Prospectus

- **Objective:** Partners took ownership of the old Eighth Street School property in 2010. Partners now wishes to revitalize this circa 1879 brick building, maintaining it's original appearance. This will encompass replacing the roof, restoring windows, doors, and flooring, re-pointing the brick and stone foundation, and cleaning up the property to a park-like setting. The plan is to return the interior of the building to a one-room school house and add a commercial grade kitchen. When completed, Partners will use this building for youth programs and mentoring services, and make this revived facility available to the community at large for meetings, events, receptions, classes, and other gatherings. It is the intent of the staff and Board of Directors of Partners to truly make this a community use facility.

- **Fund Raising:** The project has a budget of $200,000. Some grant monies are available, and Partners has already received one grant for the architectural review. Other grants are being applied for. Some of the grants do require a significant amount of the budget to be in hand or pledged. This means raising local funds as part of the matching process followed by the granting foundations.

- **Four Phases:** Our immediate need (phase 1) is to replace the roof, and rebuild windows and doors (phase 2) in order to weatherproof the building. This will halt further deterioration and allow us to then move forward on remodeling the interior (phases 3 and 4). Our immediate goal is to locally raise $45,000 by July 1, 2011. Having this amount raised or pledged goes far in being approved for the larger grants.

- **Adopt a Brick:** As stated above, Partners is committed to making this a true community project. We ask everyone to get involved. No donation is too small (or too large!) for our purposes. So, we have established a way for anyone to help. There are approximately 10,000 bricks on the outside of the building. We are offering ***for adoption*** all of these bricks at $10 each. Anyone can adopt as many as they wish, and each donor will be recognized with a Certificate in their name acknowledging their support of this worthwhile project. Just imagine; if all 10,000 bricks are adopted, we will have $100,000 toward completion of this project. With our expected grants, this will not only pay for the project, but allow a fund to be established for future maintenance of the building. For now, we will be happy to see 4,500 bricks adopted.

- **Be a Benefactor:** Donors gifting between $1,000 and $10,000 will be acknowledged on a permanent commemorative inscription upon completion of the building.

Four Phase Process

Phase 1: Stabilize From Further Damage	$63,000
Phase 2: Repair Int. Structure and Openings	$35,000
Phase 3: Usable Building	$76,000
Phase 4: Final Improvements	$30,000

Total estimated costs	***$204,000***

Breakdown of Phases

Phase 1: Stabilize From Further Damage		$63,000
1	Grub site, remove unwanted bushes, and remove debris.	
2	Install new utilities.	
4	Clear interior of building.	
5	Demo existing roof.	
6	Demo existing west porch.	
7	Install new roof structure, flashing, and roofing.	
8	Repair and refinish fascia and soffit	
9	Re-point and repair brick and stone walls.	
10	Finish grading on site.	
11	Install gravel splash.	

Phase 3: Usable Building		$76,000
1	Build interior bathroom, mech/stor, and kitchen walls.	
2	Install new drywall ceiling.	
3	Install heat system.	
4	Install new interior water and sewer service at bathroom.	
5	Install new interior electrical, lighting, and telephone.	
6	Insulate attic, crawl space (with ground plastic), and new walls.	
7	Drywall at new walls, repair wall plaster at exist. walls.	
8	Repair wainscotting	
9	Install new bathroom fixtures & venting.	
10	Install bathroom tile.	
11	Paint interior.	
12	Install east entry stairs, west entry ramp and associated paths.	
13	Install new flooring.	

Phase 2: Repair Int. Structure and Openings		$35,000
1	Demo interior partitions per plan.	
2	Demo falling ceiling plaster.	
3	Demo existing interior flooring/sheathing.	
4	Install new floor structure.	
5	Install new floor sheathing.	
6	Remove plywood and repair windows & doors.	
7	Repaint exterior window and door trim to match existing.	

Phase 4: Final Improvements		$30,000
1	Install new kitchen.	
2	Install landscaping for park.	
3	Install new parking paving and striping.	
	Total estimated costs	**$204,000**

Where Are We Now?

- $15000 Restricted account
- $7350 Historic Structure Assessment Grant
- $47000 SHF Construction Grant, phase 1
- $25000 Boettcher Foundation
- $20000 Gates Foundation
- *$114,350 – total current pledges and grants*

What We Need

$204,000

(estimated completion)

minus

$114,350

(current pledges and grants)

=$89,650