

## Ziegelman House RFP: 646 Gorham Street

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### Introduction to Proposal

This proposal is a system based model focusing on providing specialized mental health services to serve the needs of the community. It is proposed that all three houses, 640, 646, and 704, located on Gorham St. would work collectively to further promote the profitability of each stand alone business model.

It is proposed that the Worden House would be utilized as clinical office space for Pathway Clinic, SC to provide specialized outpatient eating disorder and substance abuse services within the Madison area. These services would also be provided in combination with other comprehensive mental health services to best support the local community.

The Collins House and Ziegelman House would be utilized as transitional living space for residents of Walden Living. Walden Living provides supportive transitional housing for individuals with eating disorders, anxiety disorders, substance abuse disorders, and other addictions. The residents utilizing the Walden Living housing would greatly benefit from the close proximity of treatment at Pathway Clinic located within the Worden House. This ease of access to treatment, as well as treatment programs at the Rogers Memorial Hospital location in Madison, WI, will assist residents in receiving the specialized treatment needed.

All three locations could stand alone as single profitable business models; however, as a whole the three would create a supportive living campus, while also providing comprehensive mental health services to the local community and downtown area.

# TRANSMITTAL ACKNOWLEDGEMENT LETTER

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SUBJECT: City of Madison Ziegelman House (646 East Gorham Street) Request for Proposals

The undersigned has read the City of Madison's Request for Proposals for the re-use and rehabilitation of 646 East Gorham Street. I agree to and accept the terms, specific limitations, and conditions expressed herein.

WE HAVE READ, RELY UPON, ACKNOWLEDGE, AND ACCEPT THE CITY OF MADISON'S DISCLOSURE AND DISCLAIMER, AS PROVIDED IN THIS RFP, HERETO TO FULLY EXECUTED AND FULLY INCORPORATED INTO THIS LETTER.

Sincerely,

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(signature)

Theodore E. Weltzin, M.D.  
Medical Director of Eating Disorder Services  
Rogers Hospital, Oconomowoc

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(signature)

Joe McCormick  
Owner  
JD McCormick & Company

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(signature)

Ryan Kolar, AIA LEED AP  
JD McCormick & Company



# Project Concept Statement

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## i. The Ziegelman House: Supportive Transitional Living

The Collins House and Ziegelman House would be utilized as transitional living space for residents of Walden Living. Walden Living provides supportive transitional housing for individuals with eating disorders, anxiety disorders, substance abuse disorders, and other addictions. Each house would be alcohol and substance free to promote recovery and continual support. The residents utilizing the Walden Living housing would greatly benefit from the close proximity of treatment at Pathway Clinic located within the Worden House, as well as many other specialized treatment centers.

Residents of the Collins and Ziegelman Homes would either share a room with a private bathroom, or have their own individual room with a private bathroom. Large community living spaces could ensure residents would not be confined solely to their bedrooms. Residents could work together with coaches to plan meals and activities, helping them learn the skills necessary for a transition from the transitional program to an individual apartment once they feel comfortable enough. Community living spaces could also serve as areas for meetings, activities, and socialization.

Our service will allow individuals to experience a more gradual transition through treatment, decreasing stress with the ultimate goal of reducing the potential for relapse. The Collins and Ziegelman Homes will not only provide access to Pathway Clinic, the proposed outpatient clinic within the Worden house, but also many other specialized treatment centers and clinics in and around the Madison area.

This model assists individuals in developing effective living skills in an independent, yet nurturing environment. Working with our experienced Personal Coaches, the program offers support for individuals to develop the skills needed to regain their health and independence. It will offer an ideal home and setting for the transition back to independent living. Services include:

- o Personal Coaches offering 5 hours of individual and group coaching per week
- o Weekly group activities, including meal outings and supportive activities
- o Short - term, furnished one bedroom apartment (flexible leasing options)
- o Transportation to/from Madison Airport
- o Cable TV and Wireless Internet Access

## ii. The Ziegelman House will be re-devised as follows.

- o Seven -furnished one bedroom apartments: Occupancy Type
- o Group activity space, shared kitchen, and shared exterior space

## iii. Public Access

Public Access will be restricted in order to serve the needs of the residents. and staff most effectively.

## iv. Parking

The existing Parking lot and garage will serve both residents, doctors, and life-coaches and will remain private and free.

## v. Rehabilitation to historic standards

The Ziegelman House is in most need of rehabilitation by upgrading the existing mechanical and electrical systems. Exterior work will include bringing the building to modern ADA accessibility standards for the building use type, as well as the restoration of the exterior masonry, roofing, wood trim and paint.

Estimated rehabilitation schedule would be approximately 5 months from the time permit is issued.

## vi. The Landmarks Ordinance and the Secretary of Interior's Standards will be maintained throughout the rehabilitation.

# DEVELOPMENT TEAM INFORMATION

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## A. ORGANIZATION FORM

The project will be financed independently and built through JD McCormick and Company. A specific LLC will be formed as an ownership group for each building.

## B. RELEVANT EXPERIENCE

### **Theodore E. Weltzin, M.D.**

Theodore E. Weltzin, MD, FAED is a leading authority in the treatment and research of eating disorders. He is a board-certified adult psychiatrist who has specialized in the field of eating disorders treatment for more than 20 years and holds several leadership positions and academic posts.

As medical director of Eating Disorder Services at Rogers Memorial Hospital since 2001, Dr. Weltzin has provided direction in all areas of development and clinical oversight of one of the largest eating disorder treatment centers in the country. Dr. Weltzin serves on the board of the Rogers Behavioral Health System, Rogers Memorial Hospital and Rogers Center for Research and Training. Currently, Dr. Weltzin is also the CEO and Executive Medical Director for Cedar Springs Austin, SC. In addition, Dr. Weltzin co-owns and operates Pathway Clinic, SC, The REDI Clinic, and owns Wisconsin Eating Disorder Specialists, SC, a provider of specialized psychiatric services for inpatient, residential and partial hospital treatment programs at Rogers Memorial Hospital.

Dr. Weltzin serves on the board of directors for the Eating Disorders Coalition for Research, Policy and Action and the Rogers Center for Research and Training. He is a fellow of the Academy for Eating Disorders and a member of the American Psychiatric Association. He is an assistant clinical professor of Psychiatry and Behavioral Science at the Medical College of Wisconsin. He previously held faculty appointments at the University of Wisconsin Medical School and University of Pittsburgh School of Medicine.

### **Joe McCormick**

Joe began his Real Estate Career by buying and renovating a small project near the University of Wisconsin's campus. Within a few years, he was developing retail spaces and building homes. After 20+ years, he is a leader in real estate development as owner of JD McCormick Properties and real estate management as owner of JSM Properties. With over 100 projects under his belt, Joe is one of the most successful property developers in the State of Wisconsin.

### **Ryan Kolar, AIA LEED AP**

Ryan received his Bachelor of Science degree in Environmental Design in Planning from North Carolina State University in 2003. He went on to receive his Bachelor of Architecture degree the following year; completed his internship in Chicago in 2007, his designation as a USGBC LEED professional in 2008, and earned his architecture license in the State of Illinois in 2010. He has studied at the Glasgow School of Art in Scotland and Oxford University in England.

Ryan changed his professional focus in 2010 from architecture to community redevelopment by creating RFPs for two neighborhoods in Pennsylvania. The Bloomfield Neighborhood in Pittsburgh, PA and the Cambria City Neighborhood in his hometown of Johnstown, PA. Ryan formed his own company and won both competitions. With this new focus on redevelopment, Ryan currently works as an architecture consultant, and estimator for JDM Properties in Madison.

### **Aly Heimbruch**

Aly is managing the current Walden Living program and has extensive experience in the mental health field, as well as management of small business. Aly graduated from the University of Wisconsin-Madison in 2009 with a Bachelor of Science degree in psychology. Currently, she is pursuing her Graduate degrees in Business Administration and Accounting from Edgewood College in Madison, Wisconsin.

# COSTS

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## A. The Ziegelman House Restoration Estimate

### i. Exterior

- o Roofing: complete replacement of house and garage, \$28,765
- o Soffit/Fascia: complete restoration needed, \$11,250
- o Windows: historic stained glass to remain, storm windows need replaced, \$4,350
- o Masonry: needs re-tuckpointed, restored, \$18,735
- o Concrete: walks and stairs in average condition, restoration in 7-10 years
- o Paint: all existing exterior paint to be restored, \$13,435
- o Misc. landscaping, \$5,350
- o Misc. cleaning and rehabilitation, \$7,350

TOTAL EXTERIOR RESTORATION COSTS: \$89,235 (estimated)

### ii. Interior

- o HVAC: seven one bedroom apartments, new kitchen and common areas: \$53,785
- o Electrical: complete rewiring per new layout: \$23,985
- o Plumbing: addition of 4 new bathrooms, common kitchen: \$34,685
- o Framing/Drywall: demolition, reconstruction, and restoration per new layout: \$42,565
- o Flooring: refitting and restoration of wood and tile: \$21,385
- o Painting: finishing restoration per new layout: \$8,750
- o Woodwork - restoration and matching existing historic trim: \$22,675

TOTAL INTERIOR RESTORATION COSTS: \$207,830 (estimated)

### iii. Commitment to rehabilitation to historic standards

The Landmarks Ordinance and the Secretary of Interior's Standards will be maintained throughout the rehabilitation of both the interior and exterior.

## B. Construction Team and Commitments

**HVAC, Plumbing:** Dave Jones Plumbing and Heating, LLC  
(Bonding Capacity: \$12 Million)

**Masonry:** Exteriors Plus, LLC  
(Bonding Capacity: \$2.5 Million)

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Greg Stutz, Senior Project Manager

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Nick Brock, Owner and Project Director

**Framing/Drywall/Paint:** Suburban Drywall  
(Bonding Capacity: \$8 Million)

**Roofing/Siding:** Seamless Siding, LLC  
(Bonding Capacity: \$6 Million)

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Dave Satermo, Director of Operations

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Nick Faccidomo, Owner

# Financial Plan

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## The Ziegelman House

### a. Financial Plan

#### i. Source of capital and financial resources (see following banking references)

Arlan Steffanson  
Monona State Bank  
(608) 223-3000

Jim Hegenbarth  
Park Bank  
(608) 278-2870

Steve Sosnowski  
Harris Bank  
(608) 252-5842

#### ii. Sources and Uses:

The source of Capital will be a traditional loan, with renovation costs being included in the loan based upon the business model to be housed within all three buildings.

### b. Building Purchase

i. Building Offer: \$350,000

ii. Land Lease Offer: \$1/year @ 99 years

### c. Terms

i. Building - None, we are proposing a straight purchase of the building.

ii. Land Lease - None, we are proposing the minimum land lease value in order to ensure the largest building purchase price possible in order to create a larger tax revenue for the City of Madison based on purchase price of all three buildings at market rate.