

Long Term Care Facility Design

What Ownership Should Know

An Ebook by [Dalpos Architects](#)

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Quality Architectural Design will Provide **Positive Resident Outcomes** and **Improved Profitability** for your long term care facility.

2019

Long Term Care Facilities Struggle to Find Financial Success.

This eBook highlights improvements the Architectural Design Professional can incorporate in a renovation or new construction project that will improve private pay occupancy, staff efficiency, staff retention and cash flow.

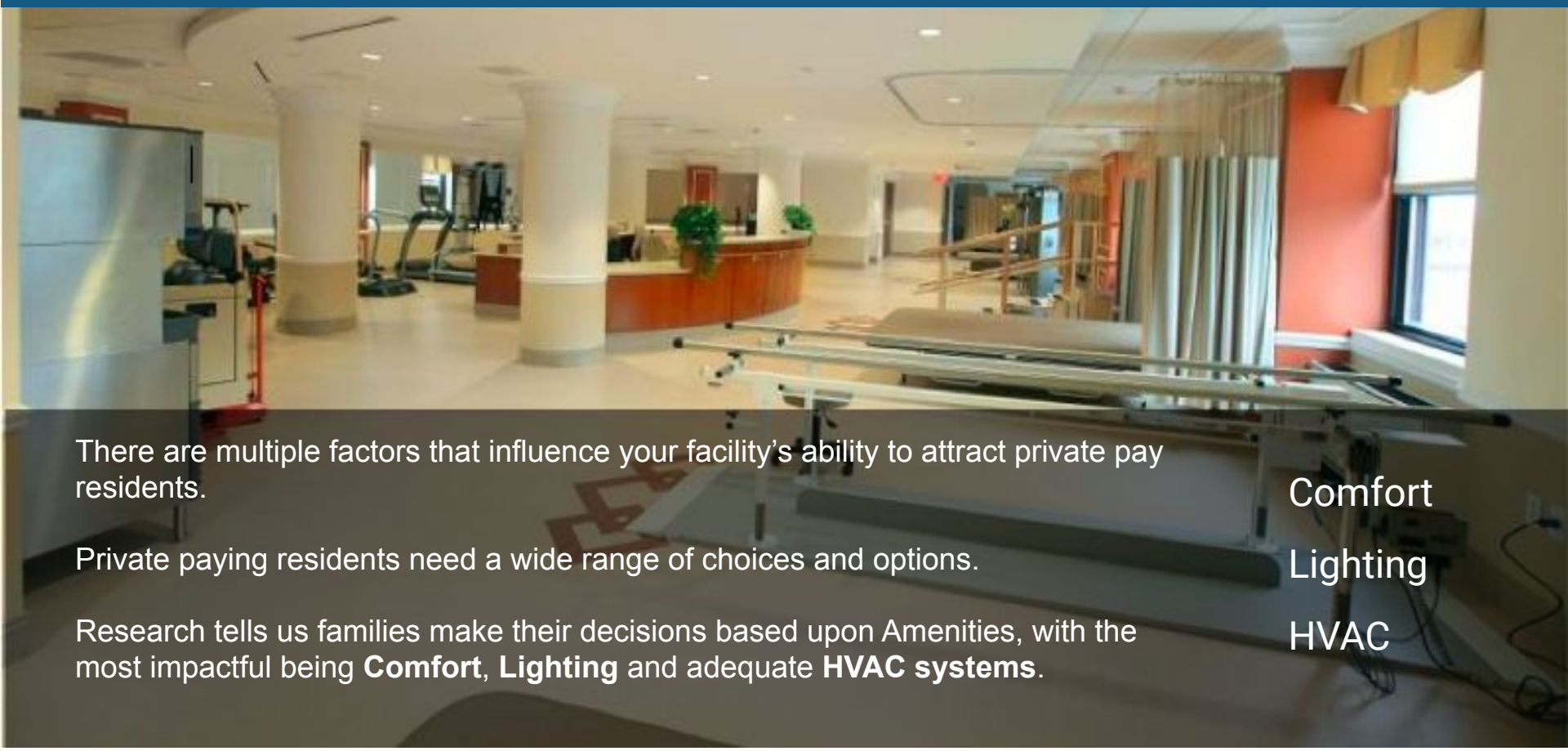
2019

Different Design Parameters Maximize Successful Outcomes for Each Facility Type.

While the following Long Term Care Facility types are designed to serve individuals with various physical and mental health impairments, this ebook covers topics that are applicable to all of them.

- Skilled Nursing
- Assisted Living
- Memory Units
- Physical Therapy
- Specialized Units

Maximizing Revenue



There are multiple factors that influence your facility's ability to attract private pay residents.

Private paying residents need a wide range of choices and options.

Research tells us families make their decisions based upon Amenities, with the most impactful being **Comfort**, **Lighting** and adequate **HVAC systems**.

Comfort

Lighting

HVAC

It's Often the Family that Decides on Behalf of Their Loved One. That's Why You Win on the Tour.

The entire facility should be “home-like”. A place to live. With clusters of 10 to 14 private rooms or apartments arranged to maximize adjacency to community family rooms, cooking, eating and activity areas and exposure to the outside environment.

Corridors, if any, should be continuous to assure safe wandering. Nurses stations and utility areas should be hidden. Lighting should be selected to eliminate glare and resident agitation.



A private “home-like” room or apartment will help attract the private pay resident.



By home-like we mean a room or apartment that reminds the resident of their past residence. “This is my room”. It should incorporate their own furniture, lighting, their favorite wall and floor colors and fabrics as well as a private bathroom with shower.

Heating and cooling controls should be easily accessible by the resident and staff with TV, music and Wi-Fi in each room.

Light is an extremely important issue in long term care facilities.

As people age their eyes become more sensitive to glare and reflections and color changes.

Older adults develop diseases such as macular degeneration, glaucoma, and cataracts.

Light bulbs should meet the appropriate Color Rendering Index so that colors appear as they are seen in sunlight.



The “private pay” family touring the facility for consideration will “follow their nose”.



HVAC systems must not only properly control the ambient temperature and air circulation but also provide strategically chosen fragrances. When combined with commercial-grade ambient scent machines and odor neutralizing solutions the HVAC system can be very effective in alleviating stress, trigger pleasant memories and enhance feelings of comfort.

Maximizing Operational Efficiency



Operational Efficiency of Your LTC Facility Depends Upon These Critical Factors:

- Staff Retention
- Efficient Floor Plans
- Maintenance & Durability
- Energy Conscious Systems

An enjoyable working environment enhances staff retention.

Modern and updated surroundings such as furniture, equipment, and lighting all play a role in enhancing staff loyalty. A nice place to work; a place the employee is proud to be at every day.

Design enhancements to the physical environment leads to overall higher morale and satisfaction as well as a reduction in everyday stress.



Count the number of steps the nursing staff make during their day. Are they all necessary?

A well laid out floor plan will make a large difference in the number of steps for a caregiver in their daily routines.

As in most industries, adjacencies play a key role in the movement of personnel and material. For each type of service, the design professional needs to study the daily movements required of personnel and locate the resident rooms, nurse's stations, supply rooms, drug dispensing, social rooms, dining and kitchen, activity and therapy areas to create the best adjacency for foot traffic.



Designing for sustainability and durability is now paramount.

Walls, doors, flooring, and furnishings must be selected to withstand the 24/7 use and abuse from both the residents and the staff.

Walls can be treated with numerous wall protection options to minimize overall maintenance costs. New highly resistant, cushioned back flooring is now available that resists scuffing from walkers, wheelchairs and equipment movement and adds an additional layer of safety from falls.

Abuse resistant doors and durable nurses stations also contribute to overall lower maintenance costs.



The long-Term Care facility owner/operator must review the facility's overall energy cost.

HVAC and lighting are usually the highest contributors to high utility bills and represent the best payback for energy saving initiatives.

- Replacing existing lighting with LED's and CFL's may reduce cost by up to 85%.
- Heat recovery systems can reduce water heating costs by up to 60%.
- High efficiency HVAC retrofits and ozone laundry systems may reduce costs by up to 30%.
- Energy conservation procedures can help reduce energy consumption by another 15%.

It is important that management, staff and even residents be aware and even “buy in” to energy saving practices that will help lower costs and ultimately result in a cleaner and safer environment.

Maximizing Performance and Value

A black and white photograph of a man with a beard, wearing a suit and tie, looking down at a tablet he is holding. He is standing in front of a window with a grid pattern.

As you've learned in this ebook, good business performance and first-class resident care can be 'designed into' facilities. *A poorly designed facility will not produce real economic value for owners.*

Getting the right mix of revenue and operational efficiency will help boost ROI.

The best long term care facilities advance next-generation healthcare strategies, operations, workforce models, consumer experiences and facility solutions.

As a consumer, how do you know a LTC facility is the right one for you or your family member? It will have a waiting list!

Testimonials

"Dalpos was very responsive to the Owner's wishes and was the high octane gas that fueled the project to an early completion. It's clear that the firm's "roll up their sleeves and get it done" philosophy created a great new space..."

-- Michael Perini, Senior Project Manager Andron Construction

"The Dalpos project team members were always available and we were able to collaborate with them fully during the process. Since our opening, we have had nothing but positive comments on our building."

-- Dr. Robert Druger, M.D. PhD, Owner, Druger Eye Care

"The renovation phases were a particularly difficult challenge with HazMat Abatement considerations and working with patients. Dalpos remained committed throughout the project and provided outstanding integration, communication and results."

-- Donald McLaughlin, PE., SVP Facilities and Support Services, Ellis Medicine

Next Steps

Let's Talk!



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At Dalpos we pride ourselves in the quality of our work. When our dedication and work ethic is clear to our clients, an environment of trust and reliability is created, which is the framework for a successful project.

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