ANC6B HILL EAST TASK FORCE

COMMUNITY MEETING

on

Eastern Branch Task Force Report

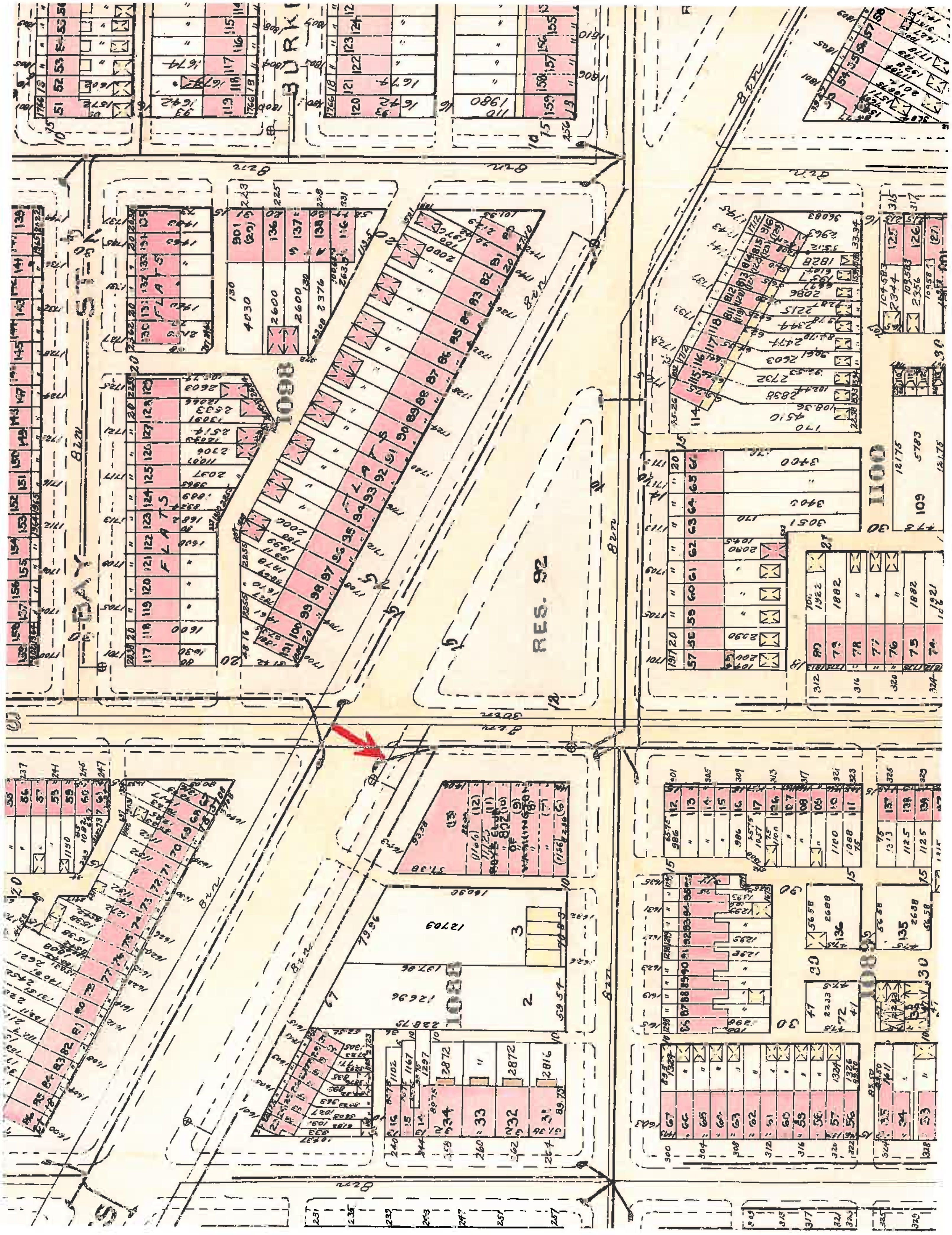
(December 2009)

261 17th Street S.E.

Meeting Location

October 5th, 2011

Payne Elementary School


BAY ST
BURKE
RES. 92
1098
1100
1088
FLATS


RUMBLE STRIP AHEAD
ONE WAY

FACT SHEET

SUBJECT PROPERTY
261 17th Street SE
Washington, DC 20003

Property Description

Former Usage	Boy's and Girl' Club
Built	1937
Building Material	Brick
Levels	3 Floors (Basement)
Internal Area	45,000
Lot Coverage	100%
Zoning	R4 with Exemption for Social Service Usage
Special Features	Basketball Court (Not Reg) Community Room Meeting Rooms Dance Studio Plumbed Commercial Kit. Swimming Pool (Damage) NO ADA features
Utility	Radiated Heat No a/c
Parking	Drop off Potential No On Site Parking
Ownership	District of Columbia Govt. (January 2010)

Eastern Branch Task Force

December 16, 2009

SUMMARY REPORT

DISCUSSIONS ON FUTURE USE AND OPERATIONS

Eastern Branch Boy's and Girl's Club
261 17TH Street SE
Washington, DC 20003

Introduction

The following is a summary report reflecting the initial discussions and suggestions of the Eastern Branch Task Force about the future use and operation of the Eastern Branch Boy's and Girl's Club. The Eastern Branch Task Force was appointed by Councilmember Tommy Wells this past fall. Neighborhood representatives were tasked with "framing" the questions that need to be addressed, identifying policy discussions that need to occur, providing factual information about the building/demographics, and with researching the operational and financial models that will assist the community and the DC government in the future development of the site.

Member of the Eastern Branch Task Force:

- Mike Washington; Community Activist
- Leo Pinson; Community Activist
- Debby Shore; Sasha Bruce
- Oramenta Newsome; LISC. Consultant to the Task Force
- Jim Myer; Community Activist
- ANC 6B Commissioner Francis Campbell, Neighbors United
- ANC 6B Commissioner Michael Patterson
- ANC 6B Commissioner Neil Glick
- Naomi Mitchell; Staff, Office of Councilmember Tommy Wells
- Larry Kaufer; Sports on the Hill
- Tonya Smallwood; Family Matters
- Sarah Lengyel French; Results Gym
- Chuck Burger; Community Activist, Task Force Chair

General Consensus of the Task Force

*The building is an asset of a specific community; not regionally-oriented. It shall serve as a neighborhood-based "Center" and offer a full range of activities and programs to individuals and families that are designed around community-building, and allow **all** community members to take advantage of its facilities and programming.*

Perspective and Vision Considerations

What demographics shall be served by the "Center?"
The demographics of the neighborhood will require thoughtful planning and programming to address the diversity of the neighborhood. It is paramount to provide a base of activities and programming that stabilize households, promote community and assist in retaining families. Priority should be given to programming that target:

- The "Baby Explosion" - with infant and early childhood daycare and activities, including early childhood development and preschool services
- Aging Population – creating opportunities for seniors to remain active and contributing community members
- Children – positive recreational, educational and developmental programming that targets specific age groups from elementary to teens, and up to early adulthood
- Young Adults - providing young adults with opportunities for physical, social and health activities during formative adult years
- Family - support for stay-at-home parents, family building and family retention
- Single Adults - providing individual and community affinity building and recreational activities for singles of all ages
- Community – meeting space, organizational support and activities that help build and strengthen the community

What areas or neighborhoods will be targeted?
No one will be excluded; however, programming shall address the neighborhood east of 11th Street to the river and south of C Street NE to the river. The entire area falls within Ward 6. Synergy is seen with numerous other activities that currently operate within this geographic area including, but not limited to:

- Boy's and Girl's Club
- Senior Housing (Kentucky Courts, Potomac Gardens and Arthur Kapper)
- Affordable Daycare (Board of Child Care and private care)

- Tutoring/Youth Programming (Sasha Bruce, Neighbors United, Jan's Tutoring House)
- Capitol Hill Village
- Results Gym & Washington Sports Club
- Capitol Hill Soccer/Baseball/Football Leagues
- Adult Services (Community Action Group, Group Ministries)
- Community Service Organizations (Kiwana Club, ANC, CHAMPS Chamber of Commerce, MOTH, etc)

What activities should be provided now and what services will be needed in the future?

Property values and the cost-of-living in the District are rapidly rising and may impact the service area. Additionally, the rapid expansion of Capitol Hill and former DC General Hospital site (Reservation 13) may dramatically alter the area. Today's program planning and development must be viable 10-20 years from now. Demographics for the service area must be analyzed immediately for future planning. **The service area for the Center must be fully quantified, long-term financial support identified and extensive community input gathered on what the community needs, what the community can sustain and what the community will support in the future.**

What will be the balance between affordable activities and/or any social services for the neighborhood?

The "Center" will be an activity center rather than a provider of social services. All activities must be accessible and affordable for everyone. All activities must, at a minimum, be revenue neutral. These activities may be augmented by social services that are deemed beneficial to the mission. These services **must** be wholly and independently financed from outside.

Who will have management control over the facility and activity programs?

This is **the critical question** in the success of the "Center". Operational control must support the mission of the Center while insuring financial and operational stability. Once the mission is finalized, management control may be exercised or controlled through:

- Partnerships
- Tenant/Manager Model
- Community Board
- Hybrid of the above

Management structure should be flexible and be able to work with various entities that may include:

- Community Groups
- Not-for-Profits
- For-Profits
- Government Agencies

NOTE: Only after determining the scope of the mission and identifying alliances that meet the organization's mission can we determine which will be the most effective management model. The management structure will impact the mission, the economic health of the "Center" and its ability to be responsive to the community as a whole. Additionally, the management structure will determine the types and availability of bank or private funding/granting. *NOTE: Any funding or borrowing by the "Center" or its Partners will only be possible if the borrower or grantee is able to collaborate on the funding or loan with evidence of control over the asset ("the Center") by ownership or long-term lease of 20 years or more from the city.*

Are there current working examples in the District of successful non-profit community based facilities utilizing older building or new construction? What can we learn from their experiences?

The renovation or use of older buildings allows for multiple uses including public and private, commercial and residential use. . This has included charter schools, vocational training centers and a multitude of community based initiatives. The texture of older buildings can often be appealing to new occupants as working and/or living space. New structures are an alternative when rehabilitation costs are excessive or the building layout or size does not facilitate the needs of the occupant. Successful transitions and newer construction in Washington, DC include:

1. The Josephine Butler Parks Center, which houses 12 community-based, nonprofit culture and service organizations, located in an 18,000 sq. ft., 40-room renaissance-revival styled mansion, and serves as a greenhouse for advancing Washington's parks and public spaces.
2. The Perry School Community Services Center, Inc., which houses 11 collaborating organizations that provide comprehensive human services to address issues of chronic poverty in the North Capitol Street area.
3. THEARC (Town Hall Education, Arts, Recreation Center), which houses 10 partner agencies and supports two nonresident partner agencies, located in a 110,000 sq. ft. facility that brings together an array of comprehensive programs and services that embrace the lives of children and adults living east of the Anacostia River.
4. The Thurgood Marshall Center, formerly the 12th Street YMCA, laid vacant for 16-years until the community organized to reopen it as a community resource. The Center currently houses nine nonprofit organizations

Possible Building Usage May Include:

- Administrative offices
- Adult Services
- Community center
- Conference center and meeting rooms
- Dance school
- Daycare center

- Office space for municipal departments
- Recreation and sports center
- Senior center
- Special education or institutional uses

Each of the successful transitions in Washington, DC, emphasized the importance of *community* and *leadership*. Their experiences proved that these two factors are critical in the success of reusing any building, and also in implementing activities and programs within the communities that they serve. Each of them also stated that their visions were not etched in stone at the onset but grew over time. Further, the management/oversight at each of these organizations also grew over time from small, inexperienced boards to larger, more diverse and experienced boards that now consist of individuals who possess special backgrounds, skills and abilities to raise funds. Others factors related to the long-term success of these organizations include successful partnerships that boost the individual profiles of separate organizations, keeping costs/overhead low, and the establishment of long-term leases with options to renew.

How do we address the current condition of the property? Is it best to renovate/retrofit or build new?
It is projected that bringing the building to habitable code may cost from $1.3 - $1.5 million. (See enclosed Addendums) ***This does not include***:

- rebuilding the pool to operational status
- installing a commercial kitchen
- air-conditioning
- electrical power upgrading
- roof and roof structure repair
- commercial phone service
- ADA compliance
- Green or environmental improvements
- Equipment outfitting
- Upgrading energy efficiencies
- Physical upgrades for commercial leasing or lending

The inclusion of these upgrades may place the cost of renovation from $2-3 million. This is a large 45,000 square foot building in need of renovation. Is the building the answer or hindrance in meeting the proposed mission of the "Center?" Can we build a large enough capital funding and operational model that would provide sustainable activities, management and funding to operate the facility and meet the required mission? How would a large structure or how would robust programming be supported by the proposed service area? Would the "Center's" mission or success be better served by a new smaller structure on the same site or by shared nonprofit usage of the existing building (i.e. shared usage with other nonprofits or city agency?)

What are our next steps for the next 90-days?

- Continual develop of potential operational and financial models with guidance and consultation from LISC. Follow up from Nov 12th meeting with:
    - Steve Coleman from Washington Parks and People
    - Paul Mcelligott from the Perry School
    - Jair Lynch for Thurgood Marshall
    - Skip McMahon from THE ARC
- Coordinate building analysis and Structural Engineering Report utilizing DMPED funding with Genevieve Hanson, This report funded by the District government shall examine:
    - Exterior evaluation of property, analysis of conditions of walls, steps grading-erosion and foundation (visual only)
    - Evaluation of interior conditions, floor by floor to include walls, columns supporting beams and load bearing elements to the interior of the building
    - Evaluation of roof and rooftop structures. Live and Safety systems evaluation to include analysis of existing conditions, egress pathways, fire alarm, fire sprinkler, exit signs and other critical elements
- Examine and evaluate rehabilitation/construction costs and future operation costs that impact viability of the "Center"
- Examine ownership, legal, legislative and lease issues with the city
- Initiate community outreach program to develop the mission and establish priorities
- Identify potential viable alliances with existing organizations that could assist, depending on the established mission
- Explore future funding mechanisms and resources
- Establish general timeline for predevelopment stage

TASK FORCE CONTACT:
Chuck Burger, Chair
cburger@cbmove.com
202-258-5316

The District has regulations stating how close to public space one may discharge collected storm water. The current conditions exist either because Government granted a waiver from the requirements or they exist in violation of the regulations. One of the overriding concerns of storm water discharge into public space has to do with the safety of pedestrian traffic; avoiding accidental trip and falls.

The terminals must be cleared of obstruction. It would be prudent to have a plumbing camera examine each terminal for breaks or further clogs. Since the terminals have been holding debris and water for some time, it would not be unusual to find one if not all terminal broken below ground level; a plumbing camera will confirm this to be or not be the case.

D. INTERIOR STRUCTURAL CONCERNS

6. The pool deck rests upon a significantly large concrete support deck system. Though the top side of the pool deck is leveled, the underside of the deck sits in the basement elevated but resting on concrete wall supports. A cross cut view of the deck's underside reveals the structure to be in a ziz-zag formation.

The pool's shallow end, along the underside, sits approximately 3' +/- higher in the air than the pool's deep end which tapers down to a few inches off the basement concrete floor limiting a visual inspection.

Pool leaks: The deck's underside has stalactites seen forming from within the fractures; gradually built up as a deposit from water seeping down through the deck's underside. *This might be the clearest indication that the pool leaks.*

While there are no apparent signs of water pooling on the ground surface under the pool, the adjacent concrete support wall/columns do show several signs of moisture related salt deposit stains on all wall and ceiling sides.

This though is more indicative of heavy trapped moist air under the pool deck; moisture coating all surfaces. There are no signs to indicate that the moisture is pool water related.

Concerns of structural failure: The under and over side of the pool deck was visually inspected. The area of concern is the central section of the pool deck. This section, above and below, shows several hairline fractures. Whether these fractures cut straight through to the opposite sides is unknown from a visual perspective.

Examining the elevated underside of the pool deck, no signs of structural fractures greater than 1/8 of an inch are seen, there is no bowed downed sections, no signs of wall/ceiling shearing, no signs of wall shifting apart, no buckling etc. all which could be significant structural failure.

However, the underside section does show several patches of fallen concrete.

Spawling concrete: The section's underside is spawling, defacing, permitting chucks of concrete to drop off onto the floor below while exposing the inner rebar, the structural tie within the concrete slabs, which have eroded away. The fallen sections range in size from a few inches in diameter to about three feet in length. (NOTE: The concrete damage appears limited to the surface area easily repairable if the damage is in fact limited.)

Trapped moisture as the cause: The basement is an extremely steamy room throughout. Moisture from sources such as heating pipes, pool plumbing, the exposed water collection tank, etc. is virtually trapped down there. The entire basement has no effective means of ventilation thereby permitting moisture to grow both in volume and to some degree, in pressure.

The moisture coats itself against all walls and ceiling surfaces; wraps itself around all that is metal. The result is high corrosion of metal appliances and equipment and the inevitable saturation water into all that is masonry.

The underside top and bottom third of the pool deck slants at about a 45 degree angle. This slanted position permits trapped steamy moisture to roll upwards along the surfaces. The moisture penetration through the concrete face surface is not here as it is along the middle section which sits horizontal; a 180 degree angle; flat.

The middle section, being flat, slows the gravitational flow of moisture to upper areas permitting greater time for saturation of humidity into the concrete slab surface. This scenario is aggravated by the lower third section whose moisture travels upward and across the middle section intensifying saturation especially along the corners formed from the intersection of the ceiling and support walls.

Moisture retention with the lack of ventilation offers an excellent opportunity and enough time for moisture to penetrate and damage both the walls and ceiling surfaces. This penetration reached the iron rebar within the concrete. The rebar oxidized detaching itself from the concrete that once surrounded it. This oxidation weakens and pops the concrete off; spawling/delaminating concrete.

7. Delaminated concrete floors/ceiling decks of the top level: The basement and top floor ceilings show ample areas adversely affected by moisture. But unlike the basement's source of moisture, the moisture damage to the concrete ceilings of the top floor level appears more directly related to rook leaks and storm water infiltration through the upper section of the exterior fractured masonry walls; walls above the ledge roofing (See Section A above).

   The spawling affect of the concrete is all moisture and or water infiltration related.

E. PLUMBING ISSUES OF CONCERN

8. Pool pump plumbing system: The pool pump system was not inspected nor part of this inspection. However, the basement level pumping stations, metal pipes and connectors are highly corroded. Several intersecting pipe sections show a moderate amount of leak type stains at the joints coupled with water pooling stains on the floor directly below the source of leaks. There are sufficient visible indicators that the pumping stations and supply and return plumbing lines may require repairs or replacements of parts.
9. Interior plumbing: Several fixtures are actively pouring water down the drain. The cut off/shut off valves are inoperable. Several fixtures are broken requiring replacements.
10. Gas lines: The cutting off of several gas supply lines will have to be pressurized tested for apparent leaks. This is usually accomplished with a mercury pressure testing of all supply line sources. Usually, lines that are depressurized tend to leak when re-pressurized.

11. Boiler and water heater venting systems - - Unsafe conditins: The main boiler vents combusted gas by-products directly into the chimney cavity. The smaller boiler and the water heater also vent into the same cavity but sharing a flue exhaust liner whereby each attempts to funnel combusted gas equally out the chimney.

    The connecting flue liners do not whye ("Y") together when entering into the chimney cavity nor does the total exhaust opening appear large enough to accommodate all exhaust without resulting in combusted gas by-products from back-drafting into habitable space. Testing for carbon monoxide spillage indoors is prudent given the nature of the connections and the fact that the main boiler's entry into the chimney cavity is not properly sealed to prevent such back drafting.

F. ELECTRICAL ISSUES OF CONCERN

12. Main electric service entrance cables - - Dangerous and unsafe conditions: In the basement, there are several metal conduit pipes that each channel electrical supply cables to various electrical panel boxes. Each panel box feeds several series of outlets, wall switches and lighting fixtures.

    The issue is that these metal conduit pipes have corroded and inside these pipes lay exposed metal grounding wires essential to electrical safety and fire prevention. The metal grounding cables have been severed due to corrosion infiltration. Severing the grounding wire to a panel box places that particular electrical system in an unsafe condition adversely affecting all that follows down the service line . . . the panel box, outlets, switches and fixtures . . . the system is not grounded.

    Corroded pipes are seen throughout the basement requiring all cables to be pulled out of the conduits and inspected for repairs or replacement.

13. Outlets, wall switches, lighting fixtures: The primary concern is that the various circuitry systems may not be grounded. Several wall outlets and switches are not safely secured behind wall plate covers. A series of spliced wiring are exposed and alive and not safely tucked away into covered junction boxes. There are outlets and wall switch stations that show scorched markings.

    An expansive electrical safety inspection of all main entrance cables in the basement must occur followed by the corrections of all electrical defects throughout the building.

G. VERIZON'S ROOF TOP TOWER EQUIPMENT

14. Fractured chimney stack: The roof top chimney stack, used to vent combusted gas by products, is severely fractured. The interior of the chimney stack is hollow but housing a flue liner usually a terra cotta material. Given the proximity of Verizon's bolt clamps onto the chimney stack to the fractures, one might conclude that the tightening down of the equipment against the stack may have been too much pressure against the bricks. The stack's interior throat cavity must be inspected for any signs of a fractured flue liner or flue exhaust obstruction due to broken bricks or masonry flue liner.

15. The steel frame structure on the main roof: There are two support posts, wrapped in a rubber membrane to prevent storm water infiltration. These particular posts do show water infiltration; the protective rubber membrane coverings are damaged and peeled open. The concern would be trapped water eroding the concrete base serving to support the steel frame work. Opening both coverings will permit a better assessment of the concrete surface condition and barring any repairs, be water tight sealed again.

SUMMARY

a) The pool leaks. The pool plumbing supply and filtration equipment most likely will need repairs.
b) The basement will need venting if the pool is to exist.
c) Significant electrical repairs are required.
d) Minor to moderate interior plumbing repairs will be needed.
e) Combusted gas flue exhaust system will require repairs.
f) Interior concrete deck repairs are needed with no significant structural concerns.
g) Roof leaks are required that may include completely removing the outer band ledge roofing.
h) The newly laid rubber membrane roof covering will need to be open for repairs.
i) Structural wall and chimney stack repairs are required along the upper sections of the exterior brick walls.
j) Drainage from the roof must be corrected to enter into the ground terminals.

The above are the most pressing issues for occupancy of the building. Repairs of the aforementioned plus other incidentals may reach/exceed the $300,000 mark. Much depends on actual findings when things begin to be pulled apart. **NOTHING FURTHER TO REPORT**

Should you have any questions or concerns, please contact me direct on 202-439-3100.

Sincerely,
JAMES DELGADO J.D.

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Mr. Jerry C. May
Executive Director
Neighbors United
P.O. Box 15479
Washington, D.C. 20003

06 May 2009

Subject: Boys and Girls Club Building Inspection; water leaks

Dear Mr. May

As requested below, the following reports on the inspection of the Eastern Branch Boys and Girls Club

Date/Time : Monday; 04 May 2009; 1:00 PM

Location : The Boys and Girls Club at 261 17th Street, SE - - Washington, D.C. (hereafter the Building)

Request : A significant amount of water pooled inside the building. (1) Conduct a walk-thru inspection to determine the possible source of leak(s) and report on any building damage that may have resulted from the leak. The areas of concern are rooms on the 2nd level, inside the swimming pool room and in the basement; (2) Ceiling tiles over the 2nd level kitchen have fallen. Could this have been related to a roof leak and so, can it be determined how the roof leak occurred; and (3) provide a feasible cost for necessary repairs.

Inspection : A visual inspection of the above stated location is completed and the following is concluded:

1. It is understood that water was seen flowing out from the 2nd level kitchen room, to the adjoining rooms and down the stairs to the levels below. It is understood that quite a bit of standing water was encountered. It is understood that water was seen spraying hard up against the underside of the sink in a fountain like fashion.

    - The leak appears to have originated from a water supply line connection found disconnected; not a line rupture. During the inspection, the water was off to the building and the cut-off valves to the kitchen sink fixtures were inoperable. Since these water supply lines terminated with the connection to the kitchen fixtures, it was concluded that the leak came from a disconnected water line attachment and that there are no further concerns of plumbing leaks may exist down line so to speak.
    - There are now water damage to the resilient floor tiles in the kitchen and adjoining rooms. Before removing the tiles, it is extremely recommended that a sample of each room tile be tested for asbestos. If it does contain asbestos to a saturation point that may render the tile a hazardous waste product, then a hazardous waste company must, under permit, remove the tiles and dispose of them as hazardous waste. If desired, the room/floor area can be made off limits without removing the tiles. However, the room/floor must be tightly secured against unauthorized entry and DANGER signs posted describing the danger as well.
    - The source of water seen on other levels appears to have emanated from the kitchen leak. Without the water on to the building, not more can be concluded.

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Suggestion: Contact WASA and inform them of the massive leak. They most likely will ask for some form of verification, preferably a plumber, come out and read the meter, calculate consumption and discount half of the measured water that flowed through the building. These measurements compared to past recordings may give an indication of how many gallons of water actually flowed through the building.

- ***All waste drains must be plugged***. Water found in the elbow under tubs, sinks and toilet exist to prevent sewer gases, flammable methane, from seeping into buildings. With the water off, elbow water will evaporate, if it has not already done so, allowing methane and air-borne bacteria free passage into the ambient air of habitable rooms.

2. It is understood that the ceiling tiles above the kitchen once hung in place but all have fallen. It is understood that several tiles have dark water stains giving rise to the thought that perhaps some of the water seen flowing from the kitchen may also have been part of a possible roof leak. I think not but have stumbled over a significant roof structure concern.

   - The tiles all seem to have been glued up against ceiling furring strips of wood. Not knowing how these were actually installed, one would guess that somehow they interlocked with each other. If one would fall, it seems reasonable to think that it may have a chain reaction with some tiles around or interlocked with the falling ones. The issue is what caused them all to fall.
   - Speculation: There are no apparent sign of a roof leak. There are no plumbing water supply lines or sprinkler lines running across the ceiling above the tiles.

     However, a water line leak did result in the pooling of a significant amount of water that lasted for some time. The building is enclosed and unvented. If the pooled water lasted for days, the ambient air in the room may have gotten extremely humid. As the humidity rose upwards, it may have caused some humidity saturation to the tiles. If so, the added weight of humidity into the tiles may have been just enough to cause the tiles to fall especially if the glue holding them was in a failing condition due to age. Outside of this, there is no other apparent plausible reason.

     NOW THE SIGNIFICANT ISSUE OF CONCERN:
     In February of '08, I reported that a significant amount of storm water may be stuck under the new roof membrane cover. I reported that this water may cause further damage to the top section of the building's exterior masonry wall and equally to the concrete roof deck system. *One year and three months later*, the water still exists under the membrane only larger than what was noted at that inspection.

     It is imperative that the roof membrane be bled of standing water. Employ a hydro-engineer to open the roof membrane, bleed the roof of standing water and attest to what degree the concrete deck may have sustained inner damage given its constant exposure to water over time. Care must be given to the outer masonry walls. There are small to large wall sections the move. Removing the roof membrane may have an unintended consequence; partial wall collapses. As it is, the city might declare it dangerous and unsafe for these reasons (it could happen): *Continuous water collection*

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allowed to freeze can eventually push a wall section out down to the public alley below. Please keep in mind that this just might be a standing civil liability issue.

3. Feasible Costs for Necessary Repairs: Please mindful that the cost amount that follows is speculatively calculated. It is derived from fifteen years of personal practice of cost estimating renovation projects as much as $1.3 million dollars. Only a quantitative analysis of construction costs can generate a working budget. The quantitative analysis will stem from an analytical inspection of the property or targeted tasks.

   - Plumbing: fixtures, drain and water supply line repairs;
   - Electrical: analysis of the circuitry system; repairs to fixtures, outlets and wall switches;
   - Required floor finishes;
   - Window and exterior door repaired and weather proofed; interior doors repaired/replaced;
   - Removal of peeling paint, lead paint abatement if required and priming and painting;
   - Overall building maintenance cleaning and disinfecting

   At a minimum, there should be a standing budget of $150,000.00. Add a 15% contingency for the unexpected . . . $15,000.00 for a total feasible budget of $165,000.00.

   NOTE: The above numbers do not take into account
   - gas heating appliances nor the boiler/radiator heating system in need of repairs or replacement; these systems must be inspected by boiler engineers.
   - or the repairs to the upper masonry wall section that could cost as much as $75,000.00 (+/-)

NOTHING FURTHER TO REPORT

Any questions or concerns, call me direct on 202-439-3100.

Submitted by,
James Delgado J.D.

Boys & Girls Club Eastern Branch Operations Task Force

Goals:

- Identify and review best practices of co-location and administration of community and non-profit services
- Identify and review best practices in youth and community programming in similar physical spaces
- Develop a proposal for program and building administration at Eastern Branch

Participants:

Name	Organization/Relationship	Email	Phone
Mr. Tommy Wells	Councilmember	twells@dccouncil.us	202-724-8072
Mr. Chuck Burger	Neighbor; Real Estate	CBurger@cbmove.com	202-258-5316
Mr. Charles Allen	Office of CM Wells	callen@dccouncil.us	202-724-8072
Ms. Naomi Mitchell	Office of CM Wells	nmitchell@dccouncil.us	202-724-8072
Ms. Sarah Lengyel	Results, The Gym	sarahl@resultsthegym.com	202-234-5678
Ms. Debby Shore	Sasha Bruce Youthwork	dshore@sashabruce.org	202-675-9340
Mr. Francis Campbell	ANC	Francis6b10@anc6b.org	202-543-2528
Mr. Michael Patterson	ANC	opatlemi@verizon.net	202-544-9899
Mr. Neil Glick	ANC	neilglick@gmail.com	202-547-1551
Mr. Larry Kaufer	Sports on the Hill	lakaufer@yahoo.com	202-543-4582
Mr. Michael Washington	Neighbor	capitolhill@aol.com	202-329-3194
Mr. Jim Myers	Neighbor	HillEast@aol.com	202-544-4730
Mr. Leo Pinson	Neighbor	lpinson@verizon.net	202-422-2102
Ms. Tonya Jackson Smallwood	Family Matters DC	tsmallwood@familymattersdc.org	202-289-1510

Process:

Through a series of meetings, staffed by the Office of Councilmember Tommy Wells, the task force will conduct its review of best practices and develop a model of administration that supports the neighborhood's needs and creates sustainable operation and delivery of services. The product of the task force will be presented at a community meeting in September 2009 for additional feedback and suggestions.