

2nd February 2021

LiveWell Alliance

1261 South Main St
Plantsville, Connecticut 06479

Development Plan for the LiveWell Repositioning Project

Project Goals and Overview

- LiveWell, formerly known as the Alzheimer's Resource Center is a nonprofit community that cares for individuals at all stages of Alzheimer's disease and related dementia at their Plantsville, CT campus. The community has been a national leader in Alzheimer's care, research, and knowledge resource for nearly three decades, and is now looking to rethink their campus to help support their care and service on campus and the greater community, and long term sustainability so that their mission can continue for decades to come.
- LiveWell is undertaking an important transformation that will replace, what was at the time, a forward thinking design to support residents living with Alzheimer's, with both public and private spaces that will facilitate important programs that will reflect current and forward thinking services, as well as respond to an evolving need and desire in the market.
- LiveWell is looking to move from 120 skilled nursing beds, and 13 Assisted living beds, to 52 Skilled nursing beds and 89 Assisted Living beds moving towards a more appropriate split of assisted living options to skilled nursing units, and providing more private units that have become more desirable. Part of this evolution will create and industry leading model of assisted living homes that are modeled after a more residential feel and layout for those that are looking for support but do not require the typical institutional environment.
- Beyond these progressive updates to the campus, LiveWell is also creating a Center for Resilient Living that will provide a resource of education, research, care, support, and community for individuals on campus as well as those beyond in the greater community.
- The project includes renovation of the existing campus, as well as new buildings: Center for Resilient Living and the River Homes apartments.
- The River Homes will include 32 of the total 141 beds dedicated to AL memory care residents. See Project bed counts below for totals and bed type breakouts.
- Construction start in summer of 2021 (July) for a 25 month duration and an Early Enabling Phase starting in May.

- Construction will be done in phases to pose as little impact to the current residents as possible:
 1. Enabling Site work (Parking lot, Access roads, initial Utility work)
 2. New construction of Center for Resilient Living and River Homes
 3. Existing building Renovation – Administrative Wing
 4. Existing Building Renovation – Residential Neighborhoods

Project Square footages:

The following are the project area breakouts:

Lot Coverage:

Site Area:	334,335 sf
Existing building coverage	46,381 sf
<u>Building Improvements</u>	<u>27,951 sf</u>
Total Building Coverage	74,332 sf
Coverage %	22.2%

Building GSF:

Existing:

Nursing building

First floor	= 38,806 sf
Second Floor	= 35,535 sf
Total	= 74,341 sf

Assisted Living Wing = 7,575 sf

Total Existing at grade = 46,381 sf

Total Existing all floors = 81,916 sf

Proposed:

Nursing building

First Floor	= 38,906 sf
Second Floor	= 35,535 sf
Total	= 74,441 sf

Assisted Living Wing = 7,575 sf

New CRL = 13,051 sf

2 New River Homes (combined)

Basement = 10,877 sf

First Floor = 14,800 sf

Second Floor = 12,146 sf

Third Floor = 6,072 sf

Total = 43,895 sf

Total Proposed at grade = 74,332 sf

Total Proposed all floors = 138,962 sf

Increase at grade = 27,951 sf

Increase all floors = 57,046 sf

Project Bed Counts

The following are the project bed and Unit count breakouts:

Total Existing Units: 73

Total Existing Beds: 133

Total New Units: 124

Total New Beds: 141

Existing Building - Nursing: 40-units (52-beds total)

28 Private Rooms (28-beds)

(16 at 290sf; 8 at 308sf and 4 at 340sf each)

12 Semi-Private Rooms (24-beds)

(12 at 340sf each)

Existing Building – Assisted Living: 39-units (44-beds total)

34 Private Rooms (34-beds)

(16 at 290sf; 6 at 308sf and 12 at 340sf each)

4 Semi-Private (8-beds)

(4 at 340sf each)

1 Shared (2-beds)

(1 at 620sf)

Existing AL Wing - 13 Assisted Living apartments (to remain)

(13 at 290sf each)

River Homes - 32 Assisted Living apartments

(8 at 306sf each)

(8 at 320sf each)

(8 at 336sf each)

(4 at 355sf each)

(2 at 373sf each)

(2 at 450sf each)