

Facts about the YWCA Rehabilitation Project

1. Organizational Narrative

Tri-County Patriots for Independent Living (TRIPIL), established in Washington, PA in 1990, is a not-for-profit organization that provides services to 1,000+ people with cognitive, sensory and/or physical disabilities residing in Fayette, Greene and Washington counties in southwestern Pennsylvania. As an accredited Center for Independent Living (CIL), one of 500 in the U.S., TRIPIL provides peer support, skills training, individual and systems advocacy, information and referral, accessibility consulting and other services to assist consumers to live independently in their communities.

TRIPIL is organized into four corporations to best focus service delivery:

- Tri-County Patriots for Independent Living provides the four “core services” of peer support, skills training, advocacy, and information and referral, in addition to Nursing Home Transitions, an assistive technology lending library, and Fair Housing services.
- TRIPIL Services administers federal (Medicaid) and state funded attendant care programs in support of Home and Community Based Services (HCBS).
- TRIPIL Parent directs corporate leadership, administrative services, and property resources.
- Accessible Dreams specializes in home purchases, construction, and modifications.

TRIPIL employs over 60 individuals at its office located in Washington, PA and has several hundred part-time attendant care workers that work in the homes of people with disabilities. Over 51 percent of our staff, management and Board of Trustees are persons with disabilities.

Furthermore, TRIPIL is the fiscal administrator of wages/benefits and provider of training to an additional 650 homecare workers. Consumers under the Pennsylvania Office of Long Term Living are assisted by TRIPIL Services. When compared to similar not-for-profit organizations in Washington County, TRIPIL’s fiscal impact to the regional economy is estimated to exceed \$12.1 million

annually. TRIPIL is among the largest home care providers in Washington County and the largest provider in Fayette and Greene Counties.

TRIPIL was incorporated in 1990 as an independent living center and outreach office of the Three Rivers Center for Independent Living in Pittsburgh, PA. Funding at that time was procured through state and federal grants under the Rehabilitation Act. Since then, TRIPIL has also been funded by the United States Department of Health and Human Services, Pennsylvania Department of Labor and Industry, and United States Department of Education and Rehabilitation Services Administration.

Today, TRIPIL is recognized as an innovative and entrepreneurial organization that actively strives to partner with sister service organizations, community stakeholders and elected officials to affect positive change to public policy to ensure the full participation of all people with disabilities.

TRIPIL's recent achievements include working with local elected officials and area election offices to ensure the availability of accessible polling places. In addition, TRIPIL has organized with consumer employers for an improved homecare workforce.

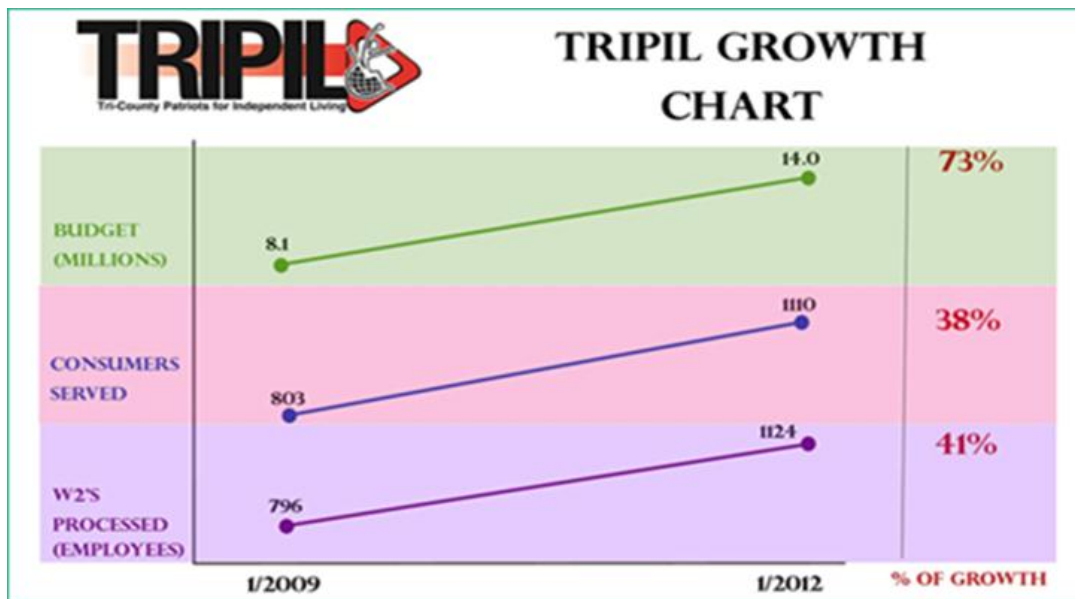
The U.S. Department of Health and Human Services has recently awarded Pennsylvania additional grant incentives to provide community-based service and prevent unnecessary use of nursing homes for disability and aging related services. As a result, Pennsylvania has set goals to rebalance the long term care system so that 50% of the state's resources are spent in community settings instead of institutional settings.

Therefore, it is expected that over one billion dollars of funding will be shifted to home and community based services over the next five years. As a high quality provider of those services, TRIPIL has recently completed a Strategic Planning Process to best address the anticipated surge in referrals to all programs.

During the past two years, TRIPIL has used accumulated assets to expand capacity through investments in corporate vehicles, office site development, new accounting systems and increased staff.

Economically speaking, medical assistance can serve 2.5 people with the same funds used to support one individual in a nursing home. For a specialized state facility, the rate is even greater at 2.5:1. As part of this service delivery system

TRIPIL can testify to the increased demand for services as evidenced by the chart on page three. In fact, space shortages have prevented TRIPIL from meeting the current needs of consumers in our tri-county service area.



2. Need for the Facility

The proposed project will allow TRIPIL to provide services to a growing constituency in a more efficient and effective manner. Presently, we have outgrown our facilities. Not only do we lack sufficient space for our staff; but, due to the aforementioned increased need for our services, our present location can no longer adequately handle the volume of individuals with disabilities seeking services.

The decision to purchase and renovate the former YWCA Building was made after a nearly two year search to find a right-sized facility with sufficient accessible parking and office space. The "Y" possesses the attributes necessary to satisfy TRIPIL's current and projected needs.

3. Proposed Facility

TRIPIL's most pressing need is to garner funds to renovate the former YWCA building, located at 42 West Maiden Street, in Washington, PA. The building will serve as TRIPIL's Southwestern PA Disability Services/Training Community Center. The total area of the renovated center will be 27,000 sq. ft. at an investment of \$8.9 million. Additionally, TRIPIL plans to acquire adjacent commercially-zoned property for a parking lot and Training Center.

The YWCA Building is a beloved landmark situated just two blocks from the Washington County Courthouse and across the street from the City of Washington municipal building. Constructed in the late 1920s by local architect R. Garey Dickson, the facility is a three level stone masonry structure in the classic Elizabethan Revival style – the only edifice of its type in the City of Washington.

The main characteristics of the front façade illuminate the archetypal elements of this style: symmetry, carved stone bandings, use of pinnacles, embattlements and grouped lancet windows. Other major physical attributes such as the steeply pitched slate roofing, multi-colored brick with cut stone quoins, lead portioned windows, decorative carved stone coat of arms, recessed oak entrance doors and pointed archway further enhance its individuality and stately grandeur.

TRIPIL plans to retain most of the building's historic attributes while integrating modern features necessary for office use. For instance, the facility will require elevators and other accessibility modifications for individuals with mobility disabilities. The open-air section of the roof will employ a “green design” with a glass enclosed common area and conservatory. Additional green design elements, such as using geothermal power to heat the building, are being considered for implementation.

Once renovations are complete, TRIPIL will have a “right-sized” state-of-the-art operations center. Moreover, TRIPIL will share the building with area residents. The auditorium, stage area, gymnasium, meeting rooms and exercise and training facilities will be available for community use. The “Y” will once again assume an integral role in the fabric of our region.

With respect to our planned renovations, we have engaged a local architect, Ken Kulak of Washington County-based CM Services to take the lead in design. In 2011, the TRIPIL board and staff visited the newly renovated Centerville Clinic

Medical Building, also designed by Mr. Kulak, and were thoroughly impressed by the layout and utility of the property.

4. Service Area

TRIPIL provides services in Fayette, Greene and Washington Counties.

According to the U.S. Census Bureau (2010), the three-county region covers 2267 square miles with an average population density of 160/sq. mile and an estimated population of 29,000 persons with disabilities. TRIPIL is currently providing direct services to over 140 persons in Fayette County, 86 individuals in Greene County and 430 in Washington County. TRIPIL works with people of all ages and disability types. Generally speaking, most consumers seeking services also receive assistance from the PA Department of Public Welfare. TRIPIL's consumer base has grown by approximately 20% in the current fiscal year as compared to FY2010 – 11.

5. Community Support

TRIPIL has solicited and gained widespread community support for this project. (We have enclosed several letters of support from regional elected officials for your review). Many other citizens are enthused about TRIPIL's stated plans for the building.

For example, home owners are encouraged because the renovated building will raise home values and beautify the neighborhood. The current site has remained vacant since the YWCA ceased operations in 2002. As a result, building deterioration, vandalism and unmaintained grounds are evident.

TRIPIL has also gained support from the Redevelopment Authority of the County of Washington. The Authority had planned to raze the building, at a substantial cost, if a tenant could not be found. TRIPIL's occupancy will save money while adding new jobs (both during construction and via new hires for expanded programming) and revenues to the local economy.

Finally, the YWCA building has been a valued asset to the community for decades and many have fond memories of attending concerts, dances and other meaningful events. Once renovations are complete, TRIPIL will share the building with area residents and the "Y" will again assume an integral role in the fabric of the region.

6. Cost Estimate

General Construction	\$5,907,710
Infrastructure/Site Preparation	\$ 840,000
Machinery & Equipment	\$ 100,000
Operating Costs/Working Capital	\$ 580,000
Architectural & Engineering Fees	\$ 504,000
Contingency	\$ 631,771
Fees & Legal Costs	\$ 189,000
Project Inspection Fees	\$ 145,000
Total Investment	\$ 8,897,481

The demolition work for the renovation project will incorporate the environmental assessment and asbestos survey which has been performed. Based on the survey it is estimated that the asbestos removal will cost \$200,000.

There are fees anticipated from the local municipality for building permits or for inspections during construction. The amount of these fees could be lower because of TRIPIL's non-profit status. Additional fees may be incurred for a geotechnical investigation, structural inspection of concrete reinforcing placement, concrete strength, structural steel connections and mortar strength. Other architectural fees include: a) programming the building to establish the list and size of included spaces and programs within the building and their relationships, and b) furniture and equipment selection, specification, coordination and review of installation.

7. Income

Once the facility is operational in 2015, income will be derived from new and expanded services afforded by the increased capacity including an assistive internet café, advocacy, community integration, management, training, transportation, wellness and veterans' services to provide learned skills to help with independent living. A second source of revenue will be generated via fee-for-services provided by TRIPIL and IT services as well as grant(s) administration fees.