

# Building for the Future

## A Campaign for Cardinal Cushing Centers

Cardinal Cushing Centers is a caring intergenerational community where people have been living full and meaningful lives at home, at work, at school and at play since 1947. Individuals with intellectual disabilities are provided supports to achieve independence, and fulfilling relationships - while honoring Cushing's founding values of the Sisters of St. Francis of Assisi and Richard Cardinal Cushing, whose extraordinary vision encompasses all people, all faiths and all abilities.

**The Building for the Future Campaign** has been born from our strategic and master plans, two guiding documents that chart our next trajectory both programmatically and with our buildings and spaces.

Phase One of our Master Plan, designed by Architectural Resources, involves two key projects. Cushing's student programs are transitioning from a generalist provider to one with a more specialized model with three distinct program tracks. This shift is designed to better serve students, increase enrollment, and match sector trends.

**Today's "generalist" program will be a reimaged CORE program that stands for Community-Opportunity-Responsibility-Education.** It will continue to provide educational and vocational instruction for day and residential students who have a primary diagnosis of intellectual disability or autism with social and emotional challenges.

**The "Transition/Vocational Program" will be focused on developing vocational skills, building employment experience, and creating community connections.** Students in the Transition/Vocational program are able to be safely independent in the community.

**The new "Intensive Program," is designed for students with significant intellectual needs as well as behavioral and medical complexities, and will be housed in the renovated St. Coletta Day School space, along with the consultative services.**

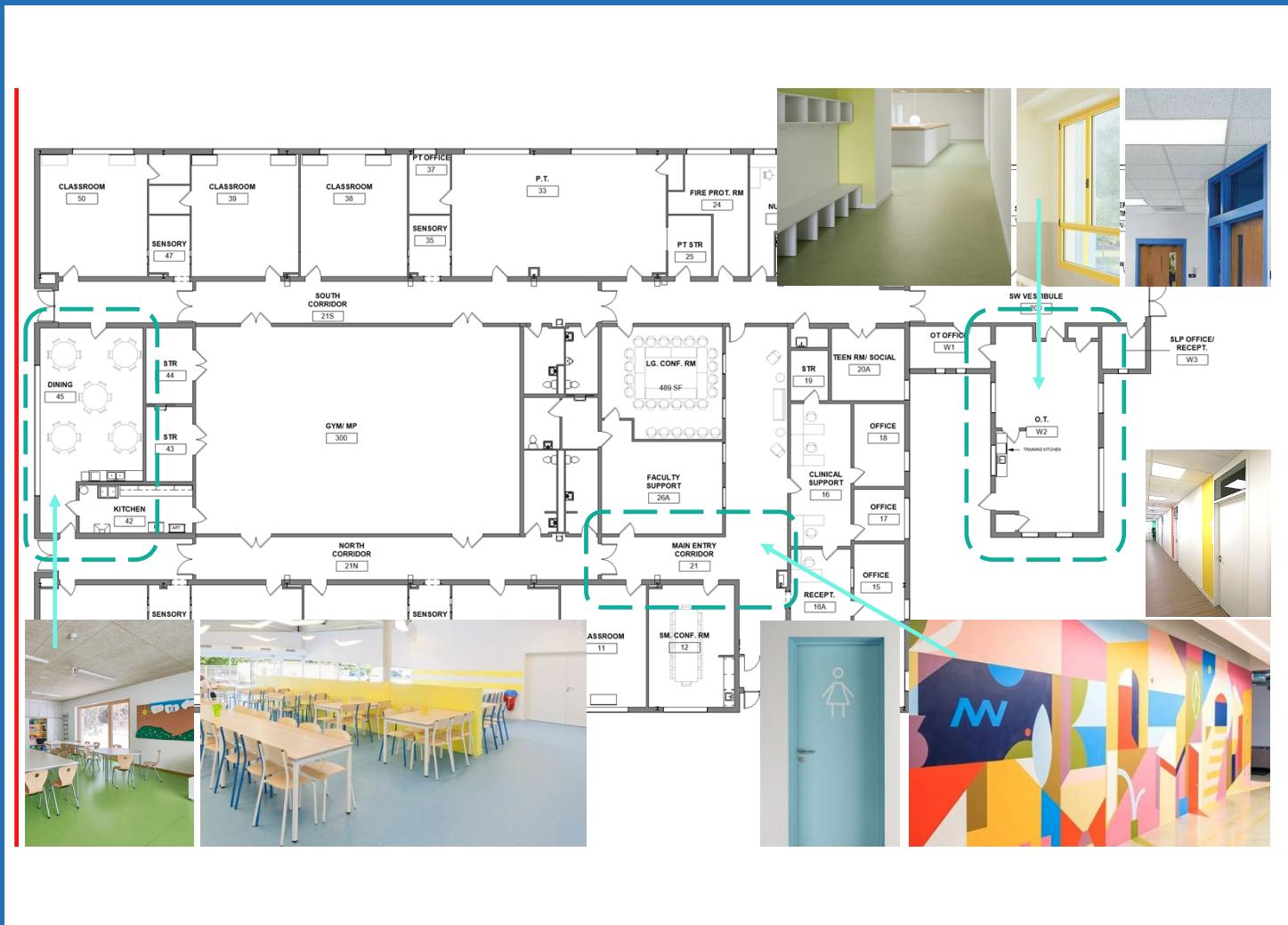
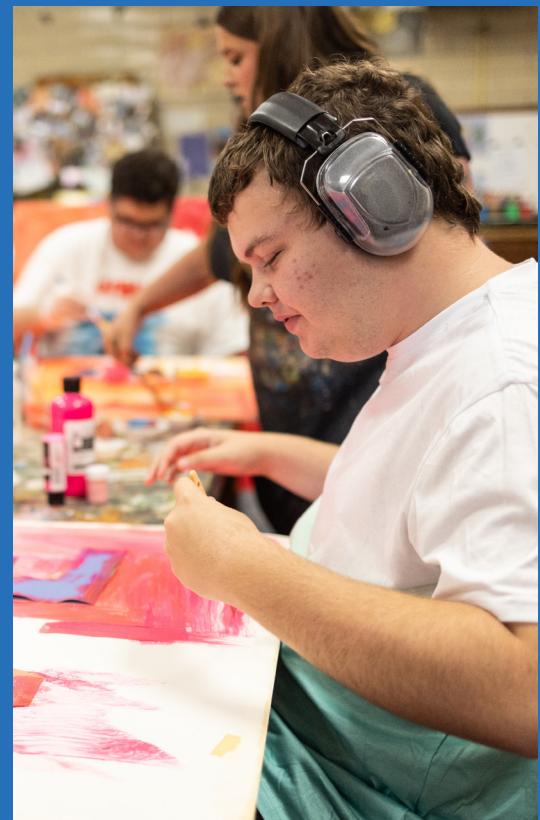


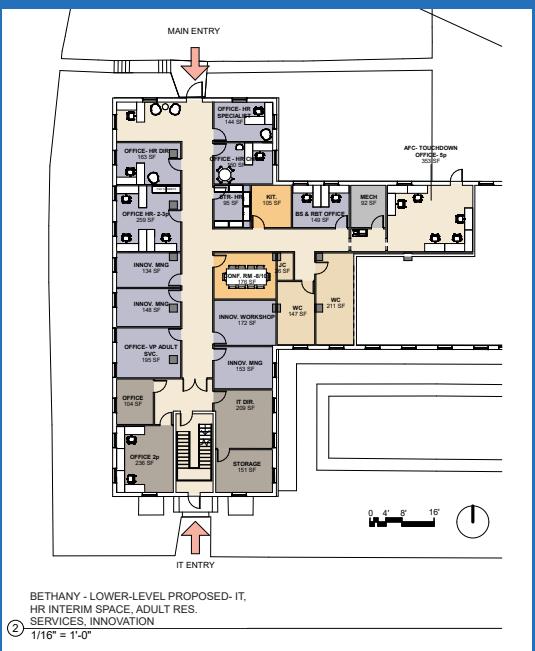
## St. Coletta Day School Reimagined

The first **key project** is renovating the currently unoccupied St. Coletta Day School in Braintree, which will allow us to produce high quality, revenue-producing pay per day therapy and consultative services that are in demand in our geographic area. It will also allow us to expand our current capacity to support elementary and middle school students ages 6 to 13 with more significant intellectual needs, including individuals who require enhanced staffing support.

*In meeting with local special education leadership, feedback was overwhelmingly positive about the need for the following:*

- Specialized guidance and support for developing and implementing effective special education services for transition and elementary age students
- Specialized guidance and support for creating alternative portfolios that satisfy MCAS requirements.
- Assessments in transition from school to the next phase of life for individuals with intellectual disabilities as well as assessments in Augmentative and Alternative Communication (methods of communication used to supplement or replace spoken or written language), and Assistive Technology
- Professional development opportunities for special education teachers
- Increased need for school vacation week and summer programs, as well as opportunities for local public school districts to send their students to specialized employment training programs



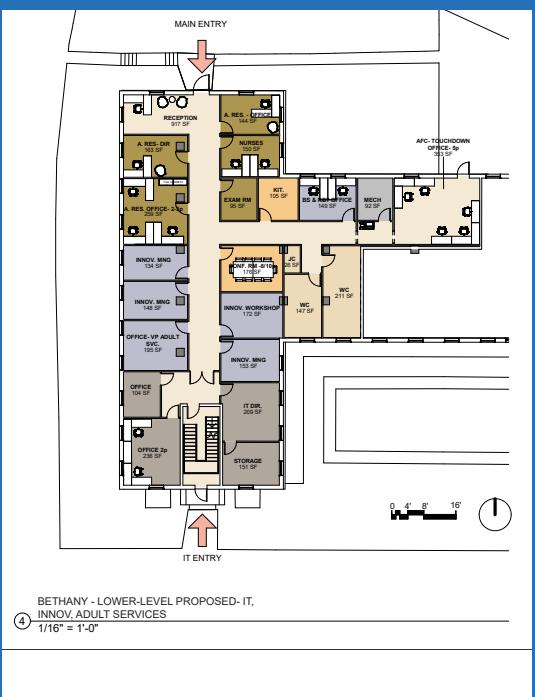


### Office Buildout at the Bethany

The second key project is outfitting the lower level of a previous project, the Bethany Apartments. As you may recall the Bethany Apartments, 37 units of workforce housing, were created by converting one of our underutilized buildings back in 2017. The lower-level of this space has always been meant for Cardinal Cushing Centers' use, and now instead of using it for storage, we are ready to outfit it for much needed office space for our HR, IT, and Finance teams.

This will not only allow us to better utilize a key building space, but it will also free up other offices in our school building, allowing us to keep school program teams working more closely together. This dovetails perfectly with our Strategic Plan's directive to have three separate student program tracks. When this project is complete, the Leonard Florence Education Center building will be home to all of our Track One/CORE program participants.

The Transition/Vocational track will continue to be housed in the new MarketPlace Building.



## The Future

We also seek to create an endowment that will ensure we can take care of these projects, and all of our many buildings, spaces and residential houses for years to come with a reliable, ongoing source of unrestricted funding.

The Friends of Cardinal Cushing Endowment is intended to strengthen our ability to ensure extraordinary teaching, learning, and the capacity to pursue the organization's strategic goals.

Our most pressing strategic goal is that of financial sustainability. Of all the goals outlined in the Cardinal Cushing Centers Strategic Plan, financial sustainability is the one upon which all others depend. A robust endowment safeguards the organization through challenging economic conditions and enables us to innovate and grow during good times.

The annual income and security provided by the endowment:

- Provides a solid financial basis for long-term viability, self-reliance and independence,
- Supports special programs and an overall level of excellence that may not be supported by established fees,
- Provides a reasonable, predictable, stable and sustainable level of income to support capital needs,
- Sustains our programs in the event of an economic downturn.

**We hope you will consider a gift to help Cushing raise \$1.8 million for the St. Coletta Day School renovations, \$2.2 million for the Bethany Basement build out, and \$6 million for our endowment. A gift to the Cardinal Cushing Centers will help us raise expectations and possibilities for students and adults who needs us, today and for years to come.**

