

Independent Living, Inc.

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PROGRAM:
City of Madison CDBG Office
HOUSING REHABILITATION AND PRESERVATION SERVICES

Independent Living, Inc. was awarded 501(c)(3) nonprofit
status in August, 1973

Proposal #3: Proximity Door Locks and Video Security System

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A. PROGRAM DESIGN

Independent Living, Inc. (ILI) requests City of Madison CDBG funds to purchase and install a high-security Kaba Proximity Door Lock and Video Security Management System for The Gardens and Segoe Gardens Assisted Living at 602 N. Segoe Road in Madison. The cost of this system is \$63,066. Independent Living, Inc. has secured a donation of \$21,500 and requests CDBG funds in the amount of \$41,566 to cover the balance necessary to purchase and install this high-security, interconnected, auditing lock hardware, software and training required.

The existing security system for the buildings is old. When the Gardens was constructed, more than 35 years ago, the level of sophistication in today's security monitoring systems had not even been contemplated. However, we believe that the level of security monitoring provided by the Kaba System represents the highest standard of safety and security and is what we need to ensure the safety of our very elderly residents and accurately monitor their well being. The replacement of the current, outdated and inadequate security system is part of a larger, comprehensive, 1.6 million dollar, renovation project that Independent Living is implementing at The Gardens to better serve the safety and security needs of residents there.

The Gardens is home to more than 94 very elderly adults (average age 87 years) most of whom are low and very-low income. Independent Living, Inc. is committed to raising community dollars to fund the renovation of The Gardens rather than raising resident fees in order to keep this quality housing affordable for all residents, regardless of income.

In 2003, vandals gained access through a side door of The Gardens, went undetected to the lower level of the building and destroyed property. In February 2007, evidence was discovered indicating someone had forced the lock at the facility's rear entrance but did not seem to have actually entered the building. Had there been a video security system in place for either of these incidents, the perpetrators might have been discouraged from trying to enter the building or we might have had evidence of the break-ins to share with police. Officer MaryAnn Thurber of the Madison Police Department wrote in support of our installing a new system:

It is no mystery that those who engage in criminal activity seek out the path of least resistance. That said, as individuals seek out opportunities to defeat security or identify target rich populations, it is all the more necessary to assess and fortify weak spots in any security system...As a crime prevention officer for the City of Madison Police Department, I find their (Independent Living, Inc.) efforts to be laudable and fully support their effort to secure grant money for the funding of a cameral security system (March 14, 2007).

In addition to our concerns for resident safety and care, the installation of the new system will also greatly reduce our operating costs for the building. Currently when a resident moves or even loses a key, rekeying must be done by an outside vendor at substantial cost. The new, Independent Living, Inc.

computerized system will make rekeying a simple, internal process thus saving precious dollars to allow us to operate efficiently and keep rents affordable.

The Kaba system utilizes video technology and Windows-based software for fast and easy monitoring using high resolution and wide angle cameras, key making, database management report creation and work order processing. Reports include an extensive transaction history report, key history, key user history, keys made, limited use audits and lock audits. The key encoder uses radio frequency waves to program and audit locks. An encrypted code is programmed into each RFID (radio frequency ID) key which credentials the user for entry and also enables the information to be stored via a memory chip in the lock for audit purposes.

RFID keys work continuously, or expire according to specifically programmed times, or until cancelled by the operating systems. This means they key can be reprogrammed as many times as necessary and reprogramming cancels out the previous key which many have been lost or misplaced eliminating the current labor and costs associated with outside vendor replacement.

The Kaba System monitors and videos **all instances** of entrance and exit to and from each unit. It therefore provides the highest degree of safety and security to residents in the event of a fall, accident or injury or instances of wandering. Perhaps more importantly, it allows for 24-hour tracking of all services ILRC care staff delivers to each apartment enabling us to monitor resident care needs and requests and staff responses in order to ensure prompt and appropriate staff response at any time of day or night.

The City of Madison has invested approximately \$850,000 in CDBG dollars in this property, \$600,000 at the time of initial purchase in 2000 and \$250,000 for an upgraded fire alarm system in 2005-2006.

Independent Living, Inc. has experience in housing rehabilitation standards and costs. We purchased the Segoe Road property in 2000 and undertook extensive rehab and renovation of the former nursing home to create independent apartments and a 16-unit assisted living facility. At that time, bathrooms throughout were also modified for safety and accessibility.

The Kaba Proximity Door Lock and Video System will provide safety and security for 92 resident units in The Gardens and Segoe Gardens Assisted Living and for selected offices in the building.

We anticipate a project start date of August when notification of funding is received. All work will be completed within 6 months of project start date. Bids have been acquired from Wisconsin-based contractors. It is anticipated that indicating the installation and training necessary to implement the security system will result in work for 3 FTE contract personnel, 2 Independent Living, Inc. FTE staff as trainers and 6 additional staff to be trained.

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B. QUALIFICATIONS OF AGENCY AND STAFF

Independent Living, Inc. (ILI) is a multi-service, nonprofit agency providing a unique array of in-home services and affordable, service-supported housing options for older adults and people with disabilities enabling them to live with independence and dignity and to maintain health and well-being. The organization has been in continuous existence since 1973 and currently owns and manages three properties serving older adults, The Gardens and Segoe Gardens Assisted Living at 602 N. Segoe Rd. in Madison, McKee Park Apartments in Fitchburg and Olympic Village at Sun Prairie.

In 2000, ILI purchased The Gardens and began an extensive rehab and renovation project during which the former Attic Angels nursing home building component was completely gutted and turned into 17 one and two-bedroom, independent apartments. A 16 unit, CBRF, Segoe Gardens Assisted Living was also created in that space. At the same time, bathrooms in the Tower apartments were modified for safety and accessibility. For the past three years, ILI has been renovating the common spaces at The Gardens during a 1.6 million dollar capital campaign which will eventually replace the entire, aging HVAC air handling and control system as well as complete the planned interior and exterior sustainable design elements.

ILI has extensive knowledge of and experience in complying with state and federal requirements related to receiving public funds and all contracts are monitored by our corporate Compliance Director, Julianne Dwyer J.D.

CEO, Rita Giovannoni, is authorized to enter into all contracts for public funds has led all Independent Living, Inc. initiatives for the past 19 years.

Bill Sterud, ILI's Facilities Director, is responsible for the maintenance and operations of all buildings, grounds, and mechanical systems for Segoe, McKee and Olympic Village. Bill directs a five person staff of skilled maintenance technicians and manage all parts purchases and major contracts related to the efficient operation of the facilities. Previously, he was Plant Engineering Manager at Research Products and held various positions in maintenance management and plant layout engineering design for Kraft-Oscar Mayer. He hold a B.S. degree in Major Industrial Technology from UW Stout.

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C. OUTCOMES

City of Madison CDBG funds will be used to purchase and install a proximity door lock and video monitoring system at The Gardens, An Independent Living retirement Community located at 602 N. Segoe Road in Madison.

- 1) Residents and their families will enjoy peace of mind knowing all 92 resident units are entirely secured from outside intrusion using the highest quality new technologies and strategies to ensure their safety.
- 2) Residents and their families will appreciate the personal safety issues addressed by video monitoring to report accidents, injuries or episodes of resident wandering which otherwise might occur undetected.
- 2) Current extremely high costs associated with re-keying by an outside vendor will be eliminated.
- 3) Provide a heretofore impossible level of staff response monitoring to ensure all resident needs for care and services are met in a timely manner.
- 4) Create work for 3 FTE contracted workers and retain 2 Independent Living, Inc. FTE positions to train staff 6 on-site, staff members at The Gardens and Segoe Gardens Assisted Living.

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D. BUDGET

\$63,066 Purchase and install Proximity Door Locks and Video Security System

\$21,500 Secured donation.

\$ 41,566 Requested in City of Madison CDBG Housing Rehabilitation and Preservation funds

Independent Living, Inc.

E. REFERENCES

MaryAnne Thurber, Police Officer, City of Madison Police Department, City County Building,
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