b>	

**Additional Considerations**

CareOregon (or apply via CPCCO)
Samuel S. Johnson Foundation
Ford Family Foundation
Roundhouse
Joseph E Weston Foundation



# 2023 Year in Review

**243 Children Served** – Intakes, Forensic Interviews, Medical Evaluations, Medical Case Reviews, & Case Management Services.

**4858 Services Provided to Victims & Caregivers** – Referrals, Crisis Intervention, Safety Planning, Advocacy, Crime Victims Assistance, Follow Up & Service Coordination.

Accomplishments	<p>Built organizational capacity, promoting internally for a new Deputy Director position and establishing new sustainable revenue streams.</p> <p>Developed the structure, capacity and funding to launch a Mental Health Program in 2024.</p> <p>Secured funding to strengthen current Spanish Language services and enhance outreach efforts, with new projects starting in 2024.</p>
2023 Celebrations	<p>Continued to develop legislative connections locally and nationally.</p> <p>Sustained medical service availability, providing immediate response to urgent cases.</p> <p>Completed Family Room with culturally inclusive artwork by Chinook Artist Carol Schoenfelder (funded by Columbia County Cultural Coalition)</p> <p>Fundraising successes: a SOLD OUT Hullabaloo; SOLD OUT trip raffle; record number of attendees at Breakfast with Santa; and new weekly &amp; monthly Bingo/Bunco events.</p> <p>Received a generous property donation to house the future home of the Amani Center.</p>
Challenges	<p>Current building constraints hamper abilities to increase and enhance services.</p> <p>Lingering impacts of the COVID-19 pandemic have made identifying and responding to child abuse more challenging, causing continued high needs for the families served.</p> <p>The rural nature of Columbia County makes it difficult for families to access needed services and supports.</p>
Support Needed	<p>A Capital Campaign is underway to build a new Amani Center facility for the kids of Columbia County. You can: Volunteer; Advocate; Make a Financial Contribution (One Time; Multi-Year Pledge; Legacy Gift)</p> <p>Continued funding to support ongoing operations and expanded services.</p> <p>Volunteers for events, administrative needs, and direct client support.</p> <p>In-kind donations: snacks for children and families receiving services; items for fundraisers; materials/labor for new building project; staff appreciation items (self-care; team activities; stress reduction)</p>

# Amani Center ~ 2022 ~ Year in Review

## *224 Children Served*

Intakes; Forensic Interviews; Medical Evaluations; Medical Case Reviews; Case Management Services

## *4018 Services Provided to Victims & Caregivers*

Referrals; Crisis Intervention; Safety Planning; Advocacy; Crime Victims Assistance; Follow Up & Service Coordination

<b>Accomplishments</b>	<p>Received <b>National Children's Alliance Accreditation</b> in collaboration with our community and multidisciplinary team partners.</p> <p>Secured a 3-year grant from <b>Ford Family Foundation</b></p> <p>Partnered with local service groups &amp; funders to help create a more welcoming space for families &amp; children. Thank you:</p> <p><b>Boeing Employee Community Fund   Rotary Club of Columbia County</b></p> <p><b>InRoads Credit Union   United Way of Columbia County</b></p>
<b>2022 Celebrations</b>	<p>Hired <b>full-time medical provider</b>, Jennifer, to meet current needs and increase assessment availability.</p> <p>Hired <b>three new team members</b></p> <ul style="list-style-type: none"><li>● Marian - Office Manager</li><li>● Monica - Fundraising &amp; Event Coordinator (*new position)</li><li>● Jenny - Intake Coordinator &amp; Custodian of Medical Records</li></ul> <p>Trained (2) additional staff as <b>Community Health Workers (CHW)</b> with scholarships from <b>Columbia Pacific CCO</b> and have (3) more staff registered for upcoming CHW training. This will result in the certification of 6 total staff.</p>
<b>We still face Challenges</b>	<p>We recognize the need to increase our capacity in both our physical space and our agency's staff. We are seeking solutions to properly support current service needs and staffing, as well as plan for future program needs.</p> <p>Access to Mental Health providers in our community is limited, and there are extremely limited opportunities for children to access specialized types of evidence-based, trauma focused therapies for our pediatric clients. The Amani Center is preparing to launch an in-house therapy program in the coming year to meet our clients' unique needs.</p>
<b>Support Needs</b>	<p>Donate: <b>Time, Talent, Treasure</b> - We need volunteers. We need your specific talents and expertise. We need your financial commitment. Any of these areas are amazing gifts to our organization to help move the mission forward.</p> <p>Email: <a href="mailto:info@amanicenter.org">info@amanicenter.org</a> to get involved.</p>

# Amani Center 2021 - Year in Review



## 185 Children Served

Intakes, Forensic Interviews, Medical Evaluations,  
Medical Case Reviews, Case Management Services

## 3086 Services Provided to Victims & Caregivers

Referrals, Crisis Intervention, Safety Planning, Advocacy,  
Crime Victims Assistance, Follow Up & Service Coordination

## Accomplishments

**Continued to provide services  
to children & families, without pause,  
during the Covid-19 pandemic**

Successfully transferred executive director role to Amelia Kercher (previously our Program Manager) when our beloved, long-term director, Cassy Miller stepped up to provide statewide CAC services with Oregon Child Abuse Solutions.

Successfully submitted and received National Children's Alliance funding for retention and expansion of services & staff, as well as replacement of aging equipment to provide better sound and picture quality of recorded assessments

## 2021 Celebrations

- Hired a grant-funded Multi-Disciplinary Team Coordinator to facilitate and lead the Columbia County Child Abuse MDT
- Took advantage of training opportunities conducted by industry experts at a reduced cost due to virtual participation options
- Continued developing Spanish-language services in Intake, Forensic Interviewing, and Family Support Specialist Services
- Developed a 3-year Strategic Plan (2022-2025) focusing on: Excellence in Governance; Strengthening of Brand; Refining CAC Services; Adequate Capacity through Staffing; Improving Physical Space; Securing Stable & Diverse Funding

## We still face Challenges

- Challenges around in-person fundraising have continued to impede the acquisition of critical unrestricted funds that cover necessary expenses of day-to-day operations
- We have been unable to retain a full-time medical provider to provide maximum scheduling opportunities for children in need of full assessment services
- Local children still face less interaction time with mandatory reporters resulting in a decrease in reporting and posing a barrier for child abuse intervention compared to pre-pandemic times

# Amani Center

## 2020 - Year in Review



### 267 Children Served

Intakes, Forensic Interviews, Medical Evaluations,  
Medical Case Reviews, Case Management Services

### 4257 Services Provided to Victims & Caregivers

Referrals, Crisis Intervention, Safety Planning, Advocacy,  
Crime Victims Assistance, Follow Up & Service Coordination

## Accomplishments

*Continued to provide services  
to children & families, without pause,  
despite the Covid pandemic*

Worked collaboratively with  
Oregon Child Abuse Solutions and  
statewide Children's Advocacy Centers  
to advocate for emergency funding from  
the State of Oregon during the Covid-19 crisis

Worked to successfully obtain minimum  
necessary funding to retain all trained and  
qualified staff to continue providing local,  
professional Children's Advocacy Services



- Hired a Full Time Medical Provider to increase assessments to 5 days per week and expand medical services
- Hired a bi-lingual direct service staff member to conduct Intake, Family Support, and Forensic Interviews in Spanish

## We still face Challenges

- Obstacles in fundraising have reduced critical unrestricted funds to cover expenses ranging from supplies to salaries, safety equipment to technology, and additional costs arising from the pandemic.
- Due to Covid-19, reduced interaction of local children with mandatory reporters (such as teachers, coaches, child care providers, tutors) has resulted in a statewide decrease in reporting and posed a barrier for child abuse intervention.
- The slowed pace of capital fundraising has impeded our ability to move ahead with expansion & remodel plans that would address Covid-19 exposure considerations, as well as alleviate existing overcrowded and inefficient staff work spaces.

# Amani Center 2019 - Year in Review

## Accomplishments



### 350 Children Served

Intakes, Forensic Interviews, Medical Evaluations,  
Medical Case Reviews, Case Management Services

### 3422 Services Provided to Victims & Caregivers

Referrals, Crisis Intervention, Safety Planning, Advocacy,  
Crime Victims Assistance, Follow Up & Service Coordination

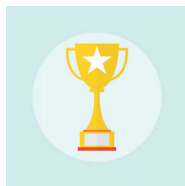
## Recognition!

### Voted #2

Best Small Nonprofit to work for in Oregon  
by Oregon Business Journal

### Awarded #3

Best Nonprofit by South Columbia County  
Chamber of Commerce



## Celebrations

- Served highest number of children in a single year than ever before
- Welcomed Tilda (the service dog) to the team
- Held most successful fundraiser in Amani Center history

## We still face Challenges

- The loss of a highly competitive Victims of Crime Act grant threatens our Forensic Interviewing capacity
- Challenges in recruiting an additional Medical Examiner have hindered appointment availability and affected scheduling efficiency
- The need for capital funding for building expansion has impeded remodel plans that would create additional space to accommodate families and staff

# 2024 YEAR IN REVIEW GRATITUDE REPORT



SEE WHAT YOUR GENEROSITY AND COMPASSION FOR CHILD ABUSE VICTIMS HAS ENABLED THE AMANI CENTER TO ACCOMPLISH:



**248**

Children served  
in 2024.



**6200**

Services provided to  
victims and caregivers.

SERVICES PROVIDED INCLUDE REFERRALS, CRISIS INTERVENTION, SAFETY PLANNING, ADVOCACY, CRIME VICTIMS ASSISTANCE, FOLLOW UP & SERVICE COORDINATION.

## ACCOMPLISHMENTS:

- 20% of total funding sourced for New Building Capital Campaign.
  - Launched new in-house Mental Health Program.
- Increased communications with social media & monthly newsletter.
  - Expanded Spanish language services with new bilingual staff.
  - \$119,388 Monies raised through fundraising efforts

## CELEBRATIONS:

- \$1 million allocated by Congress for new building (pending budget vote).
  - Hired in-house Mental Health Clinical Program Manager.
- Amani Center nominated as top 4 finalist for "Nonprofit of the Year".
  - Launched Domestic Human Trafficking Victim and Child Sexual Exploitation awareness projects.

## CHALLENGES:

- Current facility constraints restrict our ability to expand services and have split staff and programs into multiple spaces.
- Rural communities encounter challenges to accessing services.
- Expansion of abuse prevention education is needed.

## SUPPORT:

- Our Capital Campaign to build a new Amani Center continues! You can help by volunteering, advocating, or donating financially.
- Funding is still needed to support current & expanded services.
- Volunteers are needed for fundraising events, administrative tasks, and direct client service support.
- Donations are needed for: snacks for kids, items for fundraisers, materials/labor for new building project, staff appreciation items (self-care gifts, stress relief).

# OUR VISION FOR 2025...

2025 is the 25th anniversary of the Amani Center!

We look back in gratitude to the many individuals who have contributed to our mission over the lifetime of the agency, helping us to reach this exciting new chapter: building a new Amani Center facility.

To celebrate 25 years of service to vulnerable children, we seek to increase the total funding raised for our Capital Campaign by an additional 25%. You can help us reach this goal by becoming a "Circle of Friends" monthly financial supporter.



Scan this QR code to join our "Circle of Friends" and celebrate 25 years of Amani Center services!

[WWW.AMANICENTER.ORG](http://WWW.AMANICENTER.ORG)