



Beers & Hoffman, Ltd.
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ARCHITECTURE INFORM

Transforming Vision into Reality

ARCHITECTURE SUMMER 2008

The **Good Samaritan Hospital's Wound Center**, scheduled to start construction in September of 2008, will be located adjacent to the GSH Outpatient Surgical Center on Tuck Street in Lebanon, PA. The 3,500 square foot facility will provide state of the art recuperative treatment, including hyperbaric chambers for diabetic, surgical and burn patients and others requiring enhanced and timely wound care. The facility will be constructed by Arthur Funk & Sons, Inc. of Lebanon, PA and is expected to be completed by March of 2009.



Taking Care of Business

We recently asked **Carl McAloose**, President and CEO of *LutherCare*, who has 15 years of leadership experience in providing care for seniors throughout Eastern Pennsylvania, the following questions about current trends and concerns of retirement living.



Q. *How do you see the baby boomers upcoming tug on healthcare dollars effecting senior living facilities in the future?*

A. Clearly the competition for dollars throughout our healthcare continuum will greatly impact senior services in the future. I emphasize services as the bricks and mortar based assets of this system that will help provide the foundation and geographic basis for service projection out into our greater community. For example, community outreach programs such as home health, counseling, wellness and others will become integral to the organization's community as well as to the community-at-large.

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Senior Living "Household Units"
provide family atmosphere for Residents!

The *household unit* concept is a practical design option supporting the current "culture change" trend of providing a caring, home-like atmosphere in senior care living. Household units connect to other required amenities of skilled nursing care such as general healthcare services (physicians, dentists, physical therapy, etc.), personal services (beauty salons, barber shops), multi-purpose rooms

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Living "Green" Energy Saving Tips

* Only 10% of the energy consumed by a normal light bulb generates light. The rest just makes the bulb hot. Use energy efficient bulbs!

* Recycling just one aluminum can saves enough electricity to run a laptop computer for 4 hours.

* Energy Star EXIT signs cost about \$10 less a year to operate than conventional signs and last up to 10 years without a lamp replacement.

* Begin a sign-up to Share Rides Program. One retirement community employs an internet/e-mail exchange and finds this works.

Sources:

- * The Handbook on Conservation for Retirement Communities
- * greentips@ucsaction.org
- * www.worldwatch.org/node/1479



The sheer number of baby boomers, the demand for services they will create and purchase, and the voting power they will continue to wield, will have enormous influence as to the distribution of those resources.

Q. What are your thoughts on the new "home-like" environment in skilled nursing care and what is Luthercare's approach to this trend?

A. I think it is a wonderful approach that has taken on the flavor of the individual community or facility where it is being explored. It is gratifying to see the changes over the past 15 years or so where total resident comfort is emphasized throughout the building rather than in specific services or amenities that might have, in the past, been localized to a particular unit. I think it is important, however, to be fully aware of the financial cost distribution across all payor sources and how well your particular organization is prepared to absorb and/or distribute those costs. That balance is key to successfully moving our industry more fully in that direction.

Q. How have the recent Medicaid regulations affected your facility? What are your thoughts on this change?

A. Medicaid has been significantly underfunded over the past several years and the future, for even adequate funding, does not look promising. With the historical role that not-for-profit, faith based organizations such as Luthercare

have taken in caring for those who will depend greatly or totally on this program, it is imperative that our lawmakers re-commit to the social contract they have made with our seniors and those organizations who are partners in that contract. Those costs are absorbed through the generosity of our donors (\$3.7 million in benevolent care in 2007) and via pass-through rate increases to our private pay residents. This then exacerbates the problem as private resources are spent more quickly, resulting in an increase of those needing Medical Assistance. It becomes increasingly challenging to expand your mission as you continue to dedicate more and more dollars to maintaining the highest quality of life and care in a declining reimbursement environment.

Q. How is the reported shortage of nurses and support staff affecting life care facilities?

A. The shortage is real and will become even more critical, again, as the baby boomers start accessing senior health services. It's not difficult to see the scope of the issue when you look at the "Help Wanted" section of our newspapers. As life care communities look at expanding services or even remaining competitive in those areas where we employ these highly skilled individuals, we need to carefully take into account our ability to staff those projects and the cost of recruiting/retaining those professionals into the future. Couple those rising costs with the above discussed reductions in reimbursement, the need to upgrade and modernize your community and providing benevolent care in line with your mission, and you can see the struggle that many not-for-profits face on a daily basis.

Q. What is the biggest challenge currently facing the life care industry?

A. I believe that one of the biggest challenges facing our industry today is meeting the needs of a generation who have been the greatest "savers" of dollars while preparing for a scope of services that research indicates baby boomers will demand – the generation who has shown to be one of the worse "savers", but who will be inheriting the greatest shift in wealth from one generation to another that our country has ever seen. Should prove to be interesting times.



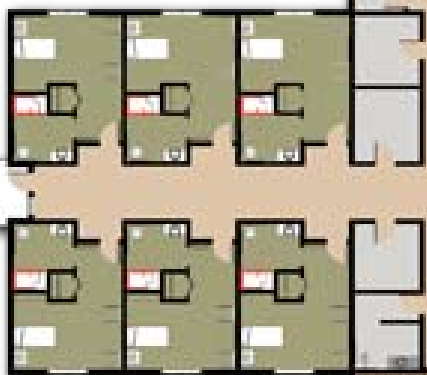
Outdoor Entertainment Pavilion & Picnic Area recently completed at Luthercare's Spang Crest Manor - Lebanon, PA

We would like to sincerely Thank Luthercare's Carl McAloose, for participating in our Q & A Session!



and administrative areas.

The design shown is a full service skilled nursing **household**. This household unit consists of 18 single (private) bedrooms each with a full bath. The center core and common living space include a TV viewing area, living/activity area, kitchen, and family style dining area. The support areas for the household include several utility rooms, a staff charting room (replacing the traditional nurse's station), a staff break room, and a central bathing room for special bathing needs.



family style dining area. The common areas encourage

residents to gather and communicate with their "family".

Beers & Hoffman has been designing retirement communities for over 45 years and continually seeks to better understand the

needs of our aging population. At the heart of each design is the desire to provide the best care possible in a warm and familiar environment!

The "residential looking" entrance to the households, connected by a corridor leading to adjoining household units and shared amenities, provides residents with a neighborhood feel. Meals are prepared by staff in the household kitchen, and served in the



- Residential Looking Entry
- Bedroom
- Common Living Areas
- Support Staff
- Covered Porch

corridor to other household units and shared amenities

Act your age!?

"NOT" says these Senior Citizens as they ignore their "age" and accomplish inspiring feats!

🌀 Aug. 9, 2004 – Lucille Borgen of Babson Park, Florida, amazed the crowd at the 62 Annual Water Ski National Championships in 2004 by winning the Women 10 slalom and tricks event on her **91st** birthday!

🌀 At age 62, Mavis Lindgren discovered running, and she hasn't stopped since. She ran her first marathon at 70, and won a trophy for oldest finisher. Six months later she finished the Honolulu Marathon in 4 hr. 45 min. 2 sec., a 19-min. improvement over her first race. She has run two marathons since then, celebrating her **71st** birthday with the last one!

🌀 Henry Miller made the Guinness Book of World Records and Ripley's Believe It or Not when, at 93, he scored a hole-in-one at the 11th hole of an Anaheim, CA, golf course. He took up the sport in his late 50s and was still golfing at the age of **102**.

🌀 Wally Lattimer is slowing down at **98**. He now rises at 6 A.M. rather than before dawn and works a 12-rather than a 14-hour day. Farmer, philosopher, and traveler, having outlived two wives, he now lives alone outside Lyons, Kans., farming 40 acres of wheat and an 11-acre garden. He doesn't wear glasses and he has all his original teeth. How does he do it? **"I don't worry and I don't get mad,"** says Wally!





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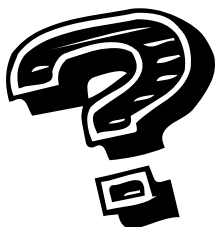
REVIT UP

Beers & Hoffman hits the road with BIM!



BIM (Building Information Modeling) technology, expressly, **Revit Architecture** by Autodesk, is now being used by Beers & Hoffman for design and construction documents. Revit supports our commitment to offer solutions and options that best meet our client's specific and unique needs.

BIM, among other capabilities, allows for 3-D modeling providing realistic exterior and interior views of proposed building designs, sun and shadow studies, and animated, virtual walking tour movie clips.



Want to know more about how BIM benefits your project?

Contact Project Architect **Bill Barlow** at bbarlow@beersltd.com or call (717)569-4955 and ask for Bill.



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