



Agenda

- > Reasons to Renovate
- > Internal Involvement
- > Budget Factors
- > External Involvement
- > Decision Influencers
- > Project Imagery and Solutions



What's your first impression?



Citations and Footnotes only



Why renovate?

> Marketability Renovation

- Accountable person may be determining how best to spend dollars
- Low – High range of budget based upon competition, funds available, etc.
- Professionals involved to help:
 - Bring market perspective
 - Redefined scope definition
 - Assist with budgeting
 - Documentation that is needed for Government Officials and Contractors
- “Grandfather” Renovation Scope



Why renovate?

> Citation Renovation

- Indicate where dollars need to be spent
- Lower budget generally because it was not a part of capital planning
- May be handled by in-house decision makers since it is not considered major renovation



Internal Involvement

Administrator	Marketing Manager
Director of Nursing	Director of Therapy
Maintenance Director	Resident Council
Regional Property Manager	Corporate Purchaser
Corporate Director of Sales & Marketing	Corporate Interior Designer
Board of Directors	

Note: every project runs differently!



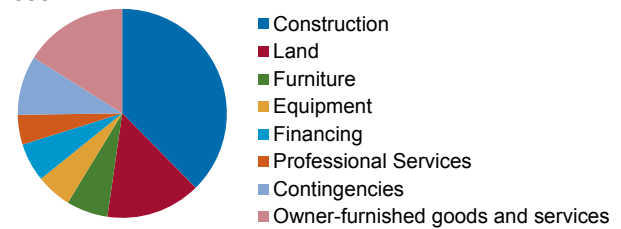
Decision Making Model

R	<i>Who is Responsible?</i>	The person who has to do it (The Doer)
A	<i>Who is Accountable?</i>	The person who makes all the final decisions and has ultimate ownership
C	<i>Who is Consulted?</i>	The person who must be consulted before a decision of action is taken
I	<i>Who is Informed?</i>	The person who must be informed that a decision or action has been taken

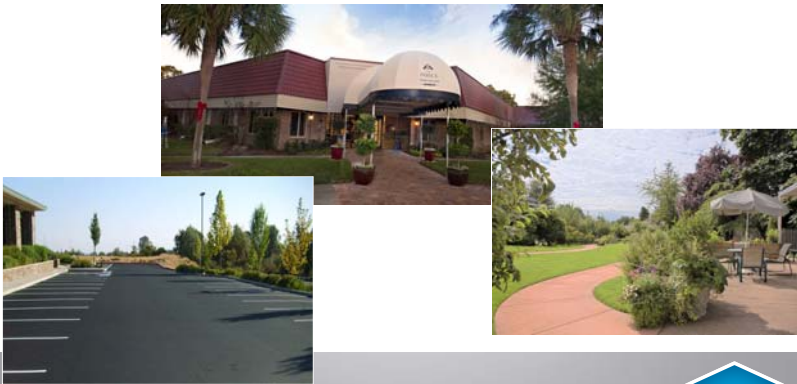


What's all in the budget?

> **Project budget:** a fiscal outline that includes the construction budget and all costs for land, furniture, equipment, financing, professional services, contingencies and owner-furnished goods and services



Budget Factors



Budget Factors



External Team Member Involvement

Architect	Interior Designer
Food Service Designer	Electrical Engineer
Mechanical Engineer	Project Managers
Construction Managers	Owner's Representative
General Contractor	Sub-Contractors



Influencing the Decisions

> Resident Safety & Well Being

- Flooring
- Lighting

> Dining Experience

> Technology



Resident Safety

> Flooring Selections

- Make the Right Selection
- Safety Once Installed



Resident Safety

> Lighting Selections

- Add in Night Lighting
- Appropriate Lighting Levels



Dining Experience

- > Creating a Life Style
- > Designing Engaging Spaces



Technology

- > Resident's Experience
- > Staff's Experience



Design Trends in Dining Spaces



Design Trends in Dining Spaces



Product Trends in Dining Spaces



Advertising
Signage



Options in Dining
Spaces or Room



Product Trends in Dining Spaces



Formal or
Informal Dining



Storage
Reflect the
Experience



Design Trends in Destination Spaces



Design Trends in Living Areas



Design Trends in Destination Spaces



Design Trends in Destination Spaces



Design Trends in Destination Spaces



Design Trends in Destination Spaces



Design Trends in Destination Spaces



Product Trends in Destination Spaces



Multi-Function
Furniture Pieces



Product Trends in Destination Spaces



Salon offering additional service in an upscale environment



Accessible Features



Product Trends in Destination Spaces



Themes furniture to create experiences



Flexible Seating Options



Product Trends in Destination Spaces



Functional
Furniture for your
Care Models,
Philosophy and
Climate



Accessible Outdoor
Activities



Design Trends in Spas



Design Trends for Spas



Product Trends in Spas

Invest in Comfort



Furniture to stand up
to humidity



Design Trends in Resident Rooms



Design Trends in Resident Rooms



Product Trends in Resident Rooms



42" wide sleep surface



Soft, comfortable sheets



Extra pillows & blankets available within room



Product Trends in Resident Rooms



Casgood systems that conceal equipment and/or enhance resident privacy



Key Takeaways for Face Lifts on a Budget

- > Know why you are renovating
 - Citations
 - Marketability
- > Know where you want to spend more dollars, and where you can scale back
- > Phasing projects are okay, as long as the design concept is followed through all spaces
- > Allow color and patterns to bring attention to areas you want to highlight



Have fun with it!



Questions?

- > Have you completed a renovation in the past??
- > What were experiences like?
- > What fears do you have with taking on a design project in your facility?

