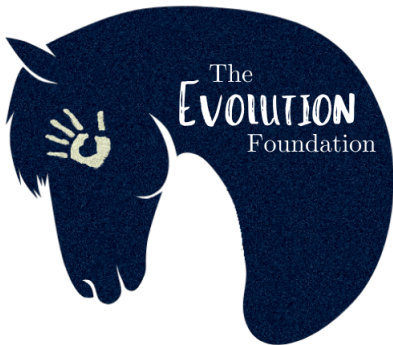


October
2020

EQUINE-FACILITATED LEARNING & WELLNESS FARM PROPOSAL

Because everyone deserves an Evolution



Board of Directors:

Alexandra Hayes

Kelly Crowley

Christopher Anamateros

James Rober

36 Slater St.
Rehoboth, MA 02769

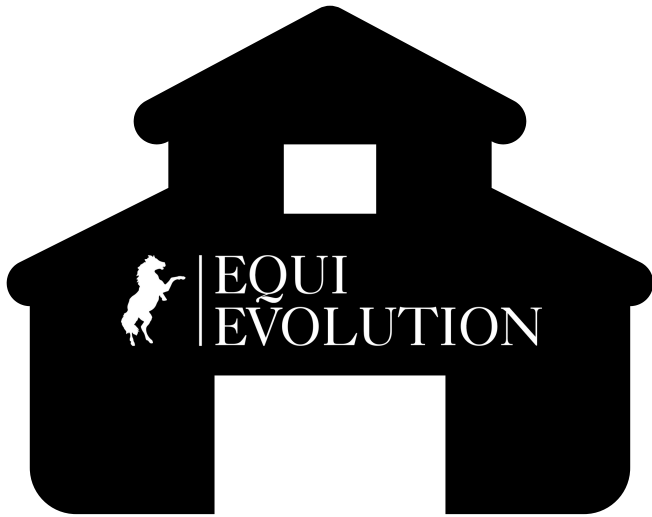
www.equievolution.org/the-evolution-foundation
EvolutionFoundationNewEngland@gmail.com
774-266-1767

Introduction

Equine-Facilitated Learning is a unique approach to improving mental health and wellness through meaningful interaction with horses. Chronic cases of anxiety, depression, and PTSD are skyrocketing and the demand for new and effective mental health programs is higher than ever. *Equi Evolution* combines the principles of Gestalt psychology and MBSR (Mindfulness-Based Stress Reduction) techniques, along with equine interaction, into a one-of-a kind experiential learning program. Launched in January 2019, this organization has built a strong base of client success stories, even while facing a devastating barn fire and a global pandemic in 2020.

While the program has seen great success in our community, the fact remains that the overhead costs required to run equine-centered programs are very high and are not covered by insurance, translating into substantial out-of-pocket costs for clients. This past summer, the 501(c)(3) organization, *The Evolution Foundation*, was founded to help supplement funding and growth efforts as we work to make these incredible programs accessible to everyone. The following proposal provides an overview of the details and cost analysis pertaining to construction of a new facility better suited to meet our needs. Raising the funds needed to build this facility would allow us to continue to offer our sliding scale payrates and keep our services affordable for everyone!

NEXT STEPS...



Since launching our program in early 2019 *Equi Evolution* has been renting space at Remembrance Hill Farm, a small private horse farm in Rehoboth, MA. While this has been a great launching point, there are a variety of limitations in running programs at a rental property. From the beginning, the goal has been to build a private facility, specifically designed to meet the unique needs and goals of clients and horses.

At present, there is a promising piece of raw land, also in Rehoboth, MA, that we are interested in pursuing as the future home of *Equi Evolution* and *The Evolution Foundation*. With your help we can make this dream a reality and continue the expansion of Equine-Facilitated Learning and Wellness services in our community.

PROPERTY SPECIFICATIONS



Address:
14 Horton Way
Rehoboth, MA 02769

Size:
11.35 acres

List Price:
\$220,000

COST ANALYSIS

There are a wide variety of expenses involved in operating equine-centered programs including; feed costs, veterinary care, hoof care, tack and grooming supplies, manure management, insurance, etc. In addition to these regular maintenance expenses and other general operational expenses, are the substantial facility costs. The spreadsheet below provides a basic overview of the proposed facility cost analysis followed by a comprehensive explanation of each itemized expense.

GENERAL OVERVIEW

Asset	Estimated Cost	Specs
Land	\$220,000	11.35 acres
Land Clearing	\$5,000	4 acres
House	\$300,000	2,000 sq. ft.
Barn	\$150,000	4 stall, w/ storage & office space
Fencing	\$20,000	1,600 ft. (approx 2 acres)
Tractor	\$10,000	
Manure Compost System	\$2,000	Large cement blocks
Driveway & Parking	\$30,000	approx. 3,000 sq. ft.
Indoor Arena	\$150,000	60'x120'
Total Investment:	\$887,000	

Color Key	
Personally Funded	—————> \$525,000
Fundraising Goal	—————> \$212,000 *
5-year Goal	—————> \$150,000

As we move forward in this endeavor, *Equi Evolution* Founder & Director, Samantha Thorpe and her husband Jamie Thorpe, have agreed to personally cover the costs highlighted in green, totaling an estimated \$525,000. The expenses highlighted in yellow represent the core components of our proposal request. Our goal is to raise these funds, totaling approximately **\$212,000***, through the generosity of individual donors, corporate donations, and grants. The indoor arena, highlighted in blue, is a future goal *The Evolution Foundation* plans to revisit in the next several years.

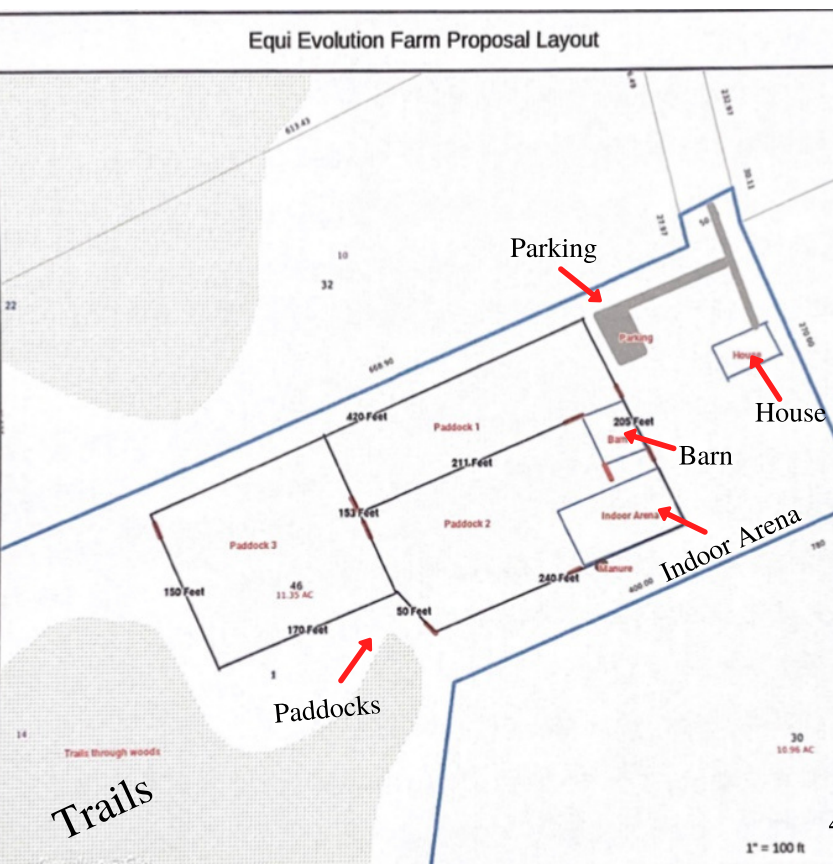
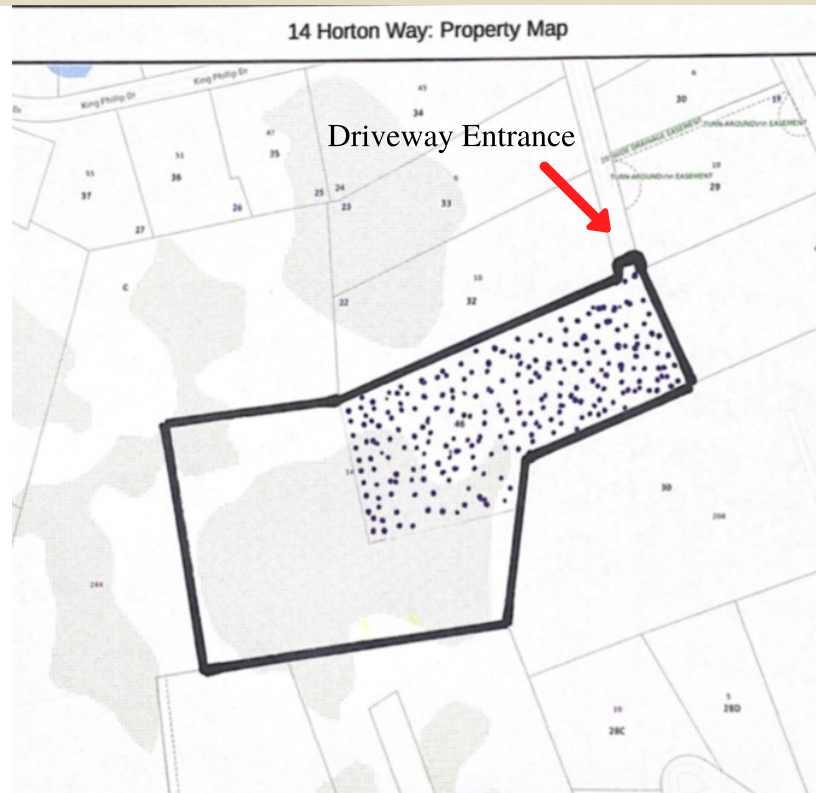
ASSET BREAKDOWN



LAND

Located at the end of a quiet cul-da-sac in Rehoboth, MA, a Right-to-Farm community familiar with the equine industry, 14 Horton Way offers a private 11.35 acre retreat. Less than 1 mile from the current location at which services are being offered, this property would make the move very easy for any current client base.

The image to the right shows an outline of the property boundaries according to the town of Rehoboth assessor's office. The grey area at the left side of the property is wooded marsh area which is unbuildable but has been deemed usable for trails, which are a valuable asset to the wellness program. The dotted area is the land on which the structures and paddocks will be built. See below.



The image to the left depicts an overview of the structural layout of the facility including house, barn, fencing, driveway and parking, manure compost, and indoor arena.

As the property itself is lightly/moderately wooded, we estimate the need to clear approximately 4-5 acres to accommodate building. *Equi Evolution* Founder, Samantha Thorpe and her husband Jamie Thorpe, have agreed to personally cover the expenses noted in green on the previous page, which include: total land cost, land clearing, and house cost (approximately \$525,000). On the following pages we will review the additional structures and expenses proposed for the farm.

ASSET BREAKDOWN



BARN



While a herd dynamic is important to our work, we aim to keep our herd fairly small (4-6 horses) for both safety and relationship development purposes. That said, we are planning to build a 4 stall barn, approximately 50' x 38', with both office space and a small loft area that can be used as a classroom area for small group programs.

We are currently working with Morton Building Co. in Norton, MA to create a detailed estimate and blueprint.

FENCING

In order to maintain adequate space for our horses, set up sustainable pasture rotation practice, and offer privacy for our clients; we plan to fence in approximately 2 acres of land. According to the layout and measurements shown on page 4, this will total approximately 1,600 ft. of fencing.

Sturdy, horse-safe fencing will be crucial to providing security, along with reducing risk of injury (to both horses and humans) and avoiding extensive repair costs. With fencing and installation costs ranging from \$10-\$15/foot, we estimate the total cost for fencing to be approximately \$20,000.



ASSET BREAKDOWN



TRACTOR



A tractor is an essential tool for farm management. With the plan to compost and reuse manure in a pasture management program, a tractor will be required for the moving, turning, and dragging of the compost. In addition the tractor will be used for moving snow, transporting larger items around the farm, dragging arenas, etc. Due to the size of the proposed facility we recognize that a smaller tractor should sufficiently meet all needs and anticipate being able to keep this cost around \$10,000.

MANURE COMPOST SYSTEM

Horses produce approximately 50lbs of manure each day. With a herd of 4-6 horses, that means up to 300lbs of waste every single day. Plans for manure management include an efficient compost system that would be an environmentally friendly way to both eliminate manure disposal costs, and provide compost to improve the quality of our own pastures creating more sustainable forage for our horses. There are a variety of compost system options and at this time we estimate the cost to be approximately \$2,000 for a system that meets the farm's needs.



ASSET BREAKDOWN

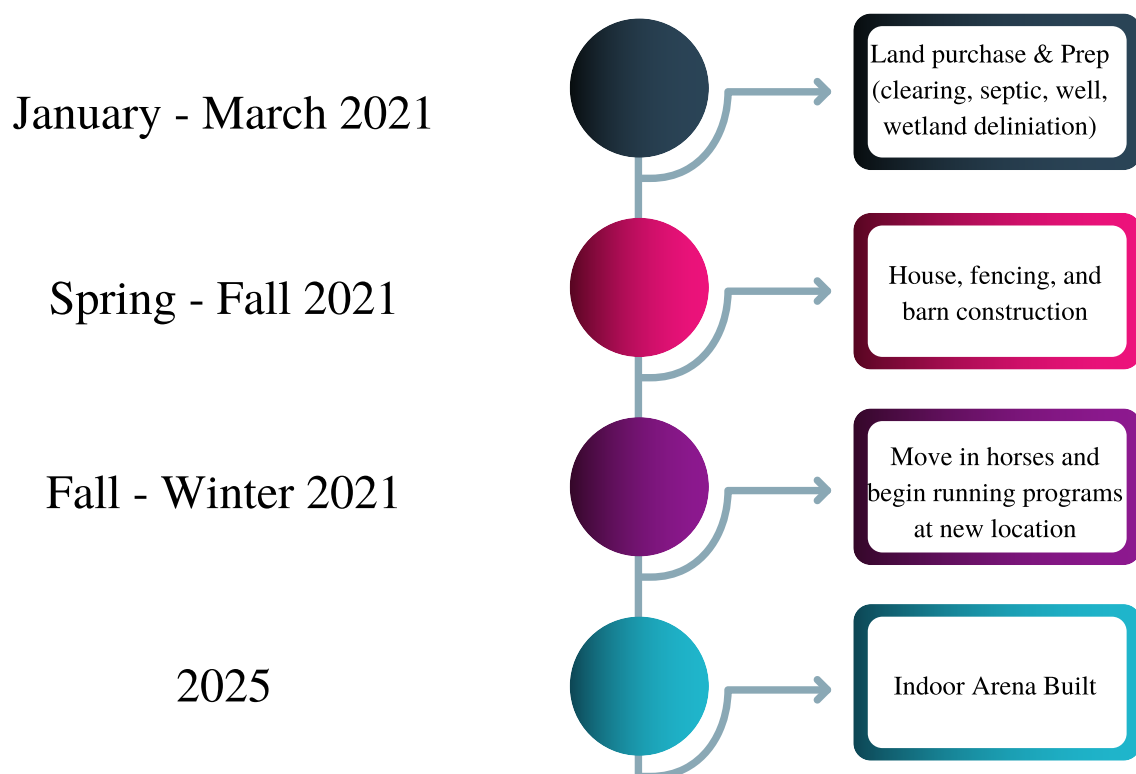


DRIVEWAY & PARKING



Active construction will be one of the main deciding factors on what type and how soon a formal driveway and parking area will need to be installed. To decrease mud, and improve safety for people and vehicles, paving the primary driveway entrance and parking area will likely be the best option. Reviewing the plot proposal on page 4, you can see that the parking area is set close to the front of the property for a more cost effective design. The current design estimates approximately 3,000 sq. ft. of asphalt which could total about \$30,000.

TIMELINE



CONCLUSION

The aforementioned analysis provides a brief overview of the short-term goals of *Equi Evolution* and *The Evolution Foundation*. While this timeline may appear ambitious, we believe that maintaining momentum at this crucial point of growth for our organization is the perfect way to nurture the relationships we already have with our clients and the community, and to develop new and meaningful connections along the way. We have always strongly believed in being transparent and authentic in our business practices and now we are inviting you to share in this journey with us.

Equine-Facilitated Learning has changed the lives of hundreds of people in our community in just under 2 years! We are excited to continue this trend of rapid growth as we take this next step towards having our own facility specifically designed for this incredible work.

We invite you to explore our websites, visit social media pages, and listen to client testimonials to learn more about the impact these programs are having on the mental health and wellness of our community. Your donation to this cause will literally help change the lives of people just like you and me, who are seeking something fresh and new to help them find joy in their lives again...people in need of an EVOLUTION!

CONTACT INFORMATION & RESOURCES

Current Address:
36 Slater St.
Rehoboth, MA 02769

Website:
www.EquiEvolution.org
www.EquiEvolution.org/the-evolution-foundation

Email:
EvolutionFoundationNewEngland@gmail.com

Phone:
(774) 266-1767

Facebook:
www.facebook.com/WellnessWithHorses

Instagram:
www.instagram.com/equievolution