

The Homestead Campus Remodel RIIF Funds Request

The Homestead has been serving children and adults with autism for over 22 years. Many of you may remember that in the past you supported our efforts to open children's programs in locations across the state. In 2013 and 14 you helped us open autism centers in Altoona, Clive, Cedar Rapids, Davenport and Cedar Falls.

Today these autism centers serve hundreds of Iowa children. Our goal is to help these children who are most severely challenged by autism and I'm proud to say we are doing just that. Children who were targeted for expensive out of state placement have been able to remain in their home communities, demonstrate significant progress and return to their classrooms. On behalf of these children and their families we would like to thank you for your past help.

Today we would like to bring to your attention to a new need on the spectrum of autism treatment. On 70 acres in eastern Polk County we have six homes with four adults residing in each home. These 24 adults receive 1:2 staff support to develop living and working skills. They earn a paycheck by farming the land and selling produce through our community supported agriculture program.

The Homestead continues to receive referrals for adult services as we transition men and women out of expensive state run institutional programs. Like many developmental disabilities, autism requires a spectrum of available options for care.

As the state transitions from running its own facilities to depending on private sector non-profit providers such as Homestead, we need to make sure that capacity across the treatment spectrum is preserved. As you can see in our handout, our program is significantly less expensive, and we believe more effective than comparable placements in state run facilities.

We want to provide a safe learning environment for those who are significantly challenged – while building bridges to community services. Our farm program does just that. The problem is that after 22 years of heavy use we are showing our age.

Our facilities have seen significant use over the past two decades. We have reached a point that our facilities are at the end of their useful lives and need significant renovation to continue to serve our clients.

Dr. Scott Atwood will walk us through some of the specifics.

Over the past 22 years of 24 hours a day, 7 day a week care being provided in these family style homes, each is in need of both structural and functional repairs and replacement. While we have provided on-going maintenance of these homes for the past 22 years, the continual and repeated use of the home environments has taken its toll. Specific examples include a sinking foundation in one of the homes. This foundation issue has resulted in both front and back overhang support columns to pull away from the roof that they support, created weak spots in the sub-flooring

and causes on-going plumbing repair needs. Additionally, some homes exterior windows and doors are pulling away from the structure of the homes rendering them almost uninhabitable. Further, the continual strenuous use of everyday living areas such as kitchens, bathrooms, living rooms, laundry rooms, and bedrooms necessitate that Hess area now require significant repair.

By making these modifications today we'll be in a position to continue to manage those adults who are significantly challenged, want to be a part of a community and choose to live someplace other than our state resource centers.

As the state continues to search for more effective and cost efficient ways to serve severely challenged individuals, it is imperative that Iowa has options between the traditional neighborhood and the state resource centers for these highly challenging behaviors. In our farm operation men and women live in typical homes of four adults but have the immediate access to crisis support as 12 staff are supporting 24 individuals on this campus.

The Homestead's farm offers an effective and affordable option. Our farm is \$500 a day less than state resource centers. Our RIIF request, to keep this option open to Iowans is less than the savings generated from 3 adults served on our farm program for one year.

We have partnered with Hubbell construction a local construction company who you may recognize from the Iowa home featured on the Extreme Home Makeover several years ago. Our friends at Hubbell have agreed to partner with us and provide:

- volunteer professional labor
- access to design and engineering assistance, and
- access to discounted materials.

We estimate this value to be approximately \$135,000.

We respectfully request your consideration for this project and our request of \$485,000. Thank you for your past support and your consideration of this important effort.

Lastly, we would like to invite the committee to our facility to see first hand the needs of our facility and the difference we help make in the lives of those we serve. We would also like to invite you to our community centers to see how your past support has made a difference in the lives of those who struggle with autism. Thank you for your time.



Campus Remodel Budget

	Estimated Cost	Cumulative Total	Location Specific
Exterior windows and doors	\$ 108,000.00	\$ 108,000.00	House 4
Foundation	\$ 64,000.00	\$ 172,000.00	House 2, 4
Kitchen remodels	\$ 60,000.00	\$ 232,000.00	All
Bathroom Remodels	\$ 46,000.00	\$ 278,000.00	All
Interior door refinishing	\$ 43,200.00	\$ 321,200.00	Houses 1,3,5
Furnance/AC	\$ 36,000.00	\$ 357,200.00	All
Sub-floor/Carpeting/Linoleum	\$ 31,000.00	\$ 388,200.00	All
Replace sunken patios	\$ 29,400.00	\$ 417,600.00	All
Overhang stone columns	\$ 27,200.00	\$ 444,800.00	All
Insulation and venting	\$ 12,000.00	\$ 456,800.00	All
Sump Pump replacements	\$ 9,000.00	\$ 465,800.00	All
Epoxy Flooring	\$ 8,400.00	\$ 474,200.00	House 5
Hot Water Heaters	\$ 6,000.00	\$ 480,200.00	All
All interior plumbing repairs	\$ 4,800.00	\$ 485,000.00	All
	Sub-Total	\$ 485,000.00	
	In-kind donation from Hubbell Realty	\$ 135,000.00	
	Estimated Grand Total*	\$ 620,000.00	

*Estimated Grand Total is based on current information around needed structural replacement or repairs. There continues to be an on-going assessment of needed structural replacement and repairs.