



Here's Whats Happening... in Their Neck of the Woods!



Cornwall Manor - The Woods Apartments & Community Center

We are delighted to once again be working with our friends at **Cornwall Manor Retirement Community** as they consider expanding their campus with *The Woods Apartment Building and Community Center* project.

The proposed design and construction of a new 4-story, 120,000 square foot apartment building will feature 68 two bedroom independent living units, along with an underground parking garage. The building was designed with several “bends” in the central axis allowing it to fit within the site and respond to the slope of the surrounding landscape. Presenting a residential, home-like appeal, the building’s front stone and stucco facade design incorporates a number of insets and gables. Aesthetic cues and architectural details true to the heritage of the Cornwall area have been implemented throughout the design as well. The 13,500 square foot Community Center (Phase I) situated adjacent to The Woods Apartment Building will complement the surrounding buildings in design and detail. Phase I will include a dining hall, private dining room, fitness center, game and activity room, lounge and kitchen and will surely become a hub of activity for all the residents. Phase II will double the size and eventually link to construction of proposed Personal Care and Skilled Care Housing Units. This project is currently in the schematic design phase and it is anticipated to be built by Arthur Funk & Sons. *(cont'd page 3)*



Selecting an Architect - Chemistry is Important!

by Robert Hoffman, AIA - Senior Partner

The process of selecting an architect shares many of the same criteria considered when selecting a professional in other walks of life. But, there can be differences.

One can look to reputation, experience, location and, to an extent, fees. It is important to realize that fees as a determinant can be misleading. Not all firms bring the same experience, creativity, cost effectiveness considerations and time commitment to a project. No one wants to pay an unreasonable premium for services, but cheaper is not necessarily better!

One consideration in the selection process is the understanding that, unlike relationships with other professionals, a relationship with an architect will normally involve greater time in direct interaction *(cont'd page 3)*

Lebanon Valley Brethren Home - Wayland Apartments

In-demand ... vacant space on hand ... re-use planned!

When Lebanon Valley Brethren Home's demand for independent living apartments increased, and with a partially unoccupied skilled nursing facility on hand due to relocation of skilled care residents to Green House units, it only made sense to repurpose a portion of that building into additional independent living units. Not only did this meet the demand, but it also presented an environmentally appropriate facility management decision by re-using an existing building. The interior renovations feature individual residential style alcove entrances at each apartment throughout the corridors, and open floor plans. In addition, each unit will have new energy efficient plumbing, heating and air conditioning systems, along with a private patio. Arthur Funk & Sons has begun construction on the *LVBH Wayland Apartments* project. It is slated for completion in the winter of 2010.

The Lebanon Valley Brethren Home, an outreach ministry of the Churches of the Brethren, is committed to providing independent living housing, the highest quality healthcare, and supportive services for elderly persons in a way that reflects the example and teachings of Christ. It was founded in 1979 in Palmyra, Pennsylvania.



Conversion of Nursing Units to 22 Independent Living Apartments



→ *Six computerized Library/Café and Apartment Renderings produced in-house utilizing REVIT BIM technology.*



Cornwall Manor ... (continued)

Image provided by Derck & Edson Associates



Cornwall Manor, a non-profit retirement community, founded in 1949, offers a full scope of housing and healthcare options for retirement living in Lebanon County, Pennsylvania.

IN The News



2010 CPERI Long Term Care Conference

In April of this year Robert Beers and Scott Shonk, experienced senior care architects, presented “*Aging in Place – Evolution in Senior Living*” to over 100 Pennsylvania Health Care Professionals at the Ramada Convention Center in State College. The three day **Long Term Care Conference** sponsored by **CPERI (Central Pennsylvania Educational Resources Inc.)** also included presentations from expert leaders in the areas of safety, environmental, wellness, and a number of other issues currently facing the healthcare industry. Beers & Hoffman’s presentation focused on continuing care options over the years and current trends in facilities and their levels of care. Participants had the opportunity to earn continuing education credits for the NAB (National Association of Boards of Examiners for Nursing Home Administrators).

Architect Chemistry (continued from page 1)

with you, the client, over a longer period. Depending on the project, this interaction can be frequent and involve a year or more in duration. So ... chemistry is clearly one of the most important criteria.

In the final analysis, it is positive, comfortable, and trusting interaction that brings client and architect together as a team. It is through teamwork that projects succeed and dreams are realized!

For more information and guidelines on selecting an architect, please visit our website at www.beersltd.com.



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IN The Works



Albright Care - DayCaring Hands to Adults in Lebanon

Starting in the summer of 2010 the existing In-Town building at 113 S. 9th Street in Lebanon, previously renovated by Beers & Hoffman in 2008, will be undergoing an interior renovation and slight exterior changes to accommodate an adult daycare facility. Albright Care Services of Lewisburg is partnering with Community Homes of Lebanon to complete a 3-story interior re-fit of this building formerly occupied by a commercial printing company. When completed the 14,890 sq. ft. facility will be home to administrative offices, a medical clinic and the adult daycare program.



Lititz recCenter - Here We Grow Again ... Taking the Plunge!

Construction will soon begin on another expansion project at the Lititz recCenter in Lititz, Lancaster County. The last renovation and addition to the Center, a fitness room expansion, was completed in 2009. This new 15,265 sq. ft. addition will include a 55' x 75' zero entry pool featuring 4 new lap lanes, a kids splash zone, poolside party room and additional locker and family changing rooms. The existing swimming pool area will also benefit from increased natural lighting thanks to new windows that will be placed in the north and west walls. Pelger Engineering & Construction is the general contractor and expects the project to be completed in March 2011.

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