

Terri Shermett
Chief Executive Officer

May 24, 2019

In Memoriam

Marvin C. Gutter
Board President
(1981-2010)

Executive Board

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Chairman of the Board
Carol Moroco
1st Vice Chair
Edward Farrell
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Staci L. Burton
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Doris Sipos
Dr. Maureen L. Smith

Chris Lagerbloom
City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Dear Mr. Lagerbloom,

Re: Lease Agreement – City of Fort Lauderdale and Ann Storck Center

As you are aware, the Ann Storck Center is dedicated to enriching the lives of children and adults with developmental disabilities. The purpose of this letter is to begin a dialogue with the City of Fort Lauderdale regarding an extension of the Lease Agreement between the City of Fort Lauderdale and Ann Storck Center entered on December 20, 1983.

We are looking to make certain investments (needed expansion of our facilities to serve our individuals), but we do not feel comfortable doing so with the current lease duration. The current lease is scheduled to expire on July 1, 2032 and we would like a long-term extension to allow Ann Storck Center the ability to obtain financing for needed upgrades and potential expansion of the existing facilities. Please contact me at your earliest convenience so that we can schedule a mutually agreeable time to meet and discuss this matter.

Yours truly,



TERRI SHERMETT, CEO
ANN STORCK CENTER

TS/ib

1790 S.W. 43rd Way Fort Lauderdale, FL 33317 •
(Ph) 954-584-8000 • (Fax) 954-321-8863
www.annstorckcenter.org

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ANN STORCK CENTER

Ann Storck Center (ASC), Inc. was founded in 1981 and is dedicated to enriching the lives of children and adults with developmental disabilities. ASC is a highly acclaimed non-profit human service organization serving the needs of individuals by providing community-based support for those who require comprehensive, prescriptive, and individual-centric services in order for each of the 300 children and adults to discover their abilities. The network of support for each person served includes staff advocates, parents, guardians, the individual and community support. Residents are completely reliant on others; these individuals do not enjoy a quality of life others take for granted.

Ann Storck Center is licensed by the Agency for Persons with Disabilities and offers two specialized Intermediate Care Facilities (ICF), comprised of six houses on two campuses and four Group Homes in Broward County. We provide residential services for children and adults with severe and multiple developmental disabilities, including Autism, Spina Bifida, Cerebral Palsy, Downs Syndrome blind and deaf, Intellectual Disability, Mental Disturbance, Behavioral Concerns (self-abuse, aggression) and other conditions. In addition, these individuals often have compounding diagnoses comprising of Microcephaly, Seizure Disorders, Alzheimer's disease, Gastrostomy, Visual and Hearing Impairment and Non-Verbal disorders, acquired Mega Colon, Internal Hemorrhoids, Sever Constipation and GERD (gastrointestinal reflux disease), Atonic Colon, Redundant Colon, Aerophasia, Chronic Anemia, History of Deep Vein Thrombosis, History of Generalized Edema, Respiratory Insufficiency, Phlebitis, Allergic Rhinitis with Septal Defect, Cancer, Anemia, GI Bleed, Dysmenorrhea, Constipation, Depression, Hypertension, Hearing Loss.

The Center's main campus in Fort Lauderdale includes the Intermediate Care Facility (ICF) three residences: Vista, Genesis, and Phoenix, and an Administration, Pre-School and Adult Day Training buildings. Each of these buildings plays a critical part in the care of our disabled residents.

The ICF residences provide a therapeutic and nurturing home environment. The comforting décor and an overall home-like atmosphere. Each of these houses is home to 16 residents, who are served by a qualified team of residential staff, nurses, and therapists. A staff to resident ratio of 1:3 is maintained at all times.

ASC offers a Multiple Learning Experience (MLE) Curriculum that provides the most appropriate caring and empowered living environment possible and provides a meaningful life experience for each individual served. These environments maximize the resident's life skills, promoting each individual's ability to achieve cognitive, social, emotional, motor and daily living skills.

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The Center transports and facilitates the Adult Day Training special education programs that are an important part of our residents' lives. It provides ongoing skills training to adults ages 18 and over who have graduated from special education programs. The overall goal of ADT is to continue the education and specialized therapies so that each individual may discover their abilities and independence.

Community Integration is also a focal point of Ann Storck Center's services. There were over 1,007 community outings in 2018 with two or less residents. The importance of these small group interactions is that it provides individualized and meaningful community opportunities for residents, being the focus of the experiences. Often it is within one-on-one or small group settings that these community experiences become learning opportunities, for both the resident as well as members of the community.

Ann Storck Center provides a benefit to the County not only by providing 24-hour care to 48 of Broward County's disabled residents at the Main Fort Lauderdale. In addition, ASC provides Para-Transit transportation for the disabled and sponsors community training by working with the Broward Sheriff's Organization (BSO). The BSO Program goal is to design tools which will direct parents on how to develop interactive communication habits between parents and their child to develop daily conversation about what is happening in their lives. ASC's current and future plans are to add additional child services.

ASC provides the critical transportation from the Main Fort Lauderdale Campus to support individuals with disabilities, access to social services, community events and lifestyle amenities that are important for socialization, learning and integrating with the community. Ann Storck Center operates a fleet of 21 vehicles acquired through the 5310 Federal grant program and private resources to ensure every individual served has adequate access to the life services they need.

Community-based services including all forms of shopping (groceries, medicine, clothing and personal items), medical resources, school and adult education programs including the Adult Day Training program at Ann Storck Center in Fort Lauderdale. Individuals are able to choose amongst community service providers such as barbers, restaurants and other vendors based on their preference.

Growth plans will contribute to the local economy through employment and charitable sponsorship to facilitate additional services and foster housing stability. Maintaining a safe and healthy environment to this medically fragile population needs a clean, functional environment to provide a comfortable and sound facility during normal operations as well as an extreme weather event. ASC policy is to shelter in place, so we do not place additional burdens on County resources during emergency events when resources are limited and stretched to the limit.

Planned improvements will allow the residents to age in place in a space they have become accustomed and enjoy a better quality of life. The suggested improvements will not require extensive re-education thus a sense of wellbeing for those who are vision impaired and present behavioral conditions.

Renovating and updating each building will provide a more energy efficient and comfortable home while increasing each building's resistance to weather events. Improvements and

expansion of the campus will allow our Intermediated Care Facility, Administration, Hi-Ability, Pre-School Center and Kitchen adequate space to prepare and deliver a higher standard of care while preserving critical resources.

Newer ADA and Life Safety requirements will provide open living space to allow wheelchair residents to move freely in the home. The improvements increase the functionality of the operation and provide opportunities for the residents to enjoy their independence while removing potential safety risks and increasing the social atmosphere within the home.

These individuals need an overall safe environment. During a natural event, this population does not have the same abilities to maneuver or evade dangerous situations. Replacing the windows with impact models creates a more secure environment where the staff, residents and family members will be more secure during an event. Stability is important to these residents, it promotes a safe, and healthy behavior.

The Center has planned 11 projects for the Main Campus in Fort Lauderdale (additional projects are planned for other facilities). With the aging campus, renovations are constantly required, internal and external structures need replacement. The projects outlined will develop the housing and overall facility to improve operations and the support of residents, and staff with long term benefits ranging from energy conservation, increased windstorm protection, facility expansion for office and training activities.

The projected timeline for the completion of the projects is estimated to be 25 to 30 years as each program is targeted to address current and future growth requirements. Each project requires ASC to work with state regulatory groups, local government agencies and local experts to develop an appropriate alternate housing plan for each residence while construction is being completed to ensure the most medically fragile residents are protected.

Based on past project timelines a project takes an average of 3 to 5 years to plan, bid, approve, fund, and complete. This will take approximately 30 years to complete the programs. While some projects may be completed simultaneously the majority of the projects will need to be completed in series to build on previous improvements. The projects reflect work on the main campus only, Administration, Vista, Genesis, and Phoenix, ADT and Pre-school and all work will be fully executed by a licensed General Contractor.

Ann Storck Center understands the need for continuous growth and improvements. Since developing a shelter in place philosophy ASC has determined it is necessary to have full operational support for our residents and administration in an emergency situation. This has led to our planned improvements list designed to create hardened structures. The addition of improved roofing, storm windows and generators are necessary for operations during and after a severe weather event. Whether the house requires repairs or new construction ASC has planned for expansion, improvements and general renovations.

With the ever-increasing security threat to resident, and staff the need for access control and video surveillance is necessary. Access Control will aid in two ways it will prevent unauthorized visitors from entering a facility. A second benefit will be the security of preventing residents from wondering out of the building without the assistance they require. Additionally, Video surveillance will assist by providing a visual record of events on campus and a deterrent to prevent unauthorized visitors.

ASC Main Campus Planned Projects

	Project Cost
Administration, Vista, Genesis, and Phoenix, ADT and Pre-school	
Full Permanent Emergency House Generators	\$ 236,000.00
Roofing, soffit, fascia, & Gutter replace	\$ 249,658.10
Hurricane/Storm window	\$ 188,100.00
Day Care Expansion - ADT Building Addition (1830 sq ft)	\$ 383,650.00
Air Conditioning Replacement (23 units)	\$ 107,900.00
Office Space (2nd Floor Pre-school) 2500 sq ft	\$ 875,000.00
Interior Remodel - Campus	\$ 728,361.80
Campus Security (Access Control, Video Surveillance, lighting)	\$ 53,450.00
Awning /Covers Walkway and Patio	\$ 55,132.00
Campus Landscaping	\$ 147,000.00
Driveway repaving	\$ 78,820.00
 TOTAL	 \$ 3,024,251.90

Ann Storck Center Project Timeline Main Campus

Administration, Vista, Genesis, Phoenix, ADT and Pre-school

