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## **Pro Con works as construction manager for Aviv Centers \$35 million expansion project**

November 03, 2011 - Front Section

The steel framing is underway for the Aviv Centers for Living expansion project at 240 Lynnfield St. The expansion will enable Aviv Centers for Living to support a broad continuum of care and offer centralized healthcare and administration in one location. The manager for the building project is Koningisor, Luciano & Associates and the project architect is KDA Architects. Pro Con Inc is the construction manager for the \$35 million expansion project. The new facility will be called the Waldfogel Health Center.

The new 124,000 s/f, 4-story building will be a health center with 144 skilled nursing beds.

The new expansion will be a sustainable, high-quality, energy-efficient building. As part of the initial site work, rock ledge at the site was crushed and re-used as structural fill. The building's sustainable design features will include a white roof and the installation of high efficiency mechanical systems and low-flow plumbing fixtures. The building will feature energy efficient, low-e glass windows and doors and low volatile organic compounds (VOC) products will be used for the interior finishes. The building's main entrance will feature a porte coche and the site will offer 308 parking spaces with priority parking for fuel efficient vehicles. Indigenous plantings that do not need irrigation and require minimal maintenance will be used for the landscaping.

The center will offer skilled nursing for short-term rehabilitation and long term care, assisted living, adult day care, home care and geriatric care management. Highlights of the expansion project include an onsite childcare center, a kosher bistro, a center for lifelong learning and specialty programs in sub-acute care. The center intends to make a significant contribution to the future of healthcare for seniors by providing quality medical services and cultural programming.

The plans call for the facility's first floor to include a 58-student childcare center with an outdoor toddler playground, an adult day care center, a bistro, a beauty/barber salon, and a great room for social, educational, cultural and religious events. Floors 2 thru 4 have been designed to have three "households" on each floor. Each household will be comprised of 12 private and 2 semi-private rooms that will share a common parlor, dining room, warming kitchen and nursing station; creating a "home away from home" environment for seniors in need of skilled nursing. The center will be equipped with state-of-the-art technology for patient monitoring and nurses call.

Pro Con Inc provided extensive pre-construction services which enabled Aviv Centers for Living to evaluate the financial implications of the proposed design, materials and methods in order to ensure that the owner was informed and in control of the design and budgeting process. The resulting final design met with the owner's quality, product and budget expectations, and established a realistic construction schedule for the project. Site work on the project began in spring 2011 and Pro Con Inc

has scheduled a fall 2012 completion date.

Aviv Centers for Living has been setting the standard for senior care on the North Shore since 1945. Until recently, however, the services have been known by many names: The Jewish Rehabilitation Centers for Living, Woodbridge Assisted Living, JRCL Home Care LLC, The Legacy at Woodbridge and The Shapiro-Rudolph Adult Day Center. Although the new name, Aviv Centers for Living, reflects the breadth of the services and a single continuum of care that the company provides, the company's core mission remains: to enrich the life of each of our residents and program participants, so that each may continue to live his or her life with a sense of meaning and purpose.

Koningisor, Luciano & Associates Inc was incorporated in 1989 and offers Strategic Management Consulting, Corporate Management Consulting, Management Consulting, Asset Management Consulting and Business Management Consulting.

KDA Architects is a full service architecture firm with experience in a number of building types, including educational, senior living, corporate office building design, and healthcare. The firm was established in 1969 and provides architectural design services, planning, interior design, sustainability consulting, and LEED consulting services.

Pro Con Inc. is a full service architecture and construction management firm specializing in commercial, hospitality, institutional, industrial and multi-family residential projects. The company is recognized as an industry leader and is known for their single source design-build delivery system, "The Diamond Solutions. For more information, please visit, [www.proconinc.com](http://www.proconinc.com).

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540