

Frequently Asked Questions About The Proposed Logan Intergenerational Center

Q: What would the proposed facility include?

A: The proposed Logan Intergenerational Facility is a unique conceptual idea that will integrate several community facilities into one structure. The basic elements of this facility would include a new 36-bed nursing home facility based on the modern “Green House Project” design, a new Pre-k through 4th grade elementary school, a new 1200-seat gymnasium with associated locker room complex (which would also serve as a community storm shelter holding up to 450 people), a weight room and wellness facility which would be open and available to the public, a community room and gathering place, and a small theater room holding up to approximately 50 patrons. The new Intergenerational Center would be located north of the existing high school building, and would be connected to the existing high school via a climate-controlled indoor corridor. All elements of the facility would be interconnected allowing residents from the nursing home to visit and participate in the pre-school through 4th grade classrooms, attend ballgames or practices, etc. The current plan also includes upgrades to the existing high school cafeteria so that the school and nursing home could share food preparation and dietary staff. The current budget for this project also contemplates resurfacing and improving the existing parking lot located on the west side of the school, and adding an additional parking lot adjacent to the football field.

Q: Why is this project being considered at this time in our community?

A: We have an aging nursing home which is based on a design that no longer represents the future of long-term, skilled nursing homes. Changes in Medicaid requirements are making it more and more difficult to receive reimbursements for patient care. Even if the existing facility could remain viable, there are significant repairs and/or renovations that will need to be made in the next five years in order to keep it operating. The Green House model of long-term care is designed around the concept of a home-like setting for 12 residents, each having the comfort of a private room and bathroom, but centered around a kitchen/common space. This model of home is based on the philosophy of person-directed, relationship-based care, which embraces the idea that elder hood is an opportunity for continued growth and development. Economically, the Green House model has been shown to improve the bottom line through higher overall and private pay occupancy rates, increased revenues and operating costs that are equivalent to a traditional nursing home. Combining this modern concept of long-term care with the benefits of intergenerational programming takes it to a whole new level which may well be ground-breaking in the nation.

Our elementary school building (a/k/a the “East Building”), which houses grades 5 through 8, has aged out and the ongoing expenses of repairing and maintaining that building are becoming unfeasible. Plans will need to be made in the near future to phase out that building completely and consider how to either replace it or integrate all of its current operations (including the weight room and practice gym) into our current elementary/high school building.

There have been growing calls for a community wellness center here in Logan. This combined facility would include a weight room/cardio fitness center designed to meet the needs of student-athletes, nursing home residents, and the community at large. In addition, our Direct Primary Medical clinic sees a need to have a local option for sending patients to do their Physical Therapy. Many of those patients could use a facility like this instead of having to drive to Phillipburg.

Finally, major changes are coming to school curriculums across the State of Kansas, with the State Board of Education pushing innovative schools. USD 326 is planning on shifting its curriculum to emphasize Career-Based Individual Plans of Study, taking advantage of Senate Bill 155 to provide its students with dual-credit courses allowing our students to graduate High School with a two-year Associate Degree or Vocational

Degree. This new facility would allow USD 326 to get its pre-K through 4th graders primed and ready for the new career-based curriculum by utilizing many of the attributes of intergenerational cooperation to enhance the outcome for these students. Moreover, USD 326 also intends to take advantage of the close proximity of the ABC Daycare to develop a true “community campus,” with a focus on 0 to 5 kindergarten readiness. In short, there are a number of exciting changes coming to USD 326 which makes the timing of this project even more important.

This combined facility targets each of these major needs in the community and does so in a way that is more economical than trying to solve the issues as separate-funded projects. From an operational standpoint, there should also be opportunities to achieve certain synergies by operating these activities together under one roof.

Q: Who is proposing this project?

A: About 3 ½ years ago, the Dane G. Hansen Foundation, Inc. began researching options to address the challenges facing the Logan Manor, USD 326 and the City of Logan, in general. The Hansen Foundation paid an architectural firm and construction management firm to work with the Trustees to come up with a proposed facility that would not only meet the anticipated needs facing Logan, but would serve as a model for how rural communities might solve the growing problem of aging schools and nursing homes. During this planning phase, the Trustees reached out to David Kirkendall, Principal for USD 326 and Teresa McComb, Administrator of the Logan Manor Community Nursing Home, for their combined experience and expertise. Unkown to the Hansen Foundation when it began thinking about this project, Mr. Kirkendall has been mulling over a project like this for over 20 years, and his foresight and thought processes have proved invaluable during this planning phase. Likewise, Ms. McComb has been following success of The Green House Project for a number of years and has also been conducting several successful intergenerational projects within the Logan Manor for the past couple of years. The Hansen Foundation is grateful for all of the time and thought that Mr. Kirkendall and Ms. McComb have contributed to help come up with a combined intergenerational facility that would be unique in the nation.

That being said, the proposed facility is merely a suggested project being offered to the citizens of Logan. The Hansen Foundation has no desire to “push” this project onto the citizens of Logan, but rather offer it as a path forward if the community wants to get behind the idea.

Q: What will happen if we do not improve or expand our existing nursing home and school?

A: If no plans are made to improve the existing nursing home, there will come a point when the Logan Manor will join the increasing number of nursing homes that are closing in Western Kansas. Failure to plan for the future of our school may well lead to a need to consolidate or close our school. The Logan Manor and USD 326 are the two biggest employers in town, employing over 100 employees between the two of them. Even losing one of these facilities would have a catastrophic effect on the local economy and the future of the City of Logan. It is no secret that the push from Topeka is for fewer schools in rural western Kansas counties. Moving forward with this project may lead to increased enrollment and garner the attention of the State Board of Education about how this type of innovative intergenerational curriculum could be the model for rural education in the future.

Q: What are the benefits of integrating seniors and children in a single facility with shared spaces?

A: The idea of sharing facilities and combining activities between students and older citizens is not new. There are many examples of these facilities currently operating, with three such facilities here in Kansas: Windsor Place in Coffeyville (kindergarten classroom within a nursing home); Windsor Place in Iola (pre-kindergarten classroom within a nursing home); and Showalter Villa in Hesston (daycare center located in connection with

nursing home, with wellness center, etc. combined in a village). Studies have shown benefits to both young and old. For the elder residents, studies show an increased sense of self-worth, improved physical and mental skills, and more social engagement. For the youth, studies have shown improved reading and communication skills, better problem-solving abilities, better attitudes toward aging, and a sense of purpose and community service. The Kansas State University Center on Aging is in full support of intergenerational facilities and has developed a guidebook for new facilities based upon the lessons learned in the development of the curriculum and facility at Windsor Place.

Q: Will this project provide a long-term benefit to the City of Logan?

A: At the very least, this project would ensure for the foreseeable future the current jobs and services being performed at the Logan Manor and USD 326. If operated effectively, it is believed that this innovative facility would be highly publicized and revitalize the local economy by leading to increased enrollment in our school, and an added number of families wanting to see their loved ones in this type of nursing home setting. In the short term, it would provide an immediate economic stimulus to the City and surrounding area as various contractors would be in town, purchasing supplies and materiel from local suppliers, eating at local restaurants, etc. The additional sales tax revenue from these purchases would also be an immediate injection of revenue to Logan and Phillips County. This might even spur the re-opening of a long-needed hardware store/lumberyard in Logan. Over the long term, the addition of this innovative facility would hopefully lead to an increase in the population of Logan, spur the renovation of existing housing or spawn new housing projects, which in turn would grow the tax base and lower property taxes for everyone.

Q: How much is the project expected to cost?

A: Based on the preliminary schematic design the expected cost would be approximately \$14.9 million. The final cost would be determined after the design schematics are finalized by the Logan Manor Board, the USD 326 School Board and City representatives, and a Guaranteed Maximum Price with appropriate contingencies being established. That process would involve working with HFG Architects and McCownGordon Construction, LLC, a construction management firm. These entities were contracted by the Hansen Foundation to prepare the preliminary schematic design and the Conceptual Master Budget.

Q: How will this project be funded?

A: The Dane G. Hansen Foundation is offering a challenge grant of \$7.5 million that would be committed to this project, contingent on the citizens of Logan raising the additional funding. It is suggested that all remaining funds be raised by means of private donations, and seeking grant funding from local, regional and national organizations that have an interest in the unique nature of this project. This suggestion is made in light of the fact that property taxes in Logan are already at or approaching mill levy caps and there is insufficient room in the budgets of either USD 326, the Logan Manor or the City of Logan to pay for bond interest or low-interest loan payments. The Hansen Foundation believes that the additional fund-raising goal is quite within the means of the residents of Logan given the number of organizations that support innovative projects in Pre-k through Twelve education and in intergenerational projects such as the facility being proposed.

Again, the Hansen Foundation in no way wants to be perceived as putting pressure on this community to pursue the project. Developing this design would have been difficult for the School or Logan Manor to have pursued on their own. All of the time and expense of doing the preliminary planning has been arranged and paid for by the Foundation. If the community does not support the idea, this project will be made available to other communities that wish to undertake the challenge

Q: Who will own and operate the new building?

A: The answer to that question remains up to USD 326, the Logan Manor and the City of Logan. Tentatively, it is presumed that a Public Building Commission (“PBC”) would be formed in order to have one entity able to develop, manage the construction of and operate the combined facility. There are several legal options for the community to consider. As an example, if the PBC were formed, it could then lease applicable portions of the facility to USD 326, the Logan Manor, the City of Logan, etc. However, those legal options would be considered and decided upon based upon discussions that would need to take place among the Boards of the Logan Manor, USD 326, the City Council, and the public at large.

Q: Have the operational costs for the new building been considered and who will pay for ongoing operations and maintenance?

A: The facility is designed to be operated by the existing staff already in place at the Logan Manor and USD 326, so that no additional personnel would need to be employed to operate the Intergenerational Facility itself. Based on the present design specifications, the annual utility bills and maintenance reserves to operate the combined facility are projected to be about \$60,000 to \$80,000 per year. This sum approximates what is already being spent to operate the existing facilities. It is believed that both the Logan Manor and USD 326 may be able to lower some of their existing operational costs due to newer, more efficient construction techniques and operating synergies that may be realized by the entities working together in a combined facility. It is suggested that as part of the initial fund-raising effort that donations could be raised to augment the existing USD No. 326 Endowment Fund. That Fund was established in 2008 for the sole purpose of preserving the existence and continued viability of the school. If sufficient funds were raised in that Fund, the annual operating costs for the facility could be covered by the investment income of the Fund. Given the extensive alumni of USD No. 326 and this unique opportunity to ensure the longevity of their school, this would be an opportune time to raise awareness of the Fund and its importance to the school and our community at large.

Q: What is the plan for the existing Logan Manor facility?

A: Those plans would need to be finalized once a decision is made as to whether to proceed with the New Intergenerational Facility. Many ideas have been thrown out, such as conversion to private apartment units, creation of a dormitory for housing foreign exchange students, etc. Input from the public would need to be sought in order to generate the best ideas for re-purposing the old facility.

Q: What is the plan for the East Building that would be replaced by this new facility?

A: At this point in time, it is not believed feasible to renovate the East Building, and demolition would most likely be the best option. That available space might then be used to create a city park with an open pavilion for gatherings or other ideas the school or community may have to utilize that space.

Q: What advantages are there to building this facility on the existing school property?

A: Much thought was put into the proposed placement of this facility. Preliminary designs attempted to fit the facility on the land occupied by the East Building, but it soon became apparent that there would be insufficient room to accommodate all the amenities desired. Putting the new facility on the north side of the existing high school proved to be much more feasible. As presently configured, the entire facility would fit on land already owned by USD No. 326. This avoids any additional delay or cost of acquiring land, which often

unnecessarily delays projects such as this, and allows for site preparation and planning to commence immediately. This location also allows room for adding on to the facility should it ever need to grow. For example, there is adequate room to add additional Green House homes, or to consider the addition of other senior housing options nearby (e.g. independent living or assisted living facilities). Access to the facility is also readily available from Highway 9 without traffic having to be routed through town.

Q: What is the expected time-frame for completing this project if it moves forward?

A: It is anticipated that it will take 6 to 7 months to complete the final schematic designs. During that same time frame, the additional funding effort would be underway, with hopes of completing both the fundraising and final design/ budgeting by early Spring of 2020. Construction is expected to take approximately 1 year, depending upon what time of year construction starts. Ideally, construction could begin as soon as the Spring of 2020, with completion in time for occupation at the beginning of the fall 2021 school year.

Q: Where can I find additional information about intergenerational facilities or the Green House design for nursing homes?

A: Generations United is an organization dedicated to the advancement of intergenerational projects. Their website can be accessed at www.gu.org. On that website you will find information and discussion about all of the intergenerational sites currently operating in America, with a comprehensive Resource Library. In that library, you can access a 32-page report recently published entitled “*All In Together, Creating Places Where Young and Old Thrive.*” Closer to home, you can read about Windsor Place in Coffeyville, and its Age-to-Age Kindergarten classroom within the nursing home. See www.windsorplace.net. There are many video documentaries showing the benefits and advantages of the intergenerational setting. See for example a PBS News Hour documentary available on YouTube titled “*What Happens When A Nursing Home And A Day Care Center Share A Roof?*” You can similarly read about the research and theory behind the Green House Project, including detailed information about this style of long-term care at www.thegreenhouseproject.org.