

*Sam's
Dream
1978*

A Multi-Purpose Service Center for the Handicapped

A proposal by the

ARLINGTON HANDICAPPED ASSOCIATION



Annette Shaver
640-0524

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A Multi-Purpose Service Center for the Handicapped

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A MULTI-PURPOSE HANDICAPPED SERVICE CENTER

Statement of the Problem

The Metroplex offers a variety of specialized services for handicapped persons, but most of the agencies or nonprofit organizations in question respond only to a specific need or disability. A few do respond to several needs. However, there exists no agency or organization to respond to handicapped needs on a wide-ranging basis. The Arlington Handicapped Association (AHA), a non-profit corporation (charter number 406185), has identified a large gap in area services. The particular service is for a combination rehabilitation and day-care maintenance center, space for apartments for the handicapped, sheltered workshops and a geographical concentration for activities and interests of the handicapped. One of the problems is to find a building which will support the services without making major structural changes costing several hundreds of thousands of dollars. The AHA has discovered a building which qualifies in every respect and requires only a minimum of restructuring. The problem is obtaining funds for building acquisition.

Definition of Terms

Service Center--the building identified by the AHA for purposes outlined in this proposal.

- Phase I -- apartment complex, day-care, therapy
- Phase II -- workshops
- Phase III -- employment agency

Limiting Conditions

The AHA has no plans to establish a full rehabilitation center. Its first consideration is to offer the handicapped person a place where he can improve physically. Additionally, it will be a place where a family could leave a handicapped individual for the day while the family worked. Also, a family could rely on the Center to discover ways and means to bring about needed changes in the handicapped family member in order for that member to live more effectively. The Center will assist handicapped persons in making essential life adjustments consistent with his or her disability. It is not regarded as a full diagnostic center but rather follow-up or after-care.

Statement of Purpose

Most physically disabled persons have a strong desire to become active participants in society and supporters of the community. They also want to live as independently as possible with as much dignity as possible. In order to live and experience their growth potential, handicapped persons seek active roles in decisions which directly influence their lives. The purpose of the Center is to offer an environment in which the above things will occur.

Anticipated Center Services

A major component of the proposal is an apartment complex with attendant care. Low-cost physical therapy, an adult day-care facility, sheltered workshops, and an employment agency specializing in placing handicapped workers--all items ranking high on an AHA survey--would be included. The center will be developed in three phases.

- Phase I -- apartment complex, day-care, therapy
- Phase II -- workshops
- Phase III -- employment agency

Office and business space would be available for handicapped persons.

The AHA has been told by appropriate government agencies that no funds for capital building expenditures are available. However, once the facilities are obtained, funds could be secured for operation costs. (See p. 52) In addition, (day-care participants may receive help through Medicare, Medicaid and private insurance. The Texas Rehabilitation Commission (TRC) will fund programs and subcontract with the employment agency.)

The TRC says it is eager to see an apartment complex with attendant care in North Texas. Currently, none exists for the severely disabled adult.

Apartment Complex

Housing alternatives in the North Texas area include chronic care institutions (nursing homes, etc.) or dependent living with family. Both often preclude mainstream participation for the disabled in education, employment, and leisure activities.

Severely handicapped individuals must have housing which is barrier free, but the best designed structure is of little use without supportive services. Less than 20 housing projects nationwide -- none in the North Texas area -- offer such services.

Any facility should combine barrier-free design, shared attendant services, and access to transportation. Care must be taken to avoid a medical institution atmosphere. Most severely disabled live a portion of their lives in medical institutions and are uncomfortable in such a setting. They require a program free of excessive control. Many nursing homes have excessive control because they have been designed for the elderly. Staffing requires more extensive professional training than needed for the disabled adult. This makes the cost prohibitive.

For the handicapped adult living with his parents, the pressure of his physical care sometimes takes precedence over vocational and educational opportunities. Often the family cannot provide the living quarters and transportation

which foster independence. Restrictions placed on both the disabled individual and his family can cause continuing extreme frustration.

The AHA operation will have attendants on duty 24 hours a day with heavy staffing during peak activity. The facility would be managed by a disabled resident and a governing resident council of 3 charged with supervising attendants, hiring and firing staff, and keeping financial records.

Residents will not be discriminated against because of race, creed, color, or sex; in accordance with all state and federal non-discriminatory laws.

A residence requirement will be a permanent disability, severe enough to call for assistance with basic life functions (dressing, eating, mobility, etc.). Residents must have rehabilitative potentials and show sign of motivations to increase his independence.

With this criteria, the most motivated will have a chance to remove the limiting factors of their disability. Peer group pressure would be a further stimulus, as shown in Table One from the Texas Institute for Rehabilitation in Houston.

Table 1

ACTIVITIES OF RESIDENTS*
BEFORE AND AFTER
ENTERING PROJECT

	Inactive	Education	Vocational Assessment & Training	Part-time Employment	Full-time Employment
Before	19	20	0	0	0
After	2	28	6	13	10

The table shows the high increase in activities of residents following a short period of time in a project similar to the one proposed here.

* Cole, Jean A. and Stock, David D. "Adaptive Housing for the Severely Physically Handicapped," June, 1975, pp. 230 & 231.

Adult Rehabilitative and Maintenance Day Care

The day-care program, designed for both short and long-term applicants, will offer a variation of the three basic services needed by the disabled (physical health, recreation, and socialization). It will free the participant's family to work, knowing the disabled is cared for and active. Many disabled individuals could live at home. However, they reside in institutions because their family must work during the day and the handicapped person has no place to go except to an institution.

The program will:

- Provide supervised activity five days a week, eight hours a day.
- Work to restore functionally and socially disadvantaged adults to a performance level consistent with their potential for independence.
- Help determine the feasibility of return from institutional care and/or provide the transition from long-term institutional care to the community.
- Give temporary relief for the family from the burden of care.

Therapy, as required, will include physical, occupational, speech and respiratory. Clients would be trained in the use of devices to develop daily living skills.

A full-time nurse will supervise medication distribution and offer nursing care assessment and instruction. Communication and participation is anticipated with Arlington Memorial Hospital, the School of Nursing located in Arlington and other area medical, social work and psychiatric resources.

The activities mentioned above will include: personal hygiene and accident prevention instruction; and recreation such as tours, gardening, games, arts and crafts, films, etc. (consumer education, legal consultation and money management programs). The center's kitchen, laundry, barber and beauty shops will be areas of additional independence skills training.

Clients, at least 18 years of age, will have to have rehabilitative potential, as determined by a multidisciplinary team. While he may be very severely disabled, a client must not be bed-ridden. He must not have a rapidly deteriorating

physical condition. He may be a resident of the apartment complex.

Periodic review will help insure that clients do not cease participating in the program to their detriment.

Transportation to and from the Center will be provided as needed.

Counseling and Placement Service

The Center will offer job counseling and a placement service for handicapped persons in the Metroplex. Placement services and counseling are generally handled by the Texas Employment Commission (TEC). The Center will serve as an adjunct agency helping handicapped persons achieve some measure of financial independence.

With Major Activity Limitations	1,510,000	3,573,000	6,358,000	6,943,000	17,747,000
Sources: National Center for Health Statistics, 1969.					

North Texas Region

Texas Rehabilitation Commission estimates based on census data July 1, 1973, noted 144,675 handicapped persons in a 15-county North Texas Region. (See Statistical map, p. 10.)

Dallas County-Tarrant County

The North Central Texas Council of Governments (NCCOG) indicates 114,010 handicapped persons, ages 16-64 in Dallas and Tarrant counties. (49,895-Dallas; 24,955-Fort Worth; 4,214-Arlington; 4,171-Irving; 3295-Grand Prairie - - 1970 Census) (See Distribution map, p. 11.)

Arlington - -

According to 1973 statistics, 8.7 per cent of Arlington's residents, ages 16-64, had some type of work disability. The figure was almost three times higher among the city's blacks, 24.6 per cent.

CHART 4

ARLINGTON POPULATION PROJECTIONS

	April 1 (Census Date)	Total 16 - 64	Total Disabled Or Handicapped
1974	117,945	62,994	5,472
1978	124,770	66,839	5,789
1980	166,183	88,759	7,710
1985	210,846	112,812	9,679
1990	254,715	136,043	11,518

Source: Arlington City Planning Department, April 1973.

Arlington Handicapped Association survey (November, 1976) produced 29 responses to the apartment and day-care concept.

STATISTICAL NEED

Arlington doctors, also responded, noting 16 potential participants.

CHART 3

The University of Texas, Arlington currently has eight potential participants.

U.S.A.
NUMBERS OF PEOPLE
WITH PHYSICAL LIMITATIONS

	Under 17	17-44	45-64	65-over	All Ages
U.S. Population	66,711,000	72,833,000	41,302,000	18,997,000	199,843,000
With Activity Limitations	1,820,000	5,643,000	8,163,000	8,003,000	23,680,000
With Major Activity Limitations	878,000	3,573,000	6,358,000	6,943,000	17,747,000

Source: National Center for Health Statistics, 1969.

Veterans Administration Hospital, Dallas listed 14 potentials.

North Texas Region

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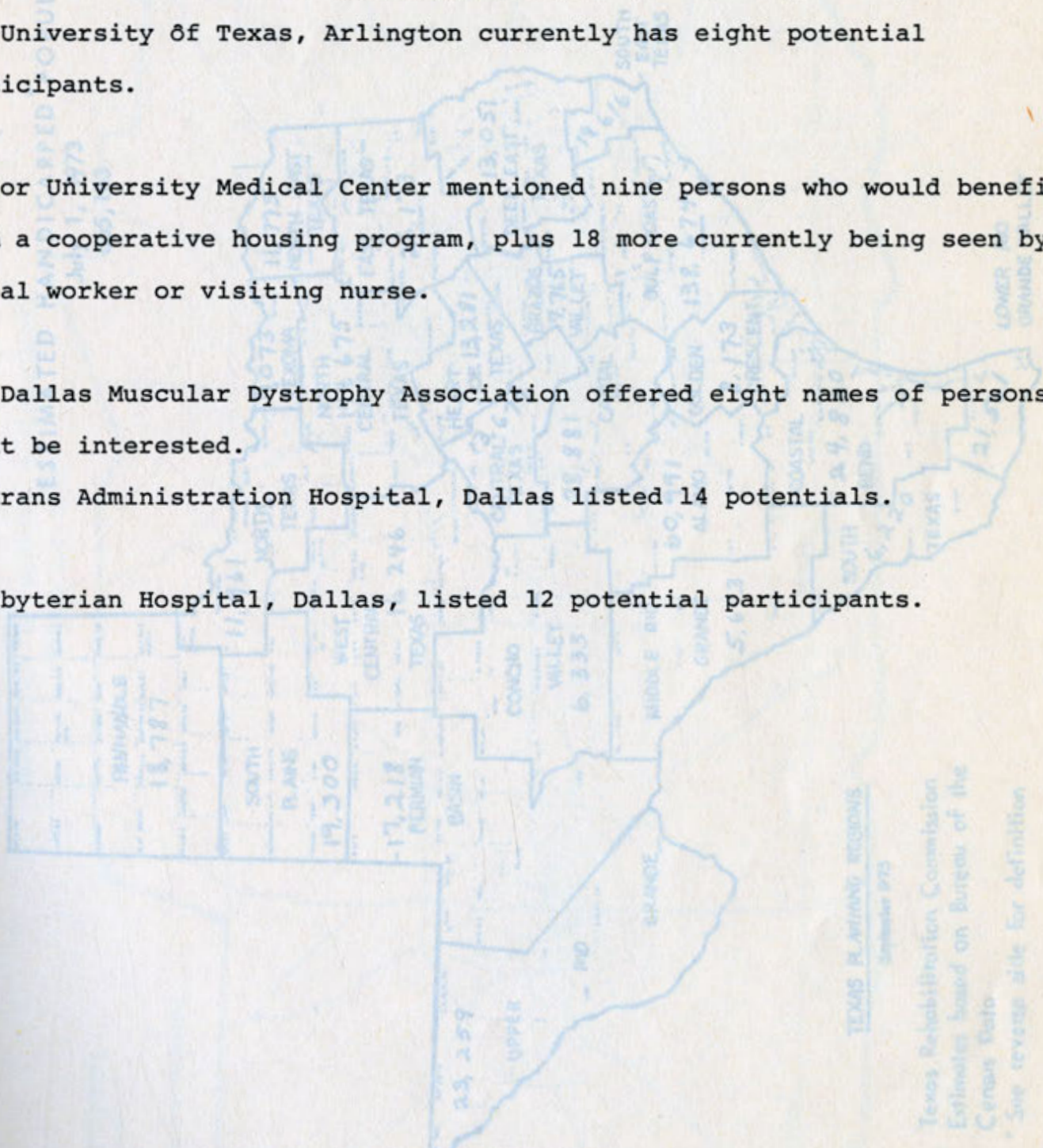
The University of Texas, Arlington currently has eight potential participants.

Baylor University Medical Center mentioned nine persons who would benefit from a cooperative housing program, plus 18 more currently being seen by a social worker or visiting nurse.

The Dallas Muscular Dystrophy Association offered eight names of persons who might be interested.

Veterans Administration Hospital, Dallas listed 14 potentials.

Presbyterian Hospital, Dallas, listed 12 potential participants.



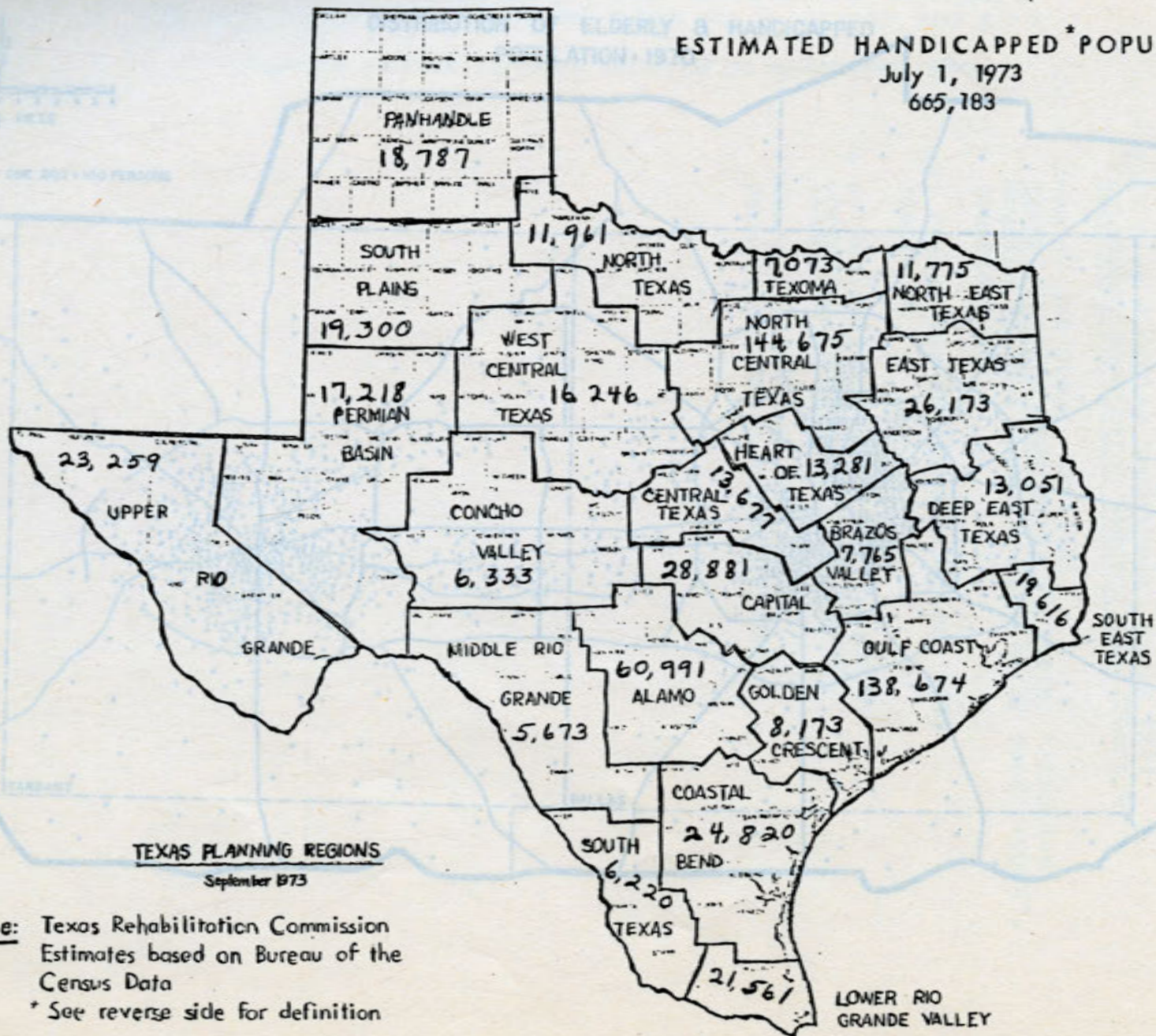
TEXAS PLANNING REGIONS
September 1973

Source: Texas Rehabilitation Commission
Estimates based on Bureau of the
Census Data
* See reverse side for definition

ESTIMATED HANDICAPPED* POPULATION

July 1, 1973

665,183



TEXAS PLANNING REGIONS

September 1973

Source: Texas Rehabilitation Commission
Estimates based on Bureau of the
Census Data

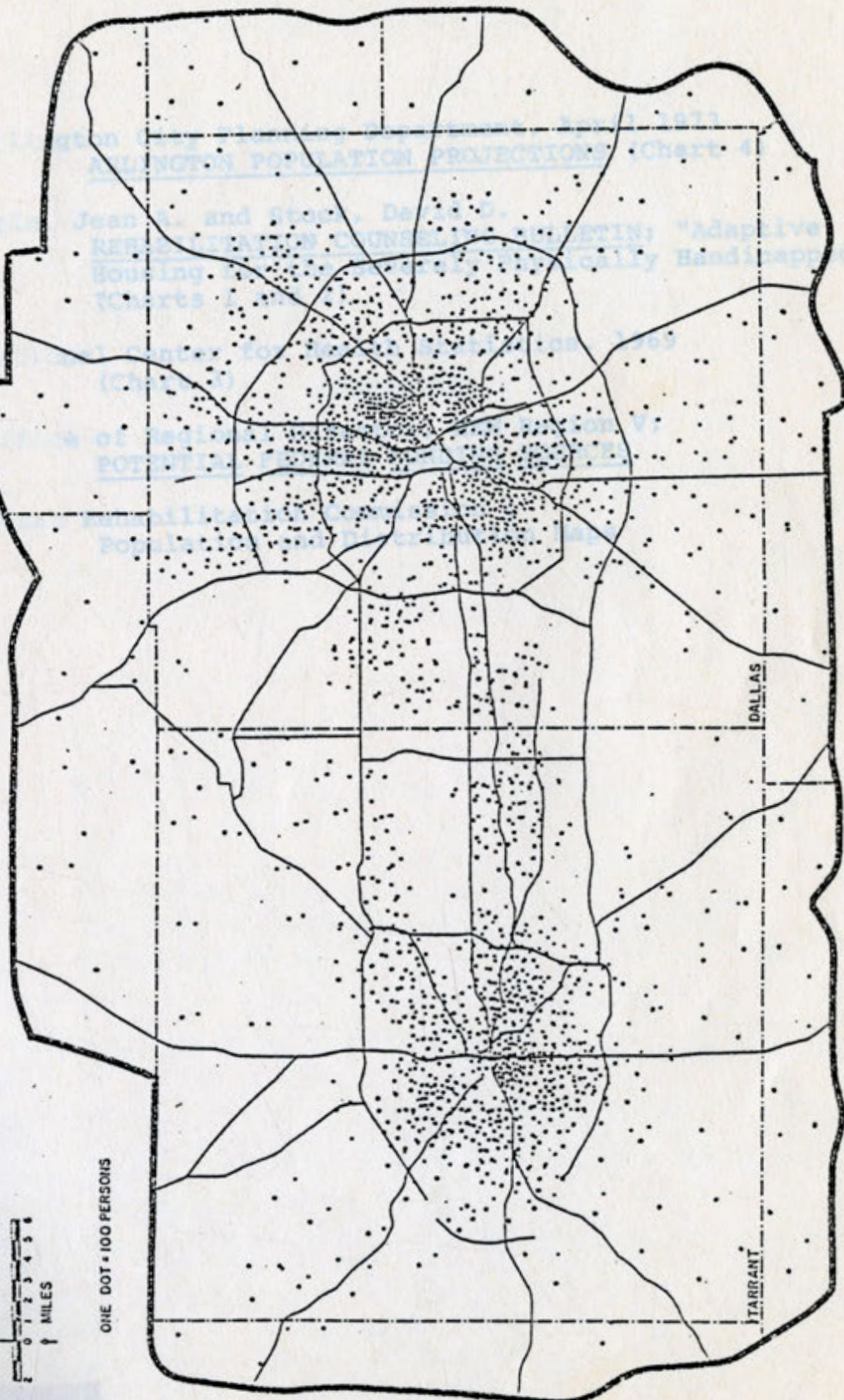
* See reverse side for definition

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DISTRIBUTION OF ELDERLY & HANDICAPPED
POPULATION • 1970



ONE DOT = 100 PERSONS



BIBLIOGRAPHY

Arlington City Planning Department, April 1973
ARLINGTON POPULATION PROJECTIONS (Chart 4)

Cole, Jean A. and Stock, David D.
REHABILITATION COUNSELING BULLETIN; "Adaptive
Housing for the Severely Physically Handicapped",
(Charts 1 and 2)

National Center for Health Statistics, 1969
(Chart 3)

APPENDICES

Office of Regional Director, HEW Region V;
POTENTIAL FEDERAL FUNDING SOURCES

Texas Rehabilitation Commission ;
Population and Distribution Maps

ARLINGTON HANDICAPPED ASSOCIATION
BUDGET BALANCE SHEET

ASSETS:

Current Assets:

Cash in Bank as of 6/30/77..... \$ 673.37

Fixed Assets:

APPENDICES

Building & Land.....\$675,000.00
Equipment (Schedule Attached). 16,313.00
Total Fixed Assets..... 692,313.00

Total Assets..... \$ 692,986.37

LIABILITIES AND NET WORTH:

Current Liabilities* -0-

Net Worth

Beginning Balance.....\$692,811.77
Net Income to Date..... 174.60
Total Net Worth..... \$ 692,986.37

Total Liabilities & Net Worth..... \$ 692,986.37

*-Current liabilities will consist of payroll taxes and minor accounts payable.

SUMMARY OF SERVICE CENTER BUDGETS
 BUDGET OPERATING STATEMENTS
 ARLINGTON HANDICAPPED ASSOCIATION
 BUDGET BALANCE SHEET

	PER MONTH	PER YEAR
Total Income.....	\$ 31,293.00	\$375,516.00
Expenses.....	31,278.45	375,341.40
ASSETS:		
Net Income (Loss).....	\$ 14.55	\$ 174.60
Current Assets:		
Source: Cash in Bank as of 6/30/77.....		\$ 673.37
Fixed Assets:		
(1) Building & Land.....	\$676,000.00	\$140,400.00
Equipment (Schedule Attached).....	16,313.00	
(2) Total Fixed Assets.....		692,313.00
Total Assets.....		\$ 692,986.37
Total Source of Funds.....	\$ 31,293.00	\$375,516.00
LIABILITIES AND NET WORTH:		
Current Liabilities*		-0-
(1) Apartment Complex for Handi- capped. Est. 18 Occupants	\$ 11,868.82	\$142,425.84
(2) Net Worth		
Beginning Balance.....	\$692,811.77	45,391.44
(3) Net Income to Date.....	174.60	163,134.72
(4) Total Net Worth.....		\$ 692,986.37
(4) Administrative Expense	2,032.45	24,389.40
Total Liabilities & Net Worth.....		\$ 692,986.37
(5) Unallocated Funds.....	\$ 14.55	\$ 174.60

*-Current liabilities will consist of payroll taxes and minor accounts payable.

ESTIMATE OF PRICES FOR NEW
SUMMARY OF SERVICE CENTER BUDGETS

BUDGETED OPERATING STATEMENT

MONTHLY AND ANNUALLY

Costs

	<u>PER MONTH</u>	<u>PER YEAR</u>
Total Income.....	\$ 31,293.00	\$375,516.00
Total Expenses.....	31,278.45	375,341.40
Net Income (Loss).....	\$ 14.55	\$ 174.60

Source and Application of Revenue Funds

SOURCE OF FUNDS:

(1) Texas Rehabilitation Commission, \$650/participant/Mo.	\$ 11,700.00	\$140,400.00
(2) Department of Public Welfare Title XX - Day Care Funds	19,593.00	235,116.00
(3) Private Insurance Company Referrals - Immaterial amount expected.	-0-	-0-
Total Source of Funds.....	\$ 31,293.00	\$375,516.00

APPLICATION OF FUNDS:

(1) Apartment Complex for Handicapped. Est. 18 Occupants	\$ 11,868.82	\$142,425.84
(2) Day Care Center (Maint. Prog.) Est. 15 participants.	3,782.62	45,391.44
(3) Day Care Center (Rehab. Prog.) Est. 30 Participants.	13,594.56	163,134.72
(4) Administrative Expense	2,032.45	24,389.40
Total Application of Funds	\$ 31,293.00	\$375,516.00
(5) Unallocated Funds.....	\$ 14.55	\$ 174.60

DAY CARE CENTER & DINING ROOM FURNITURE & EQUIPMENT

ESTIMATE OF PRICES FOR NEW

CONT'D FROM PAGE 15

	<u>COSTS</u>
Commode frames, elevated toilet seats-4 @ \$25.....	\$ 1,000
Desk/Chair (Recep./therapist/nurse/adm.) @ \$250.....	400
(4) drawer locked files- 4 @ \$100.....	800
Electric typerwriter - 2 @ \$400.....	210
Office chairs - 3 in Adm./recep;3 in receiving-@\$35...	200
Conference table - Adm. office @ \$200.....	140
Adding machine.....	50
Bulletin board - 1 small; 1 large.....	200
End tables - 1 in receiving; 3 in living room.....	1,200
Sofas - 2 in living room; 1 in receiving.....	150
Lamps - 3 large; 1 in receiving; 2 in living room.....	2,000
Recliners - 20.....	250
Rockers - 5	1,000
Straight chairs - living room(10);Excercise room(5);.. w/arms dining(40); crafts (30)	100
Card tables - 5.....	125
Ping-pong tables- 1	200
Pool tables - 1	100
Floor length mirrors - 4 grooming; exercise.....	40
Iron & Ironing board	500
Washer/dryer.....	450
Refrigerator(model kitchen).....	400
Range (model kitchen).....	300
Dish washer (model kitchen).....	90
Kitchen preparation table.....	400
Dining tables - 8 (3'x 5').....	550
Serving tables/crafts tables - (3'x 8')..... 2 in kitchen/dining; 5 in crafts; 2 in exercise	500
Utensils/ tools/kitchen & dining.....	120
Serving carts - 3.....	200
Projector.....	70
Screen	100
Rolling black board - 2	500
Adjustable hospital bed - 1	100
Rx cabinet, locked - 1	100
Medical scales- 2	400
Sewing table and machine	200
Wood work table; saw;vice;bench	500
Barber chair;beauty chair; sink;dryer.....	500

CON'T FROM PAGE 15:

	<u>COSTS</u>
Commode frames, elevated toilet seats-4 @ \$25.....	\$ 100.00
Tub seat & side bars - 2 each @\$17 EA.....	68.00
Two exercise mats, Three restorations & parallel bars	600.00
Sauna*.....	?
Clocks, vacuums, fire extinguishers.....	400.00
Misc. linens.....	500.00
Sink, cabinets for Kitchen, crafts, exercise rooms,.. and nurse office.	<u>1,000.00</u>

Total Day Care Center..... \$16,313.00**

** - Continued from page 15.

* - Cost not known.

SERVICE CENTER ADMINISTRATIVE BUDGET - BUDGETED OPERATING STATEMENT

MONTHLY AND ANNUALLY

	<u>PER MONTH</u>	<u>PER YEAR</u>
Revenue*	-0-	-0-
Expenses:		
Salary	\$ 850.00	\$ 10,200.00
Payroll Taxes, FICA&Unemp...	78.63	943.56
Office Supplies.....	20.00	240.00
Property Taxes.....	235.91	2,830.92
Telephone.....	35.00	420.00
Utilities.....	352.28	4,227.36
Exterminating.....	6.83	81.96
Insurance G.L & FEC.....	45.00	540.00
Janitorial & Maint.....	<u>408.80</u>	<u>4,905.60</u>
Total Expenses.....	<u>\$2,032.45</u>	<u>\$ 24,389.40</u>

*- There is no revenue for administrative cost but it is anticipated that the surplus from the apartments and day care center will cover the administrative expense.

APARTMENT COMPLEX FOR HANDICAPPED ADULTS
 BUDGETED OPERATING STATEMENT
 MONTHLY AND ANNUALLY

	<u>PER MONTH</u>	<u>PER YEAR</u>
INCOME	\$19593.00	\$235116.00
EXPENSES:		
Income*- 18 Apts @\$650/Mo.Ea...	\$ 11,700.00	\$ 140,400.00
Expenses:		
Attendant Labor.....	\$ 4,680.00	\$ 56,160.00
Adm. Salary.....	650.00	7,800.00
Payroll Taxes, FICA & Unemp.	493.03	5,916.36
Insurance W/C.....	230.00	2,760.00
Telephone.....	35.00	420.00
Office Supplies.....	15.00	180.00
Utilities**.....	1,333.61	16,003.32
Food Catering (2) Day.....	1,800.00	21,600.00
Property Tax(City,School,Cty)***	893.08	10,716.96
Insurance - Gen. Liability...	55.00	660.00
Insurance - Fire & Ext. Cov..	110.00	1,320.00
Exterminating	26.50	318.00
Janitor & Bldg. Maint.....	1,547.60	18,571.20
Total Expenses.....	<u>\$ 11,868.82</u>	<u>\$ 142,425.84</u>
Net Income (Loss).....	<u>\$ 168.82</u>	<u>\$ 2,025.84</u>

* - Based on firures Texas Rehabilitation Commission will pay.
 ** - Represents 53% of total Utilities. Total Utilities are expected to operate at 75% capacity.
 *** - Represents 53% of total property taxes. This total includes county taxes of \$11,523.62. Due to status as hospital there are no county taxes levied at this time.

DAY CARE REHABILITATION SERVICES FOR MENTALLY ILL ADULTS
 SUMMARY OF DAY CARE CENTER
 BUDGETED OPERATING STATEMENT
 MONTHLY AND ANNUALLY

	<u>PER MONTH</u>		<u>PER YEAR</u>	
INCOME		\$19593.00		\$235116.00
EXPENSES:				
Salaries	7616.00		91392.00	
Payroll Taxes	704.49		8453.88	
Insurance W/C	35.00		420.00	
Supplies-Direct Service Employ.	10.00		120.00	
Supplies-Recreation	330.00		3960.00	
Supplies-Sold to Participants	30.00		360.00	
Supplies-Office	20.00		240.00	
Telephone	70.00		840.00	
Utilities	830.36		9964.32	
Transportation	4800.00		57600.00	
Janitor & Building Maintenance	963.60		11563.20	
Food Catering	1290.00		15480.00	
Insurance-GL&FEC	105.00		1260.00	
Extermination	16.67		200.04	
Property Taxes	<u>556.06</u>		<u>6672.72</u>	
 Total Expenses		 <u>\$17377.18</u>		 <u>\$208526.16</u>
 Net Income		 <u>\$ 2215.82</u>		 <u>\$ 26589.84</u>

*Funded by Title XX, Department of Public Welfare - Adult Day Care funds and also by private insurance company referrals.

DAY CARE REHABILITATIVE CENTER FOR HANDICAPPED ADULTS
 BUDGETED OPERATING STATEMENT
 MONTHLY AND ANNUALLY

	PER MONTH	PER YEAR
Income*- 30 participants..... @ \$24.06/Part./Day	\$14,436.00	\$173,232.00
 Expenses:		
Expenses: Salaries-Schedule att.....	2,232.40	26,788.80
Salaries-Schedule att.....	5,403.60	64,843.20
Payroll taxes, FICA, Unemp.	499.84	5,998.08
Insurance W/C	23.33	279.96
Supplies-Direct Svc. Emp.	10.00	120.00
Supplies - Recreation.....	270.00	3,240.00
Supplies -Sold to Part.....	30.00	360.00
Supplies - Off. & Postage.....	20.00	240.00
Telephone	30.00	360.00
Transportation.....	4,800.00	57,600.00
Utilities.....	553.58	6,642.96
Janitor & Bldg. Maint.....	642.40	7,708.80
Food Catering-1 meal/1Snk.....	860.00	10,320.00
Insurance- GL & FEC.....	70.00	840.00
Exterminating.....	11.11	133.32
Property Taxes.....	370.70	4,448.40
Total Expenses.....	\$13,594.56	\$163,134.72
 Net Income.....	 \$ 841.44	 \$ 10,097.28

*-Funded by Title XX, Department of Public Welfare - Adult Day Care funds and also by private insurance company referrals.

(Maintenance)

DAY CARE REHABILITATIVE CENTER FOR HANDICAPPED ADULTS
BUDGETED OPERATING STATEMENT
MONTHLY AND ANNUALLY

	<u>PER MONTH</u>	<u>PER YEAR</u>
Income*- 15 participants..... @ \$17.19/Part./Day	\$5,157.00	\$61,884.00
Expenses:		
Salaries-Schedule att.....	2,212.40	26,548.80
Payroll taxes, FICA, Unemp.	204.65	2,455.80
Insurance W/C.....	11.67	140.04
Supplies-Recreation.....	60.00	720.00
Telephone.....	40.00	480.00
Utilities.....	276.78	3,321.36
Janitor & Bldg. Maint.....	321.20	3,854.40
Food Catering-1 meal/1 snk.	430.00	5,160.00
Insurance - GL & FEC.....	35.00	420.00
Exterminating.....	5.56	66.72
Property Taxes.....	<u>185.36</u>	<u>2,224.32</u>
Total Expenses.....	\$3,782.62	\$45,391.44
Net Income.....	\$1,374.38	\$1,6492.56

*-Funded by Title XX, Department of Public Welfare - Adult Day Care funds and also by private insurance company referrals.

DAY CARE CENTER FOR HANDICAPPED ADULTS
SUPPORTING SCHEDULE FOR SALARIES

	<u>YEARLY SALARY</u>	<u>MONTHLY SALARY</u>	<u>ALLOCATED TO MAINT.</u>	<u>ALLOCATED TO REHAB.</u>	<u>PART OR FULL TIME</u>
Center Manager	\$ 12,240.00	\$ 1,020.00	\$ 510.00	\$ 510.00	F
Program Coordinator	13,500.00	1,125.00	225.00	900.00	F
Physical Therapist	6,120.00	510.00	-0-	510.00	P
Occupational Therapist	10,560.00	880.00	440.00	440.00	F
N Master Social Worker	10,824.00	902.00	180.40	721.60	F
Licensed Nurse	10,884.00	907.00	302.00	605.00	F
Therapy Aide*	7,284.00	607.00	-0-	607.00	F
Participant Aide*	6,156.00	513.00	171.00	342.00	F
Maintenance Aide*	5,868.00	489.00	163.00	326.00	F
Service Activities	7,956.00	663.00	221.00	442.00	F
	<u>\$ 91,392.00</u>	<u>\$ 7,616.00</u>	<u>\$ 2,212.40</u>	<u>\$ 5,403.60</u>	

*It is possible that these services may be filled by volunteer workers.

ARLINGTON HANDICAPPED ASSOCIATION SERVICE CENTER

FACILITY COST ANALYSIS REPORT

The Arlington Handicapped Association (AHA) believes that a need exists for a facility that would combine handicapped apartments, a rehabilitation and maintenance day care center for adults, sheltered workshops and a geographical centralization of handicapped activities and interest for this area. The Association has become aware of a building which was surveyed and found at first look to offer advantages toward these goals. This building is the now unused Community Hospital building on Randol Mill Road, in Arlington, Texas. Figure 1 provides siting information within Arlington and at the building location. Figure 2 portrays a front elevation of the building when viewed from just outside the main entrance.

Descriptions of the planned programs are detailed elsewhere and the assumption herein is that the reader has some knowledge of what is to be done in each program activity and, accordingly, this report deals solely with facility related topics.

The Community Hospital building is a single story masonry construction of approximately 40,000 Sq. Ft. It is sited on 4.8 Acres of land in a location which is across the street from Arlington Memorial Hospital and a large shopping center. It has excellent turnpike access and is within $1\frac{1}{2}$ miles of the University of Texas-Arlington campus. Figure 3 details the allocation of space within the facility itself in terms of planned programs and required functions. Each of these are discussed and described subsequently within this report which analyzes the cost of day to day facility operating cost and the cost associated with building alterations and renovations. Facility costs have been developed in accordance with a basis

that accumulates all associated facility cost into two general classifications, i.e. recurrent cost and non-recurrent cost. These costs have been developed from a data base which was extracted from actual performance cost histories. The data is taken from experience on a facility in the Dallas-Ft. Worth Metroplex which may be considered essentially analogous to the proposed AHA Service Center.

RECURRENT COST:

Recurrent costs shall be those costs associated with the facility which may be expected to be experienced on a regularly scheduled basis. These costs shall include but not be limited to utility, janitorial, maintenance, and security services. The costs do not include rental cost for special handling equipment, furniture, renovation expenses, insurance, taxes, sales taxes, depreciation/amortization, office supply expenses. shop equipment cost or other supplies except as defined below.

UTILITY EXPENSE:

The estimations for utility expenses are restricted by the following assumptions,

- (a) food services offered in the cafeteria will be catered and will be prepared elsewhere.
- (b) high energy use equipment such as X-ray equipment has not been provided for in the estimate.
- (c) building lighting, heating and air conditioning systems are expected to remain essentially within their existing configurations which meet or exceed the accepted industrial practice.
- (d) cost histories on which projections are based generally span a period from 1975 thru May 1977, for a minimum of approximately a two year span for each type utility.
- (e) projected 1978 cost have been made on the basis of an assumed acceleration of historical data.

(f) electrical and gas monthly actual cost profiles have been included as Tables 1 and 2, representing the actual cost base used for AHA Service Center projections.

(g) \$1258 and \$1400 actual cost histories for calendar year (CY)1973 and CY1974 have been used as actual cost data for 1978 Center estimations.

ELECTRICAL:

Using the historical data of Table 1 as a guide, the following monthly annual cost profile is estimated for the Service Center for CY 1978:

Jan.	-	\$ 2600
Feb.	-	\$ 2800
Mar.	-	\$ 2800
April	-	\$ 3100
May	-	\$ 3100
June	-	\$ 3200
July	-	\$ 3300
Aug.	-	\$ 3400
Sept.	-	\$ 3200
Oct.	-	\$ 2700
Nov.	-	\$ 2700
Dec.	-	\$ 2700

Annual Total..... \$35,600

In recognition of the uncertain situation regarding future electrical utility cost, the demand factor allowance factor and assuming a normal growth, it is recommended that the CY1978 cost be accelerated by 20% to determine CY1979 cost and that each succeeding year be accelerated to a level 15% above the preceding year's cost.

Estimations which would include costs for the sheltered workshop are very difficult to develop since no indication of actual projects have been detailed. In general, it is felt that electrical utility cost for most anticipated workshop projects are included in the estimates above.

TABLE 1

ACTUAL ELECTRICAL USE/COST HISTORY PROFILE

<u>MONTH</u>	<u>YR.</u>	<u>KWH(000)</u>	<u>DEMAND(KW)</u>		<u>COST(\$)</u>
July	75	95.7	281	.0242	2,316
Aug.	"	103.8	281	.0279	2,384
Sept.	"	81.9	245	.0346	2,013
Oct.	"	80.1	245	.0258	2,067
Nov.	"	86.7	238	.0247	2,140
Dec.	"	86.4	225	.0221	1,956
Jan.	76	74.7	218	.0243	1,814
Feb.	"	66.3	217	.0258	1,715
Mar.	"	68.1	225	.0276	1,884
April	"	75.9	232	.0281	2,121
May*	"	86.4	274	.0315	2,715*
June	"	97.5	288	.0297	2,720
July	"	99.6	295	.0278	2,775
Aug.	"	102.3	302	.0298	3,068
Sept.	"	85.2	?	?	?
Oct.	"	68.1	230	.0345	2,353
Nov.	"	78.7	230	.0323	2,543
Dec.	"	77.4	230	.0321	2,486
Jan.	77	69.0	230	.0336	2,318
Feb.	"	66.7	245	?	2,503
Mar.	"	66.7	238	?	2,520
April	"	76.2	259	?	2,766
May	"	81.3	310	?	2,791

*- Utility Rate Change Occurred.

GAS:

Using the data of Table 2 as a general guide, the following monthly annual cost profile is estimated for the Service Center for CY 1978:

Jan. **TABLE 2**
ACTUAL GAS USE/COST HISTORY PROFILE

<u>MONTH</u>	<u>YR.</u>	<u>CONSUMPTION(CCF)</u>	<u>COST(\$)</u>
Oct.	75	128 .141	18
Nov.	"	906 .137	124
Dec.	"	2235 .120	268
Jan.	76	1535 .131	201
Feb.	"	651 .136	87
Mar.	"	670 .137	92
Apr.	"	670 .137	92
May	"	146 .172	25
June	"	137 .168	23
July	"	142 .169	24
Aug.	"	105 .209	21
Sept.	"	125 .316	27
Oct.	"	396 .195	77
Nov.	"	1854 .199	369
Dec.	"	1931 .204	394
Jan.	77	3154 .206	651
Feb.	"	1118 .218	244
Mar.	"	742 ?	164
Apr.	"	153 ?	36
May	"	123 ?	29

=====
 quantities somewhat less than will be experienced in the Center. Accordingly, the following annual cost profile is recommended for CY 1978:

GAS:

Using the data of Table 2 as a general guide, the following monthly annual cost profile is estimated for the Service Center for CY 1978:

Jan.	- \$	500
Feb.	- \$	400
Mar.	- \$	200
April	- \$	100
May	- \$	50
June	- \$	40
July	- \$	30
Aug.	- \$	50
Sept.	- \$	60
Oct.	- \$	200
Nov.	- \$	400
Annual Total..	Dec.	- \$ 500

Annual Total..... \$2,530

Maintenance Expenses:

Gas utility expense over the recent past have risen at a remarkable rate and, consequently, are very difficult to project for periods in excess of one year. It is recommended that for purposes of planning, a figure of 20% be used as an acceleration of preceding year cost for calculating succeeding year cost.

Others on a weekly schedule and other areas on an "as required" basis. Outdoor grounds maintenance is included. It must be noted that maintenance expenses are based

Water:

Historical data on water utility expenses are annual cost figures three to four years out-of-date and may be for usage quantities somewhat less than will be experienced in the Center. Accordingly, the following annual cost profile is recommended for CY 1978:

Water - @ \$2.30/Hr. for 5200 Hrs.....	\$ 11,960
@ \$6.50/Hr. for 208 Hrs.....	1,352
Plus labor fringes & taxes @10%..	1,331

Subtotal Labor. 14,643

WATER - CON'T:

Jan.	- \$ 100	Supplies	Includes all.....	\$ 7,200
Feb.	- \$ 140	Janitor	toilet supplies,	
March	- \$ 160	replaced		
April	- \$ 200			
May	- \$ 200	Equipment	rental expense @ \$100/Mo.....	1,200
June	- \$ 250	rental	cost, etc. for	
July	- \$ 250	special	cleaning equipment.	
Aug.	- \$ 250			
Sept.	- \$ 200			
Oct.	- \$ 140	CY1978 Total		\$ 23,043
Nov.	- \$ 140			
Dec.	- \$ 140	Annual	per \$23,043/40,000-	57.66%

Annual Total..... \$2130

Janitorial Expense:

It is necessary to calculate janitorial expense for the facility on the basis that the service will be provided for the apartments, as well as for the other facility areas. These cost are projected on the basis of a 40,000 Sq.Ft. facility which will require that some areas be cleaned on a daily basis, others on a weekly schedule and other areas on an "as required" basis. Outdoor grounds maintenance is included. It must be noted that maintenance expenses are based upon some absorption of supervision/maintenance man labor expense within the janitorial expenses to realize the economic benefit of shared supervisory expense. Cleaning and other janitorial services are estimated on the basis of a 5-day work week, 1 shift per day. They are,

Labor - @ \$2.30/Hr. for 5200 Hrs.....	\$ 11,960
@ \$6.50/Hr. for 208 Hrs.....	1,352
Plus labor fringes & taxes @10%..	1,331
Subtotal Labor.	14,643

JANITORIAL EXPENSE - CON'T:

Supplies @ \$600/ Mo. - includes all..... \$ 7,200
janitorial supplies, toilet supplies,
replacement lights, etc.

Equipment rental/Use Expense @ \$100/Mo..... 1,200
rental cost, purchase cost, etc. for \$ 12,168
special & general cleaning equipment. 2,398

Estimated CY1978 Total \$ 23,043

Annual Rate per Sq.Ft.=\$23,043/40,000= 57.66¢

It is recommended that for years beyond CY1978, an annual acceleration factor of 10% be used.

MAINTENANCE EXPENSE:

Maintenance expenses are considered to be those periodic services which are required to be performed on the plant and facility equipment to maintain its operational condition. These services could be those characteristically termed as being preventative in nature but with a modest amount of corrective maintenance effort. It is exceedingly important to note that corrective maintenance can involve heavy equipment replacement expenses and that such expenses are not included herein. Generally, the corrective tasks included in the following expenses are those involved in restoration of operational service for minor failures which involve minor repair parts cost. If an amortization budget is not established for replacement of air conditioning systems and other high cost equipments which have expected life periods of 10 years or less, then an assumed annual figure of \$10,000 should be included within annual Center budgeting for such provision. It is again noted that janitorial has absorbed some 10% of a Lead Maintenceman's time for supervision of the janitorial

MAINTENANCE EXPENSE - CON'T:

workforce. Likewise, some support of the janitorial crew is assumed to help in maintenance areas. Essentially, these areas are very closely associated functionally and allow advantage to be taken economically of shared personnel. Estimates are,

detection equipment to be placed in certain selected areas which will require an entry into some areas. Subsequent to the absorption of services and cost. It is recommended that an annual of \$2,000 be assumed over the five year period to provide nominal purchase of needed systems.

Labor @ \$6.50/Hr. for 1872 Hrs..... \$ 12,168
@ \$2.30/Hr. for 1040 Hrs..... 2,392
plus labor fringes & taxes @ 10%..... 1,456

Subtotal labor..... \$ 16,016

Material @ \$1,000/Mo. - includes repair..... 12,000
parts, replacement items, etc., for Bldg.
electrical, A/C, heating, plumbing,
structural, etc. systems.

Equipment Expense @ \$100/Mo. - includes 1,200
an allowance for rental of special tools
and equipment for building maintenance
and service.

Subcontract - provision for scheduled Bldg., 5,000
maintenance provided by others, i.e. plumb.
electrical, structural, etc.

Estimated Annual Total..... \$ 34,216

Annual Rate Per Sq.Ft.=\$34,216/40,000= 85.546 ¢

Once again it is recommended that for years beyond CY1978, an annual acceleration factor of 10% be used in calculating cost estimates based on preceding year expenses.

SECURITY EXPENSE:

It is assumed that the building will be manned on an around-the-clock basis when consideration is given to the attendants in the apartment section. Consequently, building security may be minimized. It is advisable however, for fire/smoke detection equipment to be placed in certain selected areas which will be unattended after normal Center hours. In addition, an entry detection system may be desirable for these same areas. Such equipment is available in a wide assortment of services and cost. It is recommended that an annual cost of \$2,000 be assumed over the first five years of Center life to provide nominal purchase of needed systems.

RECURRENT EXPENSE SUMMARY:

TELEPHONE SYSTEM EXPENSE:

A telephone system will be required for the facility. This system would probably extend to each apartment rather than have each separately contract for telephone service. This would provide a method for attendant call for the participants. Similarly, telephone service would be required by Center Staff, Day Care Center, Sheltered Workshop, Cafeteria/Kitchen and the Center Director. This system should be carefully selected from available equipment offered by a wide range of contractors. A likely annual cost for equipment (end units and switching equipment as well as a PBX Unit) and an estimated 4 to 5 incoming/outgoing trunks would approximate \$5,000.

SPECIAL PROVISIONS:

There are certain facility expenses which cannot be assumed in a precise manner but must be assumed as being costs that will be incurred during the year. These costs are not carried within Maintenance Expense by virtue of their special nature.

They are,

Provision for annual roof repair 5,000 Sq. Ft. @ 50¢/Sq. Ft.....	\$ 2,500
Provision for annual parking lot/drive repair.....	2,000
Provision for annual painting, wall and floor repair and touch-up.....	5,000
Modification/Rearrangement annual allowance.....	10,000
Annual Total.....	<u>\$19,500</u>

In order that the remodeling expense estimations may be evaluated in a more logical sequence, the costs are presented by Center Program.

RECURRENT EXPENSE SUMMARY:

Consolidation of recurrent expenses into an annual CY 1978 projection is set forth as follows:

Electrical Utility Expense.....	\$35,600
Gas Utility Expense.....	2,530
Water Utility Expense.....	2,130
Janitorial Expense.....	23,043
Maintenance Expense.....	34,216
Security Expense.....	2,000
Telephone System Expense.....	5,000
Special Provisions.....	19,500
Recurrent Cost Total.....	<u>\$124,019</u>

As noted in the discussion on Maintenance Expense, if an amortization technique is not otherwise established, an annual amount estimated at \$10,000 should be added to the above total.

NON-RECURRENT COST:

Non-recurrent costs are those one time expenses which the Association will encounter in facility clean-up, overhaul, repair and remodeling to make the Community Hospital Building conform to AHA Program requirements. It should be noted that such cost items as moving expenses, shipping costs, furniture

such cost items as moving expenses, shipping costs, furniture purchase, insurance or tax expense, brokerage fees, real estate cost, capital equipment expense except as noted, or special equipment rental have not been included. Further, non-recurrent costs have been categorized into refurbishment expenses (clean-up, repair & overhaul) and remodeling expenses (renovation & construction).

Kitchen cabinets installed per drawing..... 17,000
 340' @ \$50/Ft.

Kitchen plumbing and sinks..... 3,500

REMODELING EXPENSES:

Ovens & stoves (no oven Type III)..... 7,000

Refrigerators(15Cu.Ft., Frost-Free, 7,500

In order that the remodeling expense estimations may be evaluated in a more logical sequence, the costs are presented by Center Program.

Carpeting (assumes total replacement)..... 11,250
 1,250 Sq. Yds. @ \$9/Yd.

Electrical - for kitchens, added lights,..... 12,500
 and plugs (not detailed) - Est. \$500/Apt.

APARTMENT REMODELING EXPENSES:

custom service calls.... 12,500

for participants(not detailed) - Est \$500/Apt.

After evaluation of the building, it was determined that apartments could be developed throughout a wide area of the building. Figures 4 thru 9 provide graphic representation of existing building configurations and apartment layout concepts. Three configurations are explored which could yield the target (25) apartment units satisfactorily. Although the apartment layouts are shown furnished, it is intended that they be offered as unfurnished units and, accordingly, no furniture costs have been included.

CENTER REMODELING EXPENSES:

In addition, each is pictured as having a kitchen unit. In actual circumstance, it is probably true that some occupants will not require more than a very superficial kitchen capability. In order to compensate somewhat for this situation, the estimated cost of kitchen equipment and cabinet equipment has been slightly discounted in the Type III Units. It has been considered a requirement, however, that each apartment be constructed so as to have some type of kitchen capability.

No allowance has been included for carpeting

The following estimations are set forth on the basis of best judgement and review of renovation data from bids in the April-May 1977 period. They are,

Estimated cost for teardown of metal stud dry wall. 760' @ \$15/Ft.	\$ 11,400
Estimated cost for erection & finish of metal stud dry wall. 440' @ \$15/Ft.	6,600
Kitchen cabinets installed per drawing. 340' @ \$50/Ft.	17,000
Kitchen plumbing and sinks	3,500
Kitchen stoves & ovens (no oven Type III)	7,000
Refrigerators (15Cu.Ft., Frost-Free, With Icemaker)	7,500
Doors & hardware (mounted & finished)	11,000
Carpeting (assumes total replacement) 1,250 Sq. Yds. @ \$9/Yd.	11,250
Electrical - for kitchens, added lights and plugs (not detailed) - Est. \$500/Apt.	12,500
Special adaptations & custom service calls for participants (not detailed) - Est \$500/Apt.	12,500
Lockset hardware for each Apt. 25 @ \$50 ea. & 10 @ \$40 ea.	1,650
Touchup painting, patching & repair. Est. \$200 per Apt.	5,000
Bathroom rework of showers, tile repair, bar.. as required (not detailed). Est. \$250 per Apt	6,250
Subtotal Apt. Remodeling	\$113,150

DAY CARE CENTER REMODELING EXPENSES:

Figures 10 and 11 set forth the existing configurations of the approximately 7,000 square feet of the Center dedicated to the Day Care Center Program and depict a concept of a satisfactory remodeled layout configuration. It is noted that floor covering for the Day Care Center is assumed as being satisfactory in its current status which is generally asphalt tile or other hard surface. It is probable that some carpeting may be desired for certain areas. No allowance has been included for carpeting

in the following estimates since the carpeting estimation in the apartments is judged as being sufficiently ample to provide for Day Care Center requirements. The principle activities of renovation for the Day Care Center are,

- (a) removal of existing metal stud dry walls to open-up the area for more efficient use.
- (b) installation of a model kitchen for training rehabilitation of participants.
- (c) addition of large men and women restrooms to accomodate an estimated participant pop. of 50.
- (d) installation of a model both for training rehabilitation of participants.
- (e) misc. touchup painting & repair.

It is noted that the estimations presented herein do not provide for equipment, furniture, or other cost not expressly included. Further, it is assumed that bathroom sinks, toilets and tubs removed from remodeled apartment rooms will be available for the Day Care Center requirements. The unit cost assumed for dry wall removal is considered to include provision for restoration of the immediate area to acceptable standards.

The following estimations are set forth on the basis of best judgement and analysis with historical renovation date from bids in the April-May 1977 time period. They are,

Estimated cost - tear down metal stud	\$ 1,800
dry wall. 120' @ \$ 15/Ft.	
Estimated cost - installation metal stud.....	600
dry wall. 40' @ \$15/Ft.	
Cost for tile & plumbing baths & kitchen	5,500
Cost for Model Kitchen - stove, oven,	1,250
refrig.,10' cabinets.	
Provision for touchup.....	1,000
provision for lighting & misc. electrical.....	3,750
<hr/>	
Subtotal Day Care Center.....	\$13,900

SHELTERED WORKSHOPS:

The sheltered workshop activity is scheduled to be initiated during a Phase II Program period after the apartment and day care programs have been fully activated. It is therefore not firm as to the type of renovation that may be required, if at all, for the workshops. Figure 12 pictures the building area which has been preliminarily selected for the sheltered workshops. Since no exact renovation requirement can be evaluated until workshop projects have been established, it is assumed that facility remodeling to suit exact workshop program needs will be done during the Phase II Program period and will be accomodated in terms of costs within the program funding. Therefore, no cost has been included in this report for sheltered workshop remodeling.

CAFETERIA, KITCHEN, STAFF OFFICES & GENERAL AREAS:

It is assumed that food services will be catered for the Center with food preparation and long term storage being done at another location. Figure 13 provides insight into the existing cafeteria/kitchen arrangement. The following estimations are provisional allowances or budgetary projections for probable remodeling needs. They are,

Provision for kitchen-dining remodeling.....	\$ 15,000
includes very limited kitchen equip.	
provision for staff & tennant office.....	4,000
remodeling.	
Maintenance workshop - bench &	2,500
storage cabinets and room rework.	
no equip.	
Apartment attendant call Station.....	10,000
General areas - halls, etc.....	5,000
	<hr/>
Subtotal General Remod.....	\$36,500

Subtotal Refurbishment \$ 52,500

REFURBISHMENT EXPENSES:

The building has been vandalized and is currently exceedingly dirty in all areas not occupied by the Diagnostic Corporation of America (DCA). It is probable that as much as 3 to 4 months will elapse between the departure of DCA and the initiation of the AHA Program. Therefore, it must be assumed cleanup effort will be required. Dca advised that one time cleanup cost for the area they occupied approached 20¢ per square foot. Further, numerous windows have been broken and must be replaced. Likewise, refurbishment of exterior walls (patios), the inner court and grounds area will be required.

One very significant item of refurbishment has been identified which will involve major expenditure for capital equipment. DCA advises that the large air conditioning unit has damage which renders it beyond economic repair and will require replacement. This replacement cost is anticipated fall within a dollar range of \$10,000 to \$15,000. It is only reasonable to assume that all building systems will require heavy servicing for satisfactory restoration to service.

The following estimations are offered as general guidance for cost planning on the basis of best engineering judgement. They are,

Provision for cleanup - 40,000 Sq.Ft.....	\$ 4,000
@10¢/Sq.Ft. Assumes at least part of cleanup borne by renovation.	
Provision for A/C refurbishment.....	15,000
replace large - service 3 small.	
Provision for electrical system ref.....	5,000
Provision for plumbing system ref.....	2,500
Provision for roof resur. @50¢/Sq.Ft.....	20,000
Patio, inner court & grounds ref.....	1,000
Window replacement & repair.....	5,000
	<hr/>
Subtotal Refurbishment	\$ 52,500

NON-RECURRENT COST SUMMARY:

Consolidation of the non-recurrent costs are as follows:

Apartment Remodeling.....	\$113,150
Day Care Center Remodeling.....	13,900
General Area Remodeling.....	36,500
Refurbishment Expenses.....	52,500
	<hr/>
Grand Total	\$216,050

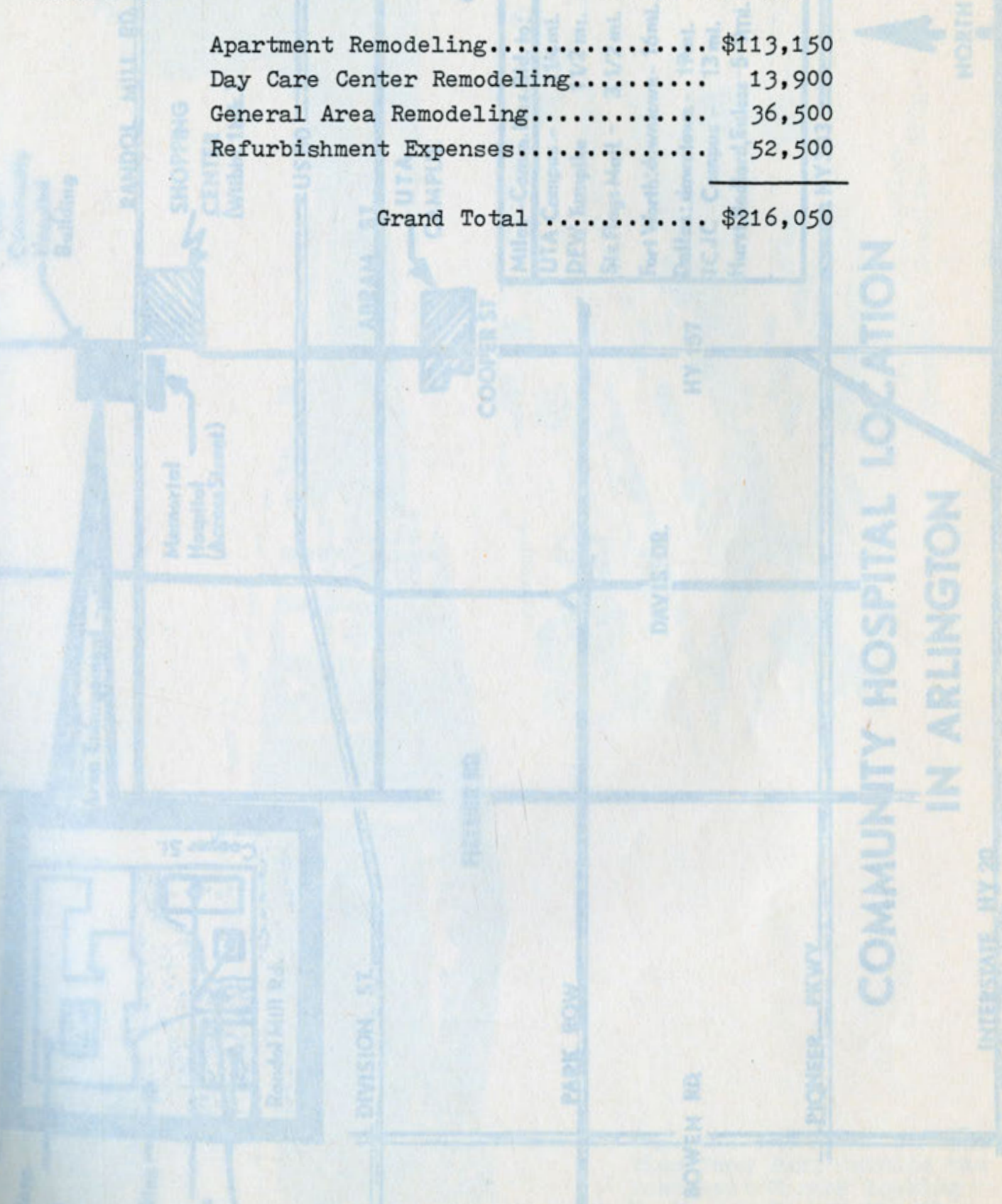
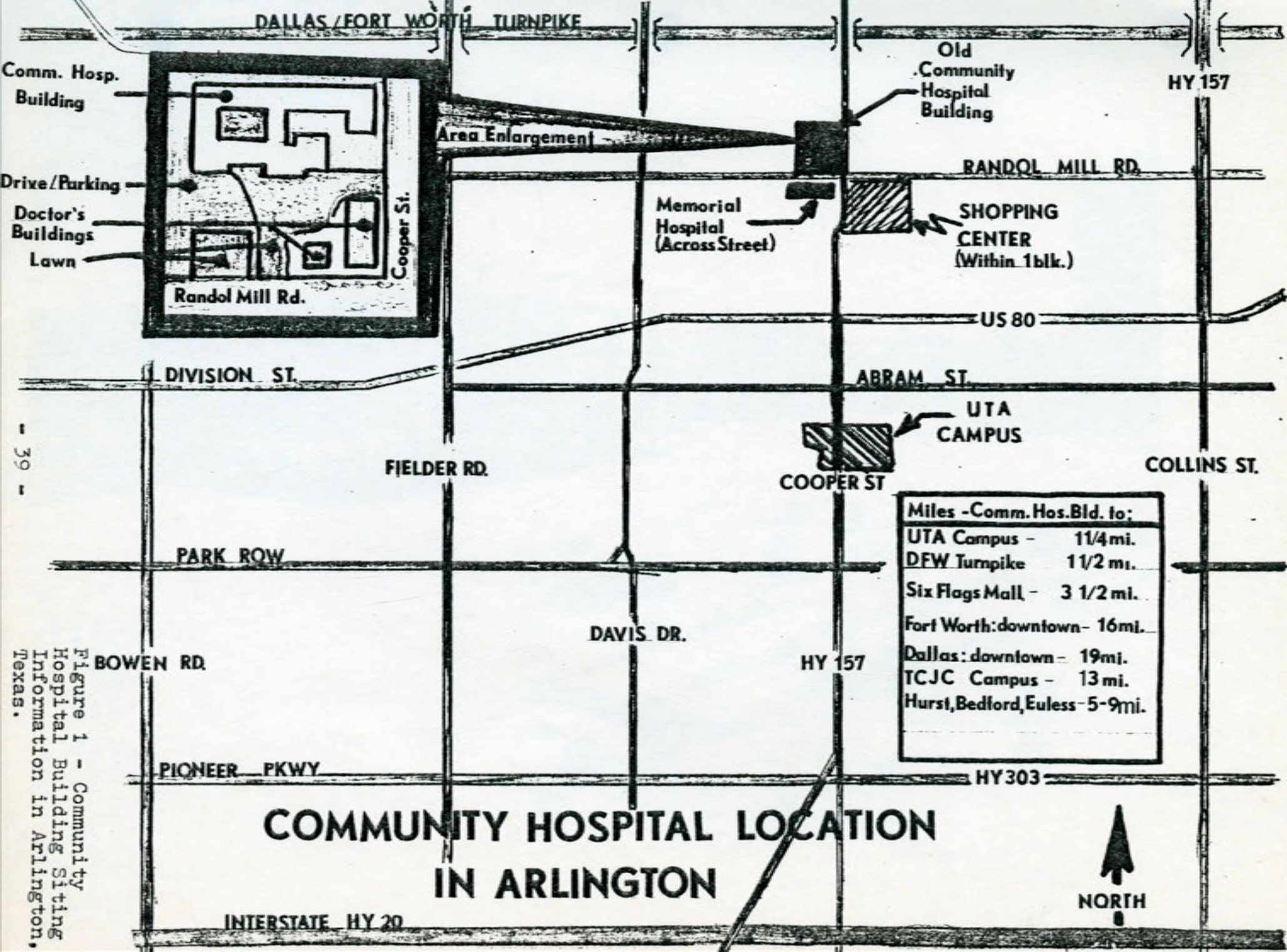


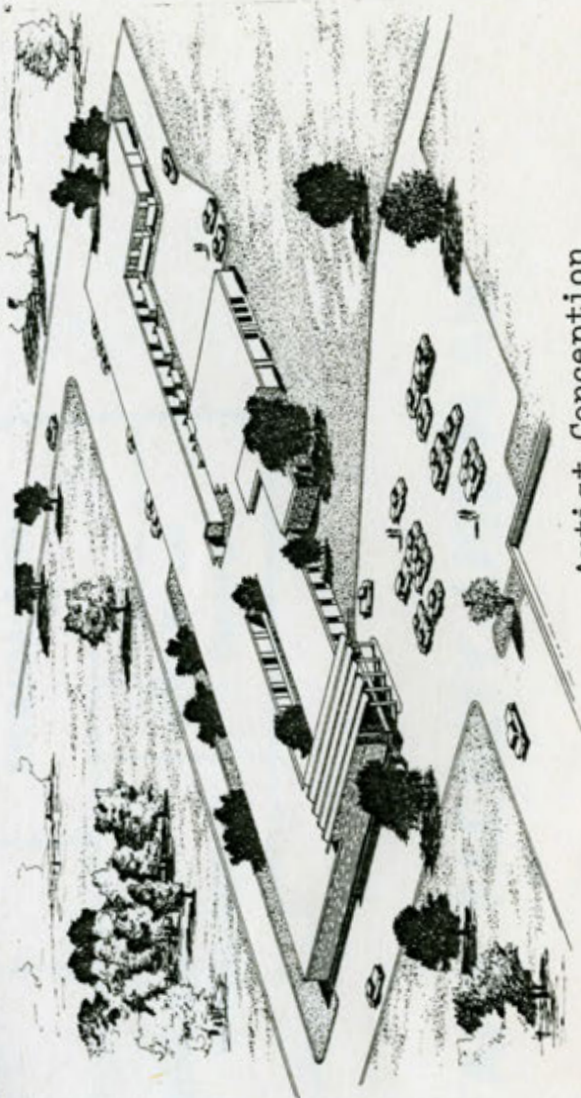
Figure 1 - Community Hospital Building Siting Information in Arlington, Texas.



COMMUNITY HOSPITAL LOCATION IN ARLINGTON

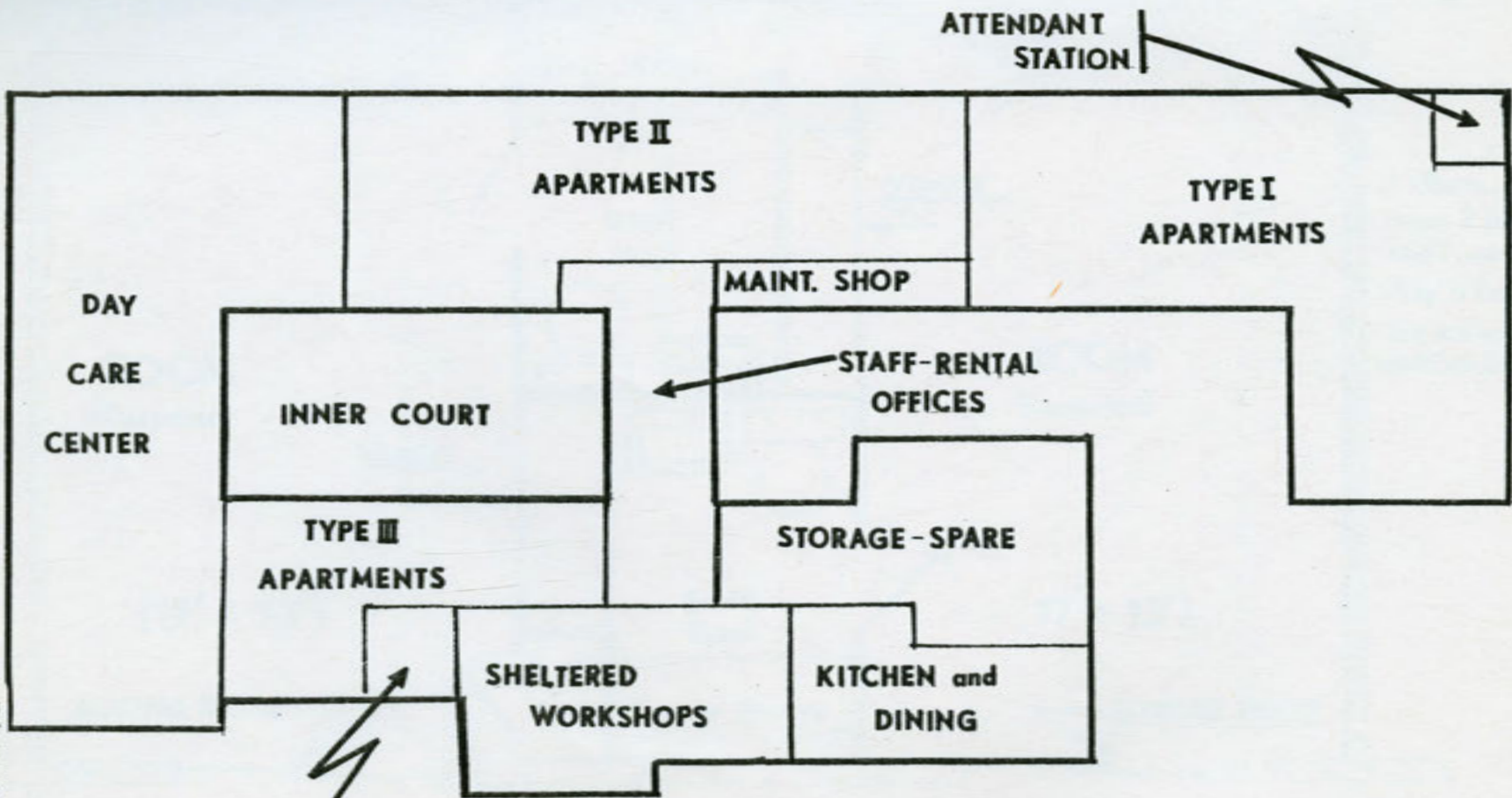


Figure 1 - Community Hospital Building Siting Information in Arlington, Texas.



Artist Conception
Community Hospital Bldg.

Figure 2 - A Front Elevation
View From Just Outside the
Southwest Corner Looking
Northeast Toward the Main
Entrance.



AHA FACILITY USE PLAN

Figure 3 - Facility Space Allocation Plan by Program and/or Functional Requirements.

HALL 8' Wide

ROOM
(Carpeted)

(17' x 13')

SLIDING DOOR

Outside Patio
8' x 13'

Tub or Shower

BATH
(Tile)

VANITY

BATH
(Tile)

Tub or Shower

ROOM
(Carpeted)

(17' x 13')

SLIDING DOOR

Outside Patio
8' x 13'

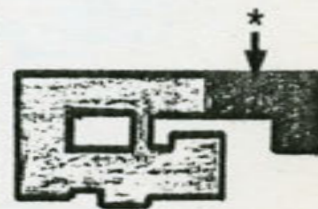
5' Concrete
Block Privacy
Wall

PARKING

TYPE I

EXISTING ROOM LAYOUT*

* - There are 13 of these 2 Room Units and 2 one Room Units Plus a Large Area for Attendant Qts. and Call Station



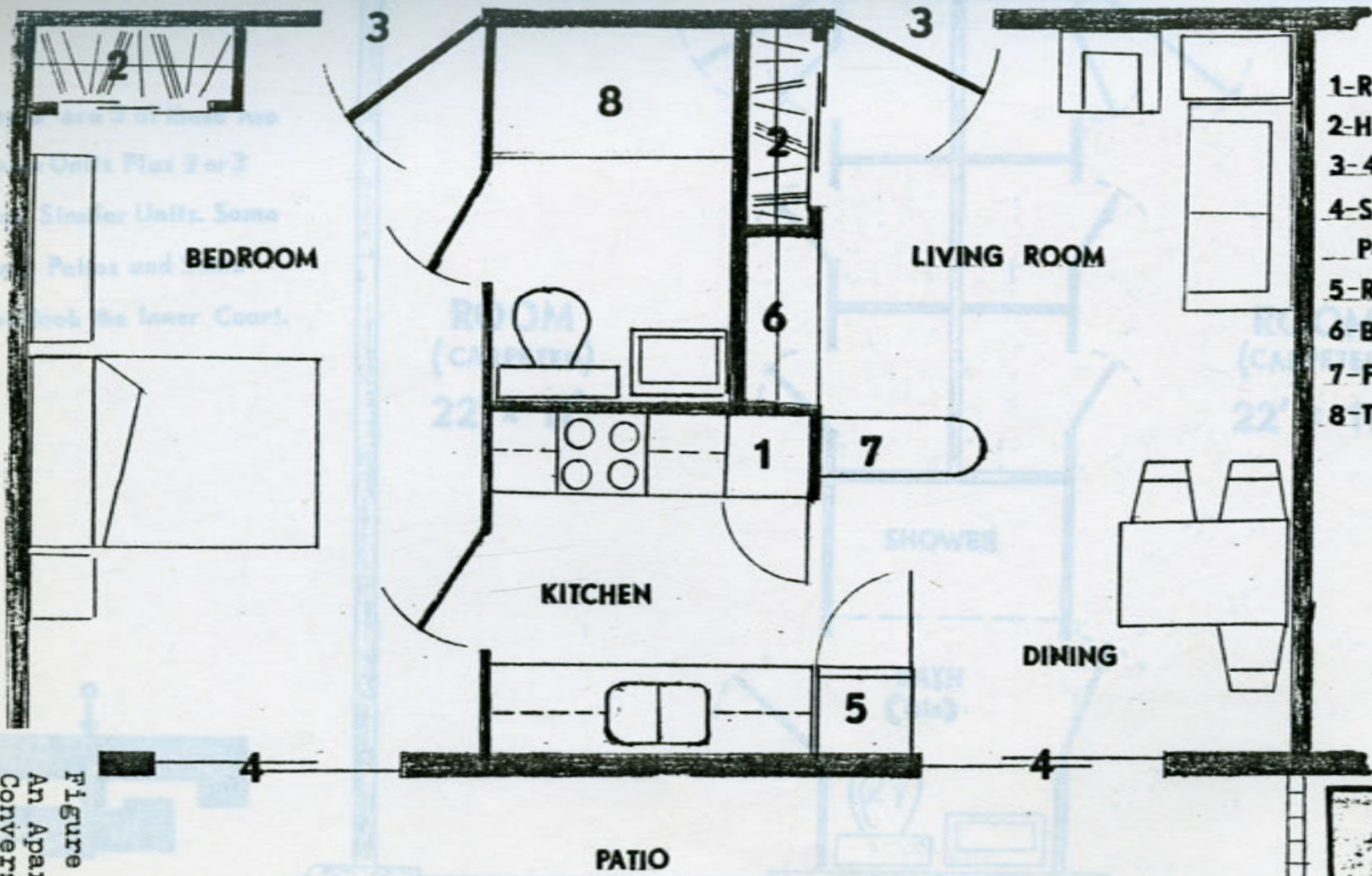
42

Figure 4 - Type I Unit. Existing Building Layout of Typical Grouping of Room Units.

SCALE 1/4" = 1'0"

Symbol Key

- 1-Reserved Storage.
- 2-Hanging & Reserved Stg.
- 3-48" Exit to Hall.
- 4-Sliding Glass Exit to Patio & Parking.
- 5-Refrigerator.
- 6-Built-in Desk & Shelf Stg.
- 7-Free-Standing Bookcase.
- 8-Tub or Shower.



TYPE I²
APARTMENT CONCEPT
560 SQ. FT.

SCALE 1/4" = 1' 0"

PARKING

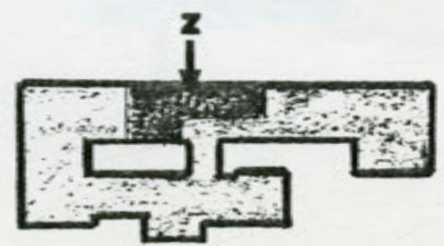
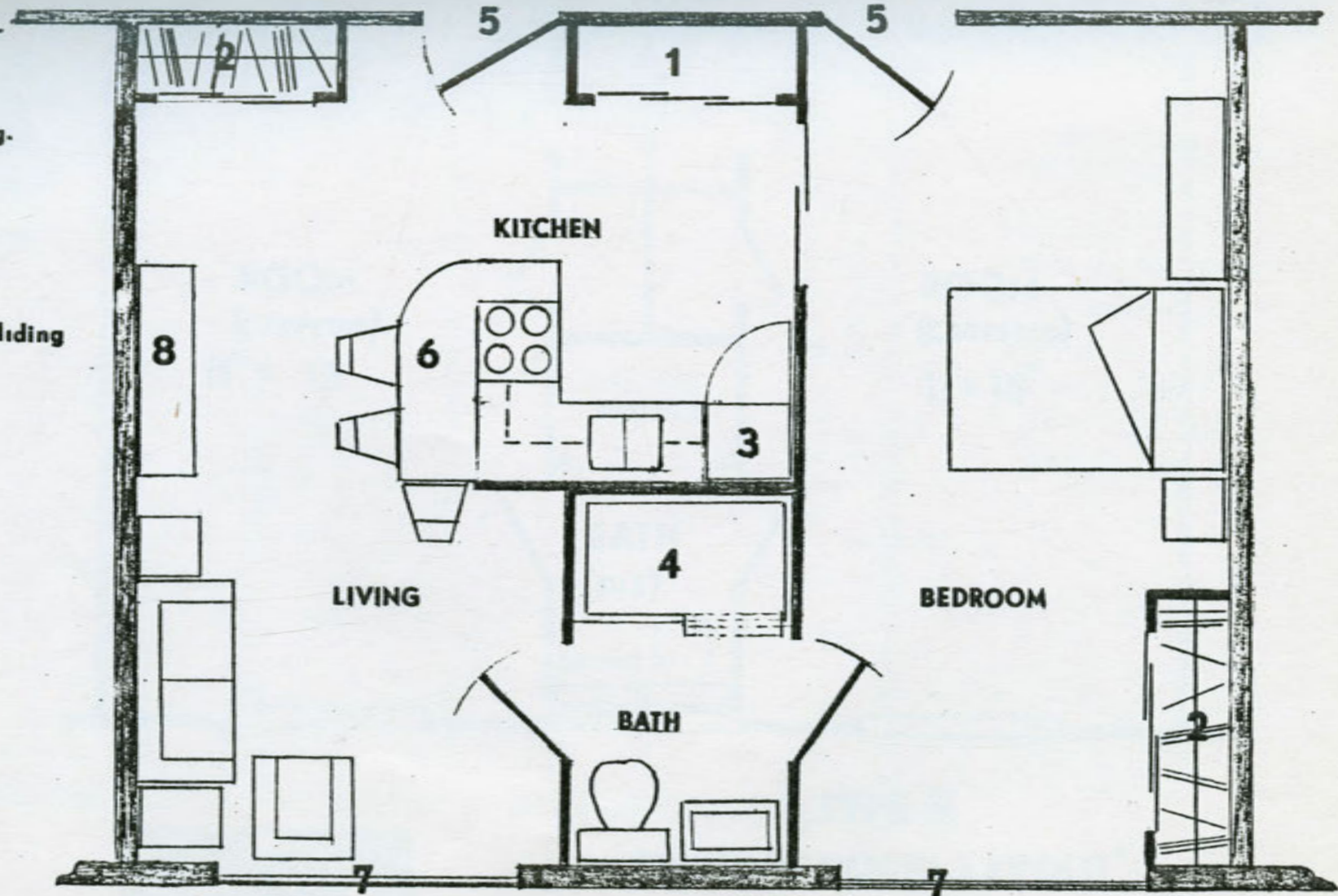
Figure 5 - Type I Unit
 An Apartment Concept for
 Conversion of the Typical
 Room Units.

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SYMBOL KEY

- 1-Reserved Storage.
- 2-Hanging & Reserved Stg.
- 3 Refrigerator
- 4-Drive-in Shower.
- 5- 42" Exit to Hall.
- 6-Dining Bar.
- 7-Some Units Will Have Sliding Doors & Patios.
- 8-Bookcase/Buffet.

- 45 -



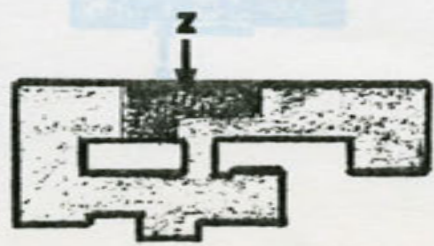
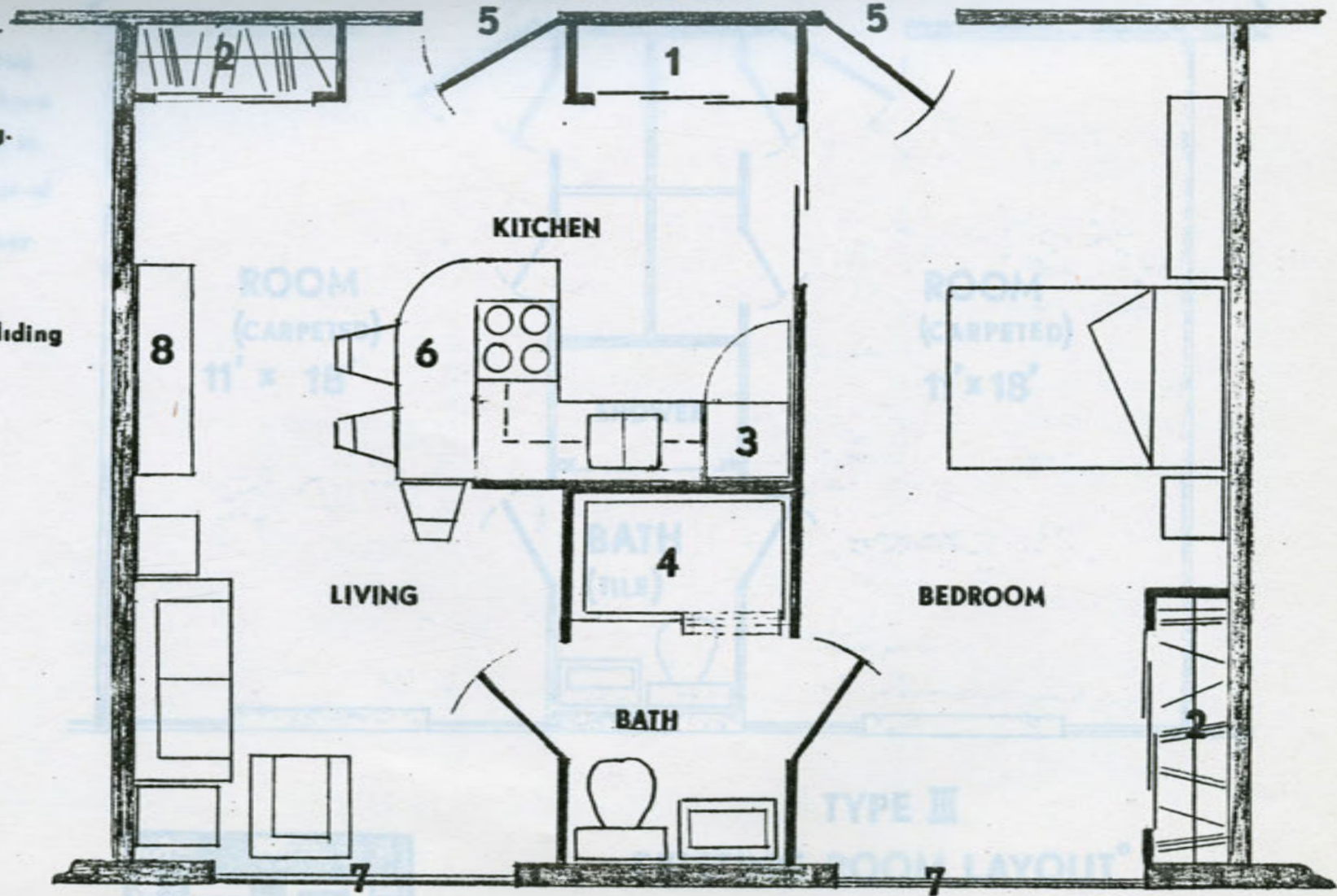
TYPE II²
APARTMENT CONCEPT
615 SQ. FT.

SCALE 1/4" = 1'0"

Figure 7 - Type II Unit.
 An Apartment Concept for
 Conversion of the Two
 Room Units.

SYMBOL KEY

- 1-Reserved Storage.
- 2-Hanging & Reserved Stg.
- 3 Refrigerator
- 4-Drive-in Shower.
- 5- 42" Exit to Hall.
- 6-Dining Bar.
- 7-Some Units Will Have Sliding Doors & Patios.
- 8-Bookcase/Bufet.



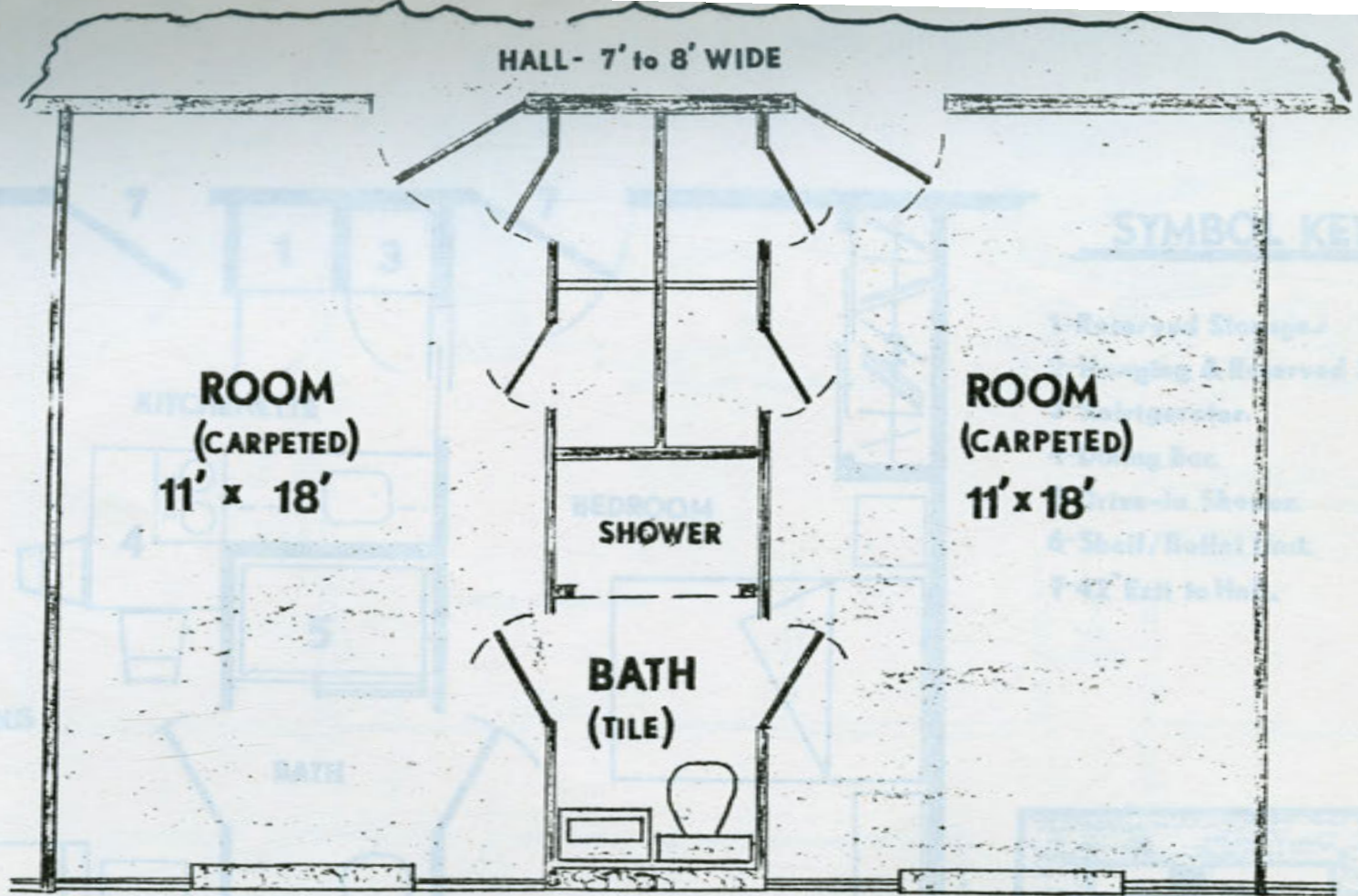
TYPE II²
APARTMENT CONCEPT
615 SQ. FT.

SCALE 1/4" = 1'0"

45

Figure 7 - Type II Unit.
 An Apartment Concept for
 Conversion of the Two
 Room Units.

There are 5 of these two Room Units. Plus Some Area Which Could be Modified to Yield 2 Similar Units. Four of the Units Overlook the Inner Courtyard.



**TYPE III
EXISTING ROOM LAYOUT^o**

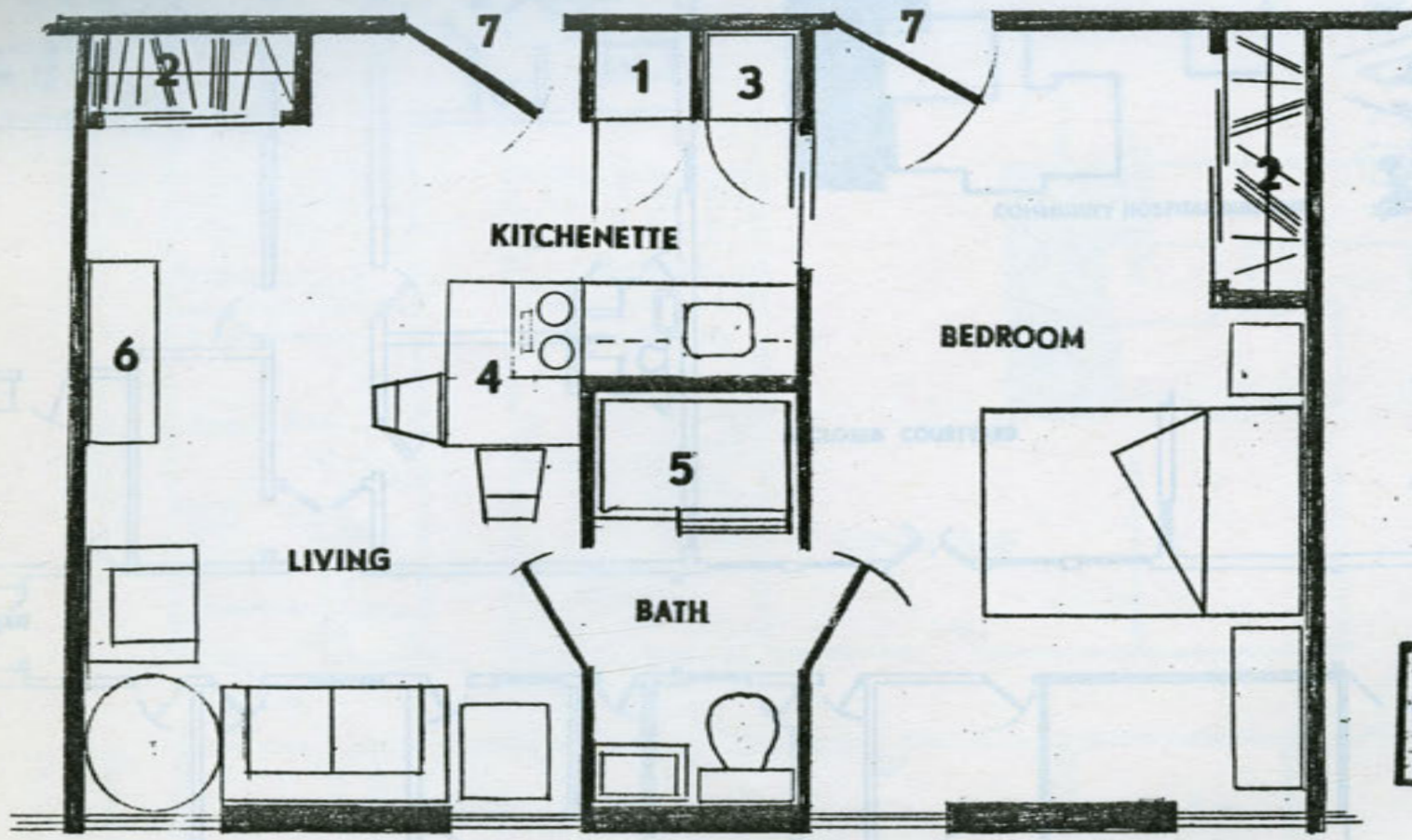
SCALE 1/4" = 1' 0"



Scale 1/4" = 1' 0"

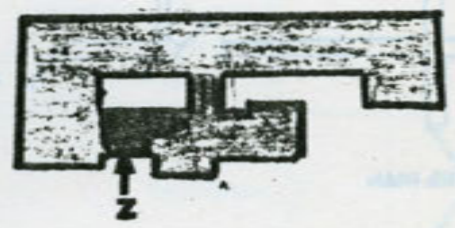
490 SQ. FT.

Figure 8 - Type III Unit.
The Existing Building
Layout of the Typical Two
Room Units.



SYMBOL KEY

- 1-Reserved Storage.
- 2-Hanging & Reserved Stg.
- 3-Refrigerator.
- 4-Dining Bar.
- 5 Drive-in Shower.
- 6-Shelf/ Buffet Unit.
- 7-42° Exit to Hall.



TYPE III^Z

APARTMENT CONCEPT

490 SQ. FT.

Scale - 1/4" = 1' 0"

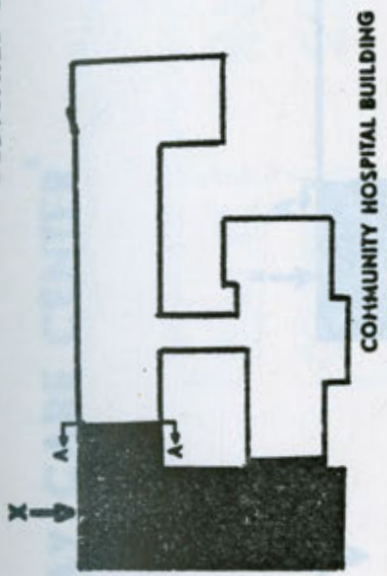
Figure 9
Type III Unit
Existing Layout
of the Typical
Two Room Units.

47

DEDICATED SPACE - 6719 SQ. FT.



SYMBOL KEY
WINDOW -
COUNTER & CABINET -



COMMUNITY HOSPITAL BUILDING

ENCLOSED COURTYARD

↑ TO CAFETERIA

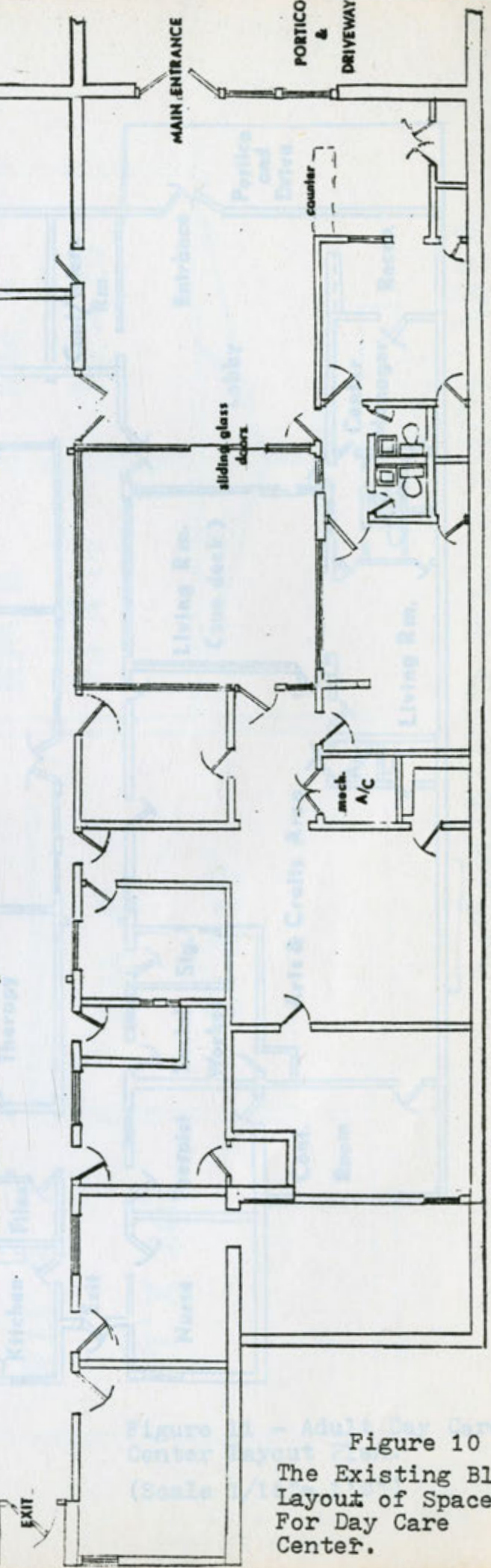
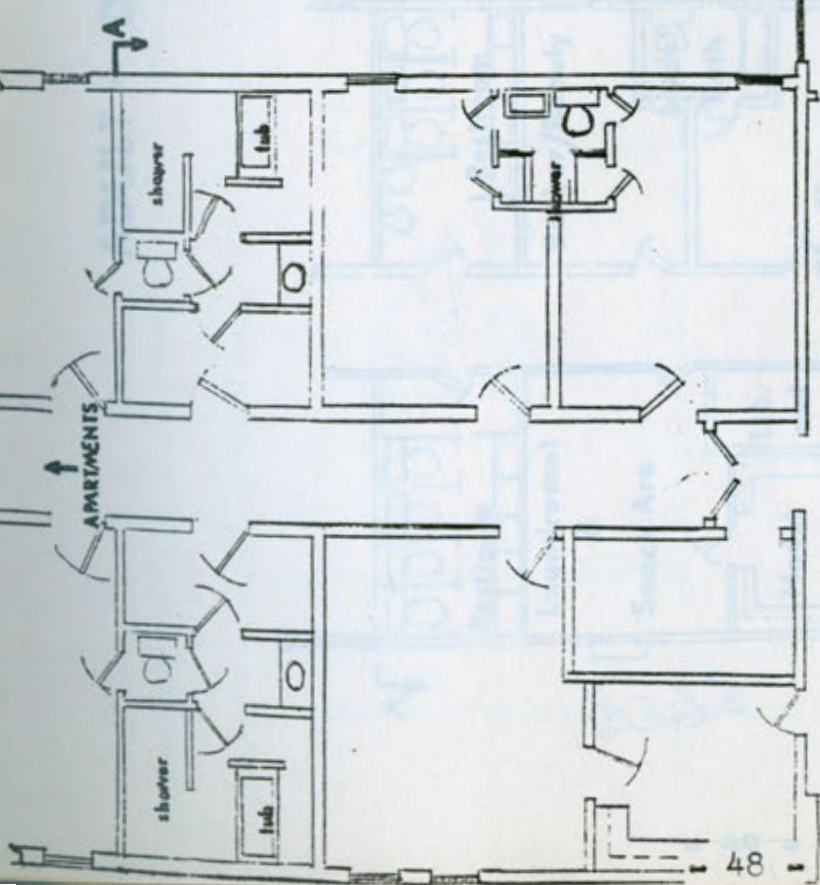


Figure 10
The Existing Bldg
Layout of Space
For Day Care
Center.

ADULT - DAY CARE CENTER^x

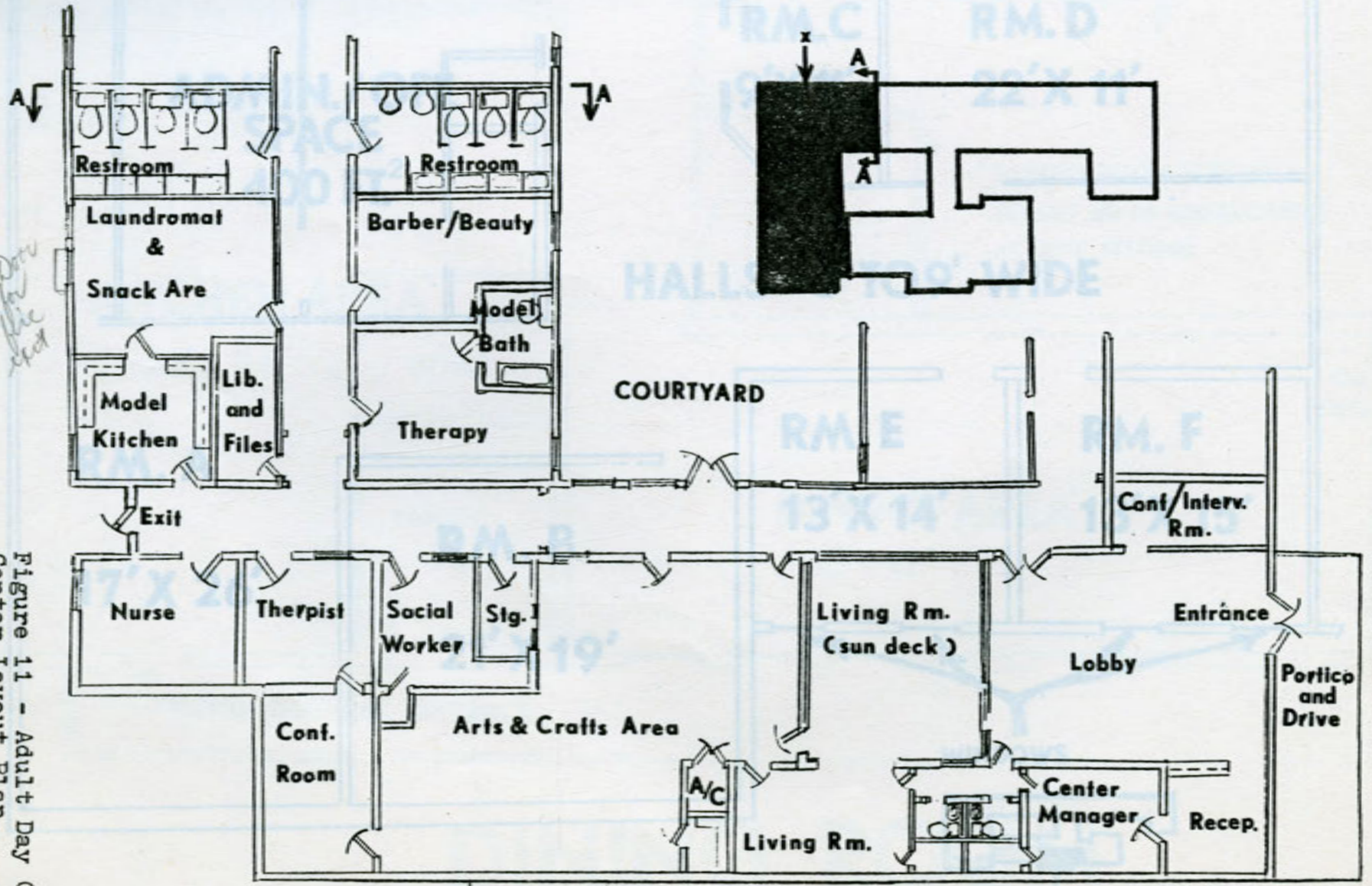


Figure 11 - Adult Day Care Center Layout Plan. (Scale 1/16" = 1'0")

49

*Door
to
the
exit*

*Door
to
the
exit?*

RM.C
RM.D
22' X 11'
HALL
100' WIDE
RM.E
RM.F
13 X 14
19'

ENTERED WORKSHOP AREA

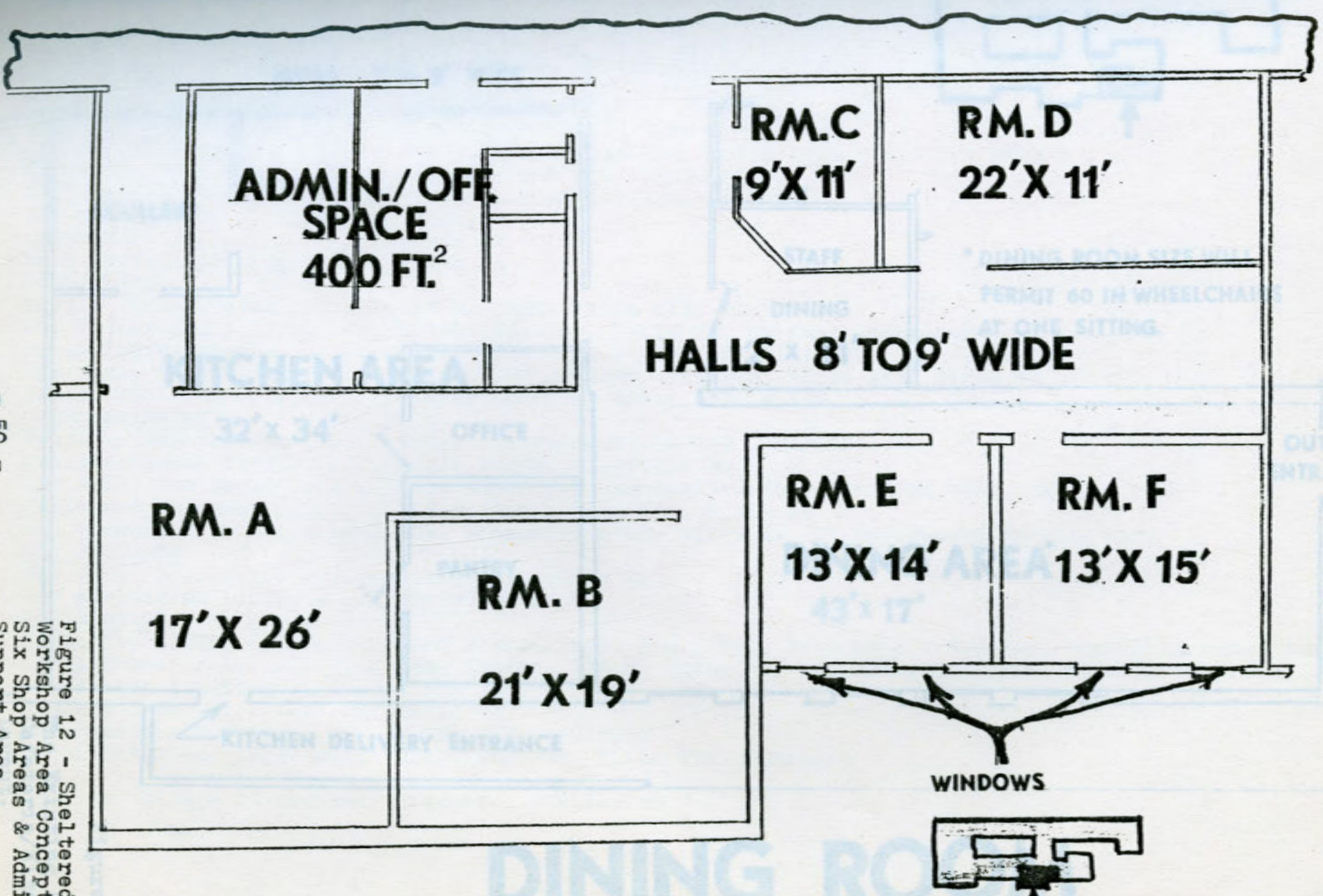
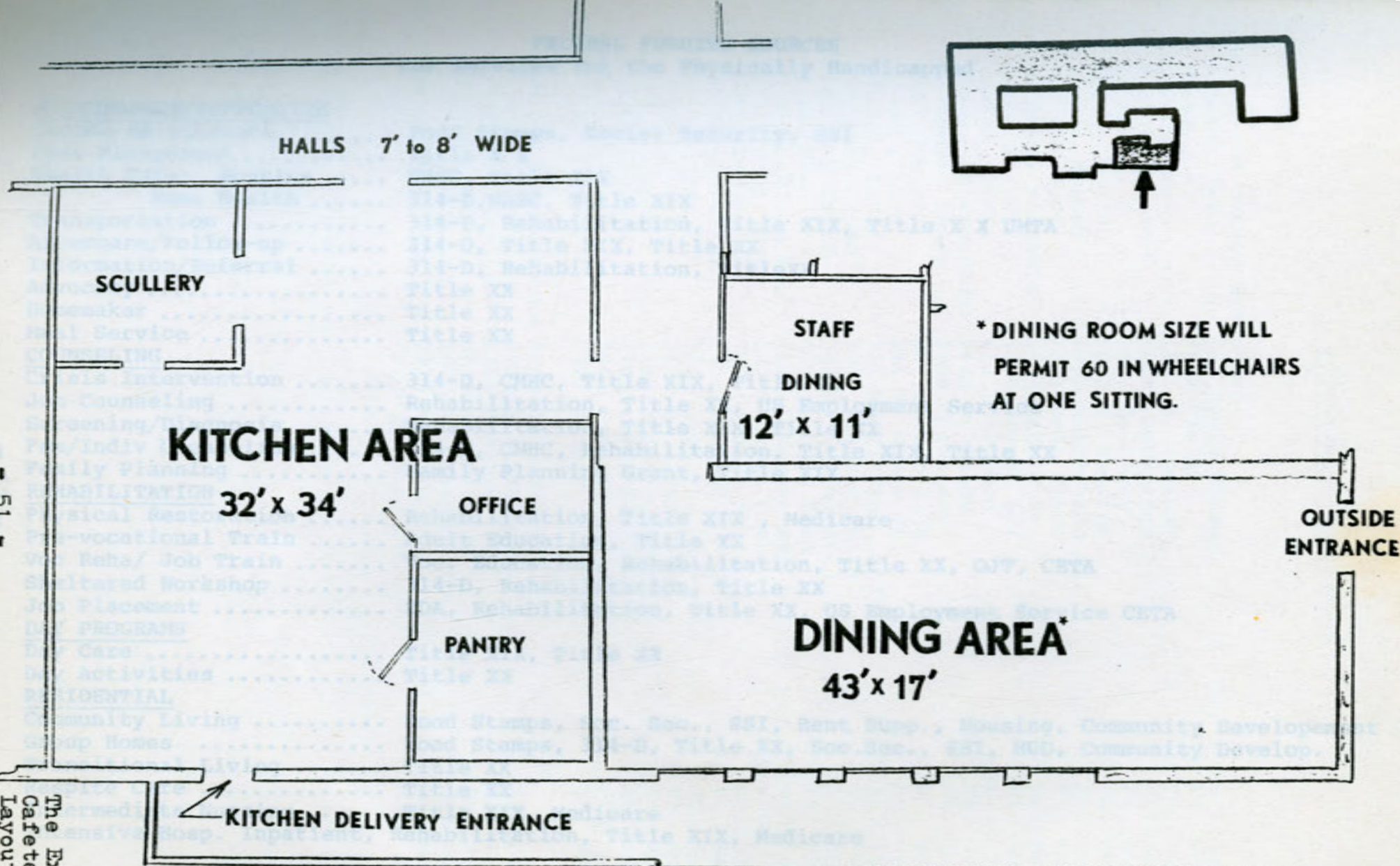


Figure 12 - Sheltered Workshop Area Concept With Six Shop Areas & Admin. Support Area.

SCALE 1/8" = 1'0"

SHELTERED WORKSHOP AREA



DINING ROOM

SCALE 1/8" = 1' 0"

Figure 13
The Existing Bldg.
Cafeteria/Kitchen
Layout.

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FEDERAL FUNDING SOURCES
for Services for the Physically Handicapped

MAINTENANCE/SUPPORTIVE

Income Maintenance Food Stamps, Social Security, SSI
 Case Management..... Title X X
 Health Care: Routine NHSC, Title XIX
 Home Health 314-D, NHSC, Title XIX
 Transportation 314-D, Rehabilitation, Title XIX, Title X X UMTA
 Aftercare/Follow-up 314-D, Title XIX, Title XX
 Information/Referral 314-D, Rehabilitation, Title XX
 Advocacy Title XX
 Homemaker Title XX
 Meal Service Title XX

COUNSELING

Crisis Intervention 314-D, CMHC, Title XIX, Title XX
 Job Counseling Rehabilitation, Title XX, US Employment Service
 Screening/Diagnosis Rehabilitation, Title XIX, Title XX
 Fam/Indiv Counseling 314-D, CMHC, Rehabilitation, Title XIX, Title XX
 Family Planning Family Planning Grant, Title XIX

REHABILITATION

Physical Restoration Rehabilitation, Title XIX, Medicare
 Pre-vocational Train Adult Education, Title XX
 Voc Reha/ Job Train Voc. Education, Rehabilitation, Title XX, OJT, CETA
 Sheltered Workshop 314-D, Rehabilitation, Title XX
 Job Placement EDA, Rehabilitation, Title XX, US Employment Service CETA

DAY PROGRAMS

Day Care Title XIX, Title XX
 Day Activities Title XX

RESIDENTIAL

Community Living Food Stamps, Soc. Sec., SSI, Rent Supp., Housing, Community Development
 Group Homes Food Stamps, 314-D, Title XX, Soc. Sec., SSI, HUD, Community Develop.
 Transitional Living Title XX
 Respite Care Title XX
 Intermediate Nursing Title XIX, Medicare
 Intensive Hosp. Inpatient, Rehabilitation, Title XIX, Medicare

Source: Office of Regional Director, HEW Region V

POTENTIAL PARTICIPANTS

Letters and Survey Responses:

Arnold, Ted	709 Bowie Street	Arlington
Bailey, Al	2819 Field	Ft. Worth
Barre (Mrs)	1901 E. Seminary	Ft. Worth
Blackwell, Jeri	2019 Southridge Dr.	Arlington
Clark, J. H.	5647 Calloway	Ft. Worth
Duffy, Kathy	2011 N. Houston	Ft. Worth
Evans, Roivan	5710 Meadowbrook Dr.	Ft. Worth
Farrow, Susy	1613 Bell Place	Ft. Worth
Felkner, Virginia	1308 Asbury Dr.	Arlington
Fine, Dorothy	5306 Bryce, Apt B	Ft. Worth
Harral, Doris	412 Driftwood	Azle, Tex.
Hubert (WebberHome)	2400 E. Lueda	Ft. Worth
Lavender, Henry	3905 Chickasaw	Ft. Worth
Lee, Maxine	Rt. 3, Box 1136	Ft. Worth
Milam, Lucy	211 E. Maple St.	Arlington
Norton, David	712 Washington, #155	Arlington
Overton, Jeane	3900 Diamond Block	Ft. Worth
Owens, Dennard	301 W. Randol Mill	Arlington
Pigg, Don	4251 Larson Lane	Ft. Worth
Prüitt, Miles H.	1105 Jameson, Apt 14	Weatherford
Ritter, Dr. Geo	103-D Capel Plaza	Crowley, Tex
Robison, Wm. E.	707 Houston St.	Arlington
Thompson, Erich	7436 Vanessa	Ft. Worth
Tyler, (Mrs.)	1208 Lane St.	Ft. Worth
Warner, C. F.	2113 N. Riverside	Ft. Worth
White, Jeane	2112 Morning Glory	Ft. Worth
White, Rual F.	4106 Kelly Perkins	Arlington
Williams, J. M.	1401 Forrest Edge, #5	Arlington
Wilson, (Mrs)	5321 Palmer	Ft. Worth

Potential Participants from AHA membership:

Bennett, Roy	2613 Williamsburg	Arlington
Bingham, Carolyn	1202 Shelmar	Arlington
Massie, Arlen	2600 Richmond	Arlington
Provence, Sammie	1007 E. Lovers Lane	Arlington
Ratcliffe, Pat	1939 Melrose	Arlington
<i>Wahona, J.P.</i>	<i>1409 Darlene (76010)</i>	<i>277-6478</i>

Perspective.

The Arlington Handicapped Association was organized in September, 1976. Most of its 40 members live in Arlington, but their projects will have an effect on the disabled throughout the state. Membership is evenly divided between the disabled and the able-bodied.

One of the group's first actions was a survey, wherein respondents listed problems encountered because of their handicap and rated them in order of magnitude.

Priority List

1. Day-Care Center. Proposed: care of the physically handicapped adult who has completed initial institutional requirements. Such a center would encourage independence in the individual and also enable family members to work. Clients would be doctor-recommended to enable use of insurance, grants and federal and state funds available.
2. Office to Encourage the Hiring of Disabled Persons. Proposed: an administrator to maintain a list of businesses which have hired disabled individuals. The office would serve as a clearing house for jobs and gather information on employment opportunities in the Dallas-Fort Worth area.
3. Inexpensive Physical Therapy. Proposed: a central location through which city, county and charitable sources could bring economical physical therapy to the Arlington area. Many disabled persons cannot afford private therapy, nor can they drive to John Peter Smith Hospital in Fort Worth for low-cost treatments.
4. Texas Motor Coach Made Accessible. Proposed: buses used to transport intercity riders be equipped with wheelchair lifts. Federal authorities are experimenting with lifts and it won't be long before transportation access for the handicapped will be required for a company to receive federal money.

5. Apartment Complex With Attendants. Proposed: an alternative to living with family or in a nursing home. It's difficult for the handicapped young adult to enter the job market, because his living costs -- principally for attendant help -- are high. An apartment situation would lower these costs by having the expense of attendants shared.
6. Ordinance to Make Apartments Accessible. Proposed: new apartments be built according to the "American Standards" devised by the American Institute of Architects.
7. Designated Parking Areas. Proposed: at stores, shopping centers, all public buildings. Further, an ordinance should require a citation and possible tow-away for violators. Several local shopping malls already have provided such areas.
8. Taxi-Van Service. Proposed: City Cab Co. buy a van equipped with a wheelchair lift. Handicapped riders would pay the same rates as others. Taxi-vans could be in general service when not transporting the disabled; thus, the equipment would be fully utilized.
9. Seating Arrangement in Public Auditoriums and Stadiums. Proposed: an ordinance to set aside a number of empty spaces for wheelchairs adjacent to regular seating to accommodate the handicapped person's party. For buildings which would lose substantial income, theoretically, with the empty spaces, removable seats could be considered.
10. Parks and Swimming Pools Made Accessible. Proposed: equipping at least one city pool either with wheelchair ramps into the water or a hydraulic sling lift. The parks department should undertake a sidewalk building program to help open recreation facilities to persons in wheelchairs. The city recreation department should develop ways to better integrate the handicapped into existing programs and also create new programs. San Antonio and other cities have taken such steps.

11. Evaluation of Public Health Services. Proposed: a survey of local public health programs conducted by a recognized school of public health. While not criticizing existing programs, an evaluation does seem warranted since the disabled make twice as many trips to a doctor's office as the national average and five times as many trips to a hospital.
12. Pay Phones Lowered. Proposed: Southwestern Bell Telephone Co. place new pay phones at levels prescribed in the American Standards. Also, existing phones should be lowered at heavily frequented public places.
13. Business Accessibility. Proposed: Merchants be encouraged to provide ramps, close-in parking, wide aisles and accessible restrooms.
14. Consolidation of Agencies Which Deal With the Handicapped. Proposed: these private agencies be combined and the service criteria be changed to, simply, mobility impairment. Consolidation would lead to more efficient use of personnel and lower staffing cost. Offices could be opened in other parts of the country. At present, in order to receive help from one of these agencies, the person must have a certain affliction -- cerebral palsy, muscular dystrophy, etc. Some disabled persons seemingly receive more help because they have the right disease...
15. Evaluation of Special Education Programs. Proposed: a survey of the programs for disabled children conducted by a university which offers advanced degrees in special education.
16. Curb-Cut Ordinance. Proposed: Constructing these mini-driveways for wheel-chairs at sidewalks, intersections and other designated areas, especially on streets undergoing repair.
17. Government Buildings Made Accessible. A local ordinance exists which will make future city buildings accessible but it says nothing about current structures. (Entrance to the Arlington City Hall was ramped since this list was compiled.)
18. Evacuation Plan for the Spinal Cord-Injured. Proposed: an evacuation plan be drawn up and taught ambulance and hospital emergency room personnel. The National Paraplegia Foundation can help design and implement.

SERVICE CENTER COMMITTEE MEMBERS

Joe Aldridge 3400 Woodford - Arlington, Texas 76013
 AC (817) 265-4084
 Education: High School - Amarillo, Texas
 B. S. Electrical Engineering -
 Texas Technological University
 Lubbock, Texas, 1957.
 Professional: Registered Professional Engineers, Texas
 Employment: Self-employed Engineering Consultant
 Activities: Vice-President AHA
 Nature of handicap: Able-Bodied
 Personal: Age 45, married, 1 child

Ruth Anne Aldridge 3400 Woodford - Arlington, Texas 76013
 A/C (817) 265-4084
 Education: High School - Tonopah, Nevada
 Business School, secretarial
 Employment: 1956 - 1959 General Office/Secretary
 Housewife/Mother
 Activities: AHA
 Nature of handicap: Able-bodied
 Personal: Age 39, married, 1 child

James Ballew 815 Ross Trail - Arlington, Texas 76012
 AC (817) 265-9680
 Education: High School - Wilson, Oklahoma
 Under graduate work at T. C. U.
 Employment: Assist. Unit Manager for Baylor
 University Medical Center
 Activities: AHA
 First Baptist Church
 Nature of handicap: Able-bodied
 Personal: Age 60, married, 2 children (adults)

Lorene Ballew 815 Ross Trail - Arlington, Texas 76012
 AC(817) 265-9680
 Education: High School - Wilson, Oklahoma
 Masters Degree, Special Education - East
 Texas State - Commerce, Texas
 Supervisors secondary and Special Education
 Certificate
 Nature of handicap: Post Masters work at North Texas State-
 Denton, Texas
 Employment: 1973 - 1974, Head teacher, Veda Knox School-
 Arlington, Texas
 1974 - Fort Worth School District
 Activities: Professional orgainzations/AHA/
 First Baptist Church
 Nature of handicap: Able-bodied
 Personal: Age 56, married, 2 children (adults)

(Service Center Committee Members, continued)

Anita Bayless 2101 Collard Road - Arlington, Texas 76015
AC (817) 460-6345
Education: High School - Farmerville, Texas
B. S. Chemistry / Physical Science - North Texas State - Denton, Texas
Employment: 10 years - Arlington Public Schools
Activities: AHA/School related activities
Nature of handicap: Neurological
Personal: Age 43, married

Jeanie Bennett 2613 Williamsburg - Arlington, Texas 76014
AC (817) 265-3729
Education: High School
LVN - Dallas Independent School District
Adult Education Program
Employment: Nurse - Methodist Hospital - Dallas, Texas
Activities: AHA/ Highland Baptist Church
Nature of handicap: Able-bodied
Personal: Age 34, married, 2 children

John Dycus 3607 Shady Park Drive - Arlington, Texas 76013
AC (817) 277-2138
Education: Paschal High School - Ft. Worth, Texas, 1965
B.B.A, University of Texas at Arlington, 1970
Employment: October, 1970 - UTA teaches Journalism
Activities: Texas State Handicapped Employee of the Year, 1973
AHA
Nature of handicap: Cerebral Palsy
Personal: Age 28, single

Jennie Dycus 3607 Shady Park Drive - Arlington, Texas 76013
AC (817) 277-2138
Education: High School - Bridgeport, Texas
B. S. - North Texas State, Denton, Texas, 1940
Employment: 1941-1944 Decatur Baptist College Teacher
1945 - Secretary - Fort Worth National Bank
Activities: AHA/Baptist Sunday School Teacher
Nature of handicap: Able-Bodied
Personal: Age 56, married
1973 - 1976 - Stock Broker for David H. Rankin Investments
Jan. 1977 - Counselor for American Civil Liberties Union
Past President of AHA / Baptist Church
Avid athletic fan.
Polio - quadriplegia
Age 58, single

(Service Center Committee Members, continued)

Terry Fleming

2263 8th Avenue - Ft. Worth, Texas 76110
921-0272

Education:

High School - Amarillo, Texas
B.A. - Political Science - T.C.U. - Ft. Worth
Doctor of Jurisprudence - St. Mary's University
San Antonio, Texas.

Employment:

Terry J. Fleming, Attorney

Activities:

Junior Chamber of Commerce;
Tarrant Co. Criminal Defense Lawyers Assoc.

Nature of
handicap:

Able-bodied

Personal:

Age 29, married

Betty W. Hermañ

1217 Barker - Arlington, Texas 76012

Education:

AC (817) 275-8154
High School - Cape Girardeau, Missouri, 1951
Attended Washington University - St. Louis, Mo.
Secretary - School of Nursing - Washington U.
Homemaker/church activities / art student/
AHA/Bible Student

Employment:

Activities:

Nature of
handicap:

Polio - paraplegic

Personal:

Age 44, married, 2 teen age children

Frances W. McDonald

1315 N. Cooper #108, Arlington, Texas 76011

Education:

AC(817) 275-8154

Employment:

High School
Previously employed in Real Estate and Insurance
Presently - President of

Activities:

Nature of
handicap:

Frances McDonald Evangelistic Association.
Non-denominational Counseling Ministry
President, AHA; connoisseur of life

Recovered from bone cancer - learning to walk

Sammie Provence

1007 E. Lovers Lane - Arlington, Texas 76010

Education:

AC (817) 265-6377

Employment:

Sam Houston High School, Arlington, Texas 76010
B.BA. - management, 1971, University of Texas
at Arlington (top 25% Who'sWho in American
Universities)

Activities:

Nature of
handicap:

U.T.A. graduate study - 52 hours - American
Economic History.

1973 - 1976 - Stock Broker for David H. Rankin
Investments

Jan. 1977 - Counselor for American Civil
Liberties Union

Past President of AHA / Baptist Church
Avid athletic fan.

Personal:

Polio - quadriplegic

Age 28, single