Gardiner Parks and Recreation

Pole Barn Completion

**Introduction**

The Paul M. Mele Community & Recreation Center (Pole Barn) in Majestic Park was built and commissioned in 2013. It is located in the north eastern portion of the park, assessable by a descending dirt road from the main parking lot of Majestic Park. It is approximately 5,000 sqft in floor space, 50ft by 100ft, with 20-foot-high ceilings. There are men’s and women’s bathrooms, an area for a kitchen, storage, a small loft and a large open space. There is well water for use in the bathrooms, kitchen and drinking fountain. The buildings perimeter walls are insulated. There is currently no heating or cooling. The building currently gets winterized in the fall and reopened in the spring. The boy's bathroom is unfinished – it requires the purchased bathroom stall dividers to be installed.

**Current Usage**

The Pole Barn is currently used for the 6-week Gardiner Summer Recreation program that runs from early July to late August. Established in 2013 it serves approximately 100+ children and generates positive yearly revenue. It has 2 paid employees that manage the program.

**Future Usage**

The Pole Barn, once complete, can be used for various community based and private programs that would serve the community of Gardiner and the surrounding areas. The venue will be available 7 days a week and three seasons to host private events and parties, clubs and programs, and community-based events. It would fulfill the need for a multi-use space in Gardiner that currently doesn’t exist. Programs, clubs and individuals can reserve the space based on a fee-based schedule. Daily and/or weekly programs can be considered. Town ran and sponsored programs as well as privately ran programs can utilize the space. An example of this would be an after-school program. An after-school program can be managed and sponsored by the Town or we can seek to find an individual or corporation to rent the space daily – they would be responsible for all logistics.

* Community based usage
  + Parties
    - Weddings
    - Birthdays
    - Graduations
    - Religious
* After school program
  + Academic based tutoring
  + After school care
  + Clubs
  + Gaming; Chess, Cards, Checkers
* Senior center
  + Daily programs
  + Special events
  + Clubs
* Meeting place for various clubs, rental based
  + Girl Scouts
  + Boy Scouts
  + Dance program
  + Yoga

**Implementation**

**High Priority Items (Phase 1)**

* Bathrooms
  + Boy's Room: bathroom stall dividers require installation. There is currently a functional urinal and toilet. There are two operable sinks. The dividers, already purchased, need to be installed. Accessories such as, toilet paper holders and soap dispensers require purchase and installation. The ceiling exhaust fan needs to be cleaned of a bird nest.
  + Girl’s bathroom has three functional toilets with operable dividers. There are two operable sinks. Accessories such as, toilet paper holders and soap dispensers require purchase and installation. One wall needs several small square sheetrock access panels to be taped, spackled and painted.
* Kitchen
  + A kitchen usable for rentals requires installation. There is a donated refrigerator on-site and several boxes of tile. An exhaust hood, already purchased, required an exhaust fan and installation.

**Other Items**

* Internet
  + Internet to establish a useful working space
* Security
  + Exterior lighting activated my motion
  + Upgrade the current system to remotely monitor the space to identify potential hazards, prevent vandalism and non-authorized use
* Parking
  + Parking at the pole barn. The closest parking lot is at the main area of the park. ADA considerations and compliance should be considered.
* Insulation
  + The outside walls appear to be insulated. The roof / ceiling is not insulated. In its current condition, during rain, the volume of background noise from the rain is extremely high.
* Heating / Cooling
  + A heating and cooling system to make the space a year-round space.