

MEMORANDUM

To: Scott Morelli, City Manager

From: Kevin Adams, Director of Parks, Recreation, and Waterfront

Date: March 29, 2017

Re: Redbank Addition Project Update

BACKGROUND: The Parks, Recreation and Waterfront Department is seeking to construct an addition onto the Redbank Community Center. This project has been in the planning and development stages for a few years, and we are now seeking the Council's approval to move forward with this building project in order to better serve the residents of the neighborhood and increase the programming offered.

The existing Redbank Community Center facility consists of a gym and a small multi-purpose room. There is currently a need for additional space to allow the teen center to have a designated area and operate while other programming is scheduled in the gym (currently the teen center closes during other scheduled activities in the gym). The new space would also allow for additional programming, including exercise classes, youth and adult workshops, community meetings, etc.

There are three benefits associated with a new addition at the facility.

1. First, the addition would provide valuable space for the city's recreation programming, which includes an after school/evening teen center program. Currently, there are over 35 youth enrolled in the Teen Center program. Other Recreation programming includes youth basketball team practices, High School Recreation Basketball League games, Adult Open Gyms, youth floor hockey programs, Little League baseball and softball team practices, Senior Cribbage games, Teen Extreme Summer Camp, as well as requests for gym rentals and party rentals.
2. Second, the addition of the new space could provide a new home to the Redbank Hub Resource Center, which is currently operating off-site in a portable office trailer on Westbrook Street. The Hub provides many resources and is a place for partnership activities that promote the overall well-being of neighborhood families.
3. Finally, there is a need for added storage space. Currently, gym equipment is exposed along the walls and in corners of the gym, creating hazards during gym activities and tables and chairs for the facility are stored in the sparingly used shower areas.

PRELIMINARY COST ESTIMATES AND FUNDING ISSUES: This project was originally planned to be funded predominantly through the Community Development Block Grant program (\$850,000 including Engineering and Design). However, the preliminary costs estimates are suggesting the total project cost could be close to \$1.3 million. Therefore, as part of the City's 2018 Capital Improvement Program, we are seeking additional funding of \$490,000 through the city's Unassigned Fund Balance.

The City has received CDBG funding for design services totaling \$90,000 from the FY15/16 allocation. It has also committed \$189,901 from the FY16/17 allocation and applied for \$270,228 from the FY17/18 allocation towards this project (pending approval). If we include the FY17/18 allocation, the City will have set aside \$550,000 of CDBG resources towards this project. Additional "unused" funds might still be available from FY16/17 and FY17/18 that could go towards this project. At present, the continuation of the CDBG program beyond FY17/18 is somewhat in jeopardy with the change of administration at the federal level. The original plan was to allocate 3 full years of available resources (up to \$850,000) towards this project. CDBG would allow the City to upfront the project and get reimbursement over a 3 year period. Any funding not available from CDBG would need to be funded by the City. If this were to happen, the City's proposed \$490,000 contribution would need to increase to cover any CDBG shortfall. With all the variables pending and the time restrictions of the FY17/18 CDBG application approval process, we felt that before moving any further on this project we needed to receive guidance from City Council.

RECOMMENDATION: The Parks, Recreation and Waterfront Department is requesting council approval to continue to move forward with the project as outlined in this presentation.

ATTACHMENTS:

Power Point Presentation to be presented by
Owens McCullough, VP Engineering, Sebago Technics
Mike Hays, Principal, Grant Hays Associates, Inc

We will attend the City Council Budget Workshop on March 29, 2017 to present and answer any questions.