



CELEBRATING
55 YEARS

nerej

Pro Con acts as general contractor for \$35 million Aviv Centers for Living expansion; Koningisor, Luciano is project manager of 124,000 s/f facility design by KDA Architects

July 26, 2012 - Front Section

The Aviv Centers for Living expansion project remains very active and is on schedule for an August completion date. Koningisor, Luciano & Associates of Framingham, MA is managing the 124,000 s/f expansion project at 240 Lynnfield St. KDA Architects is the project architect and Pro Con Inc is the construction manager. The new \$35 million building will be called the Waldfogel Health Center and will enable Aviv Centers for Living to support a broad continuum of care and offer centralized healthcare and administration in one location.

"The sheet rocking is complete throughout the building and the punch list items have begun on floors 2 through 4," said Pro Con Inc's project manager. "The landscaping is being installed, the sidewalks are nearly complete and we are preparing the parking lot for the final finish coat. August 2012 is still the scheduled completion date."

The energy efficient building expansion has been designed and is being built to attain LEED silver. 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 port Coche and the site will offer 308 parking spaces. Indigenous plantings that do not need irrigation and require minimal maintenance will be used for the landscaping.

The 4-story, health center will have 144 skilled nursing beds. 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 technology for patient monitoring and nurses call.

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 senior living communities, 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 Solution".

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