

LTC Adaptive Reuse
the process of reclaiming and revitalizing healthcare physical environments

Harbor Haven
Health & Rehabilitation

Jos. Schmitt
CONSTRUCTION CO., INC.

pra
PLUNKETT RAYSICH ARCHITECTS, LLP

Larry Schneider
Partner, Long-Term Care Designer
Plunkett Raysich Architects, LLP

Mark Radmer
Administrator
Harbor Haven Health & Rehabilitation

Jake Schurr
Project Manager
Jos. Schmitt Construction Co., Inc.

presenters

objectives

- 1 Discuss planning for how to do more with less by converting underutilized space into new service lines within the same square footage.
- 2 Identify how to establish a team process to identify goals, challenges, and user performance-based solutions.
- 3 Discuss eliminating inefficiencies and improve performance for present and future long-term goals.

objectives



we will present a **case study** of an adaptive reuse of an aging nursing home as it is **transformed into a state-of-the-art skilled nursing facility** with resident-centered households. The team will provide insight into the challenges of working within the box from the perspective of **design, operations and construction** with a **traditional design-bid build approach**. This **multi-phased project** needed to create swing space for construction while **maintaining 24/7 occupancy** of a wide range of residents from transitional care to residents with behavior support needs.

history



- Fond du Lac County Healthcare Center
- Rolling Hills Health and Rehabilitation
- shared building
- two licenses under one roof
- one license, one name: Harbor Haven Health and Rehabilitation

history



SNF 128,000sf
 Dept. of Community Programs & Social Services 32,000sf
 Total Building 160,000sf

1

Department of Community Programs

2

Fond du Lac County Social Services Offices

3

Harbor Haven Health & Rehabilitation Services

statistics

Pre-renovation
5 units with **123 beds**,
average size **25** beds
with **3** private rooms &
60 double occupancy
rooms with **4** residents
sharing a toilet room

25
number of short-term rehabilitative care beds

48
number of long-term care beds

50
number of chronic mental ill residents



statistics

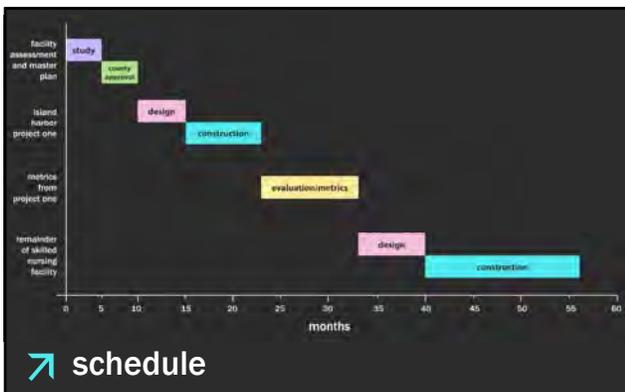
Post-renovation
5 households with **85 beds**,
average size **17** beds
51 private rooms &
17 double occupancy
rooms with **2** residents
sharing a toilet room

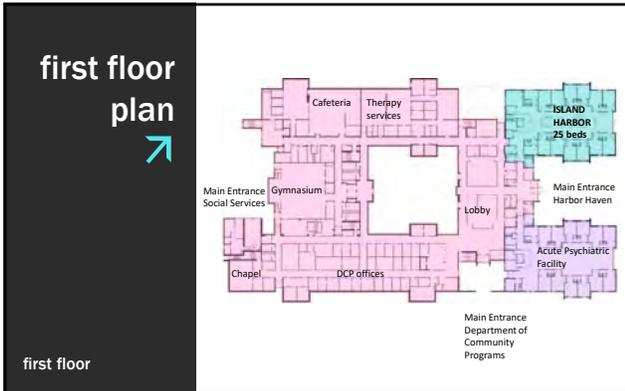
34
number of short-term rehabilitative care beds

36
number of long-term care beds

15
number of dementia care beds



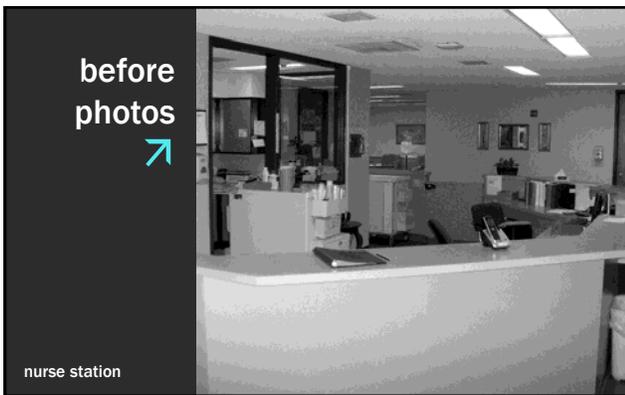


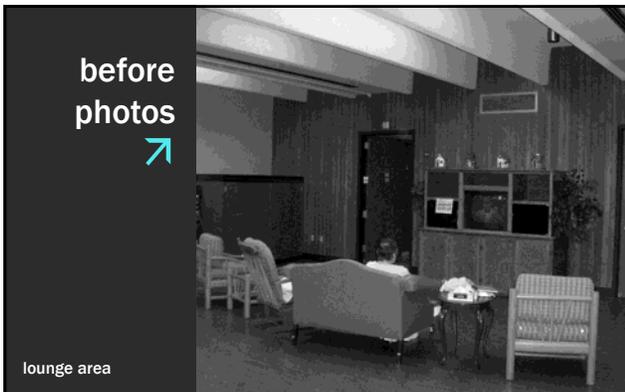










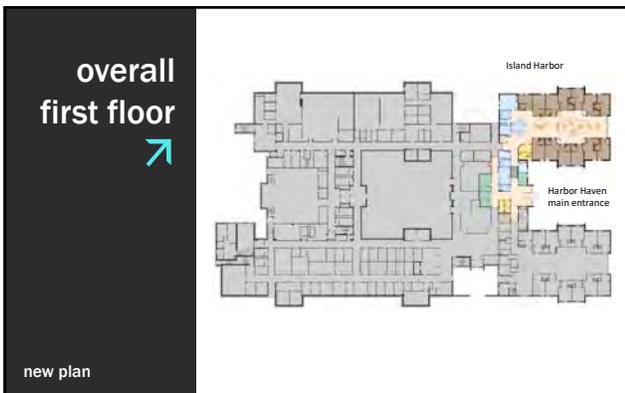








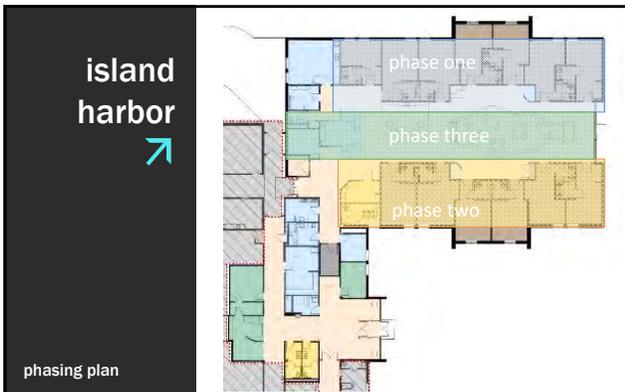


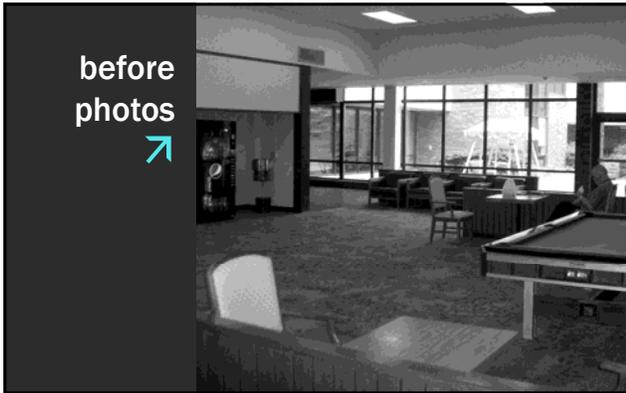




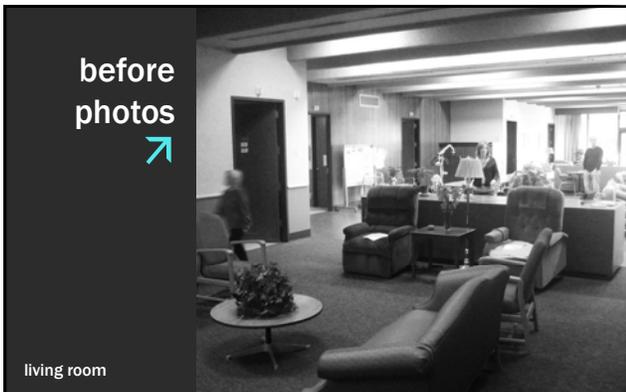




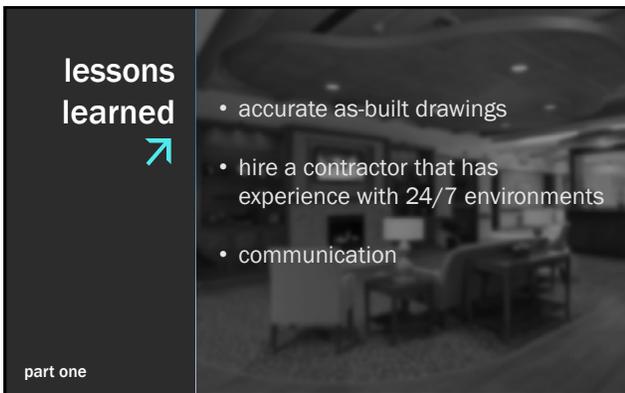




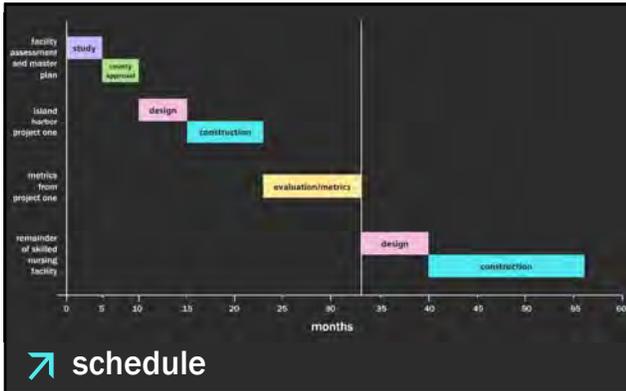




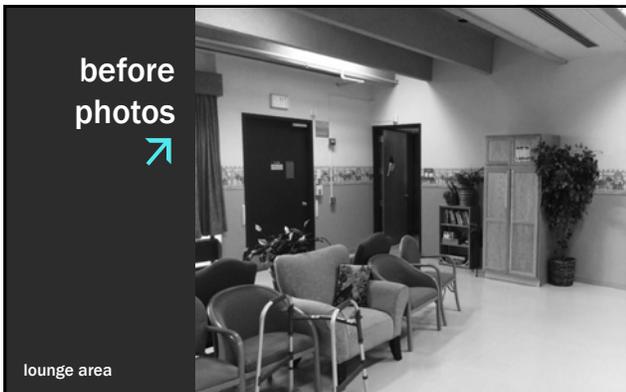


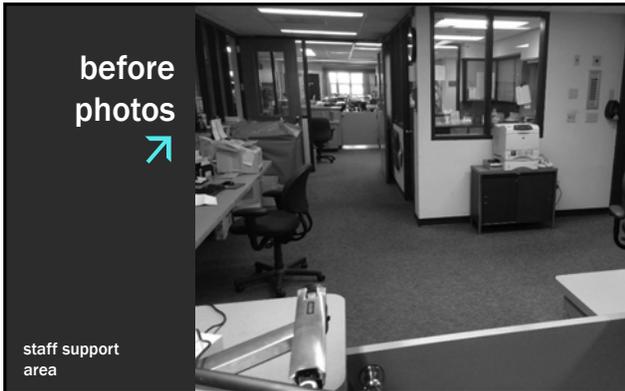




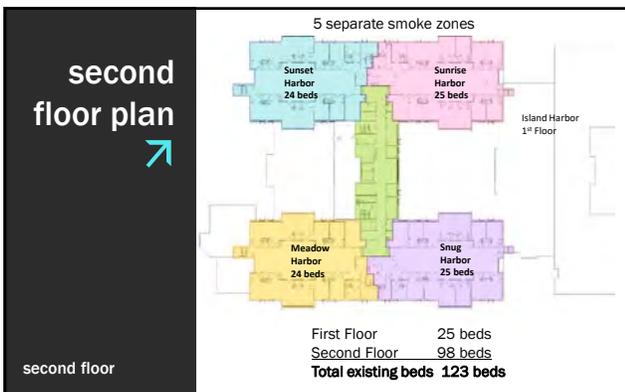


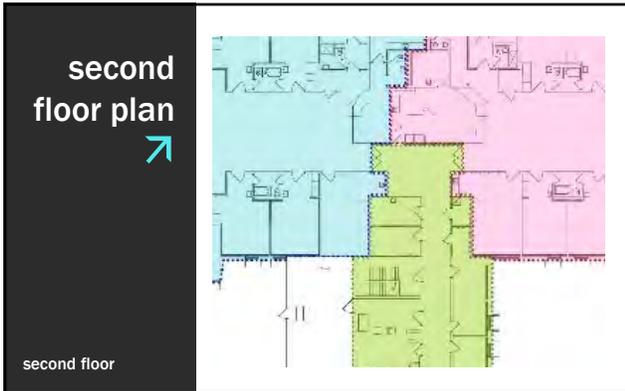


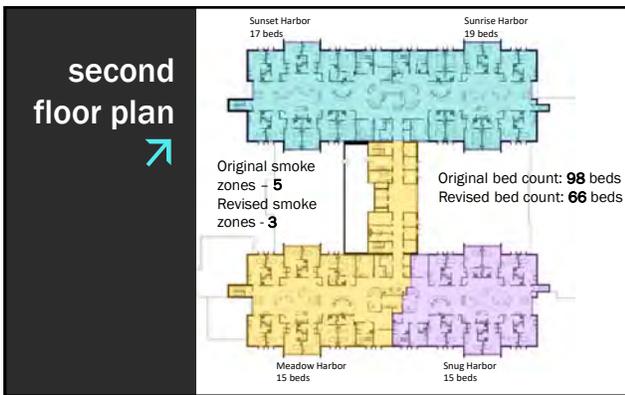






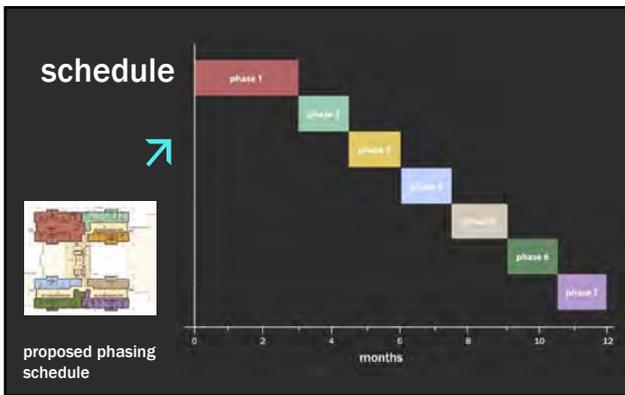


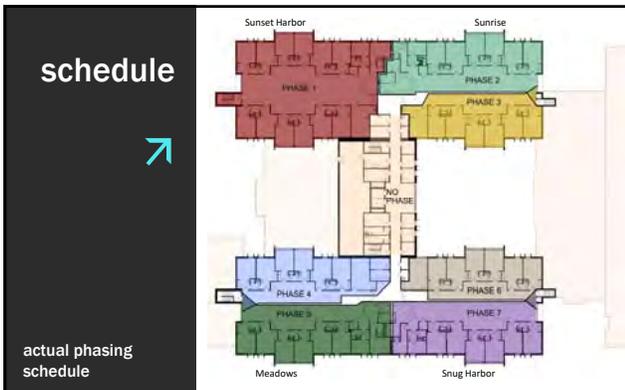






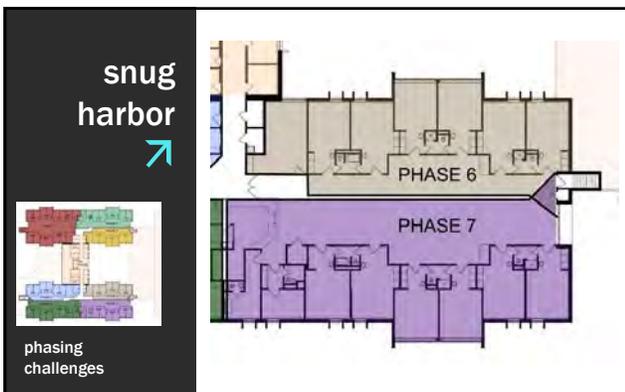




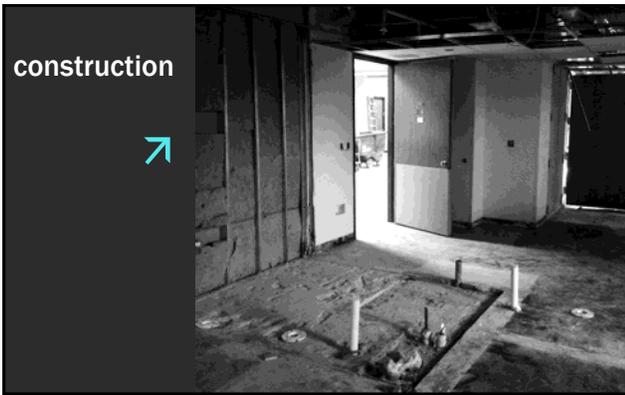




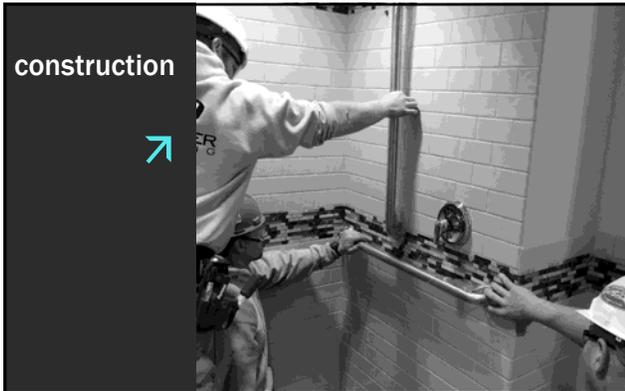
- ### transitions
-
- resident move-out/move-in to new rooms
 - construct secured partition to separate residents from construction
 - design daily resident activities, including meals, away from construction
 - tear down and rebuild partition
 - DHS/local inspections and occupancy
 - furniture and artwork installation
 - staff training

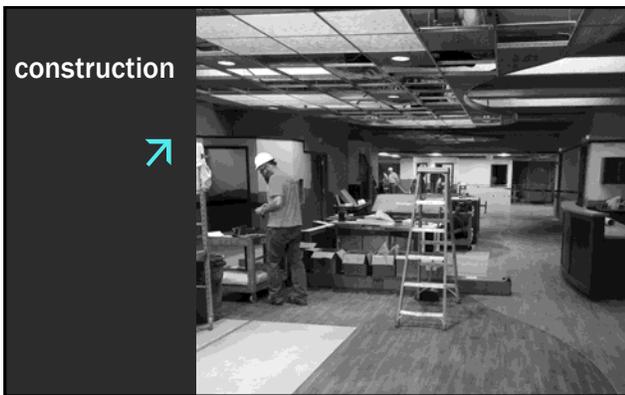












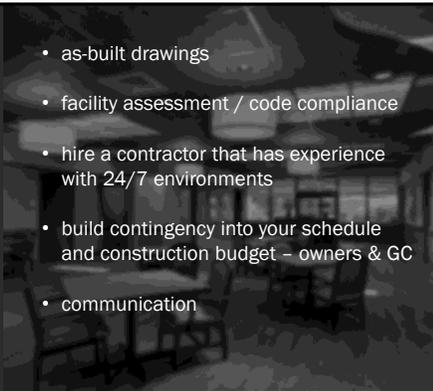


lessons learned



- as-built drawings
- facility assessment / code compliance
- hire a contractor that has experience with 24/7 environments
- build contingency into your schedule and construction budget – owners & GC
- communication

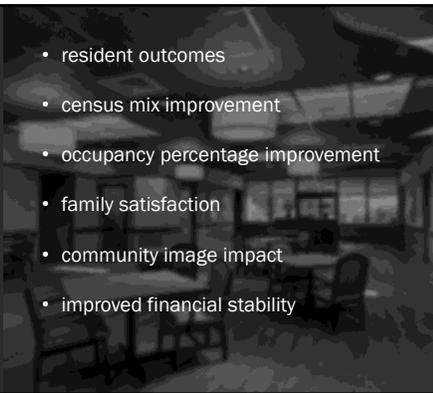
construction/
operational challenges



metrics achieved



- resident outcomes
- census mix improvement
- occupancy percentage improvement
- family satisfaction
- community image impact
- improved financial stability



before photos



after photos ↗



before photos ↗



after photos ↗





