

*City of Alexandria, Virginia*16
3-13-01

MEMORANDUM

DATE: MARCH 5, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: CONSIDERATION OF FUNDING FOR IMPROVEMENTS TO THE ALEXANDRIA BOYS AND GIRLS CLUBS FACILITY AT 401 N. PAYNE STREET

ISSUE: Consideration of an allocation of federal Community Development Block Grant (CDBG) monies to the Alexandria Olympic Branch of the Boys and Girls Clubs of Greater Washington for the construction of emergency egress improvements at 401 N. Payne Street.

RECOMMENDATION: That City Council:

- 1) Approve the request from the Boys and Girls Clubs of Greater Washington (Attachment I) for \$148,954 to fund final architectural, engineering, and construction costs for modifications to the facility at 401 N. Payne Street to create a second floor emergency egress;
- 2) Authorize the transfer of \$148,954 in CDBG monies from the Home Rehabilitation Loan Program to fund the activity in Recommendation #1; and
- 3) Authorize the City Manager to submit the attached program amendment (Attachment II) to the U.S. Department of Housing and Urban Development (HUD) to amend the current year CDBG program to include the activity in Recommendation #1.

BACKGROUND: In October 1999, the Office of Housing received a request for funding (Attachment III) from the Boys and Girls Clubs of Greater Washington for emergency egress improvements at the Alexandria Olympic Branch, located at 401 N. Payne Street. The Club initially requested \$80,000 in CDBG or other available funds. The initial estimate was later revised to \$150,000 following additional architectural studies.

In June 2000, City Council allocated \$13,175 in non-federal program income funds to assist the Club in assessing the overall feasibility of the project (Attachment IV). The Club was specifically required to address a number of issues related to preliminary engineering and architectural requirements, as well as other requirements related to City review processes.

DISCUSSION: The proposed project addresses a critical City priority of expanding programs available to low-income and/or at-risk youth. The Boys and Girls Club currently serves 60 to 65 children each day in the downstairs portion of the building and the gymnasium. The proposed construction will enable the expansion of program facilities to the upstairs area of the Club, which will allow the Club to serve an additional 30 to 35 children. The Club proposes to use the upstairs area of the structure for a larger computer space with additional work stations, an arts and crafts room, a library, and a space for the Club's homework assistance program.

On December 19, 2000, the Boys and Girls Club submitted a final report of project feasibility (Attachment I). The Club has since submitted a proposed schedule for implementation of the project. The report provides a summary of the actions completed through the feasibility analysis, including the review and approval of a preliminary project design by the Parker Gray Board of Architectural Review, and a detailed project budget upon which the request for funding is based. Specific City requirements addressed by the Club in completing this feasibility analysis include the following:

- Current parking requirements will not be triggered by this activity as the cost of the proposed improvements will not exceed one-third of the assessed value of the property.
- Planning staff determined that no variance will be required by this activity as the Club's building was found to lie on the internal property line and a defacto consolidation of the five lot property has occurred. The Club will submit a plot plan to the Department of Planning and Zoning with its permit application which details the location of the proposed improvements as the staircase must respect the 25 feet minimum setback requirement.
- The preliminary design for the staircase was presented to and approved by the Parker Gray Board of Architectural Review.
- The preliminary design of the staircase was discussed with the City's Code Enforcement Bureau and code requirements will be satisfied by the proposed construction.

The proposed improvements to the Club are eligible for federal funding through the CDBG program under the funding category of public facilities and improvements. The project has been determined to meet the objective of serving low- and moderate-income persons because the majority of the children served receive free or reduced priced lunches.

Demographic data provided by the Club indicate that approximately half of the children it serves reside in the area surrounding the North Payne Street facility. While the Club does not collect income information from participants, 48% of the children were from single-parent households and 18% of participants were from households in which one or both parents were unemployed.

Total projected costs for the project are estimated at \$129,525, which includes 10% budgeted for contingencies. An additional \$19,954 has been budgeted for soft costs, including required permits and architectural, engineering, and legal fees. Any funds which are unexpended at the completion of the activity will revert back to the City for reprogramming to other Community Development Block Grant eligible activities.

Staff recommends transferring \$148,954 from the City's Home Rehabilitation Loan Program, which will not need those monies in the current fiscal year, to fund this activity.

FISCAL IMPACT: Transfer of \$148,954 in budgeted Community Development Block Grant monies from the Home Rehabilitation Loan Program to fund the activity at the Boys and Girls Clubs' 401 N. Payne Street facility.

STAFF: Mildrilyn Stephens Davis, Director, Office of Housing
Robert E. Mulderig, Deputy Director, Office of Housing
Shane Cochran, Division Chief, Program Implementation Division, Office of Housing

ATTACHMENTS:

- I. December 19, 2000 Memo from Keith Burner, President of the Board of Directors of the Alexandria Olympic Branch of the Boys and Girls Clubs of Greater Washington, and January 25, 2001 Project Schedule
- II. Community Development Block Grant Program Amendment
- III. October 1999 Application for Funding from Alexandria Olympic Branch of the Boys and Girls Clubs of Greater Washington
- IV. June 27, 2000 Docket Item Consideration of Funding for Improvements to the Alexandria Boys and Girls Club Facility

19 December 2000

Memo to: Shane Cochran, Housing Analyst, Office of Housing

From: Keith Burner, President of the Board of Directors of the Alexandria Olympic Branch of the Boys and Girls Clubs of Greater Washington

Subject: Report regarding findings and results of engineering, architectural and other requirements to complete City review processes related to construction of a second floor egress stair for the Club's facilities located at 401 N. Payne Street.

Background

The Alexandria-Olympic Branch of the Boys' and Girls' Clubs of Greater Washington is operating in a 65-year old facility that lacks most modern amenities, including air conditioning. The Board of Directors is working on a long-range plan that includes a capital campaign to modernize and/or expand the existing structure. The club, however, faces a shorter term problem of being able to utilize a portion of the space in the facility. There is currently, only one means of egress from the second floor. The upstairs portion of the building is not in use because the Boys and Girls Clubs of Greater Washington, Inc. (BGCGW), the owners of the building, desires to provide a second means of egress for safety reasons before the second floor can be used. There are 3206 net square feet of occupiable and programmable space in the existing three story building (exclusive of the gymnasium). Of the 3206 square feet, only 1858 net square feet is able to be used because of the need for the second means of egress. The club is thus serving far fewer numbers of at-risk children than would be possible if it could utilize the upstairs portion of the building.

--The Club is currently serving 60-65 children per day in just the downstairs portion of the building and the gymnasium. It is estimated that we could serve an additional 30-35 children per day if the upstairs portion is put back in use.

--Regaining the use of the upstairs portion of the building would allow the Club to provide a larger computer space with more computer stations, a room for Arts and Crafts, Library space and space for Power Hour/Home Work Assistance.

The Board in conjunction with BGCGW is seeking to correct the shorter-term issue of being able to access the upstairs portion of the building, while keeping in mind our long-range goal of a larger, more modern overall facility. Because the scope of this longer-term project is not clear, and because it will be several years before any enhanced structure would be built and available for use, the Board feels it is imperative that we regain the use of the existing upstairs as soon as possible.

Request for Funding

The board is requesting \$150,000 in Community Development Block Grant (CDBG) funding from the city to build an outdoor egress stairway from the upstairs of the building. Attached is a Preliminary Construction Cost Budget. This funding would enable the Club to address the desired egress solution without which we are prevented from using the upstairs portion of the building. It would ensure maximum usage of the existing facility for the foreseeable future, and would expand by at least 30-35 the number of at-risk children being served each day.

City Review Process

The Alexandria Olympic Boys' and Girls' Club Board of Directors, along with Marlin G. Lord AIA Architect and Duncan Blair, Attorney, have been working on several issues related to the City Review Process of this egress stair issue. Earlier this year, a grant of \$13,175 was obtained from the city to examine various concerns that were raised pertaining to the proposed addition of an outside stairwell. Those issues were:

--**The potential impact on parking.** According to city zoning code, section 8-200 (4), if the improvement to the building is less than 1/3 of the market value of the existing structure, then additional parking requirements are not triggered. The listed asset value of the property as of May 2000 was \$426,300 with the "market value" much higher. Thus the \$130,000 to be spent on the egress stair would not trigger this requirement.

--**Property Line Issue.** Concern had been raised that expanding the stair onto the adjoining undeveloped lot owned by the Boys' and Girls' Club would violate the city zoning code. This land was sold by the City of Alexandria in 1985 to the Boys and Girls Club "for purposes of developing facilities for the youth of Alexandria". The Club's attorney has determined with the Planning and Zoning Department that this expansion is not an issue and that the egress stair could expand onto the adjoining lot. This issue will not be required to go before the Planning Commission and will only need a plot plan filed with the application for permit.

--**Side Yard Setback modification.** The Club's attorney has determined with the Planning and Zoning Department that a side yard from an internal property line is not required and thus a variance or a site plan modification is not required.

--**Parker Gray Board of Architectural Review.** A preliminary design for an exterior stair was prepared and presented to and unanimously approved by the Parker Gray Board of Architectural Review.

--**Other structural requirements identified by the City's Code Enforcement Bureau.** The proposed stair is to be constructed of steel matching existing exterior steel columns. This type of construction has been identified by the BAR staff and is discussed in the Design Guidelines as appropriate for the period of the existing structure. This type of construction, which was discussed with the Code and Enforcement Bureau, meets or exceeds the construction of the existing 1935 building thus satisfying the code requirements.

Conclusion

The Alexandria Olympic Club Board of Directors believes that it has addressed all of the issues raised in the City Review process and is eager to proceed with providing an additional means of egress so that the full facility may be utilized by Alexandria's at-risk children. This requested grant from the City would enable the Board to correct this problem.

Marlin G. Lord AIA Architect

2016 Mount Vernon Avenue
Alexandria, Virginia 22301
703-836-2724
fax 703-836-4382

24 NOVEMBER 2000

BOYS AND GIRLS CLUBS of GREATER WASHINGTON
ALEXANDRIA OLYMPIC BRANCH
401 N. PAYNE STREET

EXTERIOR EGRESS STAIR
PRELIMINARY CONSTRUCTION COST BUDGET

Demolition	\$	2,000
Foundations		5,000
Structural Steel		7,000
Misc Metals, Railings		10,000
Stair Tread Construction		34,000
Tempered Glass + Hardware		23,000
Door, Frame + Hardware		4,000
Painting		1,500
HVAC/Radiator		1,500
Water Curtain Sprinkler Heads		5,200
Site Work		<u>1,000</u>
Sub-total	\$	94,200
Conditions (25%)		<u>23,550</u>
Sub-total	\$	117,750
Contingencies (10%)		<u>11,775</u>
Sub-total	\$	129,525
(The following are excluded from the 1/3 Market Value provision)		
Permits & Fees(A/E,Site, Attny (15%))		<u>19,429</u>
Total	\$	148,954

Marlin G. Lord AIA Architect

2016 Mount Vernon Avenue
Alexandria, Virginia 22301
703-836-2724
fax 703-836-4382

25 JANUARY 2001

BOYS AND GIRLS CLUBS of GREATER WASHINGTON
ALEXANDRIA OLYMPIC BRANCH
401 N. PAYNE STREET

EXTERIOR EGRESS STAIR

PROJECT SCHEDULE

NTP	*
PROJECT START UP CONTRACTS FEDERAL/STATE/LOCAL REGS	1 MONTH
DESIGN ARCHITECTURAL STRUCTURAL	1 MONTH
APPROVAL	1/2 MONTH
CONSTRUCTION DOCUMENTS ARCHITECTURAL STRUCTURAL	2 MONTHS
SPECIFICATIONS DAVIS BACON	1 MONTH
APPROVAL	1 MONTH
BIDDING	1 MONTH
CONTRACT NEGOTIATION	1/2 MONTH
CONTRACT APPROVAL	1 MONTH
CONSTRUCTION	4 MONTHS
PUNCH LIST	1/2 MONTH
COMPLETION	1/2 MONTH

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0028	Alexandria-Olympic Boys and Girls Club Emergency Egress	03 Public Facilities and Improvements (General)	CDBG	\$ 150,000
	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	A grant of CDBG funds will enable the Alexandria-Olympic Boys and Girls Club to construct an emergency egress from the second floor of the Club's North Payne Street facility. Construction of a stairway will the Club to address safety concerns and make the second floor of the building available for existing and expanded programming.	1 Public Facilities	TOTAL	\$ 150,000
			Total Other Funding	\$ 0

Help the Homeless? No

Help those with HIV or AIDS? No

Start Date: 04/01/01

Completion Date: 09/30/01

Eligibility:

Subrecipient: Local Government

Location(s): Addresses

401 N. Payne Street, Alexandria, VA 22314



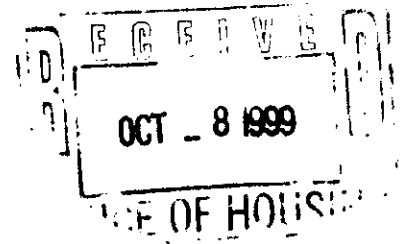
BOYS & GIRLS CLUBS
of Greater Washington

ALEXANDRIA OLYMPIC BRANCH

401 N. Payne Street, Alexandria, Virginia 22314
549-3077 — 549-3078

Over 60 Years of Service to Youth of Alexandria

ATTACHMENT III



D.L. DAY
Executive Director

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APPLICATION REQUIREMENTS FOR CITY OF ALEXANDRIA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDS

1) INFORMATION ON THE APPLICANT

- * Organization's Name: Alexandria-Olympic Boys & Girls Club
- * Address, Phone and Fax Numbers:
401 North Payne Street, Alexandria, VA 22314
Tel: 703-549-3077 Fax: 703-549-3078
- * Contact Person: Desi L. Day, Branch Executive Director, 703-549-3077
- * Mission or Purpose of Organization: The mission of the Alexandria-Olympic Boys & Girls Club is mission is to help youth of all backgrounds, with emphasis on at-risk youth, build confidence, develop character and acquire the needed skills to grow into productive, civic-minded, responsible adults. Our programs and services address the social, educational, vocational and character development of boys and girls and are administered by professional trained staff. As a facility-based agency, we provide our youth daily access to a comprehensive range of core programs, developed by B&GCA in the following core program areas: Character and Leadership Development, Education and Career Development, Health and Life Skills, The Arts, and Sports, Fitness and Recreation. Education is our highest priority and is the anchor of our service delivery as we seek to help our youth become productive and responsible adults. The Alexandria-Olympic Boys & Girls Club is affiliated regionally with the Boys & Girls Clubs of Greater Washington (B&GCGW) and nationally with Boys & Girls Clubs of America (B&GCA).

DR. ROBERT S. BARRETT
Founder

YOUR UNITED WAY DESIGNATION IS THE KEY TO OUR SURVIVAL • CFC:#8047

* Description of the Organization's Ability to Undertake the Proposed Activity, Including Summary of Past and/or Existing Programs or Projects:

The B&GCGW, parent agency of the Alexandria-Olympic Boys & Girls Club, operates 17 clubs and eight group homes facilities in the metropolitan Washington region. The agency owns 12 of these facilities, the exception being clubs in public housing developments and public schools and two leased group home residences. Over the years, the B&GCGW has undertaken numerous facility improvement projects at its club and group home facilities under the guidance of its corporate or local boards' Facilities Committees. The Facilities Committee at the corporate and local board level have the responsibility for oversight of facility construction and renovation projects as well as annually inspecting and reporting on the condition and adequacy of facilities, developing long and short-term programs to maintain and/or replace buildings and equipment. In 1998, the B&GCGW successfully completed a \$1 million facility improvement project at its club in Dumfries, Virginia.

2) PROJECT DESCRIPTION

* Type of Project Proposed: We are requesting CDBG funds, in the amount of \$80,000 to undertake a one-time capital improvement project designed to improve the fire egress safety within the club building. The facility is a three-story building, constructed in 1936, with no egress from the upper level and basement of the building. The level of participation by our youth members on the upper level of the building will increase dramatically effective October 30, 1999 with completion of the remodelling of this area into a Computer Learning Center (including implementing electrical upgrades) and Arts and Crafts Room. Prior to the remodelling project, the upper level was infrequently used for a number of years. With a considerably greater number of youth participating in educational support and computer literacy training programs on the upper level (or second floor) in conjunction with the establishment of a computer-assisted Learning Center, the issue of fire safety is our highest priority.

* Group Targeted for the Proposed Project: We are targeting the club's youth clientele, ages 6-18, who are residents of the City of Alexandria. Our target group reside in communities adjacent to and surrounding the club, specifically, Census Tract 16. According to the most recent census data, Census Tract 16 is between 51 to 100 percent low to moderate income, 50 to 79 percent African American, and 60 to 90 percent Minority residents. We currently serve an annual membership of 425 youth residents of the City of Alexandria. We serve an average of 75 youth each program day.

Within the context of the City of Alexandria's Five-Year Consolidated Plan, our proposed project addresses the *Persons with Special Needs* Consolidated Plan priority needs. The minority and low to moderate income status of our target population meets the *Persons with Special Needs* definition.

- * Project Location: Alexandria-Olympic Boys & Girls Club -
401 North Payne Street, Alexandria, VA 22314
*The club facility is located in the Potomac East Conservation District,
one of the City of Alexandria's identified CDBG Target Program Areas.*

- * Project Implementation Schedule:

Upon project start-up, we estimate the proposed building egress renovation project to be completed within 2-3 months.

3) PROJECT BUDGET

- * Proposed Budget, Including Detailed Description of Anticipated Project Costs:

Based on a cost estimate provided by Thomas McCullough, Vice President, Director of Preconstruction Services, SIGAL-Construction Corporation (October 7, 1999), we anticipate the proposed project will cost between \$80,000 - \$100,000. Preliminary budget pricing for the renovation work required to satisfy egress at the Alexandria-Olympic Boys & Girls Club building will include the following scope of work:

"Create a safe "area of refuge" within the building by enclosing the existing stairway with a 2 hour fire rated wall construction throughout the building. This can be achieved by removing the existing wall finishes, both sides, and installing fire rated gypsum board on all surfaces. Provide fire doors (to remain closed at all times) on all existing stair openings. At the first level install a wall and door to create a vestibule, and/or a corridor to the front door. If this is not desirable (since it would divide the main room in half) continue the stair to the basement and create a corridor to the exterior building face. In lieu of a window presently in place, provide an egress door to an areaway below grade. Concrete steps to grade would then complete the egress path.

Cost Estimate - \$80,000 - \$100,000.

- * Proposed Terms of Funding: The Alexandria-Olympic Boys & Girls Club is requesting City of Alexandria CDBG funds in the form of a grant.
- * Identification of Other Financial Resources Dedicated to the Project: To date, no additional funds have been committed to the project. However, the Alexandria-Olympic Boys & Girls Club's Board of Directors will undertake fundraising projects to raise and leverage the balance of funds required to complete this much needed project. We will also actively solicit private funding sources to address this project.

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6-27-00*City of Alexandria, Virginia*

MEMORANDUM

DATE: JUNE 16, 2000

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER ^{PS}

SUBJECT: CONSIDERATION OF FUNDING FOR IMPROVEMENTS TO THE ALEXANDRIA BOYS AND GIRLS CLUB FACILITY AT 401 N. PAYNE STREET

ISSUE: Consideration of allocating non-federal funds to the Alexandria Olympic Branch of the Boys and Girls Clubs of Greater Washington for preliminary studies to facilitate improvements at 401 N. Payne Street.

RECOMMENDATION: That City Council approve the request from the Boys and Girls Clubs of Greater Washington (Attachment I) and authorize the expenditure of \$13,175 in non-federal program income funds from the Office of Housing's budget to fulfill engineering, architectural and other requirements to complete City review processes related to proposed improvements at the club's N. Payne Street location.

DISCUSSION: The Office of Housing received a request for funding (Attachment II) from the Boys and Girls Clubs of Greater Washington for emergency egress improvements at the Alexandria Olympic Branch, located at 401 N. Payne Street. The Branch initially requested \$80,000 in Community Development Block Grant (CDBG) or other available funds. This estimate was later revised to \$150,000 (Attachment I) following additional architectural studies.

Upon review of this request, City staff identified a range of issues related to the proposed improvements, including the potential need for review and approval by the City's Parker-Gray District Board of Architectural Review and the Planning Commission. Major issues include: (1) the number of parking spaces needed should improvements exceed one-third of the assessed value of the property¹; (2) a side yard setback modification from five feet to zero feet; (3) a number of structural requirements identified by the City's Code Enforcement Bureau; and (4) other issues related to implementation of this project as may be identified by City staff. Staff recommends approval of an allocation of \$13,175 to assist the Club in fulfilling engineering, architectural, and other requirements related to City review processes only.

¹If the identified improvements exceed one-third of the assessed value of the property, the Boys and Girls Clubs facility would be required either to seek a parking reduction special use permit or to provide on-site parking at the current standards appropriate for the building's size.

Due to safety concerns, the Club's Board of Directors voted to close the second floor of the building until the emergency egress issues could be addressed, thereby greatly reducing the usable space in the building available for offices and activities. Despite the limited available space for programming, the Club has indicated its commitment to remaining at the N. Payne Street site for the foreseeable future and intends to seek CDBG funding for construction costs once the required approval processes and site reviews are completed.

Public comments related to proposed improvements will be received during the Planning Commission review process and, if required, during a City Council public hearing. In addition, if CDBG funding is recommended, a 30-day public comment period and a program amendment to the City's One-Year Action Plan for Housing and Community Development will be required. The use of non-federal funds for the currently recommended preliminary work will enable the project to be expedited without creating the need for an additional program amendment at this time.

FISCAL IMPACT: Allocation of \$13,175 in previously unbudgeted non-federal program income funds in the Office of Housing Budget.

STAFF:

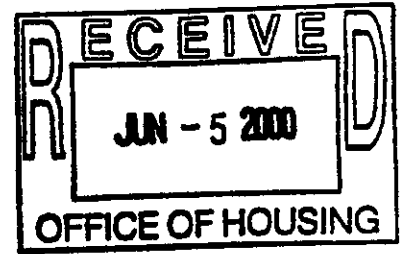
Mildrilyn Stephens Davis, Director, Office of Housing
Robert E. Mulderig, Deputy Director, Office of Housing
Shane Cochran, Housing Analyst, Office of Housing

ATTACHMENTS:

- I. Letter of June 2, 2000 from Patricia G. Shannon, President and CEO, Boys and Girls Clubs of Greater Washington
- II. Application for City of Alexandria Community Development Block Grant Funds

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P. Bryan Wright, Jr.
Wright**HONORARY DIRECTOR**
South Trimble II*
Darrell Green

*Denotes Past Chairman

**BOYS & GIRLS CLUBS**
OF GREATER WASHINGTON

June 2, 2000

Mr. Shane Cochran
Housing Analyst
Office of Housing
Landlord Tenant Relations
301 King Street
P.O. Box 178
Alexandria, VA 22314

Dear Mr. Cochran:

In response to the issues and concerns noted in Peter Leiberger's memoranda dated May 19th and May 24th and your note to Tyrone Moorer on May 24th regarding proposed CDBG funding to address the egress situation at the Alexandria-Olympic Boys & Girls Club, the following is provided:

- a. The Alexandria-Olympic Boys & Girls Club's Board of Directors met on May 24th and approved action to seek approvals from the Board of Architectural Review and the Planning Commission, including obtaining the required site plan. I am advised that Vice Mayor William D. Euille, a member of the board, attended the meeting and indicated his full support of our efforts to secure CDBG funding for the proposed project.
- b. Grant funds are needed to assist us in meeting Board of Architectural Review and Planning Commission approval requirements. To this end, we ask for your assistance in forwarding a request to the City Council at its June 27th meeting to provide funds totaling \$13,175 to meet these requirements. A breakdown of costs associated with obtaining the required approvals, developed by Marlin Lord, our architectural consultant, is enclosed.
- c. There are no plans to relocate the club facility. We are committed to remaining at the current location for the foreseeable future.
- d. Proposed volunteer work by Home Depot will be insignificant in terms the value of the in-kind contribution. We will forward the estimated value of the work to your office at the conclusion of the work.

Administrative Office8555 16th Street • Suite 400 • Silver Spring, MD 20910
Tel: (301) 562-2000 • Fax: (301) 587-8120

www.bgcgw.org

United Way/CFC
#8047


14

e. We believe that the costs associated with the proposed improvements, noted as option 3 in our original CBDG proposal, will not exceed 33 1/3 of the current assessed value of the building. An estimate and breakdown of project costs, developed by Thomas McCullough, Vice President, Preconstruction Services, SIGAL Construction, is enclosed.

Your continued assistance in this matter is greatly appreciated. We are optimistic that, working in partnership with the City of Alexandria, we can bring this important project to fruition to help serve more children in the community.

Please do not hesitate to contact me in the event you have additional questions or concerns. I can be reached at 301-562-2008. Tyrone Moorer serves as my contact person for this action. He can be reached at 301-562-206.

Sincerely, —


Patricia G. Shannon
President & CEO

2 Enclosures: as stated

PLANNING COMMISSION APPROVALS

Site Engineer	\$1,500
Zoning Attorney	\$3,000
Preliminary Architectural Design & Management (includes site plan and submission to Planning Commission)	\$7,500
Board of Architecture Review (preparation fro meetings with community, appearance at hearings)	\$ 800
Filing fees	\$ 250
Title Search	\$ 125
<hr/>	
Total	\$13,175

Alexandria boys and girls club
Renovation -Option #3

5/12/00

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	TOTALS
<u>Division 02 - Sitework</u>					
Interior Selective Demolition(gross area)	1	LS	\$12,000.00	\$12,000	
Mass Excavation	100	CY	\$28.00	\$2,800	
Removal of Hazardous Materials	1	LS	NIC	NIC	
Site Utilities(allowance)	1	LS	NIC	NIC	
Landscaping	1	LS	\$2,500.00	\$2,500	
Total - Sitework					\$17,300
<u>Division 03 - Concrete</u>					
Rehab/existing structure	1	LS	\$12,000.00	\$12,000	
Concrete footings& slab on grade	85	Cy	\$116.00	\$9,860	
Self leveling/topping	1	LS	\$2,500.00	\$2,500	
Total - Concrete					\$24,360
<u>Division 04 - Masonry</u>					
Restore existing facades	1	SF	NIC	NIC	
CMU back-up	2,600	SF	\$6.00	\$15,600	
New facade/masonry	2,300	SF	\$13.00	\$29,900	
Total - Masonry					\$45,500

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Alexandria boys and girls club
Renovation -Option #3

5/12/00

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	TOTALS
Doors, Frames & Hardware	1	LS	\$2,500.00	\$2,500	
Total - Doors and Windows					\$2,500
<u>Division 09 - Finishes</u>					
Misc. Base Building Finishes(allowance)	1	LS	\$5,000.00	\$5,000	
Total - Finishes					\$5,000
<u>Division 14 - Conveying Systems</u>					
New hydraulic elevators	1	EA	NIC	NIC	
Total - Conveying Systems					\$0
<u>Division 15 - Mechanical</u>					
HVAC (Building-Existing)	1	SF	NIC	NIC	
Total - Mechanical					\$0
<u>Division 16 - Electrical</u>					
Electrical (Building-Existing)	1	LS	\$2,500.00	\$2,500	
Total - Electrical					\$0
TOTAL DIRECT COSTS					\$137,298
GENERAL CONDITIONS					
FEE					
TOTAL JOB					
Elevator lift for ADA at ground floor				add	15,000

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BOYS & GIRLS CLUBS
of Greater Washington

ALEXANDRIA OLYMPIC BRANCH

401 N. Payne Street, Alexandria, Virginia 22314
549-3077 — 549-3078

Over 60 Years of Service to Youth of Alexandria

D.L. DAY
Executive Director

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CAROLE ROGIN

MARK SOUDER

JESSE SUBER

DAVID TIMONER

JEFFREY WAINSCOTT

APPLICATION REQUIREMENTS FOR CITY OF ALEXANDRIA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDS

1) INFORMATION ON THE APPLICANT

* Organization's Name: Alexandria-Olympic Boys & Girls Club

* Address, Phone and Fax Numbers:

401 North Payne Street, Alexandria, VA 22314
Tel: 703-549-3077 Fax: 703-549-3078

* Contact Person: Desi L. Day, Branch Executive Director, 703-549-3077

* Mission or Purpose of Organization: The mission of the Alexandria-Olympic Boys & Girls Club is mission is to help youth of all backgrounds, with emphasis on at-risk youth, build confidence, develop character and acquire the needed skills to grow into productive, civic-minded, responsible adults. Our programs and services address the social, educational, vocational and character development of boys and girls and are administered by professional trained staff. As a facility-based agency, we provide our youth daily access to a comprehensive range of core programs, developed by B&GCA in the following core program areas: Character and Leadership Development, Education and Career Development, Health and Life Skills, The Arts, and Sports, Fitness and Recreation. Education is our highest priority and is the anchor of our service delivery as we seek to help our youth become productive and responsible adults. The Alexandria-Olympic Boys & Girls Club is affiliated regionally with the Boys & Girls Clubs of Greater Washington (B&GCGW) and nationally with Boys & Girls Clubs of America (B&GCA).

*** Description of the Organization's Ability to Undertake the Proposed Activity, Including Summary of Past and/or Existing Programs or Projects:**

The B&GCGW, parent agency of the Alexandria-Olympic Boys & Girls Club, operates 17 clubs and eight group homes facilities in the metropolitan Washington region. The agency owns 12 of these facilities, the exception being clubs in public housing developments and public schools and two leased group home residences. Over the years, the B&GCGW has undertaken numerous facility improvement projects at its club and group home facilities under the guidance of its corporate or local boards' Facilities Committees. The Facilities Committee at the corporate and local board level have the responsibility for oversight of facility construction and renovation projects as well as annually inspecting and reporting on the condition and adequacy of facilities, developing long and short-term programs to maintain and/or replace buildings and equipment. In 1998, the B&GCGW successfully completed a \$1 million facility improvement project at its club in Dumfries, Virginia.

2) PROJECT DESCRIPTION

*** Type of Project Proposed:** We are requesting CDBG funds, in the amount of \$80,000 to undertake a one-time capital improvement project designed to improve the fire egress safety within the club building. The facility is a three-story building, constructed in 1936, with no egress from the upper level and basement of the building. The level of participation by our youth members on the upper level of the building will increase dramatically effective October 30, 1999 with completion of the remodelling of this area into a Computer Learning Center (including implementing electrical upgrades) and Arts and Crafts Room. Prior to the remodelling project, the upper level was infrequently used for a number of years. With a considerably greater number of youth participating in educational support and computer literacy training programs on the upper level (or second floor) in conjunction with the establishment of a computer-assisted Learning Center, the issue of fire safety is our highest priority.

*** Group Targeted for the Proposed Project:** We are targeting the club's youth clientele, ages 6-18, who are residents of the City of Alexandria. Our target group reside in communities adjacent to and surrounding the club, specifically, Census Tract 16. According to the most recent census data, Census Tract 16 is between 51 to 100 percent low to moderate income, 50 to 79 percent African American, and 60 to 90 percent Minority residents. We currently serve an annual membership of 425 youth residents of the City of Alexandria. We serve an average of 75 youth each program day.

Within the context of the City of Alexandria's Five-Year Consolidated Plan, our proposed project addresses the *Persons with Special Needs* Consolidated Plan priority needs. The minority and low to moderate income status of our target population meets the *Persons with Special Needs* definition.

- * Project Location: Alexandria-Olympic Boys & Girls Club -
401 North Payne Street, Alexandria, VA 22314
*The club facility is located in the Potomac East Conservation District,
one of the City of Alexandria's identified CDBG Target Program Areas.*

- * Project Implementation Schedule:

Upon project start-up, we estimate the proposed building egress renovation project to be completed within 2-3 months.

3) PROJECT BUDGET

- * Proposed Budget. Including Detailed Description of Anticipated Project Costs:

Based on a cost estimate provided by Thomas McCullough, Vice President, Director of Preconstruction Services, SIGAL Construction Corporation (October 7, 1999), we anticipate the propose project will cost between \$80,000 - \$100,00. Preliminary budget pricing for the renovation work required to satisfy egress at the Alexandria-Olympic Boys & Girls Club building will include the following scope of work:

"Create a safe "area of refuge" within the building by enclosing the existing stairway with a 2 hour fire rated wall construction throughout the building. This can be achieved by removing the existing wall finishes, both sides, and installing fire rated gypsum board on all surfaces. Provide fire doors (to remain closed at all times) on all existing stair openings. At the first level install a wall and door to create a vestibule, and/or a corridor to the front door. If this is not desirable (since it would divide the main room in half) continue the stair to the basement and create a corridor to the exterior building face. In lieu of a window presently in place, provide an egress door to an areaway below grade. Concrete steps to grade would then complete the egress path.

Cost Estimate - \$80,000 - \$100,000.

- * Proposed Terms of Funding: The Alexandria-Olympic Boys & Girls Club is requesting City of Alexandria CDBG funds in the form of a grant.

- * Identification of Other Financial Resources Dedicated to the Project: To date, no additojal funds have been committed to the project. However, the Alexandria-Olympic Boys & Girls Club's Board of Directors will undertake fundraising projects to raise and leverage the balance of funds required to complete this much needed project. We will also actively solicit private funding sources to address this project.

EXHIBIT NO. 216¹18
3-13-01MIME:sandis@tidalwa
ve.net

03/12/01 07:53 PM

To: mayoralx@aol.com @ INTERNET, billclev@home.com @ INTERNET,
vote4eberwein@aol.com @ INTERNET, wmeuille@wdeuille.com @
INTERNET, delpepper@aol.com @ INTERNET, dspeck@aol.com @
INTERNET, Beverly I Jett@Alex, council-woodson@home.com @
INTERNET

cc:

Subject: City Council Docket Items

Council members,

You have been asked to vote to allocate funding for the Hopkins House and for the Boys and Girls Clubs. My home is two doors away from Hopkins House, and right across the street from the Club.

For Hopkins House, you are asked to "approve \$42,500 in additional funding to complete the renovation of Hopkins House; and authorize the transfer of \$42,500 in CDBG monies from the Home Rehabilitation Loan Program to fund the activity..." in part so that the program would have the "capacity to serve 18-month old children and, possibly in the future, infants (the option of serving children under two-and-a-half years carries more stringent code requirements than are necessary for older children)." You are being asked to do this even though Hopkins House is authorized under its current SUP to operate only as a preschool, and is licensed only for children from 2 through 5 years of age.

With respect to the Boys and Girls Club, you are asked to approve more than \$150,000 in CDBG monies from the Home Rehabilitation Loan Program to permit construction of a second floor fire escape and permit repairs to the building's second floor, which cannot be used as is.

Day care and after-school activities are very worthwhile.

When I moved into the neighborhood, I understood these facilities were being used for neighborhood services, but my conversations with parties involved in managing these institutions that indicates their plans have changed. The Club dreams of being an after-school destination for all the children in Alexandria. Hopkins House now seeks to expand by offering infant care, reversing course after only a year of insisting that it was focused exclusively on preschool care.

My question - a serious one - is: As Parker-Gray and the Braddock Metro area becomes more dense, does the City plan to allow these particular facilities to become so large at their current location that every child in Alexandria must commute by bus, car, or metro to their day care facility or to play basketball after school? How many studies have been done to determine whether developing other locations closer to neighborhoods that most need these services would be a better approach than merely making only a couple of long-time institutions increasingly larger?

When you vote on these items, please insist on a definitive study that will determine the social services needs of all the people who live throughout the City, and where future day care and after school facilities should be best located so they can be used by the residents they are meant to serve. Please take advantage of the opportunity you have today to plan for everyone's needs tomorrow.

Thank you

Debra Sabourin
1212 Princess Street
Alexandria, VA 22314
(703)299-3558 home
(202)418-0976 work



MIME:CFLeverett@inte
rmedia.com

03/13/01 06:13 PM

To: Beverly I Jett@Alex
cc:
Subject: FW: Docket #16 and #18

FYI

-----Original Message-----

From: Leverett, Camille F Sent: Tuesday, March 13, 2001 6:11 PM
To: 'mayoralx@aol.com'; 'DSpeck@aol.com'; 'delpepper@aol.com';
'council-woodson@home.com'; 'billclev@home.com';
'vote4eberwein@aol.com'; 'wmeuille@wdeuille.com';
'beverly.jett@ci.alexandria.va.'
Subject: Docket #16 and #18

Mayor, Vice Mayor and City Council members:

Please vote in favor of dockets #16 Consideration of Funding for Improvements to the Alexandria Boys and Girls Clubs Facility at 401 North Payne Street. and #18 Consideration of Additional Community Development Block Grant (CDBG) Program Funding for the Renovation of Hopkins House. As a private citizen (1306 Princess Street) I would like to inform you that I am in support of the programs of both of these community organizations. Camille Leverett
1306 Princess Street



MIME:amy@cortinapro
ductions.com

03/13/01 05:04 PM

To: Beverly I Jett@Alex
cc:
Subject: support - docket # 18 and 16

Please distribute to City Council before tonight's meeting.

I write in support of funding for Hopkins House, docket item 18. Hopkins House is a wonderful Inner City asset. I hope you agree.

I also write in support of #16 funding for our Boys and Girls Club. Another asset.

I understand City Council hears often about the opposition to Hopkins House. I can not understand the opposition a hand full of my neighbors have to Hopkins House. They are a small, but loud, minority. The support is regrettably quiet. I urge you all to vote in favor of the \$42,500 in CDBG funds for HH.

Citizen - Amy Maddox
403 N. West St
703-622-0528