

Soldiers' Home In Holyoke

Project Update | September 14, 2021



EXECUTIVE OFFICE OF
HEALTH AND HUMAN
SERVICES

PAYETTE



INNOVA

Healthcare Solutions

Department of Veterans Services (DVS), Soldiers' Home at Holyoke (HLY)

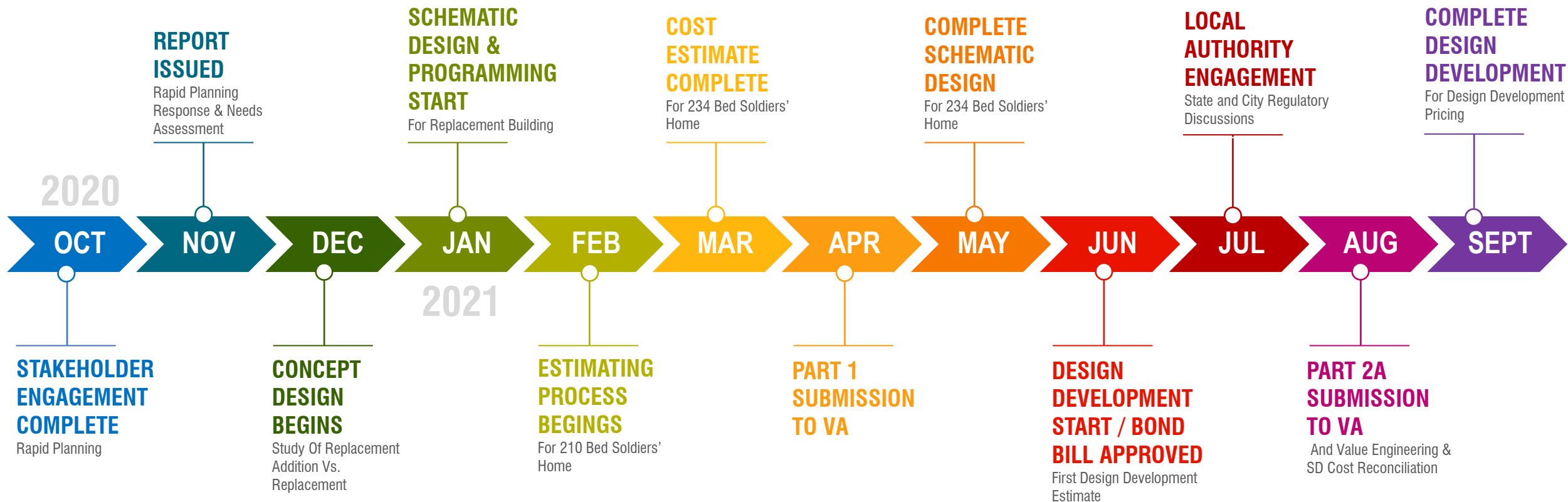
INNOVA

1. **Project Schedule**
 - Past 12 months
 - Current and Next Steps
2. **Rapid Planning & Needs Assessment Recap**
3. **Project Overview**
 - Existing vs Proposed Program
 - Design Concept
 - Floor Plans
 - Space Design
 - Resident Room
 - Common Spaces
 - Clinical Support Spaces
 - Landscape & Exterior Spaces
 - Exterior Treatment
4. **Construction Logistics**
5. **Next Steps**
6. **Questions/ Discussion**



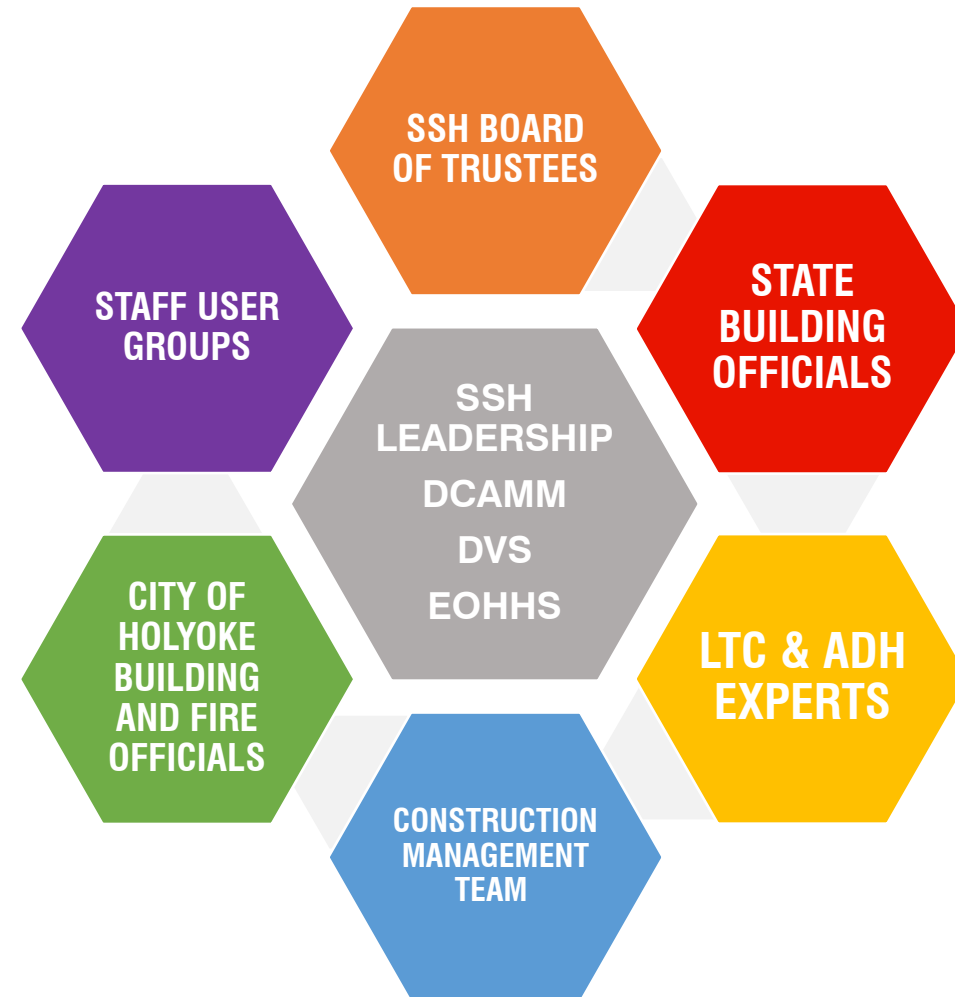


Project Schedule



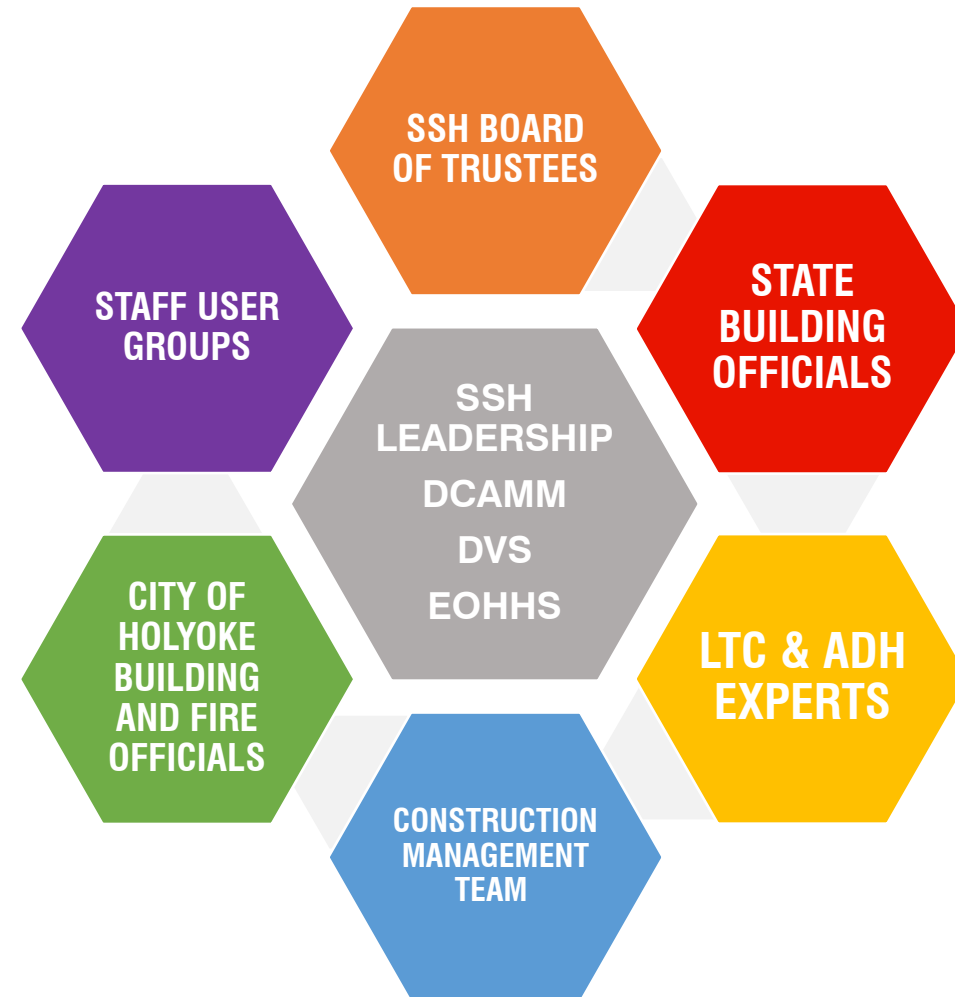
DESIGN ENGAGEMENT

- Weekly working group meetings with SHH, DCAMM, DVS, EOHSS
- 2-3 Rounds of User Meetings during SD and DD Phases with:
 - Administration
 - Nursing/ Resident Floor Staff
 - Dietary
 - Rehabilitation
 - Maintenance & Engineering
 - Materials Management & Housekeeping
 - Recreation
 - Pharmacy
 - Dental
 - Security
 - Infection Control



DESIGN ENGAGEMENT

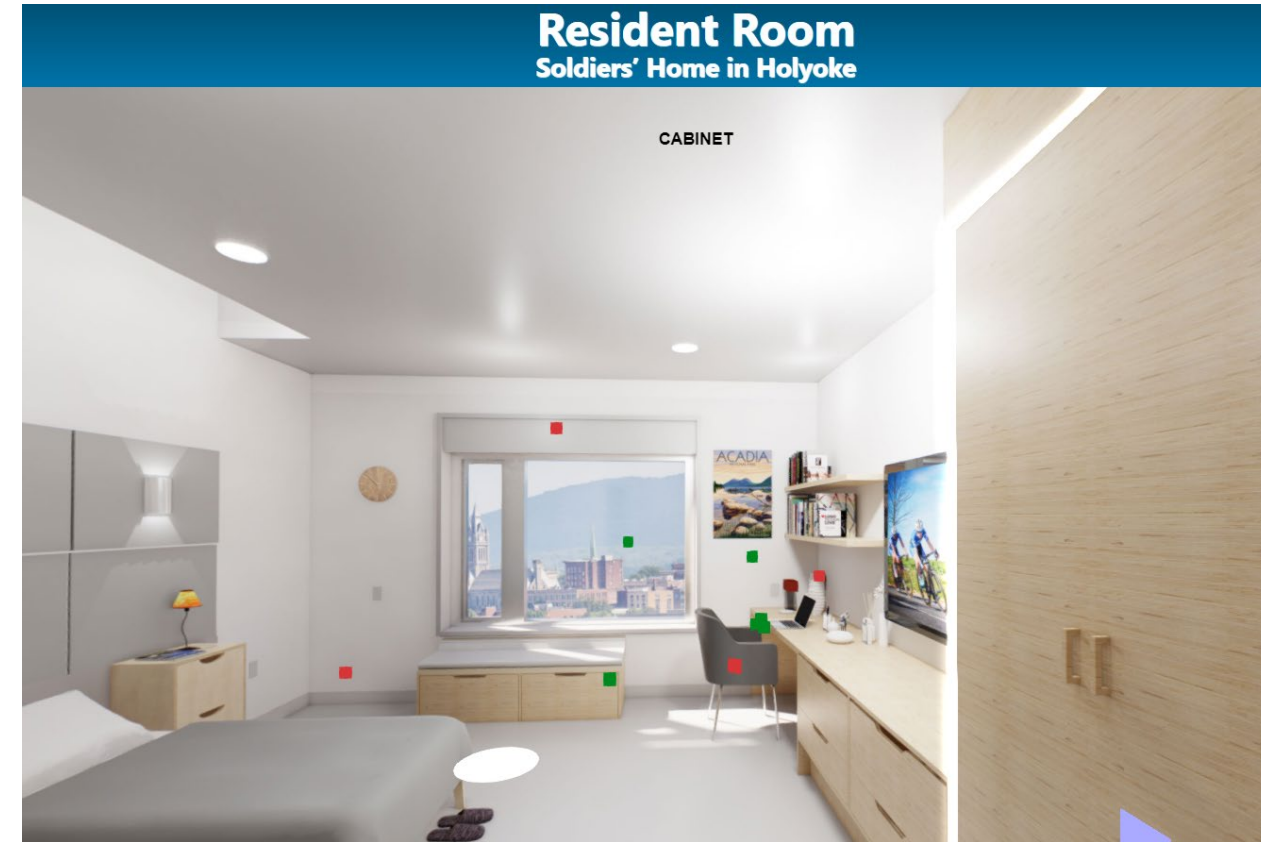
- Meetings with Holyoke Fire Department and City of Holyoke Building Department Representatives
- Meetings with State Building Inspector
- Meetings with Long-Term Care, Adult Day Health, and Accessibility/Universal Design Experts from:
 - Hebrew Senior Life
 - Long Island Stony Brooke
 - MIT AgeLab
 - Institute for Human Centered Design



RESIDENT ROOM MOCK-UPS APRIL



PHYSICAL MOCK-UP



VIRTUAL MOCK-UP & ON-LINE SURVEY

- Weekly Working Group meetings continue
- Final Design Development Set Issued on Sept. 1st
- Updated estimate due Mid-October
- On-going coordination with Construction Management team, Commodore | Walsh
- Site testing and exploration on-going for geothermal well field, hazardous material testing, acoustics, sub-surface existing conditions
- On-going design discussions for Landscape, Technology, Energy/Sustainability, and Engineering
- 80% Construction Documents due on Nov. 23rd





Rapid Planning Recap

Project Overview

EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES Department of Veterans Services (DVS), Soldiers' Home at Holyoke (HLY)

Needs Assessment & Rapid Planning (Sept'20 – Nov'20)

A culmination of extensive stakeholder outreach

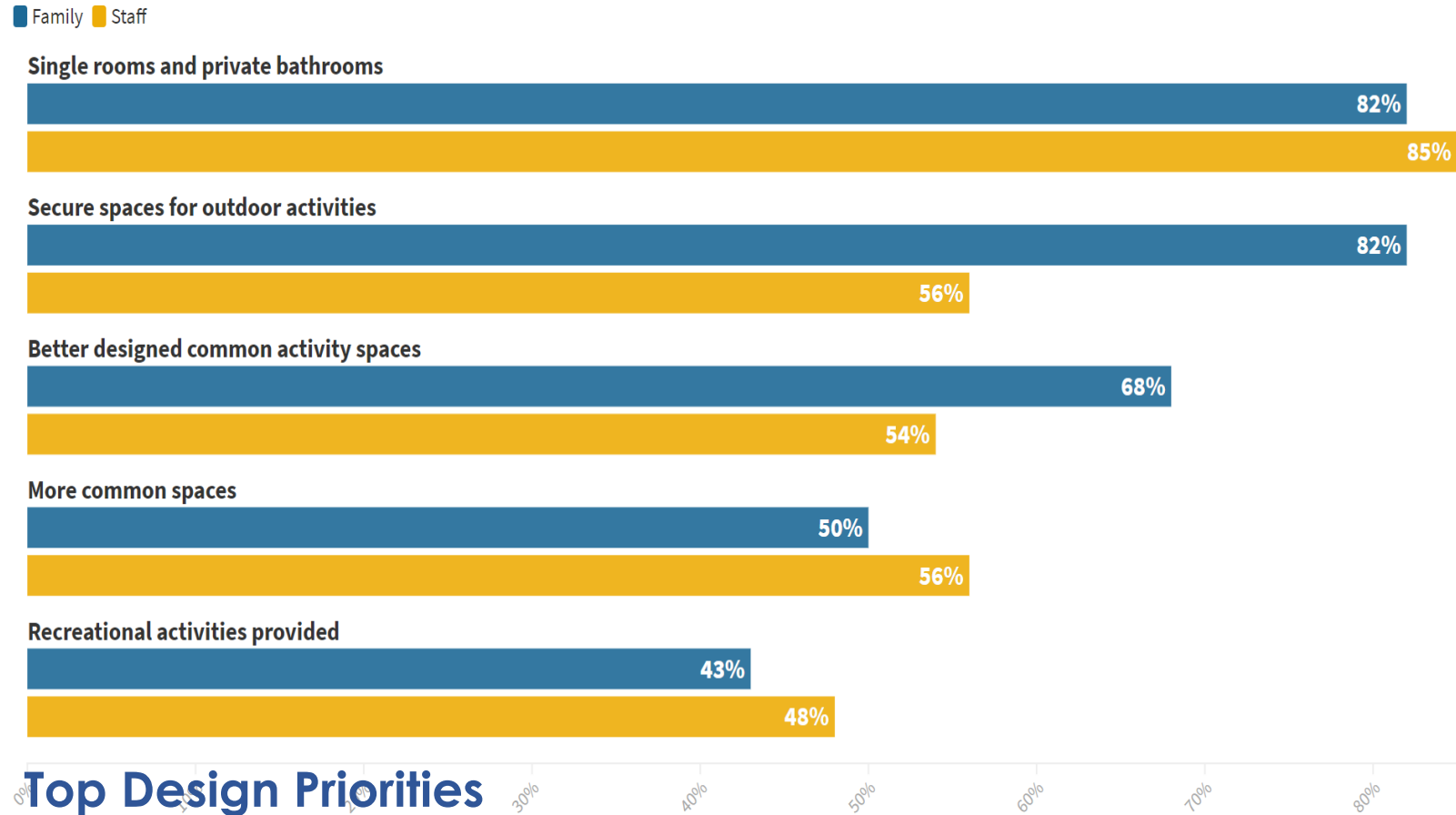
352 Survey Respondents

as of Oct 07, 2020

5	Residents (1.4%)
63	Family Members (18%)
51	Staff Members* (14.5%)
56	Federal/State/Local Officials (16%)
92	Veteran Community Members** (26%)
85	Others (24%)

* 27% of Soldiers' Home Staff

** Non-resident veterans





Project Overview

Existing vs. Future Program

Project Overview



EXISTING PROGRAM

- 235 Long-term Care Beds
- Shared rooms, shared baths
- No Adult Day Health
- Under-utilized outpatient care
- 30 Bed Domiciliary Program



PROPOSED PROGRAM

- 234 Long-term Care Beds
- Mostly private beds with private baths
- Community spaces, nursing support, and kitchen in each floor
- Dedicated 32-bed memory-care floor
- 40-50 person Adult Day Health Program
- Upgraded clinical spaces for dental care
- Variety of outdoor spaces – Dementia Garden, Barbeque Terrace, Memorial Garden and reflective pool, Green House

Building Overview

Project Overview

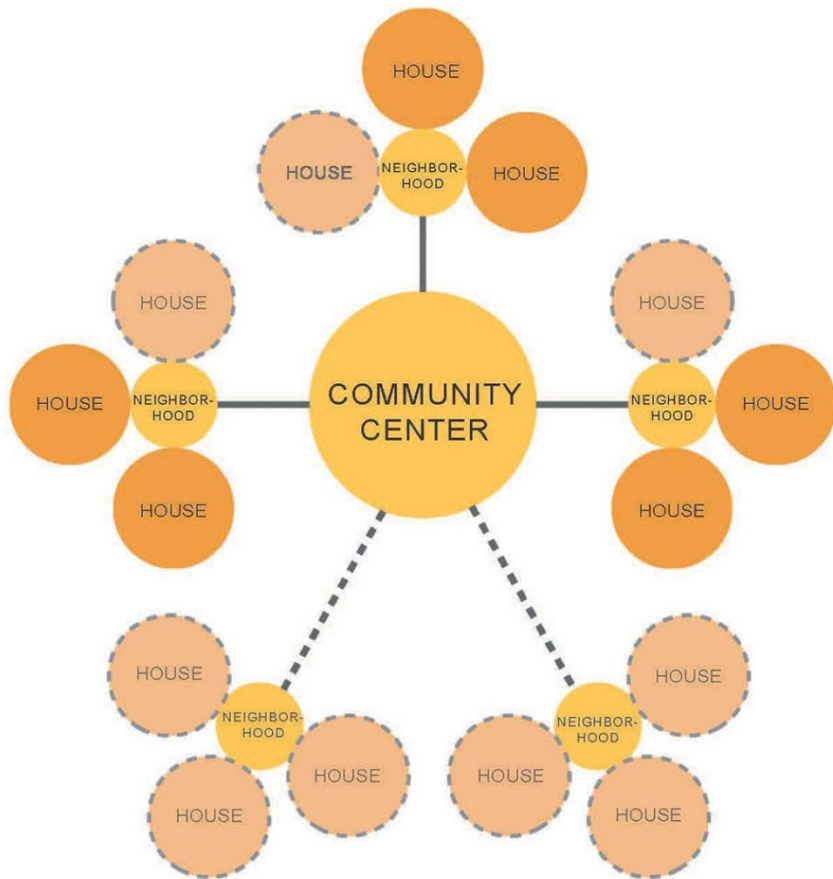
- 350,000 Gross Square Feet
- 8 Story Building (with basement)
 - Group I-2, Condition 2
 - Highrise, highest occupied floor less than 120 ft above level of Fire Department access
- Steel Construction
 - Seismic Category B
- Brick Masonry Exterior
- Geothermal heating/cooling (with VRF system)
- ~260 parking spaces



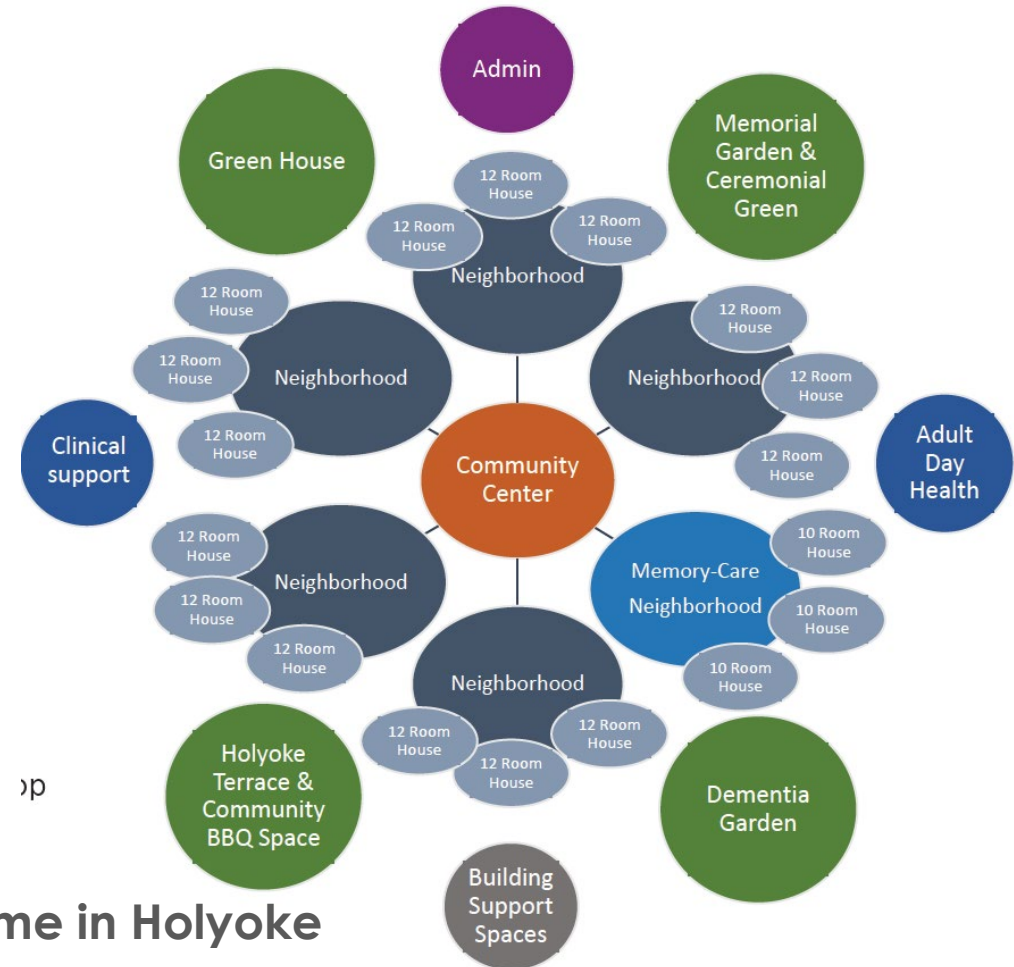
VA Small House & Future Soldiers' Home

Project Overview

The “hybrid” model of Soldiers' Home in Holyoke combines VA Small House Model with MA Dept of Public Health requirements for Long-Term Care Facilities



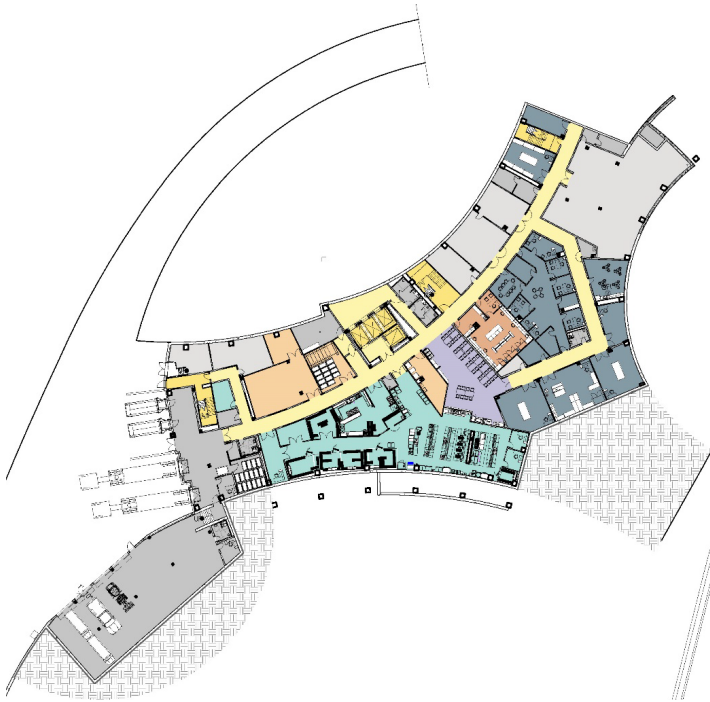
VA Small House Model



Soldiers' Home in Holyoke

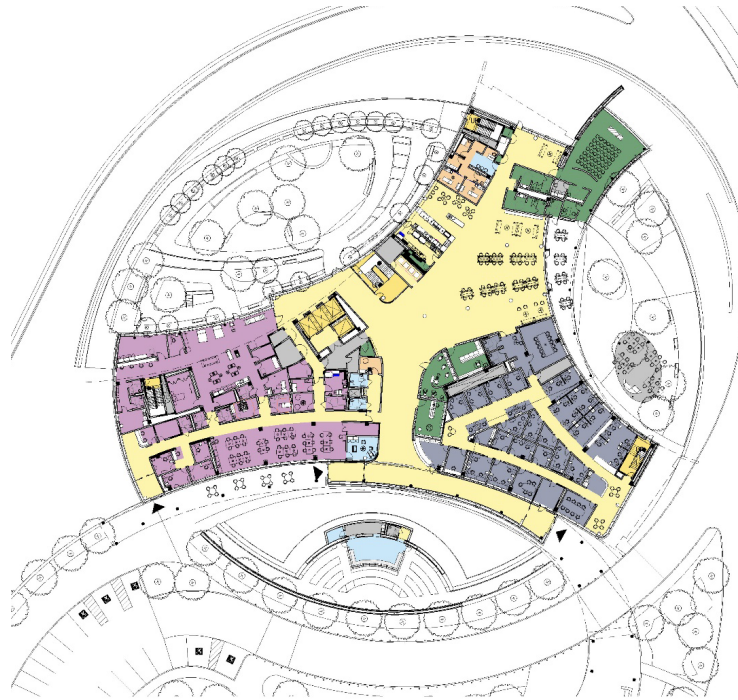
Floor Plans – Lower Level thru Level 2

Project Overview



BASEMENT LEVEL

- Receiving
- Kitchen, Linen
- Pharmacy
- Facilities support
- HVAC Utility Rooms



FIRST FLOOR

Admin Suite (grey)
Adult Day Health (purple)
Great Room, Holyoke Terrace
Chapel, Hair Salon, Retail (green)
Dental Suite
Dementia Garden, Green House



LEVEL 2 – Dementia Special Care Unit (D-SCU)

- 3 Houses
- 10 beds/House
- Each House can be separately secured
- Community spaces (Dining, living, den)
- Nursing support



TYPICAL RESIDENT FLOOR

- 3 Houses
- 12 beds/House
- Community spaces (Dining, living, den)
- Nursing support



EIGHTH FLOOR

- 2 Houses – West and East Wings
- 12 beds/House
- Community spaces (Dining, living, den)
- Nursing support
- Staff Support – North Wing



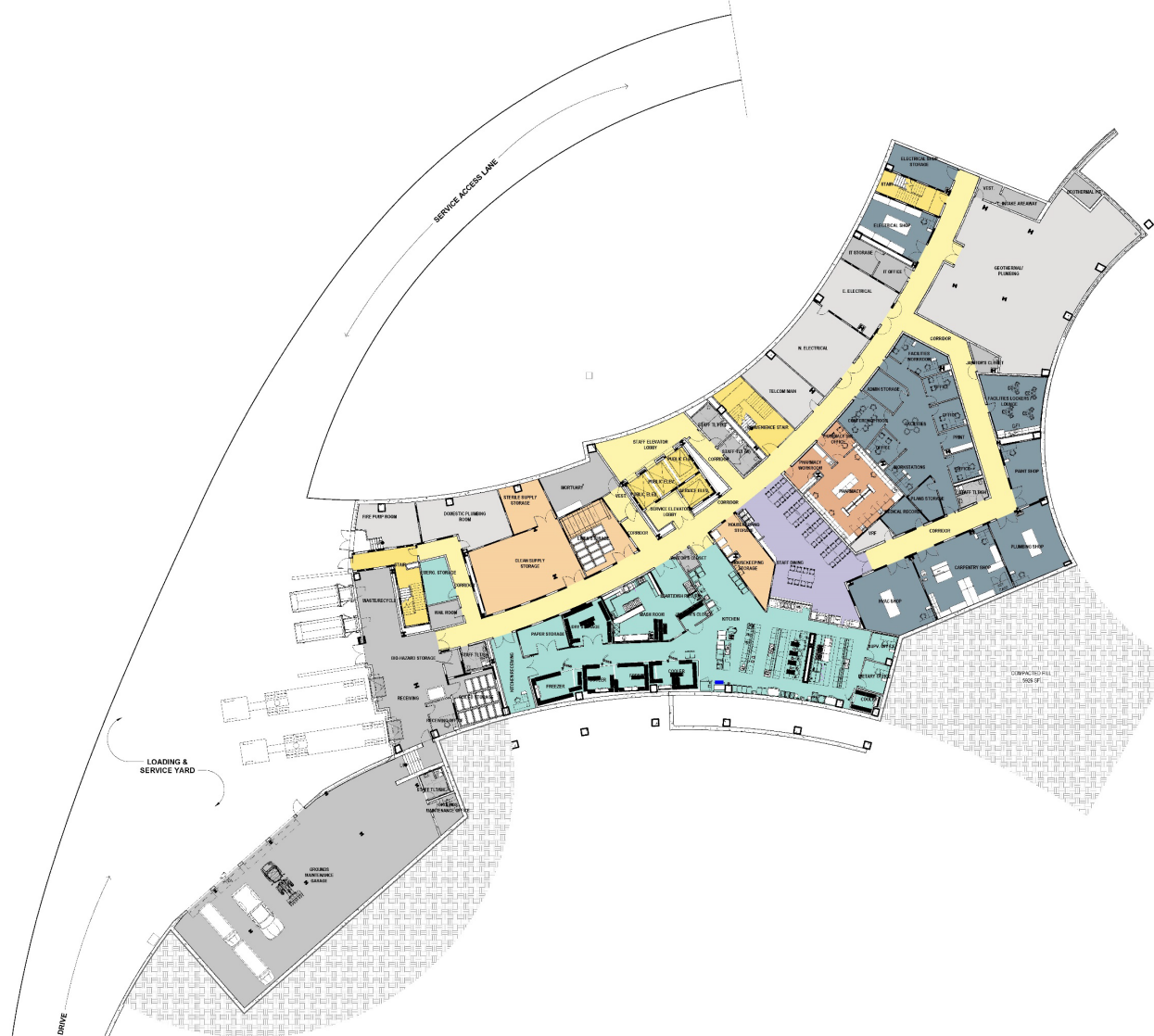
PENTHOUSE/ROOF

- East and West Penthouses
- Elevator Machine Rooms
- Central AHU Open Well

Lower Level Plan (Building Support)

Building Organization

Loading Dock
Staff Dining Room
Maintenance
Engineering
Pharmacy
Facilities
Materials
Management



Level 1 Plan

Building Organization



Great Room facing Holyoke Terrace and outdoor barbeque areas



Entry Vestibule facing Greenhouse

Level 1 Plan

Building Organization



Chapel



Holyoke Terrace; Exterior entry to Chapel

Typical Resident Floor – Design Organization

Design Concept

The “hybrid” model of Soldiers’ Home in Holyoke combines VA Small House Model with MA Dept of Public Health requirements for Long-Term Care Facilities

212

Single Occupancy Bedrooms

11

Double Occupancy Bedrooms

234

Total Residents

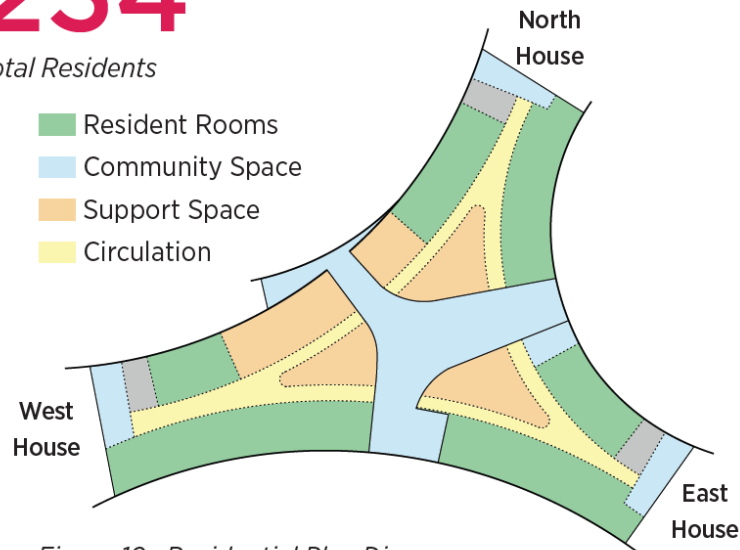
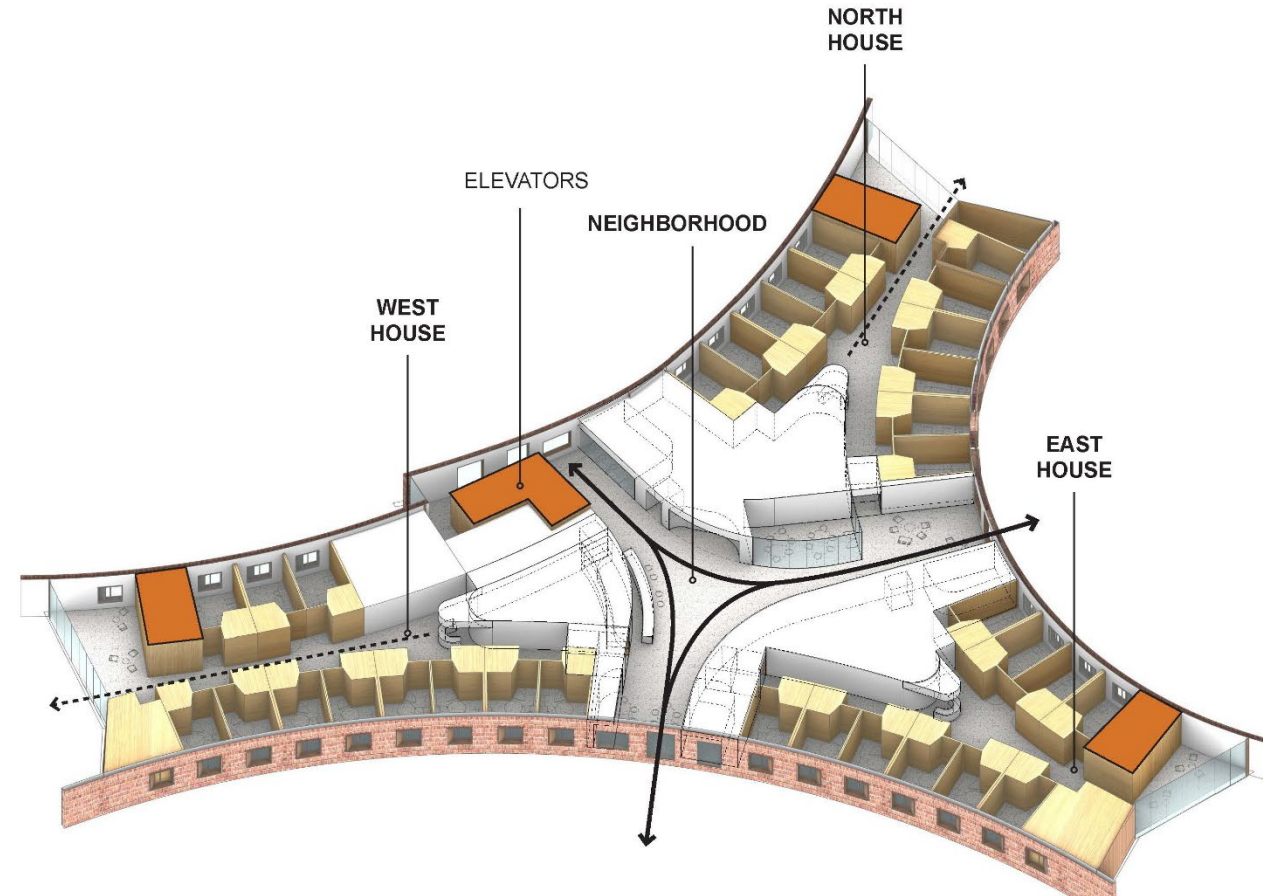


Figure 10: Residential Plan Diagram



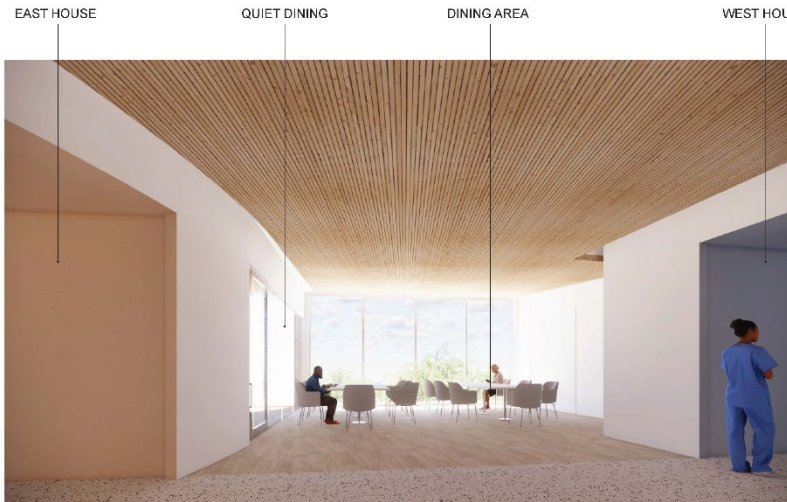
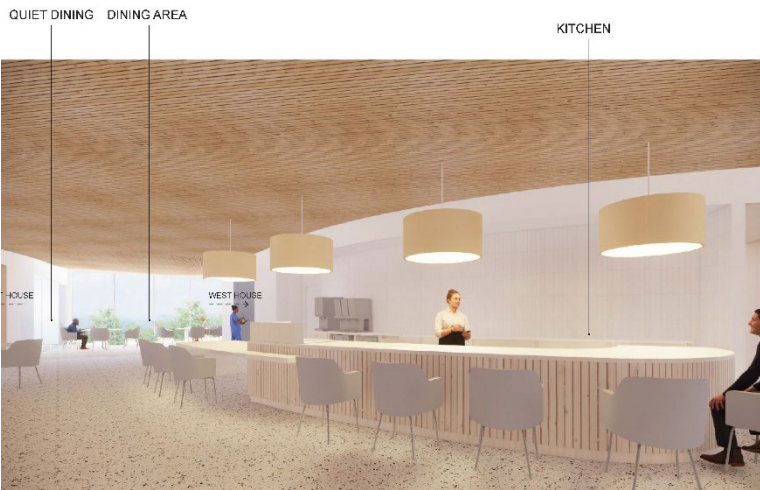
Building Organization



Typical Resident Floor Plan (Levels 3 – 7)



32 beds including 2 double-bed resident rooms

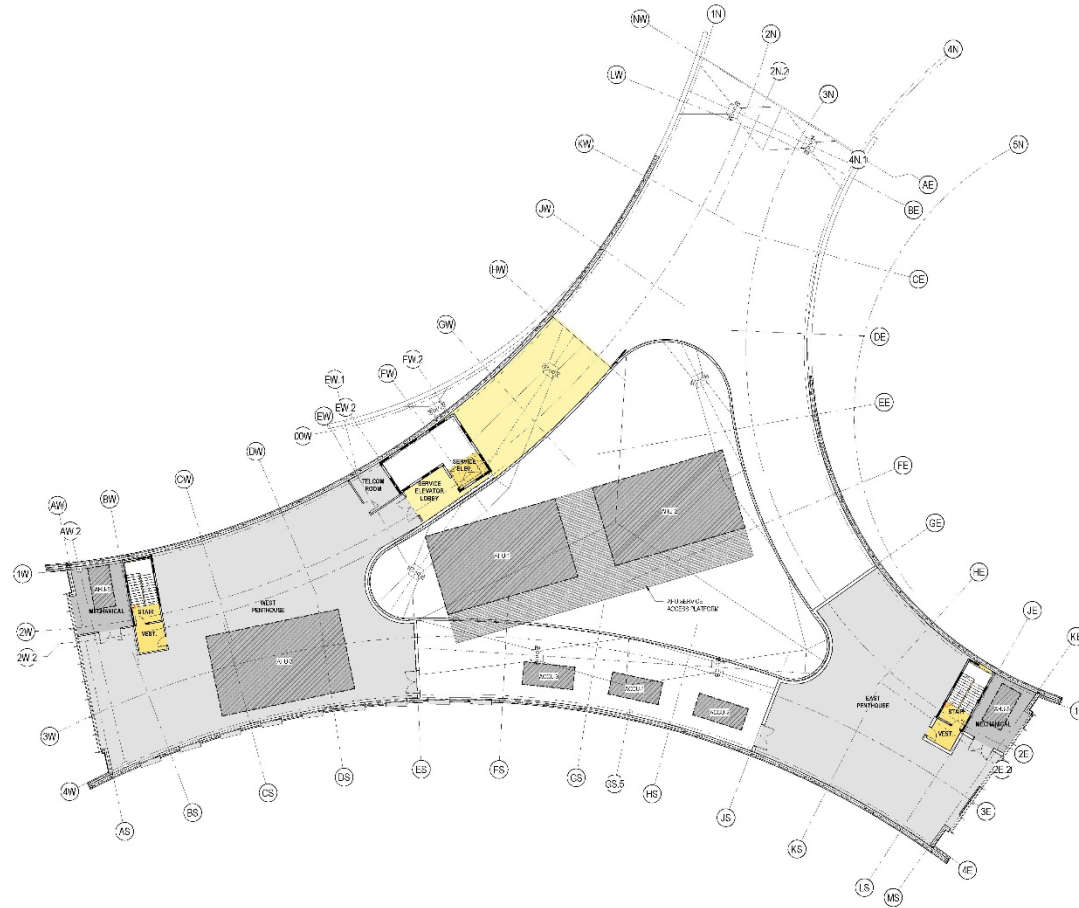


Building Organization – Level 8

- 24 Resident Beds, including 1 double resident room
- Staff support spaces
- Hoteling workstations
- Training room
- Building Storage



Mechanical penthouse

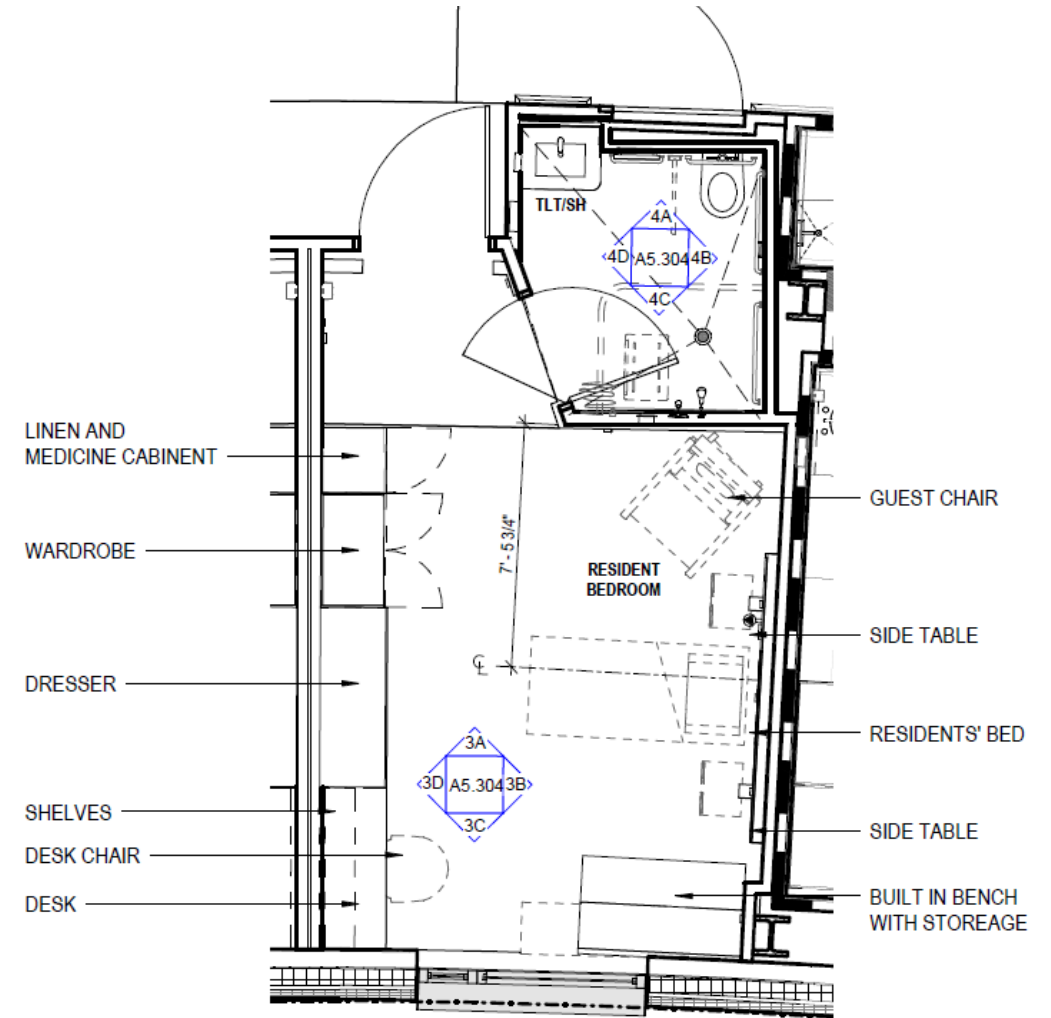


Typical Resident Room

Design Concepts

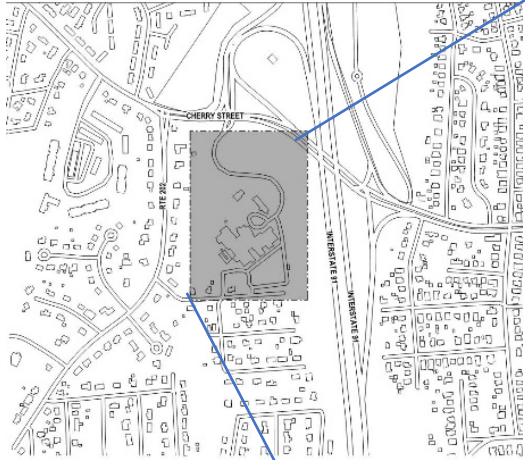


Design Concepts

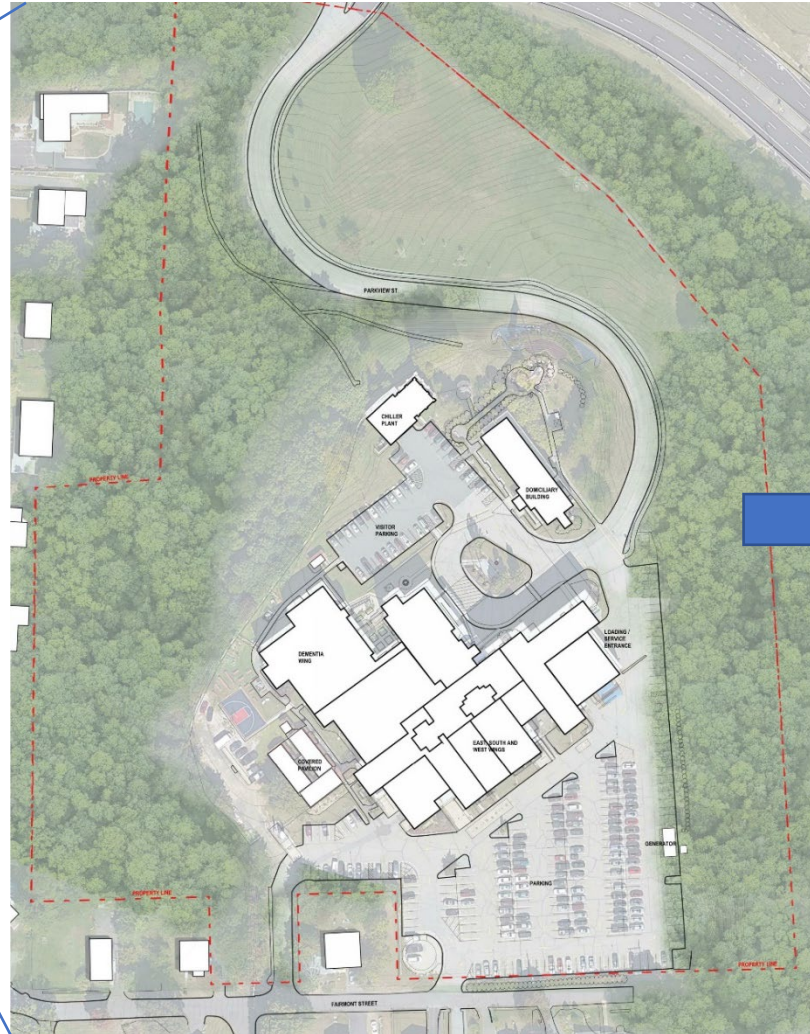


Site Plan (Existing vs. Proposed)

Design Concepts



**Site civil utility plan attached as separate pdf*



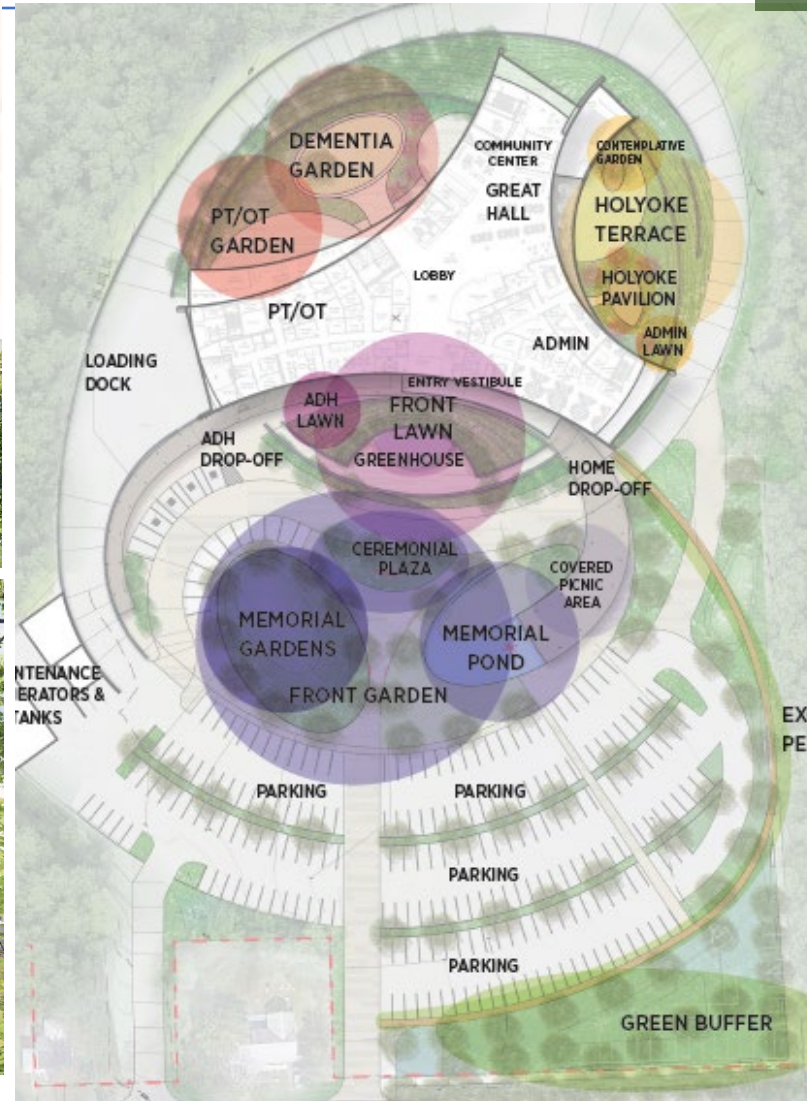
EXISTING



PROPOSED

Landscape and Exterior Design

Design Concept



Landscape Design - South Entry Area

Design Concept



MAP KEY



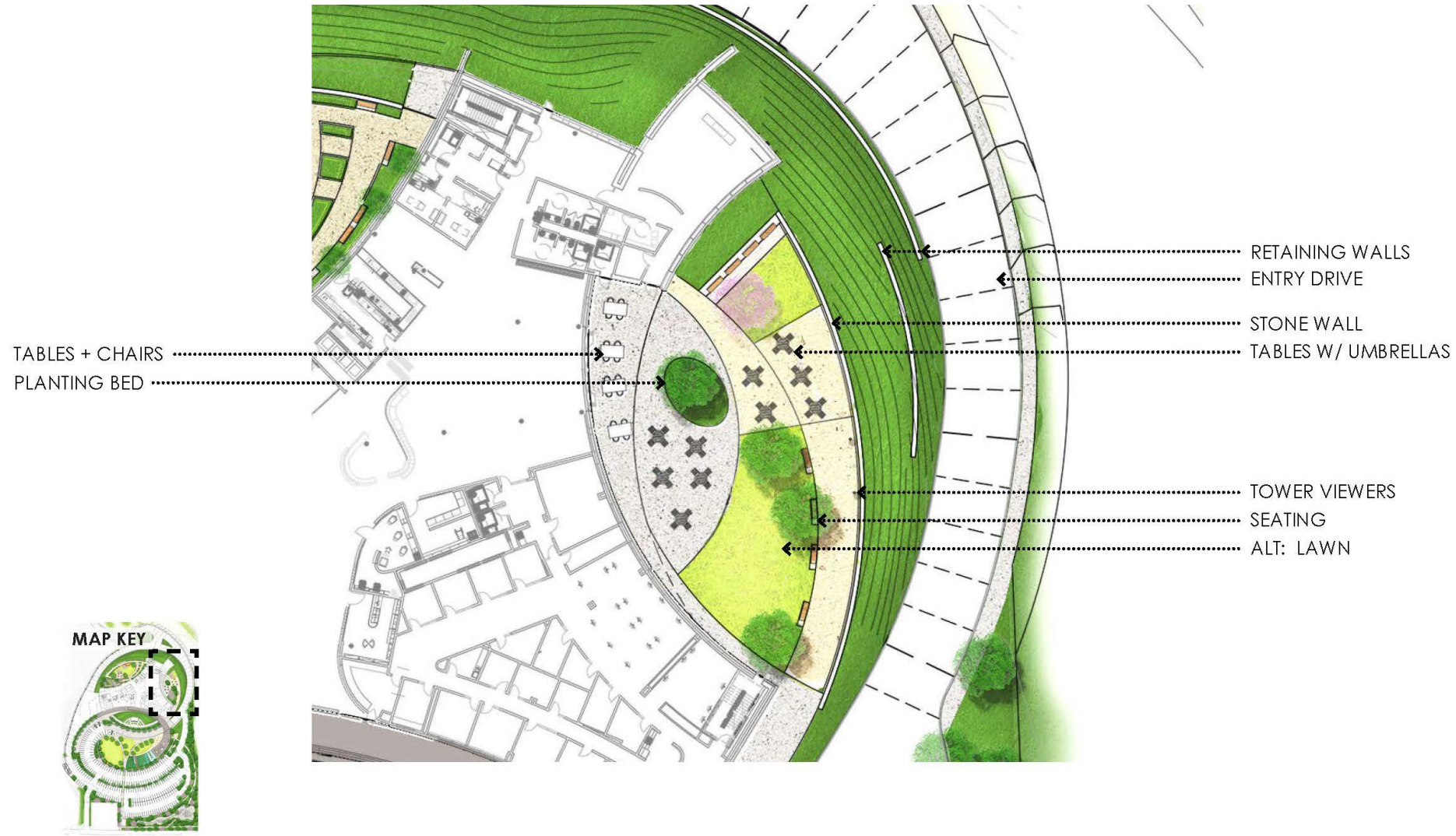
Landscape Design - South Entry Area

Design Concept



Landscape Design – Holyoke Terrace (East)

Design Concept



Landscape Design – Holyoke Terrace (East)

Design Concept



Landscape Design – Dementia Garden/PT-OT

Design Concept



Landscape Design – Dementia Garden/PT-OT

Design Concept







Construction Logistics

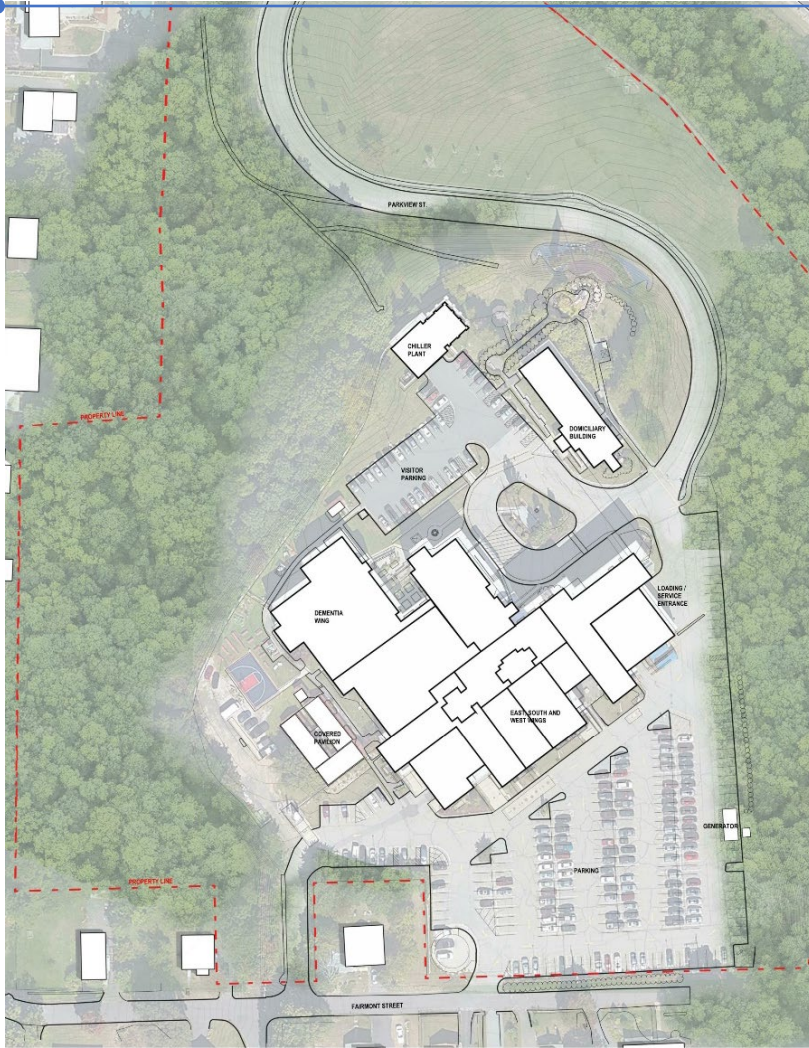


SOLDIERS' HOME IN HOLYOKE

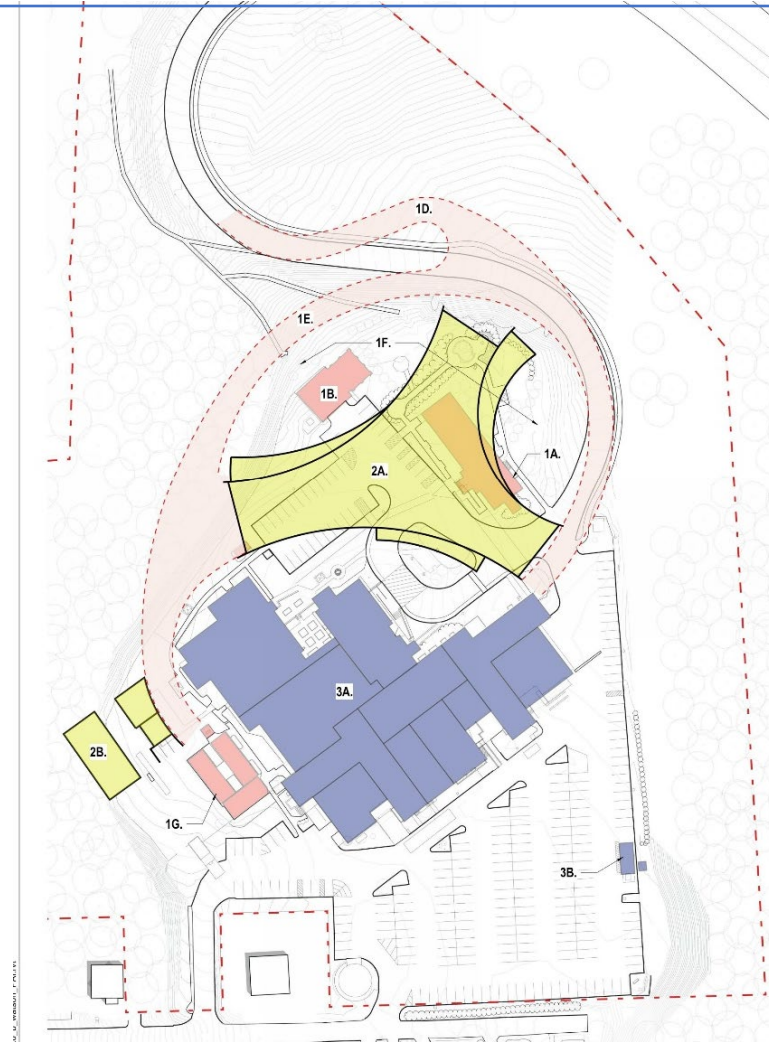
EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES Department of Veterans Services (DVS), Soldiers' Home at Holyoke (HLY)



Phasing Sequence



Existing Conditions

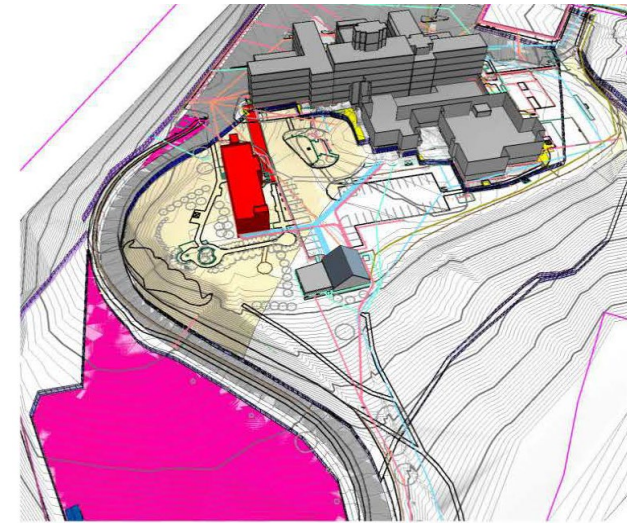


Construction Phase



Proposed site plan with expanded green spaces

Construction Logistics



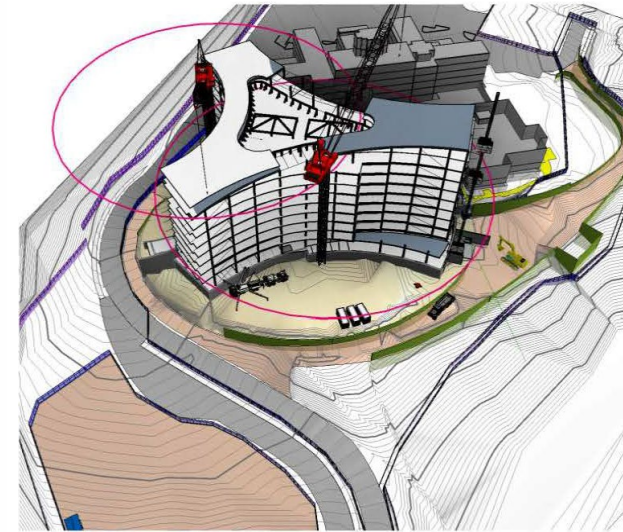
ENABLING + SITE CAPTURE



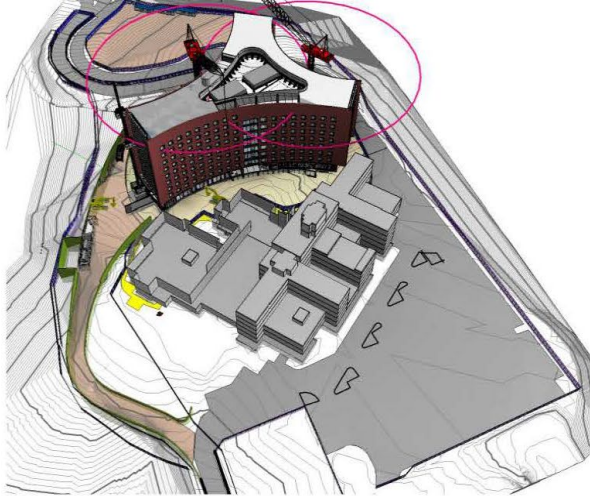
EARTHWORK + BUILDING FOUNDATIONS



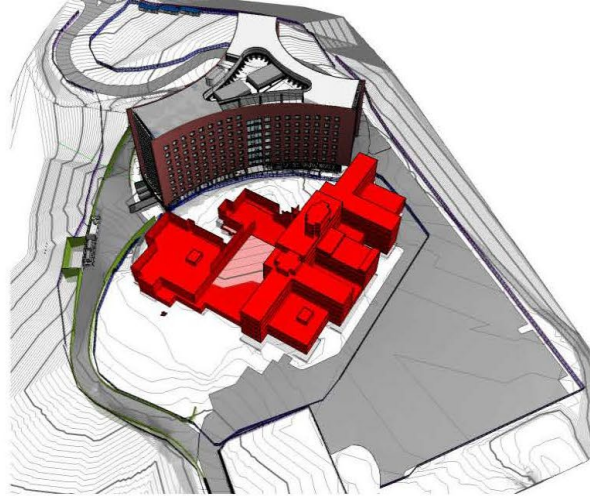
SITE BENCH FOR CONSTRUCTION



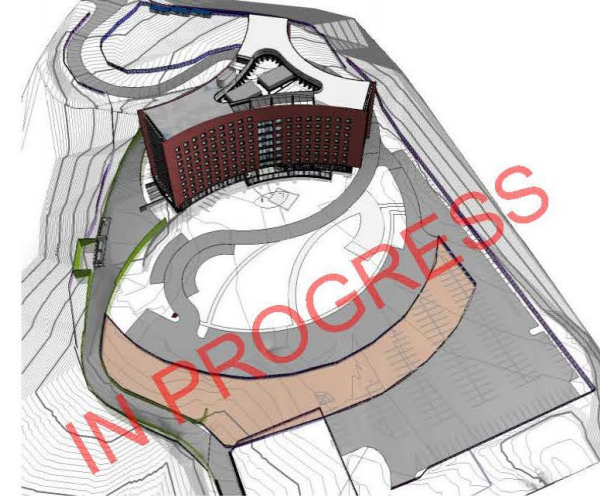
Construction Logistics



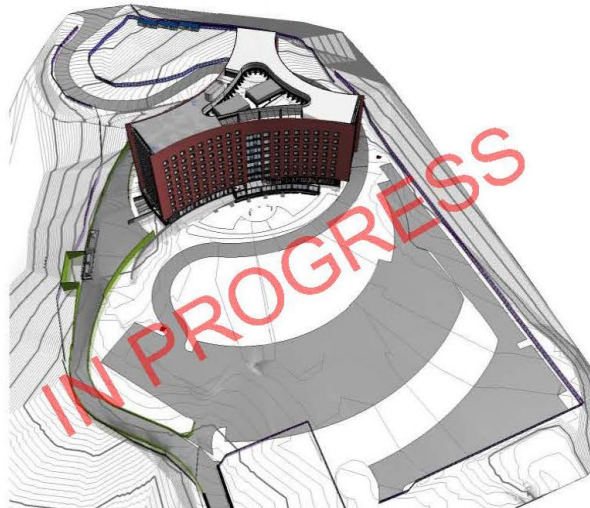
FACADE + FITOUT



BUILDING DEMOLITION



SITE IMPROVEMENT / PARKING PHASE 1



SITE IMPROVEMENT / PARKING PHASE 2



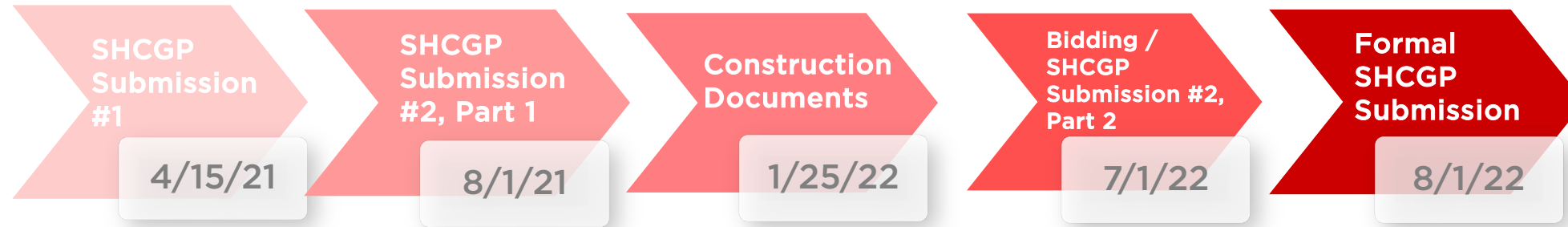
PROJECT COMPLETE

HOLYOKE SOLDIERS' HOME LONG-TERM CARE PROJECT	
3D Phased Views	
DRAWN BY: MS CHECKED BY: BFR	DRAWING #: 1: DATE: 7/15/16

Next Steps and Road Ahead

Project Next Steps

VA - Small Home Construction Grant Application (SHCGP) Schedule

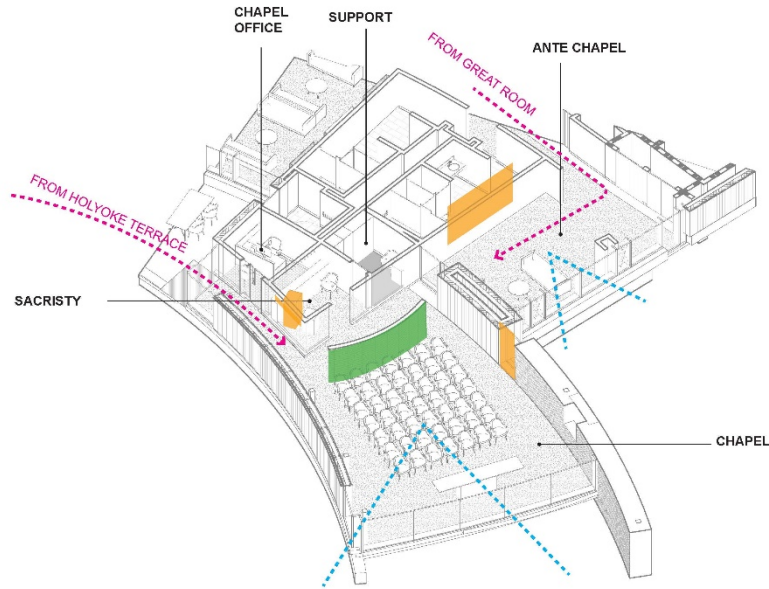


Project Overall Schedule



Questions & Comments





ANTE CHAPEL

- 1 TREE OF LIFE - 11' x 9'
- 2 FURNITURE
- 3 FLAGS?

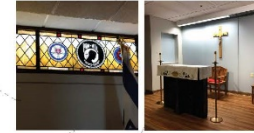


SUPPORT

- 1 BUILT IN HANGING CLOSET
- 2 CHAIRS
- 3 EXTRA KNEELER

CHAPEL

- 1 ALTAR - CROSS SITS ON STAND
 - 2 NICHE
 - 3 STAINED GLASS - 6 PANELS WITH SEALS 4' WIDE, 1' 6" TALL
 - 4 FEATURE WALL
 - 5 BENCH - FRONT SEAT
- *AV SOUND? ORGAN?
*VIDEO/ MIC?



SACRISTY

- 1 KNEELER 24" x 22" x 32"
- 2 CHAIR
- 3 18" x 42" HIGH SHELF WITH LOWER CABINETS
- 4 VIRGIN MARY STATUE
- 5 CROSSES?



CHAPEL OFFICE

- 1 DESK/ WORKSTATION
 - 2 CHAIR
 - 3 PEG RAIL FOR CLERGY STOLES
- *CONFIRM DOOR TYPE :
GLASS SIDE LITE, GLASS DOOR?





