

**Edwards,Michelle**

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**From:** Sarah Chandler <schandler@reachservices.care>  
**Sent:** Thursday, May 6, 2021 1:32 PM  
**To:** Edwards,Michelle  
**Subject:** \*Ext!\* Council Proposal  
**Attachments:** Pathways Day Center.pdf

**\*\*External Email - Think Before You Click\*\***

- Helpdesk

Hi Michelle,

My name is Sarah Chandler and I have some information on the Pathways Day Drop-in Center that I was wanting to get to the councilmembers. Is there any way that you could assist me with getting this information to them? I am also willing to email them directly if you would like for me to.

Thank you so much,



Sarah Chandler, MLD.  
Program Manager  
1400 Hulman Street  
Terre Haute, IN 47802  
812.232.6305  
812.234.3683 (Fax)

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*That's what I think a meaningful life is. One lives not just for oneself, but for one's community.*

*-Ruth Bader Ginsburg*



17 Harding Avenue  
Terre Haute, IN 47807  
812-244-2311

Dear Councilmember,

This report contains the current plans for Reach Services homeless day drop-in center, Pathways. This report has been provided to you for review before the proposal is brought before the City Council.

In the first few sections of the report, you will find information pertaining to the background of this drop-in center, what led to the need of a day drop-in center in the community, partnerships built for the advisory board and closing on the building located at 504 S. 15<sup>th</sup> St. in Terre Haute, Indiana. This report also contains the proposed budget provided by architect Dan Sanders of Sanders and Associates, as well as the funding that has been received thus far for the project.

Lastly, I have included the floor plan of the current layout of the building, as well as the preliminary floor plan of the remodel.

It has been our pleasure to create this report for the council to review. Please feel free to contact us if any clarifying information is needed.

Thank you,

  
Susie Thompson  
Executive Director  
Reach Services

  
Sarah Chandler  
Program Manager  
Housing and Social Services

1400 Hulman Street • Terre Haute, IN 47802  
Phone: 812.232.6305 • Fax: 812.234.3683  
info@reachservices.care • www.reachservices.care





**Pathways Day Center**  
**504 S. 15<sup>th</sup> St.**  
**Terre Haute, IN 47802**

### **Background:**

In January of 2019, Reach Services identified a community need and that was the impending cold weather that shut down the city and county. A warming center for the homeless and at-risk population was opened at Reach Services' main office for 72 hours to ensure their safety and warmth.

After the warming center and cold spell subsided, the need was still present. A committee was formed to work on addressing the growing homeless population in the community, the White Flag Committee. This committee consisted of a county commissioner and 3 other social service agencies in the area. This group would meet weekly to work on a procedure to put in place when extreme weather was headed to the Wabash Valley. While creating this plan the group began to discuss the possibility of bringing a homeless day drop-in center to the community.

### **Partnerships:**

Day centers are multifaceted with the services offered to the low-income population, as well as those facing homelessness. With various resources readily available in one central location, it is necessary that local agencies work together as a team to assist this population in the easiest way possible. Partnerships are detrimental to the work that is done with the homeless in our community and with this in mind memorandums of understanding were obtained from the following agencies, Wabash Valley Health Center, Hamilton Center, Catholic Charities Bethany House, Families by Choice, etc.

Reach Services is an active member of Region 7's coalition for the homeless, this group named, Homeless Council of the Wabash Valley, meets once a month to discuss ways to better assist the homeless, while also working towards streamlining services to ensure all clients get the resources they need. As members of this council Reach has opportunities to learn of new programs and agencies as well as create the partnerships necessary to continue working towards the mission of assisting those in the community. Through the partnerships created, Reach has been able to expand their programs and services to include other agencies. The agencies will come into the day-center to teach classes in various areas, group sessions, employment resources, mental health assistance, housing assistance, etc.

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[info@reachservices.care](mailto:info@reachservices.care) • [www.reachservices.care](http://www.reachservices.care)





**Closing on 504:**

Reach was able to obtain the building located at 504 S. 15<sup>th</sup> in Terre Haute, but it was not without difficulty. Many obstacles had to be dealt with before the building was officially in Reach’s name. Issues ranged from unpaid taxes, liens, and issues with attorneys not cooperating. After many months and a few hurdles, Reach was able to close officially on the building on December 18, 2020 with a closing cost of \$9,211.44. Thankfully, County Commissioner Brendan Kearns, was able to assist with donating the adjacent lot of 508 S. 15<sup>th</sup> to Reach at no cost.

Site maintenance is something that Reach had to immediately address. Once the keys were obtained and locks were changed, a walkthrough was completed by Jared McCullough and our architect Dan Sanders. It was determined that the building will need many new additions. Other issues needing attention include a new roof, siding, lawncare/ tree removal, security systems, sprinkler systems, new air and heating units, washer and dryers, flooring, and ADA bathrooms among other cosmetic/ structural needs.

Reach began obtaining bids from local businesses to begin work on the building. The bids are as follows:

**Pathways Day Center  
Sanders & Associates, Inc.**

**4.7.21**

**Preliminary Cost Estimate:**

**Sitework:**

▪ Tree Removal/Misc. Demolition	\$10,000
▪ New ADA Ramp/Front Steps (Concrete)	\$15,000
▪ Retaining Walls/Fencing	\$20,000
▪ Parking, Drives, Ingress/Egress (Asphalt)	\$50,000
▪ Site Lighting	\$5,000
▪ Landscaping/Site Furnishings (Gazebo/Benches)	<u>\$10,000</u>
	<b>\$110,000</b>

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**Building:**

▪ Roof Replacement (Asphalt Shingles)	\$30,000
▪ Fire Sprinkler Repair	\$50,000
▪ HVAC Replacement	\$50,000
▪ Electrical Panel Upgrades	\$20,000
▪ Demolition/Cleaning	\$10,000
▪ Remodel (5,000 sqft @ \$45/sqft)	<u>\$225,000</u>
	<b>\$385,000</b>

**Miscellaneous:**

▪ Signage (Interior & Exterior)	\$10,000
▪ Low-Voltage (Security System, Cameras, Internet)	\$50,000
▪ Furniture (Offices, Cots/Bunks, Lockers)	\$30,000
▪ Computers/Equipment	\$15,000
▪ Washer/Dryers	\$5,000
▪ Dog Kennels	<u>\$1,000</u>
	<b>\$111,000</b>

**CONSTRUCTION TOTAL \$611,000**

Contingency (5%)	\$30,000
▪ Architectural Fees (estimated)	\$40,000
▪ Surveying & Civil Engineering Services	<u>\$20,000</u>
	<b>\$60,000</b>

**PROJECT TOTAL \$696,000**

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## **Pathways:**

The homeless population consists of those who need assistance from multiple agencies, for instance, they may receive housing through Reach but need mental health assistance through Hamilton Center. The COVID-19 pandemic has caused organizations to work remotely to ensure safety of clients and employees. With one centralized location, where COVID-19 screenings can be taken at the door, local agencies can come together to assist the homeless in a more efficient and helpful way.

This population, as well as low-income individuals, are experiencing hardships related to COVID-19, one of these being the inability to access job training. This population works mainly low-level jobs within fast food restaurants, hotels/ motels, gas stations, etc. Pathways will bridge the gap and fulfill this unmet need with job training, search, and resume building opportunities.

Homeless shelters in the community have also changed their policies to ensure the safety of the population. These shelters are enforcing strict rules regarding entering and leaving, unless leaving for work or a doctor's appointment, residents are not permitted to leave. When homeless have no place to go, they do not have access to running water, food, and self-sustaining items.

### **Unmet Needs:**

- Job training and search
- Housing Assistance and Placement
- Community organization referrals

### **Food Banks and Soup Kitchens**

Two long standing sustainable resources to the homeless population are the food banks and soup kitchens. These resources have had to cut their hours of operation due to their volunteers being fearful of being high risk and fear of contracting COVID-19.

Pathways will bridge the gap to fulfill these needs within one centralized location. Mailboxes, food pantry, computer lab, job searches and other resources will be available to serve the most vulnerable within our community.

## **Pathways Timeline:**

The series of events for Pathways is as follows,

- City approval and support of Pathways took place on May 8, 2020.
- Remodeling of the facility to begin no later than 90 after city approval.

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- Pathways newly organized advisory board began meeting via Zoom on May 20, 2020.
- Redevelopment Funding was approved on June 15, 2020.
- Finalization of Pathways partnerships with MOU's were completed by July 1, 2020.
- Advisory Board met at Pathways to complete walkthrough of building on March 15, 2021.

### **Funding Received:**

- United Way \$20,000
- Redevelopment \$300,000
- County Commissioners \$20,000
- 100 Women Who Care \$12,000
- Central Presbyterian \$1,000
- Judge and Mrs. John Roach \$500
- Correctional Facility \$500
- Charles Kindrick \$5,000
- Warming Center \$5,000





