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Pro Con completes \$35 million Aviv Center for Living expansion project

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Pro Con Inc has completed the Aviv Centers for Living 124,000 s/f expansion project at 240 Lynnfield St. KDA Architects of Voorhees, N.J. was the project architect and Pro Con was the construction manager. Koningisor, Luciano & Associates of Framingham, managed the project. The new \$35 million building, which enables Aviv Centers for Living to support a broad continuum of care and offer centralized healthcare and administration in one location, is called the Waldfogel Health Center.

The energy efficient building expansion was designed and 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 include a white roof and the installation of high efficiency mechanical systems and low-flow plumbing fixtures. The building features energy efficient, low-e glass windows and doors and low volatile organic compounds (VOC) products were used for the interior finishes. The building's main entrance features a port Coche and the site has 308 parking spaces. Indigenous plantings that do not need irrigation and require minimal maintenance were used for the landscaping.

The 4-story health center offers 144 skilled nursing beds.

The center has a 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 will make a significant contribution to the future of healthcare for seniors by providing quality medical services and cultural programming.

The facility's first floor includes 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 is comprised of 12 private and 2 semi-private rooms that 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 is equipped with state-of-the-art 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 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."

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