

Renovate the Boys & Girls Club and Create a New Teen Center

TOTAL NYF FUNDS REQUESTED \$1,072,000

TOTAL PROJECT COST \$1,122,000

% OF TOTAL PROJECT COST 95.5%



DESCRIPTION

This project aims to rehabilitate exterior building enclosure elements vital to continuing the transformative services offered by the Boys & Girls Club of Depew Lancaster. The main floor of the landmarked 1905 Miller-Mackey House services drop in day programming for the Club while the second floor is sub-divided into four occupied low-income residential units. The third floor

currently has one occupied apartment across from unfinished attic space. A two story addition extends from the rear of the landmarked mansion and offers a partially accessible gymnasium, wrestling room, locker rooms, and game room all used for community programming and available for public rental.

Renter occupied portions of the Mansion interior including original wood floors, plaster walls and ceilings have significantly deteriorated from persistent roof leaks and prolonged exposure to the elements. Damaged floor boards have been partially removed leaving tenants to live atop bare subfloors. Stopping the root of the weather infiltration starts with a complete replacement of the facility's roof areas and repair of damaged soffits and down spouts. Protection from weather related issues will continue with repainting of the building exterior.

The Club plans to reclaim an unused 500 SF space at the front of the main floor for use as a Teen Room. The addition of new, dedicated program space will allow for programs offering mental health counseling and assistance to teens in need. Teens will be able to engage with adult staff members

PROJECT LOCATION / ADDRESS

5440 Broadway, Lancaster NY

PROJECT SPONSOR

Russell J. Salvator Boys & Girls Club of Depew Lancaster

PROPERTY OWNER

Russell J Salvatore Boys & Girls Club is the sole owner and operator of 5440 Broadway



and take ownership of a space devoted to helping them build positive relationships to cope with their daily pressures. A dedicated entrance vestibule will be upgraded with a accessible lift to facilitate user access regardless of physical limitation. A second, similar entry system will also be provided at the Club's main entry.

Electrical service upgrades will be mandatory to facilitate support of any new program or tenant spaces as the two panels are currently maxed out.

CAPACITY

The Russell J Salvatore Boys & Girls Club of Depew Lancaster is overseen by a local Board of Directors with a demonstrated history of public grant administration. Together they have successfully managed a Monica Wallace personnel reimbursement grant, as well as Capital Improvement Grant from DASNY, and Ralph Wilson funding. In 2016 they implemented a 2.4 Million rebuild of the Depew club after fire damage. Upon the Club's purchase of the property in 1956, they have endeavored to approach several building maintenance projects in a manner respectful of the historic nature of the property.

PROJECT PARTNERS

The Club's Board of Directors and an extensive network of alumni stand at the ready to assist through the redevelopment process with the goal of increasing community outreach and expanded programming. Establishment of a Teen Room has received support and offers of partnership from the Lancaster Youth Bureau and the Village of Lancaster who each offer extensive experience in bringing quality youth programming.

An architect has not yet been engaged to assist in formal design documentation for inclusion of additional residential units. Local contractors

including but not limited to Murray Roofing, Ferguson, and MW Coatings are all familiar with the project's exterior scope and have been engaged to provide work estimates.

REVITALIZATION STRATEGIES

NYF STRATEGIES

- **Goal: Preserve and Celebrate What Makes Lancaster Unique:** The project preserves a landmarked building, contributing to Lancaster's historical richness and unique character.
- **Goal: Facilitate Diverse and Inclusive Housing Solutions:** The project preserves accessibility to low-income rental units catering to housing diversity and inclusion.
- **Goal: Implement Sustainable and Environmentally Friendly Practices:** The project includes vital building upgrades that can improve energy efficiency and long-term sustainability.

REDC STRATEGIES

- **Goal: Leverage the region's strategic advantages in key industry sectors, including health & life sciences and higher education.** The Boys & Girls Club is a significant community institution providing education and health services. Rehabilitation of this landmarked building could attract more attention and potentially more community programs, enriching the region's life sciences and educational sectors.
- **Goal: Promote smart growth:** The project maximizes the use of existing space, transforming underutilized areas and fixing existing deteriorated infrastructure, exemplifying smart growth strategies.

DECARBONIZATION

Interior renovation area for this project is capped at 500 SF for the first floor Teen Room. This project does not meet the 5000 SF substantial renovation threshold for decarbonization. The Club is committed to increasing energy efficiency and reducing long-term operating costs through electrification of utilities and residential appliances.

RESILIENCY

An area at the back corner of the property sits within Plum Bottom Creek's regulatory floodway. The existing facility and its parking lot do not fall within the flood hazard zone. No flood mitigation measures to enhance resiliency will be pursued at this time.

PROJECT SYNERGIES

The Boys & Girls Club project would extend the NYF investment east of Central Avenue along Broadway, serving as an enhanced visual connection to the Masonic Temple project.

PUBLIC SUPPORT

At Public Workshop #1, the public voiced their strong support for this project, with the public noting that the Boys & Girls Club is a crucial community space and historic structure worth saving. The project is also consistent with the publicly stated priorities around housing and historic preservation.

BUDGET NARRATIVE

The project budget has been prepared by a licensed architectural consultant and Trophy Point Construction Services.

Trophy Point estimated the project construction cost to be \$670,000 plus an estimated \$60,000 for exterior paint. Additional costs include 15% for contractor markup, 15% for design contingency, and 9% for escalation, bringing the project total to \$1,122,000.

The Club's Mortgage Holder has expressed support in favor of providing a Bridge Loan. Additional funding could include a Community Development Block Grant to assist with future rehabilitation of the existing residential units at the 2nd and 3rd floors. Each apartment is rented at a rate of \$550 per month, including utilities and cannot be relied upon to finance the necessary building repairs and upgrades long term.

PROJECT FEASIBILITY & IMPACT

Preserving this historic building, and redeveloping its underutilized spaces, aligns with the Village of Lancaster's goal to preserve and celebrate what makes Lancaster unique. The Miller-Mackey home is one of the most significant buildings in the Broadway Historic District. Over the years, stress on the building, increasingly expensive repair costs, and the budget restraints of a non-profit organization have contributed to the building's deterioration. Current administrators of the Lancaster Boys & Girls Club welcome the opportunity to restore the building to its original glory and be delighted to receive the means to add usable program space to continue providing proven community programs just as they have for the past sixty-seven years.

REGULATORY REQUIREMENTS

The proposed project is consistent with the use requirements of the Village zoning code. Final plan approvals will need to be obtained from the Planning Board, and SEQR review will be undertaken at that time. As the project is located in the local historic district, it will require review and approval by the local Historic Preservation Commission. The project is also a S/NR-designated historic building and will require SHPO consultation. All local building, electrical, and plumbing permits will be obtained at the time of construction. As the project is located along US Route 20, a highway work permit may be required before construction, and a County 239-m referral is also required.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Creation Of Teen Room	\$65,000	NYF/Owner	Pending
Roof Replacement	\$574,000	NYF	Requested
		NYF	Requested
Paint Building Exterior	\$ 86,000	NYF	Requested
Accessible Entry & Fire Doors	\$ 300,000	NYF	Requested
Electrical & Other Improvements	\$97,000	NYF	Requested
Total NYF Funding Request			\$1,072,000
Total Funding From Other Sources			\$50,000
Total Project Cost			\$1,122,000
% Requested of Total Project Cost			96%

TIMELINE FOR IMPLEMENTATION

Anticipated Start Date: Summer 2024	
Project Stage	Timeframe
Construction Documents	2 Months
Regulatory Approvals	2 Months
Exterior Repairs & Replacements	3 Months
Construction	6 Months
Total Time Frame	13 Months
Anticipated Completion Date: Fall 2025	

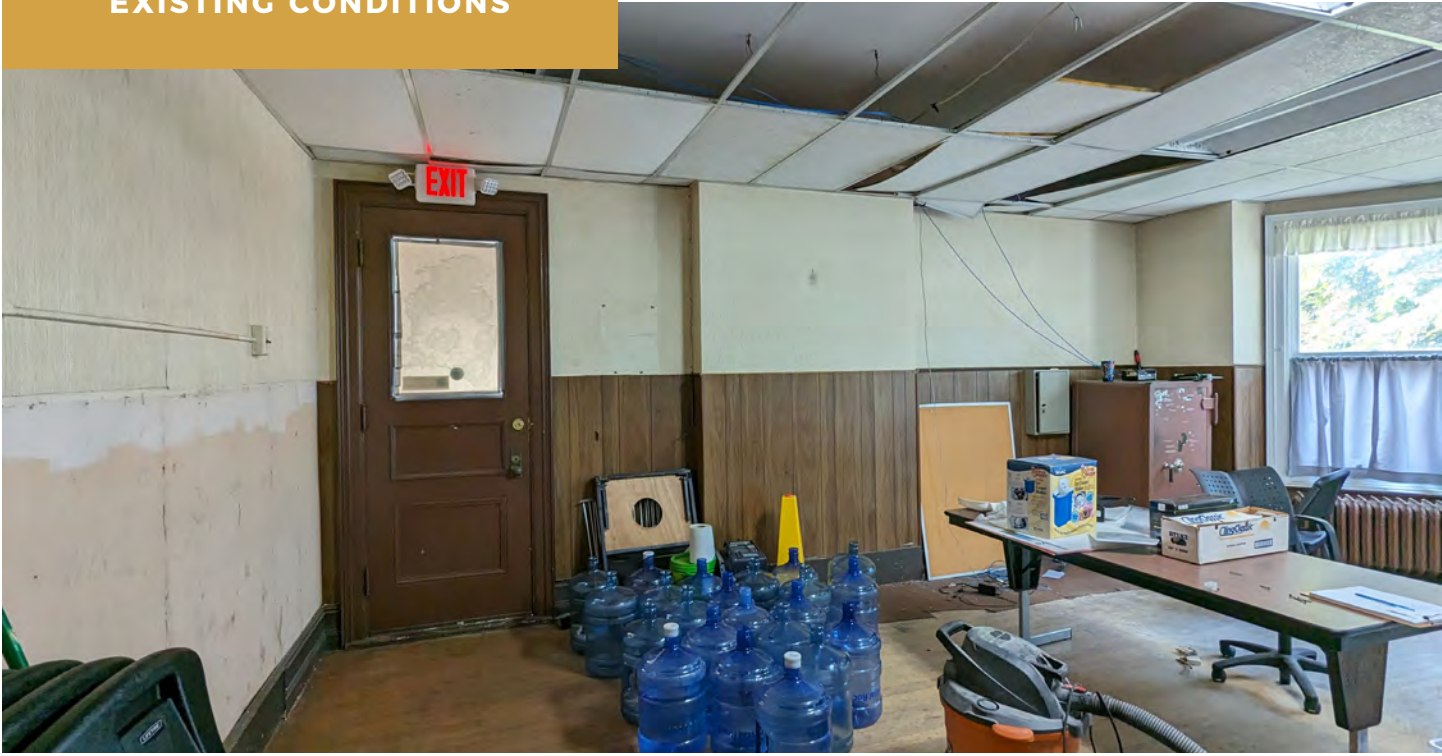
EXISTING CONDITIONS



PROPOSED CONDITIONS



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