



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date	01/22/2020	Department	Other
Agenda Item	4.2 Presentation from Ingrid Stanchfield of the Boys and Girls Club of Kennebec County		
Est. Cost	n/a		

Director Stanchfield of the Boys and Girls Club of Kennebec Valley will be present to brief the City Council on activities and events that have occurred over the past year and what the Club is planning for the upcoming year.

The Boys and Girls Club will also be submitting a request for funding as part of this presentation.

Background Information

Requested Action	n/a
City Manager and/or Finance Review	n/a
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Boys & Girls Club of Kennebec Valley
Proposal for Gardiner City Council to Consider Investment
January 22, 2020

Request for Investment

This spring the Boys & Girls Clubs of Kennebec Valley will start construction on a much-needed new facility at 14 Pray Street in Gardiner, replacing the 1952 school building with a 32,000 sq. ft facility, new playgrounds, and soccer/lacrosse field. So far, we have raised \$6,667,505 of the \$10,600,000 investment needed from private individuals and businesses. As long-time partners in providing child care and recreational programming to Gardiner area residents, we respectfully request that the Gardiner City Council consider playing an active role in the project by investing \$500,000. This proposal shares our background, our analysis of options, and benefits of the project.

Gardiner's Recreation and Community Center

The Boys & Girls Clubs of Kennebec Valley (The Club) started as the Recreation Department of the City of Gardiner decades ago. In 1999, the Recreation Committee signed an affiliation agreement with the Boys & Girls Club of Waterville to help guide the city's recreation program to evolve into an independent Boys & Girls Club. The new Boys & Girls Club became a standalone organization in 2002, as it gained 501c3 nonprofit status and settled in to the former Pray Street elementary school in 2006. In 2008, the City Council entered into an agreement with The Club to serve as the city's recreational programming provider. Since that time, programs have expanded to serve 1,800 participants and share after hour facility use with 1,700 people annually.

The Club serves the community and region with child care for ages six weeks through grade five, teen programming, tutoring, meals, sports, summer camps, senior citizen programs and community meeting space for people of all ages.

In the past year, the Club served 676 registered Gardiner participants:

- Child care 146
- Teens 80
- Summer programs 114
- Sports 336

This does not include the afterhours activity such as use of the playground/soccer field.

The Club Organization

Our Board of Directors includes local business owners, bankers, parents and alumni. We employ 48 people; 16 full-time and 32 part-time. We have more than 100 volunteers who assist with fundraising, sports, special gatherings, mentoring, and community events.

Project Need

The current Clubhouse was constructed as a school in 1952 and has outlived its usefulness and lifespan. The systems are outdated, the materials failing, and the overall design not supportive of today's needs or state requirements for child care facilities. For the past two years, the Club and our engineers/architects compiled information on the building options: do nothing; move to another location, renovate the existing structure; or build a new building. This is what we learned.

Do-nothing Option

The “do-nothing” option is not workable due to the age and poor condition of the building. The HVAC systems and other equipment are not up to current codes and building repairs are woefully needed on the building.

Relocate to an Existing Building

The Club could not find a building in the service area that met the program needs.

Renovate the Current Building

The Club and our engineers and architects analyzed the costs of renovating the current building to make repairs, modernize, and upgrade systems. The study showed that renovating the current building was costly and still left The Club in a 1950's stick-built structure with unknown additional future repairs. In addition, renovation would require relocation and disruption of programming during construction, adding costs for transportation, rent, and other potential renovations at the temporary sites (all sunk costs) to meet program and state licensing requirements.

Constructing New Building

We worked with architects/engineers to create designs and cost estimates for construction of a new 32,000 square foot facility on the current property with a new soccer/lacrosse field, playgrounds, and walkable connection to Gardiner Area High School. This option presented many advantages over renovation:

1. The existing facilities will operate without disruption or added relocation costs.
2. It will meet building and energy codes; all systems will be energy and cost efficient and life safety/security risks will be addressed.
3. The building will be designed to meet current and future child care licensing requirements and will support increases in spaces; 50% in early care and 30% in school age child care and 30% increase in teen memberships.
4. The site will be improved for pick up/drop off, parking, and pedestrian access.
5. The Boys & Girls Club is obligated by deed to replace the soccer/lacrosse field with a new field in order to build on the existing property. The field was built in the 1960's, has very poor drainage, and endures very heavy use. The new project will include a new field that will be properly designed and drained.

New Clubhouse Features and Program Growth

The new Clubhouse will meet an urgent need for quality dependable child care in the region. The facility will offer the following upgrades and new spaces:

- **Community Meeting Room.** This will be a meeting space for the Oldies but Goodies, Gardiner Rotary, business meetings, and an afterschool quiet space for activities such as yoga, meditation, art, etc.
- **Commercial kitchen.** This kitchen will serve over 100,000 meals annually, including preparing free summer meals for kids under the age of 18, and supporting community meals such as the Free Mason's Thanksgiving meal. It will provide opportunities for kids to learn to cook.
- **Dining Hall.** Club kids will eat their meals in a dining hall. This hall can be used to serve community meals and meetings.
- **Small Gymnasium.** This gym will be dedicated to physical activity both for Club kids during Club hours and for afterhours community/recreation sports activities.
- The building has been designed with safety in mind. We are doing ALICE training with the police department. The new facility allows for several ways out of the building in the event of an emergency.
- **Early Childhood Wing.** This wing will offer two new program rooms, adding spaces for more children.
- **School Age Program Wing.** This open concept wing will be easier to manage and will support S.T.E.A.M. programs and creative play.
- **Teen Center Wing.** This space will be used by members grades 6-12 and will support academic success programs and enrichment activities.
- **Playgrounds.** Each program will have an age appropriate playground space. These spaces will be available for community use after Club hours.
- **Soccer/Lacrosse Field.** This new green space will offer a safe, quality sod play area. The field will serve more than 1,200 sports players annually. There will also be a small concession stand, rest rooms, and storage building near the field.
- **Parking will double.**
- **Walking Trail to the High School.** There will be a safer walk from the Club campus to the High School Campus.

It is more than a new building; we plan on many program enhancements.....

Current Participants by the Numbers

- 52 early childhood child care spaces are full.
- 82 children on the early childhood childcare waiting list
- 39 Kindergarten and grade one children. This classroom is full.
- 95 registered school age children, grades 2-5.

Current Program Information

- State of Maine licensed Child Care for up to 200 children, serving ages 6 weeks to grade five.
- Achieved Step 3 of a 4-step quality rating scale that is administered by Maine. Roads to Quality, a child care oversight agency.
- Need to offer more full-time child care employment opportunities.

Program Development Plans for New Clubhouse

- Establish and fund a scholarship program to assist working families with child care and summer program fees.
- Increase the early childhood child care spaces by 50%, school age child care spaces by 30%.
- Begin strategic planning for accreditation with National Association of the Education of Young Children in preparation for the New Clubhouse.
- Create partnerships with Educare Central Maine, Head Start, and the Children's Center.
- Enhance S.T.E.A.M and Power Hour homework help programming based on best practices for school age child care programming.
- Create professional development plans for staff and Club members who want to work at the Club and go to college. Currently brainstorming with Thomas College for the best ways to connect to the college and community college systems.

Current Teen Center Programming

- Strong 21st Century Community Learning Center programming for grades 6-8
- Keystone Club for grades 9-12; leadership and community service.
- Employment opportunities for grades 9-12.
- Volunteer opportunities - Counselors in Training for grades 9-12.

Teen Program Development with New Clubhouse

- Increase number of teens who attend the Club by 30%.
- Sustain 21st Century CLC goals and outcomes.
- Strengthen career development programming for members

BOYS GIRLS CLUBS OF KENNEBEC VALLEY

2020 BOARD OF DIRECTORS AND CAMPAIGN CABINET

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BOYS GIRLS CLUBS OF KENNEBEC VALLEY
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