

Received by e-mail 2/3/2012 2:30 PM
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Cumberland County Community Development Program
2012 CDBG General Program Application
Community Cover Page

Project Title Westbrook Community Center Renovation

Lead Community Westbrook

Additional Communities _____

Contact Information Name Maria Dorn, Director of Community Services

Address 2 York Street, Westbrook, ME 04092

Email mdorn@westbrook.me.us Tel 854-0676

Program Category

Public Infrastructure/Facility Downtown Revitalization _____

Public Service _____ Housing _____ Economic Development _____

CDBG "National Objective"

Low/Moderate Income: Area-Wide Limited Clientele _____

Direct Benefit: Presumed Group _____ (Identify Group)

Slum/Blight: Area-Wide Spot Basis _____

Amount of CDBG Funds Requested \$174,000

Total Estimated Project Cost _____

Name of Authorized Official Jerre R. Bryant

Signature of Authorized Official ORB

2012 General Application Questions
Submitted by the City of Westbrook, Maine
Project: Westbrook Community Center Renovation

1. The city of Westbrook continues to make improvements to the former Wescott Junior High School to convert the facility into a fully functioning community center. The community center currently houses a number of programs and services including: Food Pantry and Resource Center, Meals on Wheels, general assistance office, a large before and after care elementary school children's program, a pre-kindergarten program, a senior citizen center, the Westbrook Historical Society, a DHHS satellite office, a gymnasium, swimming pool and general recreation/ community services offices.

The proposed project will replace deteriorated and damaged flooring throughout the facility and includes the removal and disposal of asbestos tiling and other dilapidated flooring. If funded, the work will begin in the summer of 2012. The project will be overseen by Eric Dudley, City Manager, Allan Bickford, Maintenance Supervisor and Maria Dorn, Director of Community Services.

2. This project will provide a better flooring surface for the 300+ people who use the center daily. This project will directly affect all users of the center and will lessen the hazardous conditions existing flooring creates.

1. a. Magnitude and severity: The tiles in the existing floor are asbestos. Some are damaged and broken. The gym floor, which is wood, is uneven and water damaged. There is a section of the floor cut out due to safety hazards. The floors in general present a myriad of issues from water damage, tripping hazards to overall dilapidation.
- b. The total number of people affected by the issue is roughly 8,000 based on the many uses of the community center for programs and activities. This number is expected to grow as more programs and activities take place. On a daily basis, the center has over 350 people using the facility for the fitness programs, to swim, to utilize the food pantry and general assistance. Senior citizens volunteer and have bi monthly luncheons at the center. Daily there are 45 children attending the pre-k program, 25 students attending the alternative education program and 155 children attending the aftercare program. In addition to that evening meetings and classes take place and also events on the outside fields which also bring people back into the facility for various reasons.
- i) The number of people affected would be 40% as the patrons of the food pantry and the general assistance office meet criteria for low income. 25% of the students in the pre-k program are identified as 'at risk'. The after school program has 30% of the children enrolled identified as coming from low/moderate income households (free and reduced lunch data).

- c. A community center offers opportunity for enrichment, fitness and socialization for all. A community center is an investment in a community by linking neighbors together, by providing services such as food and resources, by offering programs such as English as Second Language classes, providing a space for pre kindergarten and afterschool and summer camp for children. . In addition, the ability to partake in fitness classes and recreational opportunities is beneficial to both individuals and families. This past year, the community center hosted four very popular and well attended Neighborhood Community Dinners; it hosted a multi cultural evening and an all city event for Halloween that provided a safe, fun venue for children and families in the community. This project fits in because it helps with the overall structure of the building which houses so much. The floors are a key piece to building improvement.
 - d. By improving this building and keeping it a vital, useable space, its one less empty building in the city. It's reuse has proven to be valuable and advantageous to the city of Westbrook.
3. a. Eric Dudley, City Engineer is a seasoned veteran of project management. With Allan Bickford, Head of Buildings and Maintenance and a city/school employee in the building maintenance department, he has played an integral role in this building for the past 25 years and knows the building well. They will manage the program through using city staff in some of the project work and bringing on licensed professionals abatement such as Bios Environment for asbestos testing, removal and abatement.
- b. Over the past two years, Eric Dudley and Allan Bickford oversaw the replacement of all exterior doors and windows through a Community Development Block Grant. They oversaw the replacement of a new roof to the community center and they oversee the operations of the community center and its conversion from a former school to a multi purpose, multi use building. Having worked extensively on the renovation of the Walker Memorial Library, a 200 year old building and overseeing it's renovation from top to bottom, Mr. Dudley is capable and experienced in this type of project.
- c. Prior to this building becoming a community center, a re-use committee was appointed three years before the Wescott Junior High School moved to it's new facility. This building has been the subject of conversation before the move with the intent to not have another vacant building in the city. Because of its close proximity to schools, baseball fields, trails and the center of town, it has become a vibrant multi use facility with long range uses. Because of the type of organizations and agencies housed in the building – recreation and general assistance offices, a food pantry, meals on wheels and a pre-kindergarten program, this building is constantly in use. With a staff of two full time custodians, a maintenance supervisor and crew housed out of this building, the facility is poised to continue to improve environmentally and structurally.

4. The site has been assessed by Eric Dudley and Allan Bickford over the past two years. The flooring is on the top of the list of construction projects that need to happen for the safety of the patrons in the building. The roof, doors and windows, the top two contenders were identified and completed last year. Regarding site control, three estimates on the floor were obtained earlier this fall. There are matching funds in the capital improvement fund – all local tax dollars. The building itself is ADA accessible.

There are no existing and potential impediments to project initiation. We anticipate this project to start late summer, early fall and have plan to address each area of the building to ensure the work goes smoothly and programs are relocated during that time to ensure minimal disruption of services.

Appendix IV: Budget

Construction Projects				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Design/Engineering				
Land Costs				
Materials/Supplies				
Construction Costs	130,650	\$29,000		\$159,650
Project Management		\$5,000		\$5,000
Other				
1. ASBESTOS ABATEMENT	\$47,250	\$10,500		\$57,750
2.				
3.				
4.				
Total Costs	\$177,900	\$44,500		\$222,400

Provide the basis for determination of budget amounts:

PRICE QUOTES FROM AREA VENDORS FOR ABATEMENT AND CONSTRUCTION WORK.
 ESTIMATE FOR PROJECT MANAGEMENT OF 5 WEEKS TOTAL SPLIT BETWEEN CITY ENGINEER, COMMUNITY SERVICES DIRECTOR AND FACILITIES MAINTENANCE MANAGER.