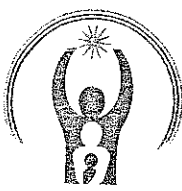


MEETING DATE: December 7, 2009

AGENDA ITEM: **Authorization to Execute a Grant Agreement in the Amount of \$75,000 with Exceptional Children's Foundation for the Rehabilitation of the Assisted Living Facility located at 11124 Fairbanks Way to Address Health and Safety Issues, Improve the Site Conditions, and the Installation of Solar Electrical System.**

**ATTACHMENTS**

|                                                  | <u>Pages</u> |
|--------------------------------------------------|--------------|
| 1. ECF's Letter, Requesting Financial Assistance | 1-3          |
| 2. "In-House" Rehabilitation Cost Estimate       | 4            |



## ATTACHMENT 1

Exceptional Children's Foundation

8740 Washington Blvd. Culver City, CA 90232  
T (310) 204-3300 F (310) 845-8001 • www.ecf.net

April 8, 2009

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Mr. Jerry Fulwood, City Manager  
City of Culver City  
9770 Culver Boulevard  
Culver City, CA 90232

Dear Mr. Fulwood:

It was wonderful hearing your words at the recent Mayor's luncheon. I'm envious!!

I am writing to request financial assistance from the City for an important housing need. Exceptional Children's Foundation needs to convert our residence for adults with special needs at 11124 Fairbanks Avenue, Culver City 90230 (Eras House I) from Community Care Licensing to an Intermediate Care Facility (ICF.) This house conversion is vital for the health and safety of the residents in this home who require a significantly higher level of care not offered under the current license.

The main reasons this conversion is needed to safeguard our residents are as follows:

1. Some of the residents have self-abusive behavior, for example, picking at their skin until it bleeds. This requires RN intervention to monitor skin condition for signs of infection and a psychologist to create a structured plan to eliminate or reduce this behavior. Both services are offered under the ICF model but not the current one.
2. Several residents take many different types of medications, including psychotropic medications for psychiatric illnesses. These medications and their side effects need to be closely monitored by an RN, psychologist and psychiatrist.
3. One of these clients has a chronic medical condition which needs to be closely monitored by the RN and the Dietician. Both services are offered only under the ICF model.

To meet the requirements for a MediCal funded Intermediate Care Facility we have to make improvements to the home including adding a sprinkler system and hard wired smoke detectors, repairing driveways and walkways, painting inside and out and replacing flooring. We are asking the City of Culver City to consider support in

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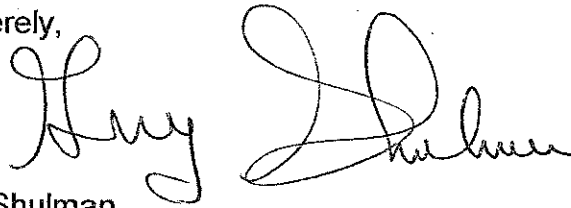
By [Signature] 4/9/09

ATTACHMENT 1

the amount of \$75,000.00 (seventy-five thousand dollars) for this critical conversion. Attached please find a breakdown of costs which also includes the estimate for energy saving solar paneling and drought resistant landscaping, in keeping with Culver City's priorities.

If you have any questions, require further information or would like a site visit of this facility, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy Shulman". The signature is fluid and cursive, with the first name "Guy" and last name "Shulman" clearly distinguishable.

Guy Shulman  
Vice President of Development and External Affairs

C: Mayor Scott Malsin  
Tevis Barnes, Housing Administrator  
Sol Blumenfeld, Community Development Director

House I Refurbishment needs

| ITEM                                                                                                          | Approximate cost                                                 |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Remove existing and install new gutters and downspouts                                                        | \$2300.00                                                        |
| Replace driveway asphalt and damaged concrete<br>From the back and side. Repair concrete walkway in the front | \$7000.00                                                        |
| Prepare and paint the exterior of the house                                                                   | \$5000.00                                                        |
| Paint the interior common areas and bathrooms                                                                 | \$3000.00                                                        |
| Remove carpeting and linoleum from the common areas, replace with pergo flooring                              | \$5000.00                                                        |
| Fumigate the entire house and treat for Termites                                                              | \$2000.00                                                        |
| Paint the kitchen cabinets and repair the broken, chipped tiles of the counter tops                           | \$1000.00                                                        |
| New landscape in the back with draught resistance plants                                                      | \$1500.00                                                        |
| Install solar panels for energy efficiency<br>Estimate from Suntrek Industries<br>(888)234-9456               | \$35000.00-\$36000.00<br>(does not include the 35% state rebate) |
| Hard wiring smoke detectors, installing pull stations, sprinkler system                                       | \$30,000.00                                                      |
| Purchasing new dining table                                                                                   | \$2000.00                                                        |
| Purchase Medication Cart                                                                                      | \$3000.00                                                        |
| Purchase medical supplies, recreation supplies, office supplies                                               | \$2000.00                                                        |

**GRAND TOTAL: 95,800.00**

The cost provided is based on professional estimates, previous costs and information obtained from the residential maintenance person.



FRED DEIMEL  
Structural Rehab Specialist

ATTACHMENT 2  
CITY OF CULVER CITY

HOUSING PROGRAMS OFFICE

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5780  
INFO. LINE (310) 253-  
5781  
FAX (310) 253-5785

June 9, 2009

**Neighborhood Preservation Program  
Pre-inspection & Cost Estimate  
11124 Fairbanks Way**

| <b>Proposed Rehabilitation Work</b>                                                                                                                                                                                                               |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Install new fire safety and suppression system to entire house. This to include ceiling sprinklers, pull stations and new hardwired smoke detectors throughout.                                                                                   | \$20,500.00        |
| Remove old damaged asphalt driveway, concrete walkways and concrete entry stairs from front, side and rear of property. Re-grade property and driveway to properly drain to street. Pour new concrete patio, walkways, entry stairs and driveway. | \$15,500.00        |
| Prepare and paint entire exterior of house and garage.                                                                                                                                                                                            | \$ 5,200.00        |
| Install engineered laminate flooring in living room, dining area and hallway.                                                                                                                                                                     | \$ 5,500.00        |
| Various minor interior repairs to existing cabinets, plumbing and wall surfaces.                                                                                                                                                                  | \$ 4,500.00        |
| Install solar electric system to property. (This estimated cost does not include the 35% state rebate).                                                                                                                                           | \$35,000.00        |
| Install new section of composition shingle on south side of house roof, for installation of solar panels.                                                                                                                                         | \$ 3,500.00        |
| Upgrading existing electrical service panel.                                                                                                                                                                                                      | \$ 2,600.00        |
| Remove existing and install new gutters & downspouts.                                                                                                                                                                                             | \$ 2,000.00        |
| Fumigate entire house and garage for the extermination and control of termites.                                                                                                                                                                   | \$ 2,500.00        |
| Providing new draught landscaping and irrigation system.                                                                                                                                                                                          | \$ 2,100.00        |
| <b>Estimated total</b>                                                                                                                                                                                                                            | <b>\$98,900.00</b> |