

Independent Living, Inc.

815 Forward Drive
Madison, WI 53711-2443

CONTACT: Patricia Eldred
Director of Development and Communications
(608) 274-7900
peldred@independenliving.com

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 #1: Water Heater Replacement

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Housing Rehabilitation and Preservation Services

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A. PROGRAM DESIGN

Independent Living, Inc. (ILI) requests CDBG funds to replace three energy inefficient, hot water heaters at The Gardens, an Independent Living retirement community at 602 N. Segoe Road in Madison. The hot water heaters to be replaced are more than 35 years old and at the end of their useful life. They are also a source of wasteful spending and energy use. The replacement of these inefficient heaters is 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 and, at the same time, reduce our carbon footprint.

The Gardens is home to more than 90 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.

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.

The replacement water heaters will provide hot water to 76 units in the Tower section of The Gardens. CDBG funds will be used to purchase and install 3 new, energy efficient, natural gas water heaters, remove and recycle the existing heaters, remove and dispose of the boiler, replace 6 existing gate valves with ball valves, asbestos removal if required and required electrical wiring. The effectiveness of the new heaters will be measured in the energy and cost savings resulting from their installation and be reflected in the natural gas energy use data provided for our account by MG&E.

We anticipate a project start date of August when notification of funding is received. All work will be completed within 2 months of project start date. A bid has been acquired from a Wisconsin-based plumbing contractor indicating that the project will result in work for 3

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workers, many of whom have been previously laid off or had their hours reduced. The rehab work will be conducted while the building is occupied and require no cessation in services or inconvenience to residents.

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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 replace parts of the HVAC system (specifically, the replacement of three inefficient hot water heaters past their useful life) at The Gardens, An Independent Living retirement Community located at 602 N. Segoe Road in Madison.

- 1) More energy efficient hot water system for 76 units
- 2) More cost-effective hot water system for 76 units
- 3) Support Independent Living's goal to reduce utility costs and therefore improve our ability to maintain affordable resident fees for 76 units served by the water heaters.
- 4) Create work for 3 FTE contracted plumbing workers and retain FTE positions for 3 ILI maintenance workers

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D. BUDGET

\$24,000	Purchase and install 3 natural gas water heaters (equipment & labor) Replace 6 existing gate valves with ball valves Dispose of existing water heaters
\$ 3,000	Remove boiler and recycle
\$11,000	Asbestos removal
\$ 7,000	Electrical wiring as required
\$45,000	TOTAL PROJECT BUDGET

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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

Lawrence L. Barton, AIA, LEED AP, Strang, Inc. 6411 Mineral Point Road, Madison WI 53705-4395, (608) 2769200

Peter J. Szotkowski, LEED AP, Director of Business Development, Vogel Bros. Building Co. , 2701 Packers Ave., Madison WI 53704, (608) 241-5454

Denis Hilsenhoff, Project Manager, Monona Plumbing and Fire Protection, Inc.
3126 Waterford Way, Madison, WI 53713
Phone: 608 273-4556