

Cumberland County Community Development Program  
2016 CDBG General Program Application  
Community Cover Page

**Project Title** My Place Teen Center – Siding/Insulation/Window Replacement Materials

**Lead Community** Westbrook

**Additional Communities** N/A

**Contact Information** Donna Dwyer

**Address** My Place Teen Center, 755 Main Street, Westbrook, ME 04092

**Email** donna@myplaceteencenter.org **Tel** 2078542800

**Program Category**

Public Infrastructure/Facility  Downtown Revitalization

Housing  Economic Development

**CDBG “National Objective”**

Low/Moderate Income: Area-Wide  Limited Clientele

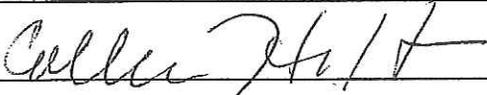
**Direct Benefit:** Presumed Group  At-Risk Youth (Identify Group)

**Slum/Blight:** Area-Wide  Spot Basis

**Amount of CDBG Funds Requested** \$113,357

**Total Estimated Project Cost** \$315,000

**Name of Authorized Official** Mayor Colleen Hilton

**Signature of Authorized Official** 

## 1. Summary

My Place Teen Center (MPTC) is a year round, free, out-of-school time program (five hours/day) for youth, ages 10-18. Serving all youth, but specializing in youth most at risk including disabled, homeless, food insecure, cognitively-delayed, low-income, immigrant, and refugee teens, MPTC offers a multi-purpose, academically enriching, life-skills enhancing, hunger relieving, youth development program that has been the focal point of greater Portland's teen activities since its inception in 1998.

Since fall of 2013, we have received \$618,000 in renovation grants to help with the rehabilitation of our building located at 755 Main Street, Westbrook, ME, as well as paying off our 40-year mortgage – please see enclosed photos. We are now focused on replacing the exterior siding, removing the rotted wood, installing insulation and windows. Most concerning are the excessive leaks coming in from the siding and the lack of insulation. This is a major renovation that is critical to the safety and longevity of this 140-year-old, 10,000 square foot, year-round, safe haven for youth considered most at risk.

Donna Dwyer is My Place Teen Center's CEO with 15 years of leading social service organizations and an MBA, a Certificate of Advanced Study in Educational Leadership, and a Master's degree in Special Education. The lead contractor is DLM Corp –a design/build general contracting and real estate consulting and developing firm. Over the previous 13 years, DLM Corp has designed, developed and constructed several multi-family, historical restoration, and multi-use commercial projects.

## 2. Provide a response to the four questions below defining and justifying the need for the activity. - 20 points

### a. Convey the magnitude and severity of the issue to be addressed.

According to an engineering assessment conducted on November 13, 2015, by James Moran, PE, Pinkham & Greer Consulting Engineers, the following statement was issued:

“We believe the building is generally in good condition, with no obvious signs of structural distress or displacement. The building envelope (roofing, siding, trim, caulking) appears to be in fair-poor condition and in need of replacement to suitably protect the building from damage from water leakage....Based on what we observed, we think the building is in need of a complete tear-off and replacement of siding, trim, flashing, and caulking, and the roofing and flashing on the tower. We also think the basement windows at grade level should be addressed to prevent water intrusion. We reviewed the proposal prepared by DL McDonald Corp and agree with their scope of work.”

### b. Identify the total number of people affected by the issue.

(600) Six hundred young people per year.

- i. Out of the total number of people affected, identify the number of people from low/moderate income households.

(600) Six Hundred

- c. Describe to what extent the project makes in the long-term measurable difference in the economic and social health of the region.

After school programs provide many benefits to children and youth. Several studies from across the country have documented the benefits of quality afterschool programs for children and youth. (Afterschool Alliance, Fact Sheet, 2015). These outcomes include:

- Improved school attendance and engagement in learning
- Improved test scores and grades
- Students at greatest risk show greatest gains
- Help to keep children safe, healthy, and on track for success
- Help for working families

Specifically, Maine parents reported that afterschool programs can help excite children about learning (54%), can help children gain workforce skills such as teamwork, leadership, and critical thinking (67%), and can help reduce the likelihood that youth will engage in risky behaviors such as committing a crime, using drugs, or becoming a teen parent (71%). Parents reported having peace of mind about their children when at work (74%) and helping working parents keep their jobs (76%) (America After 3PM, 2013).

To this end, we are committed to engaging these young people in positive relationships and meaningful activities that allow them to be courageous in the face of their traumatic life circumstances. We focus on aspects of healthy, responsible moral development as an organization and individually with the kids we serve developing the character, academic, and leadership skill sets that at first saves, and then improves the quality of their lives. Indeed, there is a large body of research devoted to best practices in afterschool programs. Ample evidence concludes that out-of-school time programs are an effective strategy deterring destructive juvenile behavior and promoting positive futures. As such, expanded learning opportunities afterschool and during the summer months play an important role in determining a child's future success, particularly among low-income students and special student populations.

This exterior renovation will ensure that our building, now paid off, is energy efficient - we are conducting a full-scale energy audit and 20-year reserve plan this spring – safe, and sturdy for decades to come. Nothing has been done to the exterior of the building since the seventies. And given our extensive use of providing a safe haven for youth considered most at risk, this exterior rehabilitation is critical to our mission.

**My Place Teen Center Kids Served:**

600+ different youth; 60-90 kids/day; year-round; 14,500 free meals.

**consultations concerning life safety, ADA, or other special requirements, traffic studies, zoning, Planning Board approval.**

Since 2012, we have obtained 4 bids. We have selected a design/build firm – DLM Corp – and are working with Harvey Products for the materials. We obtained an engineering assessment. We are in the process of an energy audit by the Sparhawk Group. We are working on obtaining permitting from the City. We have a request into the Cornelia Warren Community Association (CWCA) to fund the labor/fees portion of this project.

Pricing for the Materials from Harvey Products:

200 sq 1" PIC Insulation – \$947.40  
200 sq Tyvek – \$796.45  
20 Rolls Tyvek tape - \$341.80  
4 buckets plastic washer head ring shank nails - \$118  
10 boxes 5/16" T-50 staples - \$29.70  
20 rolls 6" grace ice and water shield - \$448.60  
5000 pcs of 5 1/4" James Hardy Prefinished Siding Rough Cedar or Smooth - \$40,436  
200 pcs 5/4 X 12 PVC - \$19,014  
100 pcs 5/4 x 8 PVC - \$6,212  
175 pcs 5/4 x 6 PVC - \$8,184  
25 Pcs 5/4 x 4 PVC - \$747.50  
40 boxes 2 3/4" Cortex Screws and Plugs - \$4,608  
100 pcs Beaded soffit PVC - \$4,633  
1500' 7 1/2 Crown Mold - \$3,930  
70' custom Fypon railing 4' high for top or steeple - \$6,000  
20 white vinyl window Harvey Premium Low e argon, full 1x 4 applied casing, 25 x 68 - \$6,000  
Double Entry Door – \$5,275  
Sales Tax - \$5,634

**Steps –**

We are prepared to obtain the necessary building permits and Village Review in cooperation with the Code Enforcement and Planning Office who have been full partners in this process and have pledged their full cooperation.

- **Describe any existing and/or potential impediments to project initiation.** Securing adequate funding for the labor/fees – request out to Cornelia Warren Community Association, but we expect your approval to produce a positive impact on other funders and allow us to overcome this potential impediment.

For projects requiring a match:

**County sponsored projects do not require a match. Community sponsored applicants require a threshold 20% match in cash, donated land or building materials, or contracted project development services. In-kind contributions**

are allowed, but need to be documented, quantifiable services for work performed.

- List sources and amounts of matching funds on match sheet provided (*Appendix III*).

- Are the funds secured?

Pending: A \$200,000 request for labor/fees to the Cornelia Warren Community Association (CWCA).

- Specifically, we met with CWCA in July 2015 for a \$200,000 grant to fund the labor/fees portion of the aforementioned job. The Trustees requested that we obtain an engineering assessment to support our request. That assessment was completed November 2015. In December, we reinitiated our request to CWCA now that we had met their stipulation of getting an engineering analysis. We are currently waiting for their decision and expect to hear soon. Further, in 2013, they awarded us \$100,000 for some of the interior renovation. And incidentally, CWCA, in 1998, was the lead funder (\$150,000) for the inception of My Place Teen Center. They also gifted \$20,000 to help us purchase a van. CWCA is a local, Westbrook funder with family roots tied to SAPPI/SD Warren.

5. **Budget for project.** Fill in the attached budget form *and provide the basis for determination of budget amounts (Appendix IV)*. - 5 points

- Describe how funds, including match when applicable, will be distributed between project elements.

All funds from CDBG will be used towards materials only.

6. **Implementation schedule for project:** Fill in the attached schedule form (*Appendix III*). - 5 points

7. **7A) NON-ECONOMIC DEVELOPMENT ONLY**

**Provide a response to the three questions demonstrating the need for CDBG program funds - 15 points**

- Why are CDBG funds critical for the commencement and ultimate success of the project?** We have been successful thus far with raising \$648,000 for the interior of the building and payoff of our 40-year mortgage. The siding/insulation is the last major project. We will leverage the CDBG funds to support the labor portion of the project.
- Have you, or will you, seek funds from other sources? If so, what are those funding sources?** We have a request out to Cornelia Warren Community Association (CWCA) for \$200,000. We will submit to Jane's Trust if the CWCA does not come through.
- What is the impact on the project if CDBG funds are not received or if only partial CDBG funds are received?** We will have to find another funder. This request is not a luxury item or an "it can wait" item. We are at a critical juncture in the building's safety and maintenance. We MUST complete this project.

**Project Implementation Schedule**

<b>Activity</b>	<b>Q #1 J - S 2016</b>	<b>Q #2 O - D 2016</b>	<b>Q #3 J - M 2017</b>	<b>Q #4 A - J 2017</b>	<b>Q #5 J - S 2017</b>	<b>Q #6 O - D 2017</b>	<b>Q #7 J - M 2018</b>	<b>Q #8 A - J 2018</b>
Contract/ Environmental Review	X							
Reporting		X	X	X	X	X	X	X
Local approvals & permits	X							
Construction		X	X					
Construction wrap- up and final completion & final payment			X					
Project Completed:			X					

Type of Funding	Match Amount	Source of Match	How is the match calculated?	Is the match secured? Please circle yes or no.	If yes, please attach relevant documentation. <sup>1</sup>	If no, please outline and attach future steps to secure match. <sup>2</sup>
Cash	Municipal Cash			Yes / No		
	Other Cash	\$201,643		No		Pending Grant Request: Cornelia Warren Community Association – please see page 7 for detailed explanation regarding CWCA.
	Other Cash	\$		Yes / No		
	Other Cash	\$		Yes / No		
In-Kind/ Donation	Municipal In-Kind & Donation			Yes / No		
	Other In-Kind & Donation	\$		Yes / No		
	Other In-Kind & Donation	\$		Yes / No		
	Other In-Kind & Donation	\$		Yes / No		
<b>TOTAL MATCH</b>		\$201,643				

<sup>1</sup> Please feel free to attach up to 1 page of additional documentation demonstrating secured match.

<sup>2</sup> Please feel free to attach up to 1 page explaining the future steps that will be taken to secure matches.

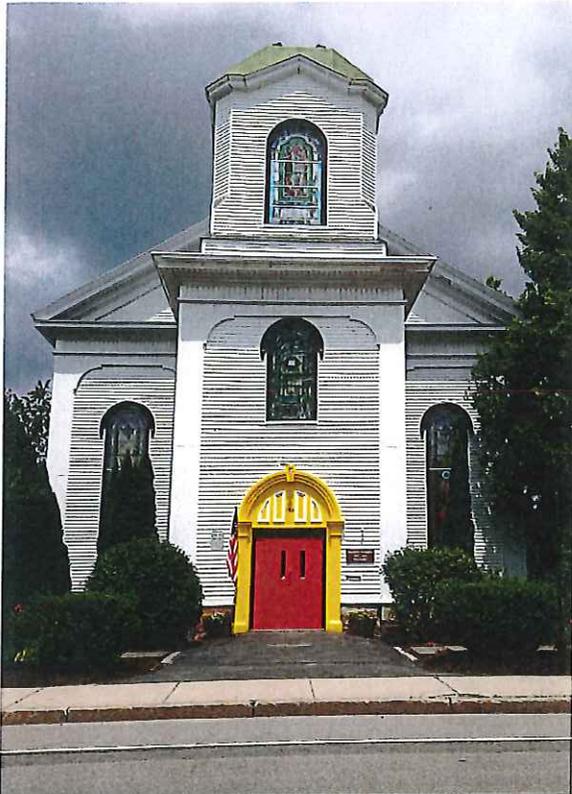
## Appendix IV: Budget

<u>Construction Projects</u>				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Design/Engineering				
Land Costs				
Materials/Supplies	\$113,357			\$113,357
Construction Costs			\$201,643	\$201,643
Project Management				
1.				
2.				
3.				
4.				
<b>Total Costs</b>	<b>\$113,357</b>		<b>\$201,643</b>	<b>315,000</b>
<b>Provide the basis for determination of budget amounts:</b>				
<p>Bid by DLM Corp and materials pricing by Harvey Building Products. Please see page 6 for precise pricing detail.</p>				



*Check out the magic behind our red doors!*

755 Main Street  
Westbrook, Maine 04092  
207.854.2800  
[www.MyPlaceTeenCenter.org](http://www.MyPlaceTeenCenter.org)



***The Building***



***Inside the Center***



***The Dining Room***