

## Project Description

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Proposed Assisted Living Community is an innovative and logical improvement to the alternatives of housing for senior adults. Within the primary market there are limited choices for seniors who may want to seek housing and service options. The facility is unique in terms of the variety of service and programs it will offer to assist the residents and allow persons to “age in place” knowing that the services they may need will be available. Persons seeking similar facilities at this time need to travel to acquire services and housing, adding to an already traumatic event in their life.

The facility, is a two-story 24,600 sq. ft. structure is wood framed with complementary surfaces including brick veneer, and will be a 1-hour rated building with complete fire and smoke detection and protection system with sprinklers throughout the building. Peters and Associates, Architects of Omaha have prepared the plans for the assisted living addition and the new and remodeled services areas of the nursing home.

The facility will contain the 22 Assisted Living Units and the needed support and common space. The common space includes well-appointed lobby/living room, activities areas, dining room, storage, adjacent therapy area, and beauty shop. This section will provide information on the facilities features, benefits, services and a cost comparison, as well as concept floor plans. Proposed Site, Photographs, Site, Floor Plans and Elevations are provided in this section.

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**Project Description - 1**

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## Proposed Site Location

### Louisville Care Center Assisted Living Residence

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The assisted living facility is located on the campus of the Louisville Care Center at 410 West 5<sup>th</sup> Street in Louisville, Nebraska 68037.



The Louisville Care Center was built in 1972 and since its original construction has had only one remodeling project that was completed in 1991. The remodeling involved the addition of the new front entrance, administrative services area, activity and chapel space, addition to the dining room, kitchen storage, maintenance services area and 6 private nursing home rooms.

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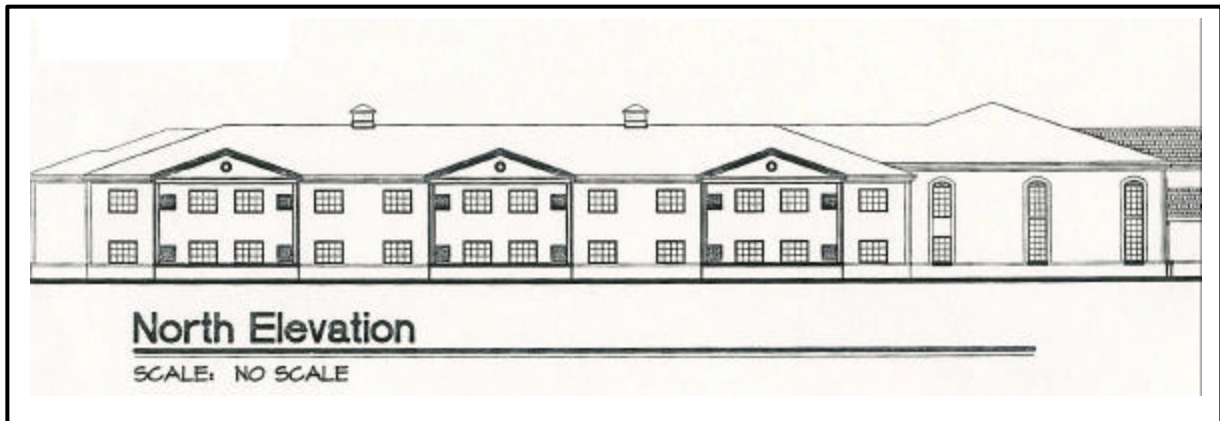
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**Louisville Care Center – Louisville, Nebraska  
Project Description – April 2005**

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The site has created some challenges to the design and construction requirements as it slopes significantly to the north and west boundaries. In addition to the topographic considerations the State Department of Roads holds a major highway easement along the north boundary that after repeated inquiries has yet to be released. The design requirements along the north allow for strong definition and identified presence for the facility along Highway 66 as indicated by the north elevation.



**Photo 1 – North Elevation**



**Photo 2 - Louisville Care Center entrance looking southeast.**

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**Photo 3: Looking east from middle of property**



This parking lot will be removed as the area will be the location of the new facility and its west entrance. New parking will be provided for the assisted living residents and visitors.



**Photo 4 – Assisted Living Entrance – looking east.**

**Louisville Care Center – Louisville, Nebraska**  
**Project Description – April 2005**

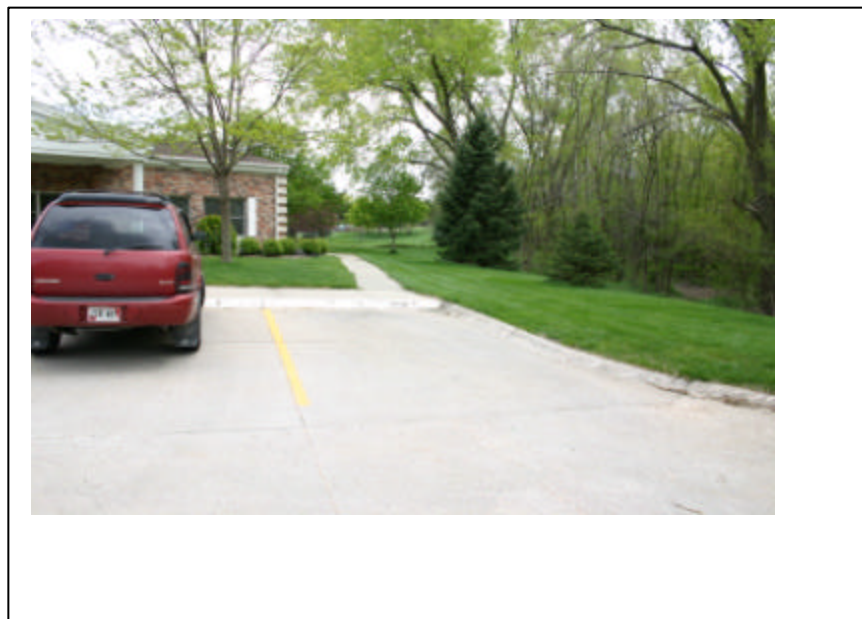
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Photo 5 below indicates the elevation presented to the residents of the north side of east wing of the nursing home.



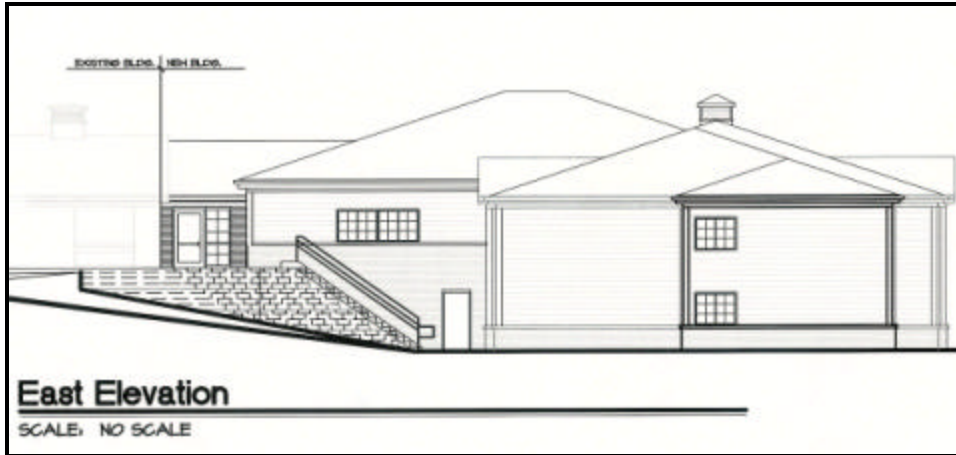
**Photo 5 – South elevation presenting the view to the north**

Photo 6 below is provided to indicate the proposed location for the drive that will circle the nursing home property. This area as indicated on the site plan will allow for the replacement parking for staff and nursing home visitors.



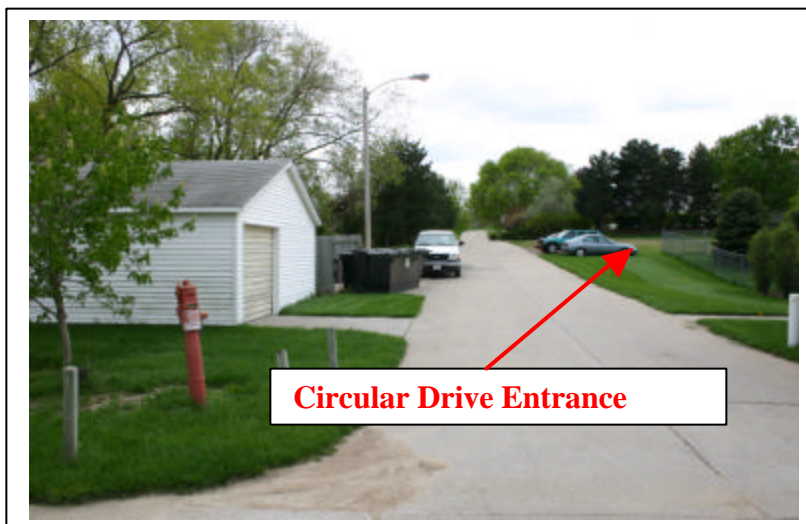
**Photo 6 – Southwest Corner of Nursing Home looking southeast.**

The elevation below would provide readers with indication of the east end view of the new addition as seen by the residents of Oak Ridge Apartments.



**Photo 7 – East Elevation**

Additional parking requirements will be met along Hazel Street where spaces will be prepared along the east and west sides of the street. The entrance of the circular facility road to Hazel Street will have a wider throat that will allow improved maneuvering by large delivery trucks. The parking designed along Hazel Street will be well lighted as it will primarily be used by staff, and lights have in the past been a concern expressed by those persons working the evening and night shifts.



**Photo 7 – View South of Hazel Street location for additional staff parking.**

The next project specific issue involves the remodeling of the facility in order to meet changing regulations, improved delivery of resident services, and overall enhancement of the operating efficiencies. Photos demonstrating the areas requiring remodeling are provided below.

### **The Current Physical Therapy Area**

This area will be replaced and become a new resident seating area, rehab coordinator's office, a storage area for medication carts, two new closets for linens and oxygen storage, and general storage area for the equipment and supplies needed by residents and staff. At this time the physical therapy area is used as a catch all environment and is not conducive to the standards of therapy present in today's market place. The new therapy area will be located at the connecting point of the assisted living and nursing home units at the end of the north wing. This location allows provides easy access for the nursing home and assisted living residents as well as the general public who may seek outpatient therapy services.



**Photo 8 – Current Therapy Room**

## The Nurses Station and Medication Room

Each of these areas requires significant improvements in order to address regulation, standards of care, and specific HIPPA regulations addressing confidentiality. The area will allow for new charting areas, storage environment, and new configuration of the counters and cupboards in the medication room.



**Photo 9 – Current Nurses Station**



**Photo 10 – Current Medication Room**

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## **The Kitchen and Dietary Storage**

The Kitchen requires improvements in space, a new walk-in cooler and freezer, supervisor's office, improvements in food delivery, and improvements in the dishwashing area.



**Photo 11 – Widen the dishwashing area.**



**Photo 12 – Improve the kitchen work area and replace the walk-in cooler/freezer.**

The plans will clarify the improvements planned for each of these and other areas in the nursing home.

The balance of this section will address the philosophy, features, benefits, services, and other considerations that support the assisted living facility.





















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## THE PHILOSOPHY OF ASSISTED LIVING

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### *“Providing the Independence You Want With the Services You May Need”*

-   **Offering cost-effective quality care that is personalized for individual needs.**
-   **Fostering independence for each resident.**
-   **Treating each resident with dignity and respect.**
-   **Promoting the individuality of each resident.**
-   **Allowing each resident choice of care and lifestyle.**
-   **Protecting each resident’s right to privacy.**
-   **Nurturing the spirit of each resident.**
-   **Involving family and friends, as appropriate, in care planning and implementation.**
-   **Providing a safe residential environment.**
-   **Making the assisted living residence a valuable community asset.**

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## ASSISTED LIVING UNIT FEATURES

✍✍ **All living suites are fully equipped**, ready to be furnished with the resident's own prized possessions.

✍✍ **All living suites are carpeted in the living room and bedroom** with seamless vinyl flooring in the bathroom(s).

✍✍ **Draperies for all windows** are provided.

✍✍ **Handrails are in all hallways**. In addition, grab bars and an assist towel bar are provided in the bathroom including inside the shower.

✍✍ **All suite baths have a decorator vanity** with one piece-molded top, quality fixtures, safety assist bars, medicine cabinets, and a fiberglass tub/shower.

✍✍ **Suites will have a kitchenette with** decorator cabinets, refrigerator, microwave, and single stainless steel sink.

✍✍ **A central kitchen (nutrition center) is provided** in the beautifully decorated central dining room.

✍✍ **Each resident will be able to enjoy the following features:**

?? **Cable television** and pre-wired telephone and computer outlets.

?? **Personal laundry** facilities.

?? A well lighted **paved parking area** for residents and guests and **barrier free access** to the building and the living units.

?? Main entry door **security system**.

?? **24-Hour Emergency call system** in bathroom and bedroom.

?? **Smoke alarms** in each living unit, and a **monitored fire alarm system** together with a **sprinkler system**.

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## ASSISTED LIVING BENEFITS

☞☞ The residents of the facility will enjoy all of the benefits of a retirement community, **WITHOUT** having to pay an entrance fee. Rents are billed on a month-to-month basis and only require a small security deposit to hold your reservation.

☞☞ **The residents have the right and privilege of privacy.**

☞☞ Residents in addition to their suites will enjoy the substantial common areas built for use by all the residents and their guests. These areas include the dining rooms, private dining room, entrance lobby, a lounge, an activities/craft room and additional storage areas. **Residents will enjoy a relaxed life style in a secure environment with group and social activities available.**

☞☞ **Beautifully furnished lounge areas** can be used for meeting room, card room, or anything the resident's desire. The **variety of common areas** available allows the residents to participate in activities with small groups of friends or family.

☞☞ Units are designed to meet the special needs of the mature resident, **including the disabled and physically challenged individual.**

☞☞ **A beautifully landscaped yard** providing an attractive outdoor setting for use by the residents and their friends and family.

☞☞ **Three meals per day** are provided in a beautiful dining room.

☞☞ **Visitors are welcome anytime day or night.** However, for the resident's security, the main entry doors will be locked in the evening and the **Staff that is on duty 24 hours a day will be available when needed.** Residents have additional security of having their front door open onto an interior hallway.

☞☞ All residents can come and go as they please - free to do all the things they've wanted to do. **The resident's suite will be monitored while they are away.**

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## Assisted Living Services

- ? **Social and leisure activities**, tailored to the desires of the residents, are available should they be desired. Community involvement with general activities is encouraged.
- ? **Housekeeping** will be done on a weekly basis in each living unit. This will include vacuuming and cleaning of kitchen and bath floors. Housekeeping of the hallways and all common areas is included. If additional personal housekeeping is desired (dusting, cleaning closets, etc.), it is available at a nominal cost.
- ? **Three meals per day** served by the dietary staff in the beautiful central dining room.
- ? **Special diets** will be provided as needed by each resident.
- ? **Laundry service** for sheets, pillowcases and towels will be done weekly, including pickup and delivery. Washers and dryers are available for personal use, or personal laundry can be done at nominal cost.
- ? **All interior and exterior maintenance** is provided, including appliances, lawns, landscaping, snow removal, mechanical systems, trash collections and pest control.
- ? **All utilities and basic cable is included.** Each unit has individually controlled heating and air conditioning. Telephone is not provided, although each unit is pre-wired.
- ? **An emergency call system** is located in the bedroom(s) and bathroom. The call system will be monitored by a staff member 24 hours a day.
- ? **Additional Services** such as home health, clinic or hospital care, guest meals, special events, etc. are coordinated by the professional staff and available at additional cost. The residents may choose their providers and be assured that the facility staff will coordinate the services and their access.

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**COST COMPARISON:**

Monthly Expenses	Expense Per Month	Proposed ALF	Your Expense?
? Rent Payment: and/or	\$300 to \$750	Included	
? House Payment:	\$300 to \$850	Included	
? Use of Equity in the House: (Example: \$100,000 x 3.0% would earn \$3,600/ year or \$300/month)	\$0 to \$500	Included	
? Homeowner's Insurance:	\$20 to \$40	Included	
? Property Taxes:	\$80 to \$150	Included	
? Utilities: Gas:	\$50 to \$100	Included	
Electricity:	\$30 to \$80	Included	
Water/Sewer	\$25 to \$50	Included	
? Lawn Care and Equipment:	\$25 to \$40	Included	
? Snow Removal:	\$10 to \$25	Included	
? Home Maintenance: (repairs, painting, plumbing, furnace, etc.)	\$75 to \$125	Included	
? Appliances:(Repair/Replacement)	\$50 to \$100	Included	
? One Main Meal Daily:	\$90 to \$125	Included	
? Laundry, flat linen weekly:	\$25 to \$50	Included	
? Housekeeping weekly:	\$40 to \$125	Included	
? Pest Control:	\$0 to \$25	Included	
? Garbage Collection:	\$10 to \$25	Included	
? Automobile Payment:	\$200 to \$300	Included	
? Automobile Expenses: (Gas, repairs, insurance, taxes, license)	\$50 to \$125	Included	
? Urgency call service:(24 Hour)	? to ?	Included	
? Security:	? to ?	Included	
? Peace of mind:	? to ?	Included	
? Social Activities:	? to ?	Included	
? Total Monthly Expenses:	\$1,280 - \$2,800		

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