

**Proposal: Little Nest Preschool LLC Leasing to Own a New Building for Conversion to Daycare Center**

Current Location  
Little Nest Preschool LLC  
1576 Sharp Lane  
Rapid City, SD 57703  
Jessica Castleberry  
605.430.4268

Proposed Location  
3459 Jet Drive  
Rapid City, SD 57703

Little Nest Preschool's purpose is to provide quality care and education to children ages 2 and up. For over four years we have provided a loving and supportive environment for our students in the Rapid Valley area, while still focusing on the educational principles outlined in the South Dakota Early Learning Guidelines. Since we opened in 2010 we have been registered with the State of South Dakota, and follow their strict guidelines for safety, nutrition, and health. We offer families an affordable, practical option for preschool, as we are reasonably priced, and also open from 7:00 am-5:30 pm to provide full day care for families that work full time.

Our student capacity has stayed steadily at our maximum, with typically 8-10 students on our waiting list. It is our goal to be licensed for 40 students, and to serve the Rushmore Business Park employees, providing them with a convenient location for preschool education for their children.

Little Nest Preschool currently employs four people, two full time and two part time. We want to expand to meet the increasing need for outstanding education and child care for families working in the Rushmore Business Park, as well as to create more full time employment opportunities. There are two additional staff members that have begun the orientation and training process. With the approval to move forward, all staff will complete additional requirements for a child care center.

Little Nest Preschool is unique in many ways. It is a Limited Liability Company, and follows a strict business structure. Owner/manager Jessica Castleberry has her Child Development Associate, Director Certificate, and has over twelve years preschool teaching experience, as well as having taught specialized art, music, dance, and drama classes for organizations such as the Dahl Arts Center, Academy of Dance, Black Hills Community Theater, the Storybook Island Children's Theater, the YMCA, the Rapid City and Douglas School Districts, Black Hills Community Education, and Haggerty's Musicworks.

Our main goal is to provide superb care and an education that will ignite the fire for a love of learning for our students that will last a lifetime. A larger space that has an increased capacity limit will not only improve the learning environment for students, it will enable us to provide more children with exemplary care, and provide a high quality care option for employees of the Rushmore Business Park.

The land, structure, parking, and ADA accessibility for the proposed location are superb. We have been working closely with Rapid Fire Protection and the Captain Richard Broderick (605.390.9282) to ensure that all necessary changes are made to meet fire safety equipment regulations. Please see the attached specifications for attributes of the building, and proposed installations. The property under consideration is an ideal location for a high quality preschool, and will be an excellent benefit to those employed in the Rushmore Business Park.

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**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

14UR017

**Specifications: Little Nest Preschool LLC Leasing to Own a New Building for Conversion to Daycare Center**

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& DEVELOPMENT SERVICES

A. Floor Coverings for each room

Classroom carpet

Front Entryway tile

Kitchen tile

Utility Room tile

Back Hallway carpet

Bathroom 1 (Boy's Bathroom) tile

Bathroom 2 (Girl's Bathroom) tile

B. Floor coverings are a class 2 material.

C. Wall Coverings for each room are sheetrock.

D. Furnace is BTU rating 180,000.

E. There is one level in the building. The entire building will be for preschool use.

F. All entryways are ground level and therefore there are no railings.

G. All outlets will have self-closing covers.

H. All closet doors are capable from being opened from the inside.

I. There is one 2A rated fire extinguisher will be located next to the front entrance. Another is located in the kitchen on the northern wall next to the entryway. There is an additional fire extinguisher located on the western wall of the building near the hallway.

J. Planned installation

Fire alarm pull stations, interior sprinkler, interconnected fire alarms (please call Captain Richard Broderick at 605.390.9282 with questions), portable tub, diaper changing table, will purchase refrigerator, stove, dishwasher, washer, and dryer.

- K. There is existing ventilation from the kitchen stove area. We will be installing a Type Two rated oven hood.

The kitchen will have a dishwasher installed.

- L. We will add a baby gate between the kitchen and the main play space to prevent foot traffic through the kitchen area.
- M. There is a fence that surrounds the playground area. The fenced in area is 32,686 square feet and highly visible from all areas. The fence is 47 inches high, and surrounds the entire lot to the eastern side. It is field fence (see attached photo). There are three gates. The gate for playground access is located on the eastern side of the building. It is currently a corral type gate, and will be replaced with a type gate (see attached photo). For outdoor playtime, students will exit through the front entryway, use the sidewalk, and enter the playground through this gate. There are two more gates that are large drive through corral type gates. One gate is located on the south western section of the yard (to the rear of the building) and the other in the north western corner of the yard. Both of these will be replaced with more field fence.
- N. We will add three plastic sandboxes that have holes drilled in the bottom for drainage and lids. We will also add three plastic slide/climber combination units, two plastic playhouses, a child sized plastic bench, and a child sized plastic picnic table. All of these items were purchased at Toys R Us (see attached photos).
- O. There is mechanical ventilation in both Bathroom 1 and 2.
- P. There is no current fire alarm system. We plan to install fire alarm pull stations, interior sprinklers, and interconnected fire alarms. Fire Captain Rich Broderick's suggested installations will be sprinkler heads, fire alarm pull stations located at the kitchen, the western wall and the eastern wall, and three interconnected smoke detectors located in the kitchen, main play area, and the back hallway, as well as two 13R heat detectors in the attic. His cell number is 605.390.9282 for any questions regarding this. The building is already equipped with lighted exit signs and emergency lights.
- Q. There is currently no signage. Intended signs will comply with Rapid City sign code.
- R. There are currently twenty one available parking spaces. We will utilize the three parallel spaces to the west, as well as two additional spaces at the front as designated student drop off spaces. There are spaces across the lot, four of which will be used for employee parking. One space to the rear of the building will be utilized for the dumpster, leaving eleven parking spaces available to the public, two of which are designated handicapped parking, and are ADA accessible directly at the front entrance.
- S. Dining areas and work tables are all easily stored so as not to detract from indoor square footage for playspace. Chairs are stackable, and tables are child sized, heavy duty and fold in half for easy storage. Chairs and tables can easily be stored in the spacious kitchen area (see attached photo).

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