



Foundation 2  
*Crisis Services*

# Foundation 2 Crisis Services Headquarters Facility

# Welcome

## Why us? Why now? Why you?

Foundation 2 Crisis Services is nearing the finish line of a transformational fundraising campaign to bring us into a new space in Downtown Cedar Rapids. The need to be in a centralized, trauma-informed, and efficient space is more important than ever.

Mental wellness is a public health issue, impacting every aspect of our community from employment, to housing, to education. It impacts everyone, regardless of age, occupation, or lifestyle. Our services and programs are growing in response to these needs and we look forward to providing our staff and community with a therapeutic space to support individuals experiencing crisis across Iowa.

We need your support to help us cross the finish line in this campaign.



**Emily Blomme**  
Foundation 2 Crisis Services  
CEO



**Samantha McGrane**  
Foundation 2 Crisis Services  
Board President

# Who We Are



Foundation 2 Crisis Services has been serving Cedar Rapids and the surrounding area for over 50 years. Our organization started as a volunteer-led crisis phone line formed by college and high school students in Cedar Rapids in 1970. Today, we employ over 180 individuals and operate with a \$9 million budget. We continue to offer crisis phone services and have expanded our service array to include chat, text, and in-person counseling as well as strategic partnerships with entities like law enforcement and school districts. We also have a family and children services arm that offers an emergency youth shelter and support for youth and young adults who have aged out of the Iowa Foster Care system. In FY22, we provided crisis care more than 80,000 times, including a large concentration in the greater Cedar Rapids area.

# Impact



## Trauma-Informed Space

Our counselors respond to high-acuity crisis situations daily, which poses a risk of experiencing secondary trauma. Creating a trauma-informed space can reduce this risk and improve employee wellbeing and retention. Trauma-informed spaces are intended to create calm, safe, and comfortable workspaces and can include blue hues, live plants, and ample sunlight.

## Corporate Trainings & Downtown Partnerships

We've experienced significant growth in corporate mental health trainings as more businesses recognize that their team's mental well-being should be a top priority. We provide employers with mental health training and workshops to build a more vibrant community that is safer from suicide. Our new space will provide conference space for regular community trainings, increasing our impact.

Community partners have been tremendously important to us from the

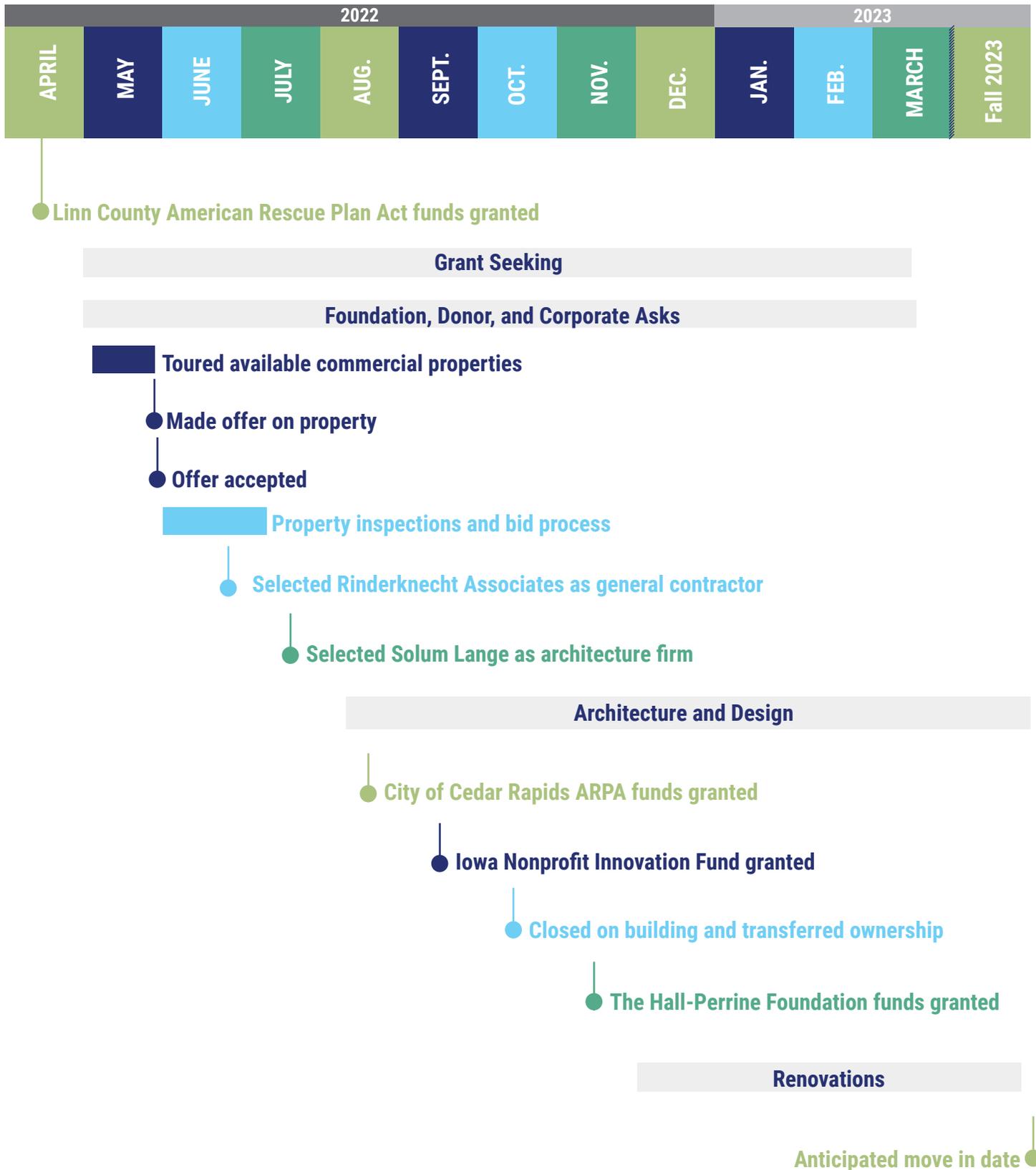
beginning. We are a gap-filling service provider; we rely heavily on our robust and knowledgeable community partners who provide long-term mental health support. We value the hub of social services located in Downtown Cedar Rapids, and look forward to contributing to and benefiting from this rich resource.

## Efficiencies

We currently lease or own six different facilities in Cedar Rapids to meet programming and staff needs. Our new headquarters facility will create significant efficiencies through consolidation. We anticipate saving \$90,000 annually in leasing and other office expenses like travel and equipment.

Our current facilities do not have a conference space large enough for leadership team meetings or internal trainings. The new facility's conference spaces will significantly improve our ability to collaborate across programs and hold regular trainings.

# Project Timeline



# Present State

## The Witwer Building

The Witwer Building, 305 2nd Ave SE, was constructed in 1895 and initially served as a post office and federal building. A partial demolition and massive remodel, including the addition of a third floor, took place between 1908 and 1910. It was used as the post office and courthouse until 1933. Three years later, Witwer Grocery Company purchased it and opened a grocery store in the first floor.

The building was later leased to Linn County in 1967 and housed various social services including juvenile court services and the Witwer Senior Center. It also served as a bus station until 1983. It was renovated several times between 1972 and 1989, and placed on the National Register of Historic Places in 1982.

The building was sold to a developer in 2010. Since then, it has housed several bars and a restaurant; the second and third floors were opened as office hoteling space.

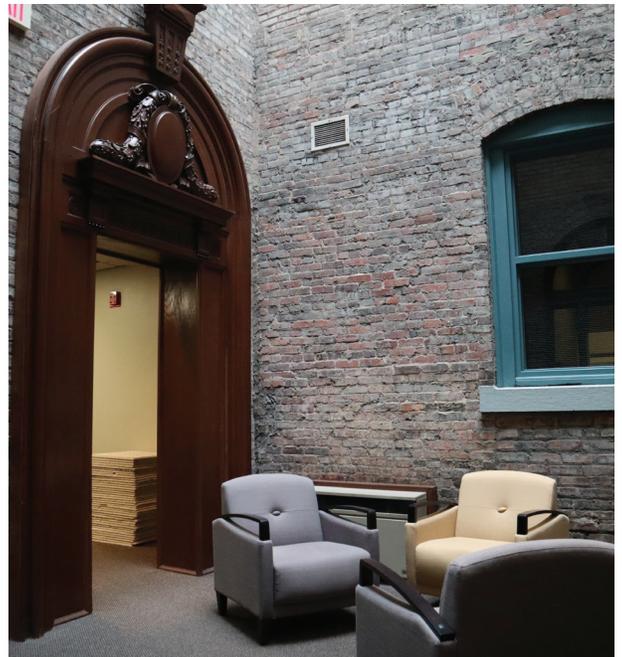


**ABOVE:** The Witwer Building pictured in fall of 1981. At that time, it housed the juvenile probation office and juvenile court, as well as other social services.

Image courtesy of Witwer Offices Cedar Rapids.

**RIGHT:** The current interior of the Witwer Building includes historical woodwork and brickwork. Windows in the interior of the building bring natural light into offices and meeting spaces.

Image courtesy of Foundation 2 Crisis Services.



# Future State

We are working with Rinderknecht Associates and Solum Lang Architects to meet the needs of our programs while honoring the building's rich Cedar Rapids history and historic details.

Our renovations will primarily focus on the spaces on the second and third floors. The space currently includes over 50 offices and seven conference areas for team meetings and trainings. A variety of flexible, modern workspaces will promote collaboration, individual flexibility, and increased employee wellbeing.

The location is a premiere Downtown spot with significant exposure to local businesses and thousands of Downtown patrons, employees, and residents. We look forward to maximizing our ability to equip our community with mental health knowledge and provide crisis services for all in our new location.



ABOVE: The second and third floors will have a variety of workstations, including flexible options, group workspaces, and office hoteling.

Images courtesy of Solum Lang Architects.



LEFT: New designs will incorporate existing historical elements, including original brick, woodwork, and windows.

# Funding & Budget

## Secured Funding

<b>Linn County</b>	<b>\$2,300,000</b>
American Rescue Plan Act (ARPA) Funds approved by Linn County Board of Supervisors.	
<b>Nonprofit Innovation Fund</b>	<b>\$500,000</b>
Grant funding from the State of Iowa's Nonprofit Innovation Fund.	
<b>The Hall-Perrine Foundation</b>	<b>\$400,000</b>
<b>City of Cedar Rapids</b>	<b>\$250,000</b>
ARPA Funds approved by the City of Cedar Rapids.	
<b>Corporate &amp; Private Contributions</b>	<b>\$225,000</b>

## Proposed & Pending Funding

<b>Corporate &amp; Private Contributions</b>	<b>\$1,262,115</b>
<b>Property Sales &amp; Reserves</b>	<b>\$300,000</b>
Sale of existing Foundation 2 Crisis Services buildings; must be approved by Board of Directors.	

## Project Budget

<b>Building Acquisition</b>	<b>\$1,484,000</b>
Purchase cost fully covered by Linn County ARPA funds.	
<b>Base Scope</b>	<b>\$1,506,235</b>
Renovations required to safely occupy building.	
<b>Finishes &amp; Configuration Scope</b>	<b>\$2,246,880</b>
Additional updates to ensure trauma-informed space that promotes employee and client wellbeing.	
<b>Total Project Cost</b>	<b>\$5,237,115</b>

# Campaign

Raising the Bar | Fundraising Progress

This facility will be transformational for our staff who show up each day to provide life-saving work to thousands of people experiencing crisis. At a city, county, and state level, there is recognition that mental health and suicide prevention should be a priority and addressed as a public health issue. As the leading crisis services expert in the community, we acknowledge and respond to these growing concerns to support our communities 24/7, 365 days a year.

It is not lost on me that many of you have connected with Foundation 2 Crisis Services at some point. Or perhaps you know someone who has utilized our services. We want to continue to provide the highest quality services and we know we can do that in this facility.

We kindly request you to consider a gift to our campaign. Please give a gift at a level that is meaningful to you. We need your support to help us cross the finish line.



A handwritten signature in black ink that reads "Emily Blomme".

**Emily Blomme**  
Foundation 2 Crisis Services  
Chief Executive Officer



# Your Impact

We value your gift and support of the Foundation 2 Crisis Services mission and our headquarters facility. To express our appreciation, we extend several options for recognition of your gift.

## In Memory

Your loved one's name can live on in perpetuity at Foundation 2 Crisis Services on our memoriam wall. This display will be a beautiful memorial to those impacted by suicide as well as individuals who were advocates for mental health care and suicide prevention.

## Donor Wall

A donor wall will be displayed prominently in the lobby of the Foundation 2 Crisis Services' offices. Individuals, corporations, and foundations who have contributed to this project will be featured permanently in this display.

## Naming Rights

There are limited naming rights opportunities in our new space. Leave a lasting impact on our employees, board members, and clients with a space named in your honor. Opportunities include our restorative employee space, training center, and board room.

Memorial and donor wall opportunities are available starting at \$1,000. Naming rights opportunities are detailed on the included insert.

# Board of Directors

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University of Iowa

**Dale Wirtjes**  
Community member



**We sincerely appreciate your consideration of a gift to this campaign. It is an honor to be part of this transformational time for Foundation 2 Crisis Services and the future of mental health care in our communities. As we continue to support and guide the agency through this remarkable opportunity, we invite you to come along beside us. We appreciate your investment in the future of our community.**



*Samantha McGrane*

**Samantha McGrane**  
Foundation 2 Crisis Services  
Board President

# Connect With Us



@Foundation2Iowa

Foundation 2 Crisis Services