

**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 #2: Elevator Repairs and Replacement**

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## **A. PROGRAM DESIGN**

Independent Living, Inc. (ILI) requests CDBG funds for two projects at The Gardens, an Independent Living retirement community at 602 N. Segoe Road in Madison. Funds will be used to:

- 1) repair and return to service the currently decommissioned service elevator in the lower level of The Gardens**
- 2) replace the elevator doors in the Tower apartment area of The Gardens**

The elevators in need of repair and replacement are part of a larger, comprehensive, 1.6 million dollar, renovation project that Independent Living is implementing at The Gardens to better serve the comfort and safety needs of residents there. The Tower elevators impact the comfort and safety of 59 resident units and the service elevators negatively impact 33 resident units. The two elevator projects together impact 92 resident units.

The service elevator and the Tower elevator doors are more than 35 years old. The service elevator has been decommissioned and taken out of service completely. The doors of the Tower elevators are warped and damaged. They are frequently out of service because when the doors get out of alignment, which they often are due to warping, they cause breakdowns in service which can compromise the safety of residents.

The larger of the two Tower elevators is the only elevator that can be used for emergency medical evacuations and transport of a stretcher by EMS. When the Tower elevator doors need emergency maintenance, we require Otis to respond within ½ hour and repair fees can be doubled or tripled if these are after-hours calls. The lower level service elevator, which has been taken out of service, should provide all residents easy access to lower level activities and services such as the foot care room, beauty salon, and crafts room. It also should be available for lower level residents to access the main flower and it should provide a second emergency exit for those residents. The service elevator, were it repaired and put back in service would also be used by staff for transporting maintenance supplies and from food service from the lower level kitchen to the main dining room on the first floor and the dining room in the CBRF wing for those needing assisted living.

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.

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.

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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.

For more than a year, we have worked closely with Wisconsin Focus on Energy, Strang, Inc., and Vogel Bros. Builders to assess the current HVAC system, identify building-wide, energy saving replacement and rehab needs and plan long-term strategies to achieve optimum energy and cost-saving efficiency. To date, we have replaced common-area carpeting with a recyclable product, utilized low VOC paint throughout, replaced inefficient lighting and faucet aerators, implemented a “green” cleaning regimen and created a low-maintenance, water-saving garden using native Prairie plants. It is our plan that The Gardens will become a model of “green” renovation in housing for the elderly and achieve LEED status for existing buildings.

CDBG funds will be used to repair the currently decommissioned lower-level service elevator and purchase and install two new elevator doors for the Tower elevators. The effectiveness of these projects will be measured in increased safety and accessibility experienced by residents and the additional access and use by maintenance and kitchen staff. The replacement doors for the Tower elevators will also result in greatly reduced breakdowns and the need for costly service visits to repair them. Replacement doors will also ensure they are operational and ready for use in emergency transport situations.

Bids have been received from Wisconsin contractors appropriate for each job and 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 will be solicited from Wisconsin contractors appropriate for each job. It is estimated that 3-6 workers will be employed for both elevator projects.

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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 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 throughout the property 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 replace the warped and damaged elevator doors in the Tower and repair and return to service the lower-level service elevator at The Gardens, An Independent Living retirement Community located at 602 N. Segoe Road in Madison.

- 1) Replacement elevator doors will increase the safety, security and accessibility for 59 resident units in the Tower section of The Gardens.
- 2) Repairs to the service elevator will return it to service and provide accessible transport from the lower level of the building to the first floor and vice versa for residents and staff during normal and emergency situations.
- 3) Support Independent Living's goal to reduce operational costs and therefore improve our ability to maintain affordable resident fees for 92nits served by the elevators.
- 4) Create work for an estimated 3-6 FTE contracted workers for both projects.

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**D. BUDGET**

\$17,000	Replace Tower elevator doors Materials Labor Remove and dispose of damaged and warped doors
\$30,000	Repair lower-level service elevator and return to service Repair hydraulic pump, piston and central valves Labor
\$47,000	TOTAL FOR BOTH PROJECTS

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## **E. REFERENCES**

Torrance Kramer, LEED, Energy Advisor – Multi-Family, Focus on Energy – Franklin Energy Services, 211 S. Paterson St. #320, Madison, WI 53703, 1-888-201-4061

Bruce Kimball, PE, Principal, Strang, Inc., 6411 Mineral Point Road, Madison WI 53705-4395, (608) 2769200

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