

**2020 Planning Application
Cover Page**

Application Type	<input checked="" type="checkbox"/> General Application		
Lead Town/City/ Agency	(Name of lead community and any additional partner communities) Town of Gray Maine		
Project Name	Pennell Lab Feasibility Study		
Mailing Address	Town of Gray 24 Main Street Gray, ME 04039		
Project Address	Pennell Science Laboratory 20 Main Street Gray, ME. 04039		
Authorized Official	Deb Cabana Town Manager	Phone 207-657-3339	Email dcabana@graymaine.org
Project Director	Kathy Tombarelli Town Planner	Phone 207-657-3112	Email kombarelli@graymaine.org
Financial Contact	Katy Jewell	Phone	Email
Person who completed the Application	Kathy Tombarelli Town Planner	Phone 207-657-3112	Email ktombarelli@graymaine.org
Amount of CDBG Funds Requested	\$12,000	Total Project Budget \$15,000	
DUNS Number	07-399-5391	Tax ID: Tax ID: 01-6000183	

Name and Signature of Authorized Official

Deborah Cabana, Town Manager

Date

2020 Planning Application Questions

Respond to the narrative questions in a maximum of three pages.

1. Describe the community problem or needs you wish to address with Community Planning funds. - **35 Points.**
 - a. Describe the scope, magnitude, and severity of the problem.
 - b. Describe past efforts, if any, to address the problem.
 - c. Does the problem have specific impacts on low/moderate income households or low/moderate income neighborhoods?
 - d. Why are CDBG funds critical to the planning activity's success?
- a. The Pennell Scientific Lab building is located at the Henry Pennell Municipal Complex and is currently unoccupied. The most recent tenant was there when the property was still owned by the School Department. The Gray News ran their local newspaper office from the building. The Town Offices moved to this location in 2010, but the appropriate use for this building remains in question.

Several serious issues inhibit reuse, including deferred maintenance, asbestos mitigation, accessibility, all utilities, and limited parking, especially during Municipal operations. Completed in 1897, this is a historic building is centrally located in the Municipal complex and offers significant potential for future use, for example, as a public service-based non-profit or for additional Recreational Department programming. Accessibility will be a key component of making this building usable again.

- b. The Town has taken measures in the current budget to maintain the property to make sure that the structural integrity remains intact. In the FY 2020 budget, \$29,000 was allocated towards exterior lead removal and painting This work is to be completed in Spring of 2020. Additionally, funds have been allocated for FY 21 in the amount of \$22,000 for mitigation of asbestos flooring and the heating system which also has asbestos.
- c. Depending on the ultimate use of the Pennell Lab, it potentially could have an impact for LMI households. Several ideas have been discussed; Aging in Place, Expanded Recreation Programs, or a Multi-Generational Community Space. The Town needs further input from residents regarding the best use for this historic building.
- d. While the Town is making efforts to maintain the facility, CBDG funds are critical to move on to the next stage and determine what this building should be used for moving forward. The funding that has been allocated for the building has been for maintenance and mitigation, but without knowing the best use for the building and the costs associated with re-purposing the structure, it is difficult to move forward.

2. What is the strategy to complete the planning project? - **30 points**

- a. Describe the planning tasks to be undertaken
 - b. Outline the project's schedule
 - c. Are community partnerships established and engaged in the project?
- a. The Town staff in conjunction with a contracted consultant, will identify the options to provide accessibility to the structure and the associated costs with those options. The reports and recommendations from the consultants will provide the basis for decisions about future viable uses and steer the public forums towards those uses that can be realized.

The Town will organize and facilitate a series of community workshops to inform the public on the potential project and receive input into how the space can best support residents, seniors, and youth.

The Town will seek estimates from professional contractors for mitigation of asbestos and any other preliminary maintenance or repairs that need to be completed before future renovations can be started.

- b. The Town expects the Planning Project to be completed within one year of receiving funds. Contracted services will be formalized in the Spring/Summer of 2020 Community Forums will be scheduled throughout Fall of 2020.
- c. There are currently no community partnerships because it has not been determined if it is cost effective or feasible to re-purpose this building. If as a result of this feasibility study a viable use is identified, efforts will be made to form community partnerships and work towards re-purposing this building into a facility that can serve LMI families in Gray.

3. Convey your community's readiness to proceed. – **30 points**

- a. How has the project been conveyed to community residents?
 - b. Are matching funds available for the project?
 - c. Are staff and/or consultants available to complete the project?
- a. The purpose of this Planning Grant is to go beyond conversations amongst Staff, volunteer Town Boards & Committees and Town Councilors about what this building could/should be used for and hire the professional and technical consultants needed to explore options for this building. The unknown questions regarding the costs associated with access

The grant funds would be used to initiate the conversations with residents and local organizations to identify needs that could possibly be addressed through using this space for additional programming or services.

- b. Local Funds would be allocated as part of the FY 21 budget in the amount of \$3,000 to go towards the cost of consultants for this Planning Project. On January 21, 2020 the Gray Town Council voted to fund this application as part of the FY 21 Town Budget. It will be included in the Town Warrant June 2020.
- c. Town Staff is available to facilitate and oversee the Planning Project which would include the Town Planner with input from the Building & Grounds Director, Community Development Director & the Town CEO(s) who all have expertise in the area of construction and rehabilitation costs.

Multi-Jurisdictional Bonus N/A

Applications for planning projects serving two or more communities are eligible to receive an additional **5 points** in the scoring process.

- a. Multi-community applicants must answer two additional questions in a maximum of one page:
 - i. What role will each applicant community play in the planning project?
 - ii. How will each community benefit from the planning project?
 - b. Application must be endorsed by officials from all communities. **Use form found in Appendix I.**
4. **Budget for project.** Fill in the attached budget form *and provide the basis for determination of budget amounts (Appendix II).*

Please see Appendix II

Appendix II: Budget

<u>Planning Grant – Program Budget</u>				
Cost Category	CDBG Funds	Municipal Funds	Other	Total
Consultant Services	\$9,800	\$3,000		\$12,800
Advertising	\$550			\$550
Public Meetings including Staffing	\$1,000			\$1,000
Printing	\$250			\$250
Mailings & Notifications	\$400			\$400
Total	\$12,000	\$3,000		\$15,000
<p>Provide the basis for determination of budget amounts:</p> <p>The costs associated with advertising, Public Meetings, Printing & Notification are based on costs that are routinely incurred by the Town for these types of activities.</p> <p>The estimated cost for Consultant Services is based on the fees paid to the Town’s consulting engineering firm and other contracts that the Town has entered into.</p>				

Appendix V: Placeholder for additional photos/ interior and exterior



Figure 1: Upstairs Main Room



Figure 2: Stairwell to Basement



Figure 3: Stairs Front Entry



Figure 4: Basement Oil Tank & Furnace Enclosure



Figure 5: Basement Exit



Figure 6: East Exterior 1-30-2020



Figure 7: Front Exterior 2018