

EXECUTIVE SUMMARY

ADDING BEDROOMS TO THREE EXISTING RESIDENTIAL HOMES

SUPPORTING INDIVIDUALS WITH DEVELOPMENTAL DISORDERS

Submitted by Attain Inc. to

CITY OF ORLANDO

ORGANIZATIONAL BACKGROUND

Attain mission is to improve the lives of people with intellectual disabilities. Attain's specific goals are to ensure its clients:

- 1) Have high quality affordable housing;
- 2) are safe and healthy;
- 3) Receive dignified care;
- 4) Enjoy life;
- 5) are independent as possible;
- 6) Participate in the daily routines of life, and
- 7) Overcome problem behavior.

Individuals with developmental disabilities (DD) served in one of Attain's residential homes enjoy a quality of life applicable to their optimum capabilities and physical health. With the assistance of Attain Inc.'s services of and in coordination with the Agency for Persons with Disabilities (APD) and other local and state services, the individuals are integrated into the community with a structured and supervised daily program.

For over 25 years, Attain, Inc. (Attain) has been providing permanent residential housing, residential support services, behavior analysis services, and adult day training services for people with intellectual disabilities, autism and similar developmental disabilities. Attain received its 501(c)(3) designation in 1988 with a mission to build relationships and enhance the lives of individuals with developmental disabilities.

Attain's purpose in this development project of adding more bedrooms to three of its community residential homes is to allow each resident of the home to have their own bedroom. Offering each resident their own room increases opportunities for their privacy, autonomy, dignified care, and gives the resident more options for the use of coping and social skills. A resident with their own room has additional opportunities to improved quality of their life affording them personal choice for décor, and personal affects that make a statement for who they are. The individual bedrooms may increase stability by giving each person private space for leisure, recreation, and private time. Poor coping and social skills are often correlated with residents that have a developmental disability, including individuals with diagnosed with autism. A resident that has a private room has additional choices when it comes to dealing with conflict appropriately. The individual may choose private time in one's own room to listen to music, watch TV or engage in another appropriate leisure activity as a coping skill to avoid conflict.

Attain has 125 full-time employees and 30 part-time employees. More specifically, Attain, Inc. employs 7 Behavior Analysts; 3 Directors; 10 Manager; and an experienced administrative support team. The Executive Director, Dr. Craig Cook, is responsible for the day-to-day operations of the organization and reports directly to the Board of Directors. Dr. Cook has over 25 years of management experience and experience working with adults with developmental disabilities. The Board of Directors is committed to ensuring the organization's mission and goals are achieved.

Attain, Inc. offers staff who are well supervised and trained in the areas of Resident Rights, Behavior Analysis, Professional Crisis Management, CPR, First Aid, Medication Administration, person centered planning and much more. Every member of the Attain, Inc. staff undergoes a criminal history background check and driving record check. Our staff is dedicated, committed to providing quality services and eager to help meet the needs of the individuals we serve.

Rehabilitation Project: Addition of Bedrooms and Bathrooms

Attain is proposing to develop three residential homes located at the following addresses:

- 1) 514 Ventura Avenue near downtown Orlando near the intersection of W. Colonial Dr. and Orange Blossom Trail;
- 2) 4635 Carmel Street in the Pine Hills area of Orlando;
- 3) 5114 Barnegat Point Road in north Rosemont area of Orlando.

Attain Inc. acquired and rehabilitated the three residential homes noted above in 2010 with a grant from the City of Orlando's Neighborhood Stabilization Program.

PROPOSED DEVELOPMENT PROJECTS

The home at **514 Ventura Avenue, Orlando, FL** is a 4 bedroom, 2 bath residence with 1,597 square feet of current living space. The development of this home will **add two bedrooms and one bath** adding an additional 360 square feet of living space to the home. The total cost of the construction for this residence is \$55,224.00

The home at **4635 Carmel Street, Orlando, FL** is a 5 bedroom, two bath residence with 1,624 square feet of current living space. The development of this home will **add one bedroom and one bath** adding an additional 136 square feet of living space to the home. The total cost of the construction for this residence is \$38,419.00

The home at **5114 Barnegat Point Road, Orlando, FL** is a 4 bedroom, two bath residence with 1,634 square feet of current living space. The development of this home will **add two bedrooms and one bath** adding an additional 288 square feet of living space to the home. The total cost of the construction for this residence is \$39,888.00

The total construction costs for the development projects described above is **\$133,531.00**

Attain owns and manages the three properties which are licensed group homes by APD to serve adult individuals with developmental disabilities (DD). Attain's clients are referred by the Agency for Persons

with Disabilities (APD) and Community Based Care (CBC) of Central Florida, which is the lead agency supporting children with intellectual disabilities who are in foster care.

The homes already have many of the design features that are standard improvements conducted to meet the standards and preferences by which Attain provides for its residents. The homes have one centrally located, fully furnished, living room for the informal use of residents, large enough to accommodate the residents. The homes have ventilation by means of windows, louvers, central air conditioning. Each window and door will have an exterior screen allowing for outside ventilation. All windows will be covered with a Madico 8mm safety and security film for protection during storms, hurricanes. The safety film holds the broken glass pieces and prevents it from shattering and injuring a resident.

Each home will have an addition built onto the home allowing for space to provide one or more bedrooms and one additional bath to the existing homes. The renovations will involve the following:

- Redesign of any existing floor plan, if necessary, to construct the additional bedroom(s) and bath in each home and to accommodate up to six bedrooms. Each bedroom will have a window and privacy door.
- Upgrade and expand security and sprinkler systems to accommodate all bedrooms. Install fire control panel, smoke detectors, strobe alert lighting, audible alarms and sprinkler system in accordance to applicable fire code for a community residential home.
- Fixtures installed in the home are selected to promote the safety of the residents, while maintaining the appearance of a home. Where fans will be installed, they are out of sufficient reach or access by residents and lighting fixtures have plastic vs. glass globes, or of another design. Exterior lighting is installed with motion detectors and for added security around the exterior of the home. In addition, exterior video monitoring will be functioning at all times.
- The bathrooms will include toilet paper holders, and disposable paper towels, mirrors at a height for convenient use and a place for storage of toiletries. Plexiglas mirrors are installed in lieu of glass mirrors in the bathrooms for the residents' safety.

Each of the new bedrooms will be decorated and furnished to create a homelike environment. Furnishings will be safe, attractive, easy to maintain, and selected for their suitability to the age and development of the residents in care. Each bedroom is intended to be occupied by one individual with DD and will have a privacy door and easy access to the new bathroom. Attain will provide custom solid-wood platform storage beds and each individual will have a closet and chest of drawers for clothing and personal items.

Attain's approach to rehabilitation and/or adding bedrooms to an existing residential home goes beyond the standard renovations for the average resident who would rent or purchase a home and beyond the minimum requirements, that promote accessible, adaptable, and universal design. Attain

Inc. is committed to renovating and maintaining the homes in a manner that will enhance the homes' value, conform to neighborhood standards and meet the needs and preferences of the residents.

The following is a list of minimum required renovations, as established by Attain Inc., carried out for each of its community residential homes. The following design features will be included in this project for the development of each of the three properties whose locations are noted above:

Fire and Safety Systems Upgraded and/or Installed: The new construction added to each of the homes will include smoke detectors, strobe alert lighting, and audible alarms – all integrated with the (existing) main Fire and Safety Systems - and according to applicable code for a community residential home. The sprinkler system will be in accordance to applicable fire code for a community residential home.

Flooring: The bedrooms and bathrooms will have installed wall-to-wall ceramic tile for durability and to reduce cooling costs. Ceramic tile minimizes the wear and tear and protects the value of the home when occupied by adults/children with DD.

Walls: The contractor will install 4-foot high (PVC) paneling to the lower section of the interior walls of the new addition to the home including the two bedrooms and common areas, such as, hallways. The top edge of the paneling will be accented with wood molding as a design feature. The PVC panels and trim enhance the interior home decor, increases durability and reduce ongoing maintenance. Paint type on walls is generally semi-gloss and gloss on the trim and doors.

Exterior Perimeter 6-foot Privacy Fencing: This design feature is consistent with all of the properties owned, leased and operated by Attain and is already in place at these three residential properties.

Bathrooms: Each new bathroom will have non-slip surfaces in showers and/or tubs and will also include toilet paper holders, and disposable paper towels, mirrors at a height for convenient use and a place for storage of toiletries. Bathroom will include a vanity with a sink and cabinet. Plexiglas mirrors are installed in lieu of glass mirrors for the residents' safety.

Residential Habitation Services

The residents in the home are supervised 24 hours a day, 7 days a week by members of Attain's Interdisciplinary Team. This specific home on Neponset Avenue is licensed as community residential homes (as defined by Chapter 419) through the Agency for Persons with Disabilities in accordance to Chapter 393 and Florida Administrative Rule 65G. . Residents receive Residential Habilitation Services; functional assessments and an individualized behavior support plan; Adult Day Training focusing on prevocational skills, life skills training and social skills training; and community-based instruction; and recreational activities.

Attain Inc.'s residential services for individuals with developmental disabilities supports their participation in daily, meaningful, valued social and community routines. Attain Inc.'s residential programs stress training in the activities of daily living, self-advocacy, and adaptive and social skills that are age and culturally appropriate. The purpose of the program is to achieve the outcomes (goals) defined by each resident and their individual needs as identified in the Intake Assessment.

The individuals who reside in one of Attain's properties go about their lives in much the same way as most people in the general public, deciding for themselves what to wear, where to go, and which activities and interests to pursue. Members of the staff of each home provide the support necessary to make these choices achievable. The homes, located in quiet neighborhoods, provide a comfortable, safe, and enjoyable place that the people we serve can truly call "home."

Attain's Transportation Services

Attain's transportation services assist residents who have medical appointments or need to visit mental health agencies or social service agencies as well as to enable them to participate in recreational activities, special field trips designed for learning, and behavioral training in life's normal social settings. Each home has a dedicated van and driver providing door-to-door transport for a wide range of purposes. Public transportation is accessible through Lynx or the resident may walk to the nearby stores, if granted permission by the Residential Coordinator and based upon his or her development skills.

The Residential Coordinator will establish each day's transportation route and the individuals who will need transportation, the location they go to and the return route. The residents are always supervised by a staff member, and the driver of each van must be at least 21 years old, and undergo motor vehicle records reviews to be approved as drivers. Attain, Inc. has implemented a comprehensive safety program called **DriveCam**.

RECOGNITION FOR EXCELLENCE

The Delmarva Foundation conducts annual Quality Assurance reviews for the Florida Agency for Health Care Administration. **The Attain, Inc.**'s provider discovery review (PDR) conducted by Delmarva Foundation included 330 different measures. The PDR included administrative components, employee records, on site observations at all service locations and service specific reviews for behavior analysis, behavior assistant, ADT, residential habilitation, behavior focus and intensive behavior. Attain, Inc. achieved an overall **Provider Discovery Review Score of 98.7%.**

The achieved Delmarva PDR score is a mirrored reflection of two elements: 1) Attain, Inc. employees' untiring dedication, advocacy, expertise and professionalism, and 2) the meaningful outcomes the individuals at Attain, Inc. experience every day. These outcomes include 1) being safe and healthy, 2) receiving dignified care, 3) enjoying their lives, 4) becoming more independent, 5) living the normal routines of life within our community, and 6) overcoming their problem behavior.