

WOHLSEN CONSTRUCTION 2020

SENIOR LIVING The Year in Review



Anthology Senior Living
Anthology of King of Prussia



Allegro Senior Living
Harrington Park



Heartis Senior Living
Yardley

Construction

**\$410
Million**

**1.7
Million
Square Feet**

All of us at Wohlsen Construction Company appreciate the confidence that the clients of these 19 projects placed in us during the past year.

PROJECTS COMPLETED IN 2020

	Client & Project	Description	Architect
	Arden Courts of Avon Commons Area Avon, CT	98,040 sq. ft. interior renovations of common area and hallway finishes at an occupied memory care community.	Direct Supply
	Atria Senior Living Atria Lafayette Hill Philadelphia, PA	New 130,645 sq. ft. community with 125 assisted living and memory care apartments.	EGA P.C.
	Broadmead Hillside Homes Cockeysville, MD	Two new 26 unit IL apartment buildings totaling 102,000 sq. ft. plus below grade parking.	RLPS
	Anthology Senior Living Anthology of King of Prussia King of Prussia, PA	255,600 sq. ft., 11-story community with 101 independent living, 59 assisted living, and 32 memory care apartments. Included a 68,000 sq. ft. three-story 144 car parking garage.	Perkins Eastman
	Caddis Senior Living Heartis Senior Living Yardley, PA	New 90,000 sq. ft. two-story community with 77 assisted living and 21 memory care apartments.	Katus Frost Bank
	ManorCare Health Services Commons Areas Laureldale, PA	12,691 sq. ft. of interior renovations of common area finishes at an occupied skilled nursing facility.	Direct Supply
	Phoebe Ministries Healthcare Center Wernersville, PA	1,660 sq. ft. of renovation and 27,854 sq. ft. expansion, which included a fitness center, multiple dining venues and upgraded common amenities.	RLPS
	Presbyterian Senior Living LongCrest Lancaster, PA	28,468 sq. ft. of renovation and 62,698 sq. ft. expansion of historic Long Home for a 52-unit low income apartment community.	Noelker & Hull
	Presbyterian Senior Living Ware Health Center Oxford, PA	56,866 sq. ft. of phased renovations to two-story occupied health center including conversion of 136 bed SNF into a neighborhood model.	Spiegle Architectural Group
	The Highlands at Wyomissing Healthcare Center Wyomissing, PA	73,241 sq. ft multi-phase renovation to an occupied health center including common areas, dining venues and 63 resident suites.	SFCS
	Wesley Enhanced Living Wesley Main Line Media, PA	111,915 sq. ft. renovation and expansion to common areas and dining venues at an occupied community.	RLPS

PROJECTS CURRENTLY IN CONSTRUCTION

Client & Project

Description

Architect



Allegro Senior Living
Allegro Harrington Park
Harrington Park, NJ

New 220,758 sq. ft. community including 85 independent living, 68 assisted living and 24 memory care apartments.

Meyer Design



Broadmead
Cottage Homes
Cockeysville, MD

Renovation, expansion and custom upgrades to cottage homes on an occupied senior living campus.

RLPS



Broadmead
Campus Repositioning
Cockeysville, MD

200,000+ sq. ft. of additions/ renovations including AL new memory care, new SNF rehab and dementia care neighborhoods, upgraded common areas and state of art wellness/fitness center.

RLPS



Broadmead
Sitework and Community
Entrance
Cockeysville, MD

Signaled intersection and new main entry road onto the campus. Site enhancements include new retaining walls, parking, hardscaping and landscaping

DMW Engineers
& JMT Engineering



Cornwall Manor
The Woods at Cornwall
Manor
Cornwall, PA

Senior living expansion project with 30 cottages phased over three years, totaling 55,700 sq. ft.

Cornerstone
Design



**McCaffrey Interests /
Solera Senior Living**
Modena Reserve
at Kensington
Kensington, MD

174,641 sq. ft. mixed use project with 63 independent living, 45 assisted living and 24 memory care suites in a new five-story building with below-grade parking and first floor retail.

Antunovich
Associates



Pickering Manor
Healthcare Center
Newtown, PA

New, two-story 52,800 sq. ft. personal care and rehab building. 16,200 sq. ft. of upgrades to existing SNF, auditorium, and commons.

Kitchen &
Associates



Sunrise Senior Living
Sunrise Franklin Lakes
Franklin Lakes, NJ

New, two-story 107,200 sq. ft. community including 51 assisted living and 37 memory care suites, with a 26,000 sq. ft. underground parking garage.

Moseley

ADAPTING IN TIMES OF COVID-19

Wohlsen Construction's project team was just weeks away from completing a massive, 14-month, 114,000-square-foot renovation at Wesley Enhanced Living when the pandemic arrived.

The first COVID-19 cases within a nursing unit on campus prompted Wohlsen to take the precaution of halting construction. By the following week, health officials determined the cases were limited to a single building at the opposite end of the campus from the ongoing construction. So, the renovation project restarted with robust COVID-19 protocols in place.



Wohlsen assigned a Pandemic Safety Officer (PSO) to the project to ensure that every worker passed a temperature check and COVID-19 survey before being permitted onsite then adhered to heightened requirements for PPE, sanitation and social distancing throughout the day. Arrival times, lunch breaks and work assignments were shifted to de-densify the jobsite and reduce contact among subcontractors. Any employee who had to enter the nursing unit, "was gowned, masked, and wore gloves and protective shoe coverings before entering that building and were immediately sprayed down with disinfectant when they came back out" said Eric Pearson, Senior Project Manager.

Despite those unprecedented challenges, Wohlsen soon completed the renovation without negatively impacting Wesley or its project partners.

"The smiles on the residents' faces are validation for the hard work and challenges the Wohlsen team successfully faced," said Michael DeStefon, Executive Director at Wesley Enhanced Living Main Line.

Everyone on the Wohlsen team took the new responsibility seriously *"and focused not only on the wellbeing and safety of the workers, but of the staff and residents as well. I appreciate all the sacrifices that your staff endured and thank you for completing this project on time and on budget...under the most unusual of circumstances,"* DeStefon said.

Wohlsen's successful and safe work at Wesley and other senior living facilities mid-pandemic is the result of a meticulous, company-wide effort. At the outset of the pandemic, Wohlsen created a COVID-19 response team *"that had members from every key leadership area – executive, operations, safety, risk management, human resources, even finance,"* said Matthew Whipple, Vice President of Risk Management and Senior Counsel.

Through frequent meetings, ongoing research and extensive outreach, the team developed and implemented the heightened safety measures.

"Risk mitigation is not just about drafting a policy document. It is about designing and implementing real world solutions, actively communicating with all relevant stakeholders and then continuing to adapt as conditions evolve," Whipple said. *"I'm really proud of our team members and how capably they rolled out these measures, sometimes on very short notice."*

In the midst of a public health crisis, Wohlsen professionals leveraged their expertise to further elevate operations on project sites. Experienced in healthcare construction, crews added ICRA-compliant barriers, installed negative air machines and implemented other air quality controls at job sites to block air flow between the site and an occupied senior living facility. Wohlsen tapped into that same expertise to meet new and sometimes urgent needs among senior living clients.



"Through all the challenges of the pandemic, we have been able to meet the needs and expectations of our senior living clients because of the quick action and dedication of the Wohlsen team," said Kenneth Noreen, Senior Vice President.

Pennsylvania \ Delaware \ Maryland \ Virginia \ New Jersey \ Connecticut

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