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## **Project of the Month: Galaxy Development completes 14,000 s/f elder care facility for Fallon Health in Webster**

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Webster, MA Building a new elder care facility close to the heart of the Webster community has been successfully undertaken by Auburn-based Galaxy Development. The 14,000 s/f center at 108 Thomson Rd. (Rte. 193) forms a vital part of Worcester-based Fallon Health's need to expand program capacity by 50 percent.

The turn-key project also consolidated Fallon Health's Summit ElderCare operations previously on two leased sites at Charlton's Overlook retirement community onto one site. Summit ElderCare is a Medicare and Medicaid day program offering services to help seniors live at home.

Engaged in a ten-month building schedule, Galaxy's Health Care Development Division was commissioned to deliver one of the most modern healthcare buildings in the region. The facility opened in July.

Standing on a 3-acre site of prime land, the facility features space for day rooms, a large rehabilitation center, a new clinic waiting area, an extensive library, an exam room, an onsite hair salon, outdoor patio areas and extensive parking.

"Through sensitive development, we're delighted to provide a state-of-the-art facility for the local communities," said Michael O'Brien, principal of Galaxy Development, LLC. "Delivered on time, we fully believe it will become a great asset for the Webster elderly community."

The unceasing efforts of several people have underpinned the success of the project. The civil engineering for the plans and permits of the project was provided by Patrick Doherty of MidPoint Engineering and Consulting, LLC of Auburn.

Financing for the development and the construction loan was provided by Hometown Bank. Maury Smith of Cushman & Wakefield, Hartford, Conn., was the broker responsible for the lease between Galaxy and Fallon Health. Hope Realty of Webster was the sole broker of the real estate parcel.

Attorney Todd Brodeur of Fletcher Tilton in Worcester represented Galaxy Development throughout the process.

Fallon Health, which is the largest senior care provider in New England and fifth largest in the country, has provided PACE, under the Summit ElderCare name for 22 years. The company said

the PACE facility was needed to increase its capacity to care for at least 250 people in one location – doubling the number of PACE members previously catered for in Charlton. It also reflected the uptick in Fallon Health's PACE program over the last several years.

The health insurer presently caters for over 1,100 PACE participants across centers in Charlton, Leominster, Lowell, Springfield and two locations in Worcester, as well as western New York. The move to the new Webster facility will be completed over the next 12 months to ensure a seamless transition.

Each Summit ElderCare center provides a safe environment where participants may see their doctors and nurses, take part in daily recreational and therapeutic activities, and receive hot meals all under one roof.

According to Fallon Health's president and CEO, Richard Burke, Summit ElderCare provides an innovative package of comprehensive medical care and social support, including home care, physical therapy and specialized equipment.

PACE caters to people aged 55 years and older who are eligible for nursing-home care, but who wish to remain within the community. The program's aim is to support individuals to live safely, whether in their own home, at a family member's home or in an assisted living facility.

While lauding the "excellent partnership" between Fallon Health and the Charlton community over the last 11 years, Burke said the new Webster facility would offer a modern 21st century center close to its members who cherish living as independently as possible.

"We are excited about this opportunity to help even more older adults with chronic health conditions and provide support for their caregivers at our new larger site," said Burke.

"We invite the community to visit our Summit ElderCare facility on Thompson Rd.," said Annamaria Salisbury, executive director of Summit ElderCare. "We want seniors and their family caregivers to experience the unique and compassionate way our team of geriatric specialists helps older adults meet their health care needs so that they can remain living independently in the comfort of their own homes."

Galaxy's Health Care Development Division has completed a number of projects in recent years and currently has a new Fresenius Clinic now under construction in Sutton, Mass.

Galaxy Development has also developed in several Webster locations including East Village Square anchored by Price Chopper and Panera Bread; Mill Brook Plaza anchored by Dollar Tree, and several other tenants, along with freestanding Walgreens and Advance Auto both on East Main St.