

CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM

CDBG GENERAL PROGRAM APPLICATION – 2010

Lead Community City of Westbrook

Additional Communities _____

Contact Information: Name: Keith P. Luke; Tel. 591-8126

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Project Title: Wescott Community Center Conversion

Program Category: Public Service ; Public Infrastructure/Facility ___;
Housing ___; Downtown Revitalization ___; Economic Development ___

Select your 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 \$ 212,400

Total estimated project cost \$ 265,500

Name of Authorized Official: Mayor Colleen Hilton

Signature of Authorized Official: 

City of Westbrook 2010 Cumberland County CDBG Application

Project: Wescott Community Center Conversion

Project Summary:

With the completion of the new Westbrook Middle School, the City of Westbrook has assumed control of the Wescott Middle School facility, located at 426 Bridge Street in Westbrook. Over the next two years the city intends to renovate and convert the facility into a community center which will directly serve the needs of low to moderate income groups and "Presumed Groups", including the elderly. The city anticipates the total cost of the conversion project to be over \$2M, with significant upgrades needed to the facility's roof, heating and ventilation system, and windows and doors.

Once the conversion is completed, the facility will house the city's Meals on Wheels program, the food pantry, services offered through the Southern Maine Area Agency on Aging, and possibly the Mission Possible Teen Center – a nonprofit group focused on programs for at-risk youth.

This CDBG application requests \$212,400 to cover 80% of the cost for the replacement of windows and doors with thermal efficient units at the Wescott Community Center facility.

Project Management:

The conversion project will be overseen by Alan Bickford, the City of Westbrook's Director of Facilities & Maintenance, in co-operation with Eric Dudley, the Director of Engineering.

This staff has overseen the construction of several large scale projects, including the city's recently completed \$34M middle school project.

The delivery of elderly, food service and youth programs are currently scattered throughout the city. The city is in the process of reorganizing its recreation and community services program, with the goal of creating a centralized, one-stop facility to meet the long term needs of the city's low to moderate income residents.

Implementation Schedule:

The City of Westbrook assumed management responsibilities for the Wescott Junior High School facility on January 15, 2010.

We anticipate beginning the conversion process in the spring of 2010 – working a variety of different projects will continue through 2010-2011, with the building being occupied in stages as necessary work is completed.

Replacement of windows and doors could begin in the late spring of 2010 and be completed by late summer, with the goal of being completed before the start of the 2010-11 heating season.

As window and door units are being replaced, we do not anticipate the need for extraordinary engineering or permitting, beyond building permits.

The implementation worksheet is attached.

Project Readiness to Proceed:

The City has recently opened its new middle school and the management and oversight of the former Wescott Junior High has now transitioned from the Westbrook School Department to the City of Westbrook.

The City has obtained a reasonable cost estimate for the replacement of door and window units which were original equipment in the circa 1973 building (refer to attached). If the City receives CDBG funding it will make necessary matching funds available in FY 2011, commencing on July 1, 2010. The city will develop an RFP and put the project out to bid in mid-spring 2010, and award the contract in late-spring 2010.

If the City receives the necessary CDBG funds construction will commence in July 2010.

No planning board approvals or environmental permitting will be required for this project. The project will enhance ADA compliance by improving/meeting ADA requirements at all significant entrances.

Need for the Activity

The municipal budget in the City of Westbrook has been reduced by \$1M over the past year, and anticipates an additional loss of revenue of up to \$400K in FY 2011. Budget cuts have led to the elimination or consolidation of seventeen different municipal positions. The City views the consolidation of social service infrastructure as a way to reduce costs while improving the delivery of services to low income and elderly residents of the city.

The Westbrook Food Pantry provides food to an average of 400 families on an annual basis. Westbrook Meals on Wheels serves meals to over 100 elderly residents in both Westbrook and Portland a day (25,000 meals per year), and caters a regular in-house meal to Westbrook Senior citizens. The consolidation of facilities will allow for greater access to both storage and processing equipment for both programs.

Consolidation of the food pantry and Meals on Wheels program, along with additional services provided by the Southern Maine Agency on Aging, with recreational programs for youth through an anticipated relationship with the Boys & Girls Club will allow for continued and expanded services during a period of steadily declining municipal revenue.

Need for CDBG Funds

If the City of Westbrook does not receive the requested CDBG funds it will either significantly delay the opening of the Wescott Community Center, or the community center will open with grossly inefficient window and door systems, requiring that additional resources be spent on heating and cooling the building – money that could better be utilized in more meaningful programmatic offerings.

The City of Westbrook is pursuing this project specifically because it is an area where public services can either be expanded or maintained by consolidation through a project that is eligible for both public and private grant funding.

The City will ultimately fund the majority of the renovation project out of either general revenue or bond funding. The city anticipates additional grants and programmatic support will be made by groups like United Way, the Southern Maine Agency on Aging, the USDA and – potentially – the Boys & Girls Club of America.

**Project Implementation Schedule
Wescott Community Center Renovation**

Activity	Q #1 J - S 2010	Q #2 O - D 2010	Q #3 J - M 2-11
Local Approvals & Permits	x		
Matching Funds	x		
Procurement of architect/engineer	x		
Design Phase	x		
Specification Development	x		
Contract Bid	x		
Contract Award	x		
Contract Start	x		
Construction	x	x	
Construction Wrap-up		x	
Final Completion & Payment		x	

Budget – Construction Projects

Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Design/Engineering	N/A	N/A	N/A	N/A
Land Costs	N/A	N/A	N/A	N/A
Materials/Supplies	\$212,400	\$53,100	0	\$265,500
Construction Costs	Included	Included	N/A	N/A
Project Management	N/A	N/A	N/A	N/A
Other				
1.				
2.				
3.				
4.				
Total Costs	\$212,400	\$53,100		\$265,500



TO: WESTBROOK SCHOOL DEPT.
117 STROUDWATER STREET
WESTBROOK, MAINE 04092

P.O. Box 910
865 Spring Street
Westbrook, ME 04098-0910
207-879-7800
877-879-7800
FAX: 207-774-3982

ATTN: ALLAN BICKFORD

RE: JR. HIGH / 426 BRIDGE STREET

This is a Proposal !

Date Prepared: May 11, 2009

We propose to furnish the following materials in our line in accordance with the outline below.
 and install : BUDGET NUMBERS / 1ST QUARTER 2010

VISTAWALL FG6000 (2" X 6") THERMAL STOREFRONT AND MEDIUM STILE DOORS IN DARK BRONZE FINISH GLAZED WITH 1" CLEAR LOW E GLASS OR 1" DOUBLE FACED PANEL.
ALL DOORS HAVE DOR-O-MATIC PANIC, LCN CLOSERS, 1 1/2 PR BUTTS AND THRESHOLD.

- 26 - 50" X 113" WINDOWS WITH AWNING WINDOWS, TOP FIXED LITES AND PANEL IN BOTTOM.
- 5 - 80" X 113" VESTIBULE ENTRANCES WITH FULL GLASS
- 4 - 80" X 113" ENTRANCES WITH FULL GLASS
- 2 - 128" X 113" VESTIBULE ENTRANCES WITH FULL GLASS
- 11 - 80" X 113" ENTRANCES WITH FULL PANEL
- 16 - 40" X 113" ENTRANCES WITH FULL PANEL.

\$ 265,500.00

** QUOTE INCLUDES REMOVAL OF EXISTING

*QUOTE VALID FOR MATERIAL RELEASED FOR ORDER FROM MATERIAL SUPPLIER WITHIN 30 DAYS.
PRICE SUBJECT TO MATERIAL COST INCREASE AFTER 30 DAYS*

**We EXCLUDE Cleaning, Protection, and Breakage.
Any Contract Value under \$10,000.00 to have 0% Retainage.**

*****Federal, State, & Local Taxes Included Excluded*****

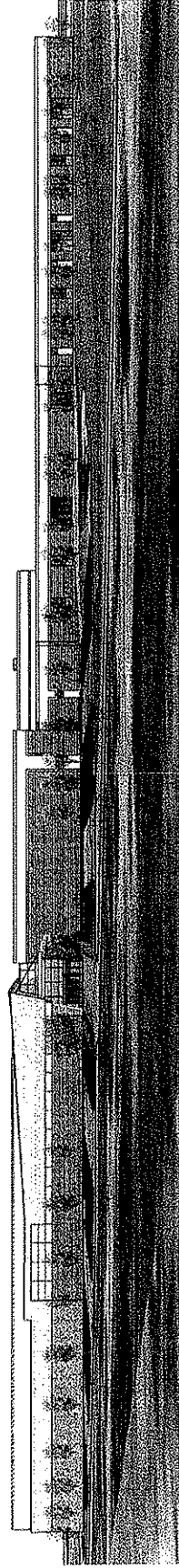
Please sign and return this document and/or send letter of intent at which time shop drawings will be initiated.

Cordially,

DAVID HUNTLEY
AD&W

ACCEPTED:

DATE:



BYRONIA
MODEL - 10/10/10

Westcott Jr. High School Reuse

Elevations