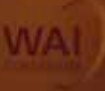


# MHHA

## Design Trends in Moratorium Exception Projects

*Presented By  
David Wolterstorff, AIA*



*Architecture • Interior Architecture • Consulting*


### *Priorities for the Moratorium Exception Legislation*

- Complete building replacement in conjunction with bed replacement
- Technology improvements
- Improvements in life safety
- Construction of nursing facilities that are part of senior service campuses
- Improvements in the work environment

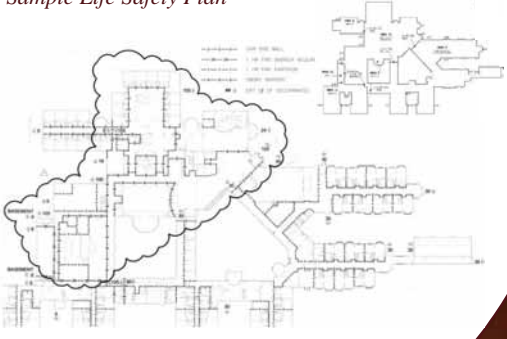



### *Overview Entire Project to Address:*



- Life safety issues
- Health codes
- IBC codes
- Space usage



### *Sample Life Safety Plan*


### *Space Use Study*

### *How Do You First Look At A Project?*

*Gather information on what's  
working & what's not.*

- Look at the "big picture"
  - Operations
  - Bed arrangements
  - Toileting
  - Activities
  - Maintenance
  - Mechanical / Electrical issues



Parkview Care Center



Before

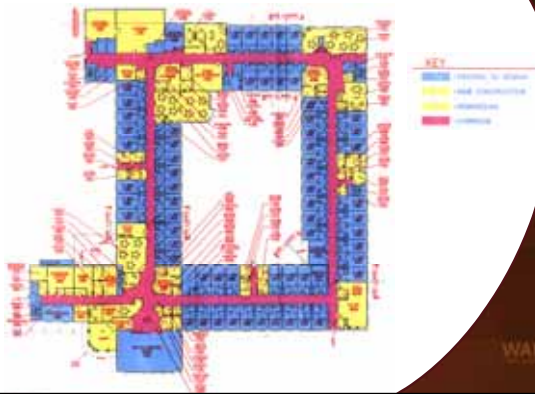
### Develop Objectives for the Project to Accomplish

*Examples:*

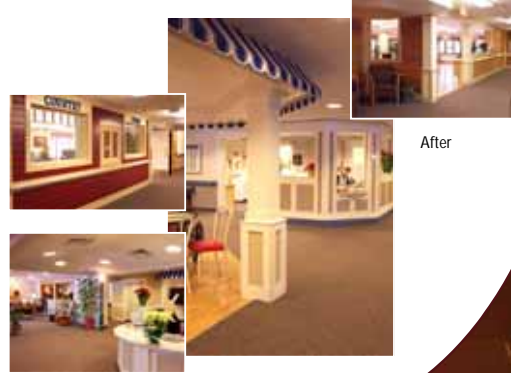
- Improved resident privacy
- Integration of new service components
- Removal of institutional care model
- Integration of holistic environments

*Do NOT focus on capital improvements.*

Parkview Care Center



Parkview Care Center



After

Walker Methodist Care Center



Before

Existing Floor Plan



Existing Physical Plant Layout – 16,213 Sq. Ft.

Common Areas Highlighted – 1,178 Sq. Ft.

### Project Objectives

- Take a holistically different look at the space to create a skilled dementia unit, yet make it totally different within a \$1M budget.
- Create smaller neighborhoods to help in care giving by reducing the large number of people into smaller families with separate dining, activity and day room spaces.
- Reduce the feel and look of the long corridors.
- Prevent the reduction of beds.

### Repositioned Floor Plan (2<sup>nd</sup> Floor)



	Common Space	Bed Count
Before	1,178 Sq. Ft.	41
After	2,750 Sq. Ft.	41

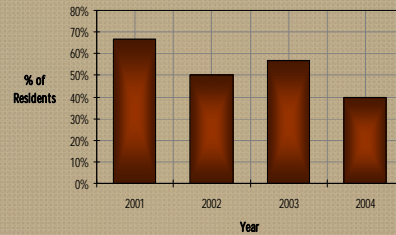
### Walker Methodist Care Center



Before

### Proven Proof Positive

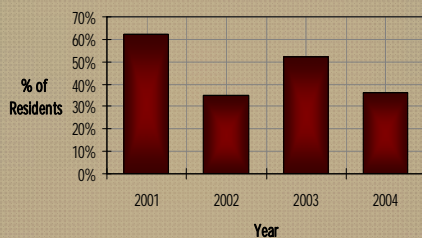
#### Problematic Resident Behaviors



41% drop in problematic behaviors

### Proven Proof Positive

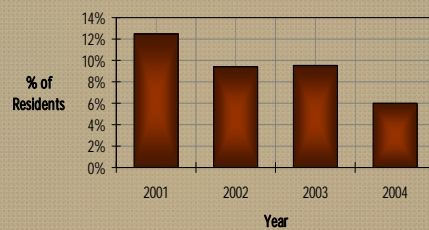
#### Incontinence



39% drop in incidents

### Proven Proof Positive

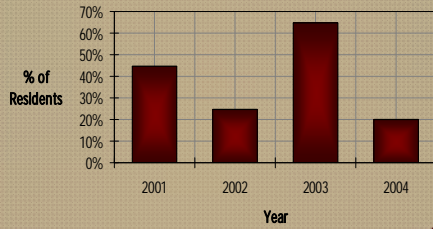
#### Percentage of Falls with Injury



52% drop in incidents

## Proven Proof Positive

### Annualized Turnover Rate

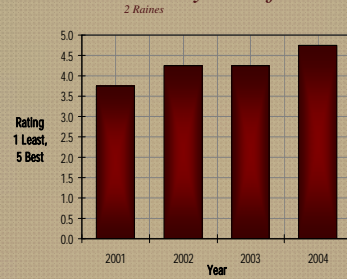


42% reduction in turnovers



## Proven Proof Positive

### Family Satisfaction Survey



Would recommend facility to friend



## Design Trends that are Gaining Momentum

- Neighborhood / cluster configurations
- Private rooms
- Cottage facilities
- Repositioning existing facilities
- Alternative care options (e.g. Assisted Living)



## Neighborhood Characteristics

- 12-25 residents in each
- Transparent service delivery systems
- Personal delivery of services
- Town squares



## Neighborhood Designs

Elim  
Milaca

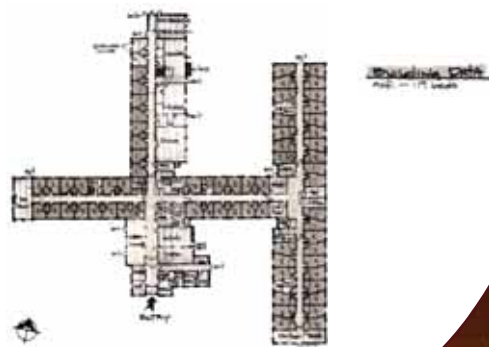


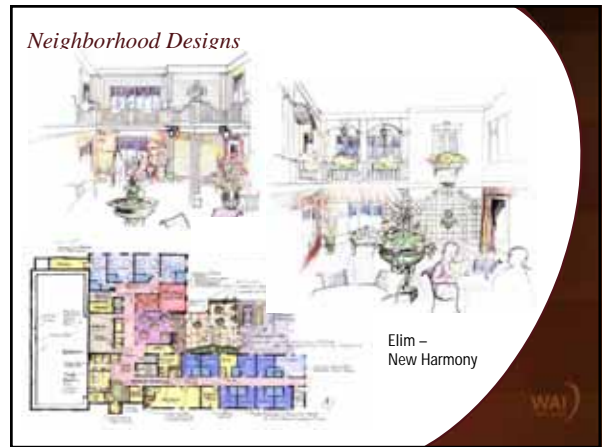
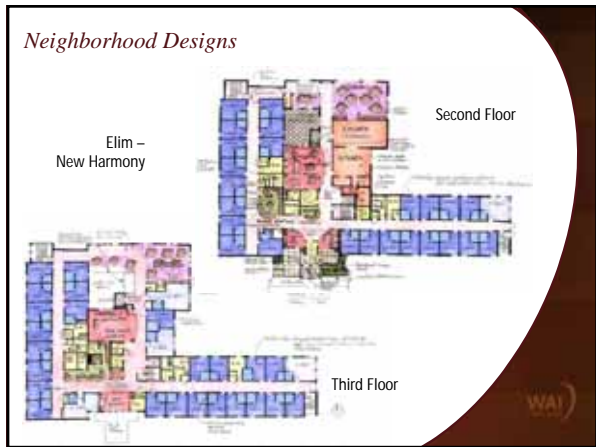
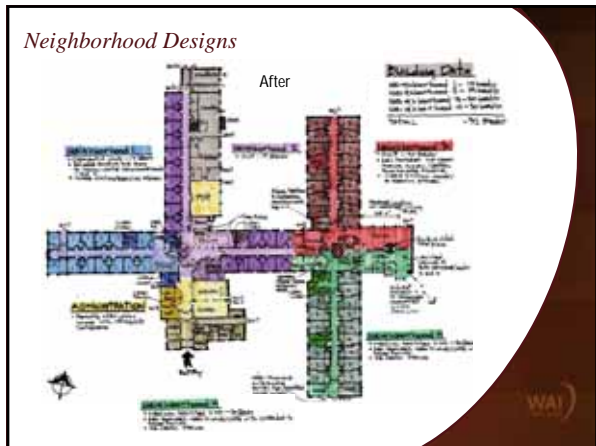
Before



## Neighborhood Designs


Before






*Private Rooms*

*Replaced 4 bed wards with all privates*



Elim - Princeton



*Private Rooms*





Elim - Princeton



*Private Rooms*





*Replaced 3 bed wards with all private rooms*

Minnesota Manor



*New Campuses*



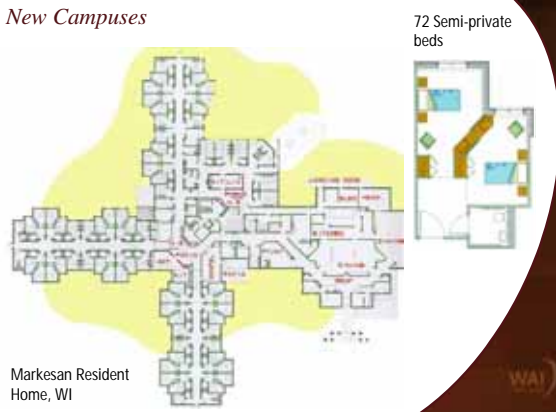


Markesan Resident Home, WI




*New Campuses*

72 Semi-private beds



Markesan Resident Home, WI



*Senior Campuses*

Bethesda CCRC





Assisted Living

HUD 202



## Growing the Continuum of Housing and Care Options

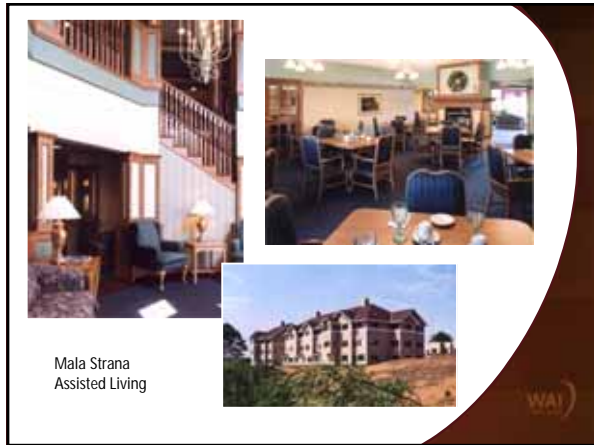
- Adding assisted living & dementia care / housing to existing SNF campuses
- Should be shown in moratorium applications (Identified as state priority)

WAI



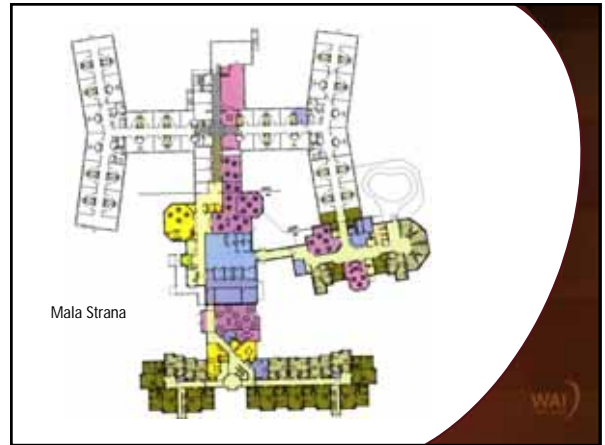
Elim Home Buffalo

WAI



Mala Strana Assisted Living

WAI



Mala Strana

WAI



Mala Strana Care Center

WAI



Lutheran Home of Belle Plaine

WAI

### *What Does MDH Desire in Proposed Designs?*

- Accomplish state goals & priorities
- Meet or exceed all codes
- Improve resident quality of life
- Develop good cost protections
- Thoroughly discuss facility objectives
  - Be very satisfied with big picture
  - Difficult to change plans later



### *How Much Detail is Needed?*

- Facility can select level of submittal
- Recommend full schematic drawings
  - Concepts developed
  - Full floor plans developed
  - Mechanical / electrical issues defined



### *What Role Can an Architect Play in the Application Process?*

- Assist in defining facility issues & project objectives
- Knowledge of successful solutions & design trends
- Expertise in cost estimation



### *Cost / benefit analysis*

Project name	Year	Sq. Ft.	Project Costs	# of Beds	Cost / Sq. Ft.	Cost / Bed
Elim - New Harmony	2005	45,892	\$ 2,900,000	76	\$ 63.19	\$ 38,158
Augustana	2005	173,573	\$ 5,900,000	240	\$ 33.99	\$ 24,583
Elim - Milaca	2003 *	52,240	\$ 2,367,370	76	\$ 45.32	\$ 31,150
Parkview Care Ctr	2001 *	60,718	\$ 3,039,740	124	\$ 50.06	\$ 24,514
Walker Methodist	2001 *	16,213	\$ 1,121,000	41	\$ 69.14	\$ 27,341

\* Adjusted for 2005 inflation



Parkview Care Center



Walker Methodist



Elim - Milaca

