

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: Highland Lake Grange Facility Renovation

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 \$ 20,344

Total estimated project cost \$ 25,430

Name of Authorized Official: Mayor Colleen Hilton

Signature of Authorized Official: 

City of Westbrook 2010 Cumberland County CDBG Application

Project: Highland Lake Grange Renovation Project

Project Summary:

The Highland Lake Grange facility is located at 9 Hardy Road in Westbrook, close to the intersection of Hardy, Duck Pond and Bridgton Road (Route 302). The Grange facility serves a variety of groups, including the Boy and Girl Scouts, Cub Scouts, Eagle Scouts, and the local 4-H. It is also used by a number of local civic groups for meetings and events on an ad-hoc basis.

The Grange facility requires a number of facility upgrades and improvements so that the groups that it serves can continue to serve the City of Westbrook. Among the planned repairs are:

- Roof replacement
- Replacement windows
- Building insulation
- Handicapped entry ramp
- Bathroom improvements
- Electrical system upgrade
- Knox Box (secured entry system)

Project Management:

The project will be overseen by Grange Master Lawrence Levesque and Grange Executive Committee Chairman David Gowen. Mr. Levesque and Mr. Gowen will coordinate appropriate projects with scouting groups and Grange members – several of whom are licensed contractors. Grange members have overseen and completed a number of successful facility improvements over the past decade and the nature and scope of projects covered under this application are within their ability to manage and oversee.

The request for CDBG funds is almost entirely for materials – qualified volunteer labor will be available both through the Grange organization and the different Scouting groups active at the facility to complete the outlined repairs and renovations.

The Highland Lake Grange demonstrates its commitment to continue operation and maintenance of the facility through its 135 year presence in the City of Westbrook.

Implementation Schedule:

The implementation worksheet is attached.

Project Readiness to Proceed:

All aspects of this project are ready to proceed once CDBG funding has been secured. No extraordinary permits will be required beyond a building permit for the handicapped accessibility ramp and a final inspection of improvements to the electrical system.

There will be no environmental permitting required for any of the tasks to be completed. Several of the projects will enhance ADA compliance.

While a considerable amount of volunteer, in-kind labor will be utilized to complete the different repair and renovation projects, the group is prepared to meet the cash match requirements of the CDBG program at the 20% threshold.

Need for the Activity

The need for repairs at the Grange facility has reached a crisis point. The roof is forty-three years old and has recently developed serious leaks - temporary repairs have been put into place to prevent further damage until spring.

Rising energy costs are also adversely impacting the operating budget of the building. Thirteen windows were recently replaced - the remaining windows are seventy-five years old. CDBG funds will allow for the replacement of the remaining nineteen windows immediately.

The addition of a handicapped ramp and installation of handicapped accessible bathroom fixtures will make the building available for a wider variety of uses and bring the facility into ADA compliance.

Scouting organizations annually serve between 60-75 children between the ages of 11-18. The percentage of Westbrook school age children receiving free or reduced lunches is 52%.

The groups that the Grange supports provide important social services in and around the City of Westbrook and in bordering communities as well. Scouting groups regularly assist in with work at the Westbrook Food Pantry, the Highland Lake Church and adjacent cemetery, the American Legion, and the Barbara Bush Children's Center.

The groups that local scouting organizations serve tend to fall well within "Presumed Group" category, including the elderly and low-income residents.

Need for CDBG Funds

The Grange has limited capacity for fund raising, but a great capacity for mobilizing skilled volunteer labor. CDBG grant funding will provide a first-time opportunity for the group to leverage funds that it currently has available to make 2010 a year of renovation and renewal.

Without CDBG funds the Grange facility will make necessary repairs on a patchwork basis, which will significantly delay any savings from an energy conservation standpoint. It will also make the facility less desirable and less available for public use.

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	\$20,344	N/A	\$5,086	\$25,430
Construction Costs	Included	N/A	Included	N/A
Project Management	N/A	N/A	N/A	N/A
Other				
1.				
2.				
3.				
4.				
Total Costs	\$20,344		\$5,086	\$25,430

HIGHLAND LAKE GRANGE BUILDING COMMITTEE REPORT

Due to normal ware our 43 year old roof is in need of replacement, the windows are at least 75 years old also need to be replaced, we have already replaced 13 of them, the stair treads were Built wrong and do not meet safe standards, safe handrails should also be installed, and last but not least the kitchen also needs to be upgraded.

1. REPLACEMENT ROOF...	\$ 10,300.00
2. REPLACEMENT WINDOWS{11} 32X64	\$ 3,800.00
3. BASEMENT WINDOWS [8] 32X12	\$ 1,000.00
4. BUILDING INSULATION	\$ 2,900.00
5. HANDRAILS	\$ 600.00
6. KITCHEN NEW COUNTER AND FLOOR	\$ 1,000.00
7. H.C. TOILET,& ENTRY DRS & GRAB BARSS	\$ 1,200.00
8. ELECTRICAL IMPROVEMENTS	\$ 1,400.00
9. HANDICAP ENTRY RAMP	\$ 3,050.00
10. KNOX BOX {MASTER KEY INSIDE}	\$ 180.00
TOTAL	\$25,430.00

Very truly yours
Lawrence Levesque, Master

... If you have any questions please call me at home 854-2379 or cell 632-8085