



Soldiers' Home In Holyoke

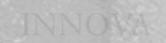
Project Update | September 14, 2021



EXECUTIVE OFFICE OF
HEALTH AND HUMAN
SERVICES

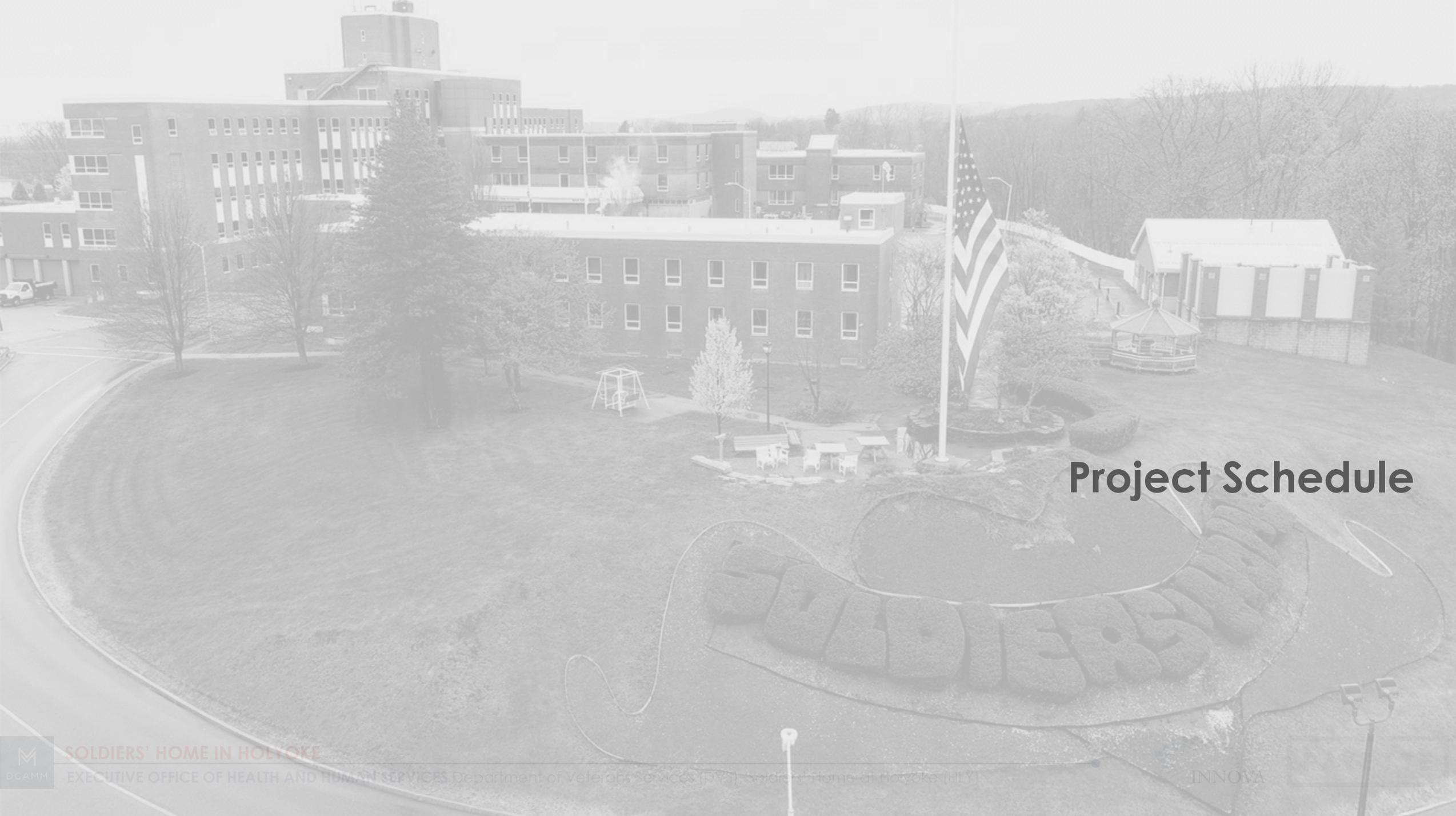


Department of Veterans Services (DVS), Soldiers' Home at Holyoke (HLY)



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
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 - Space Design
 - Resident Room
 - Common Spaces
 - Clinical Support Spaces
 - Landscape & Exterior Spaces
 - Exterior Treatment
4. **Construction Logistics**
5. **Next Steps**
6. **Questions/ Discussion**





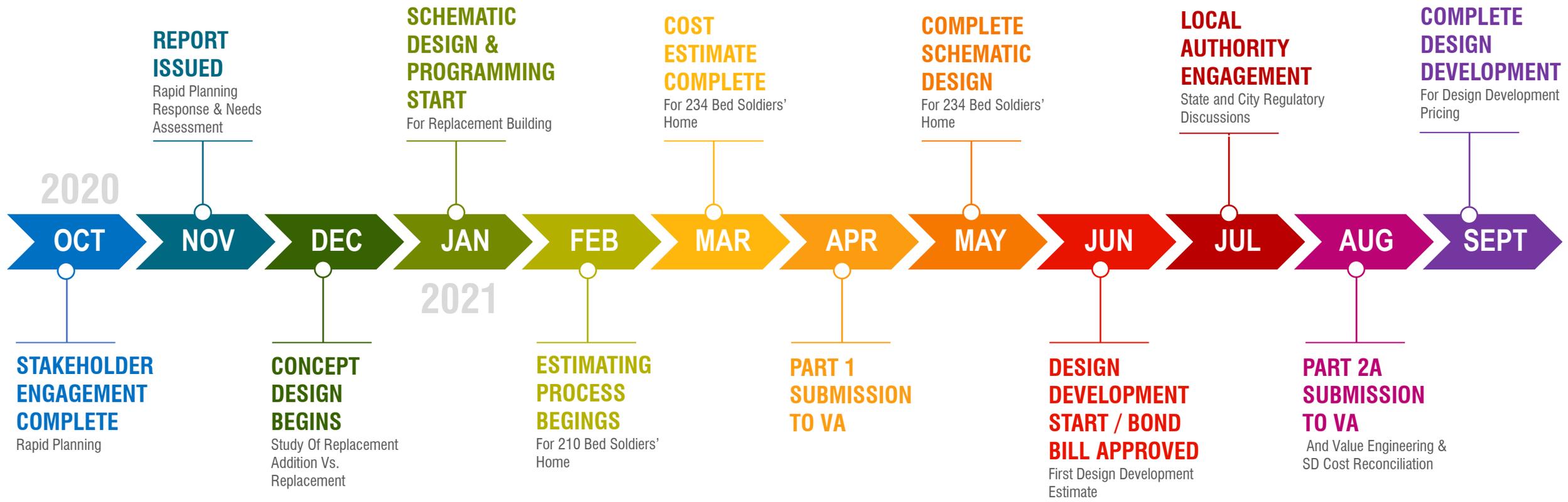
Project Schedule



SOLDIERS' HOME IN HOLYOKE

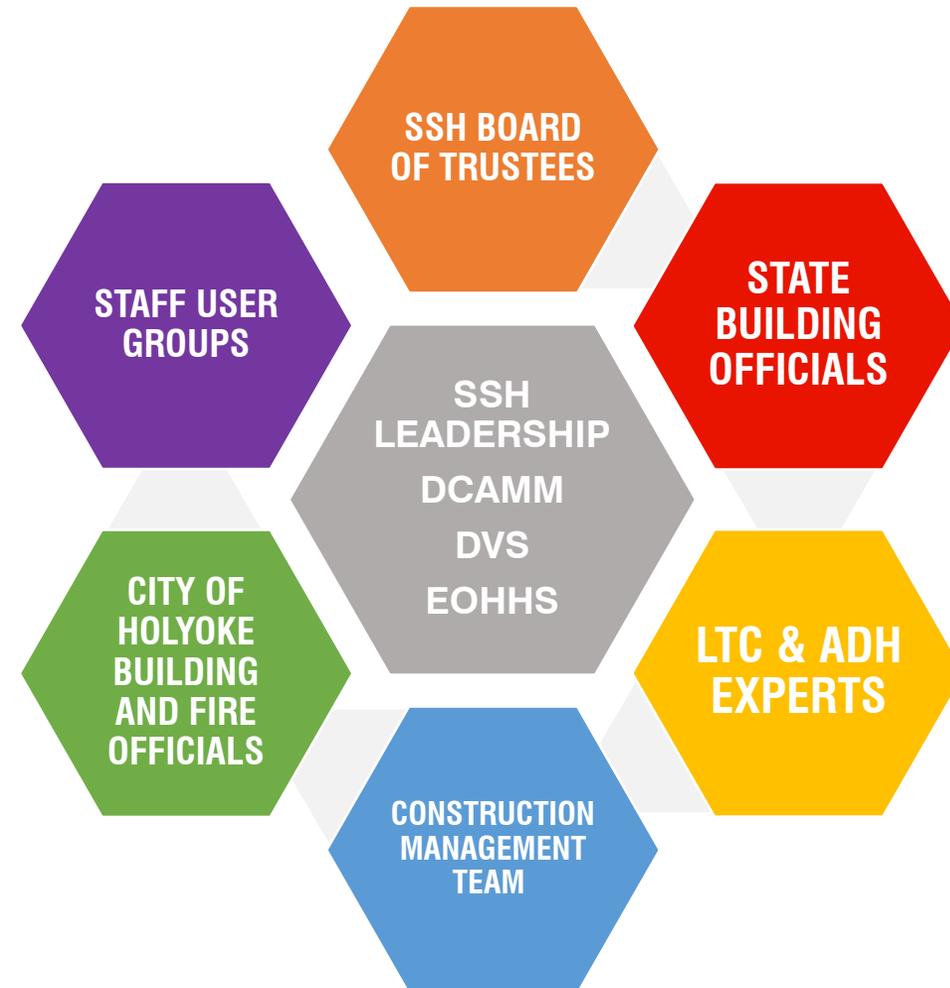
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INNOVA



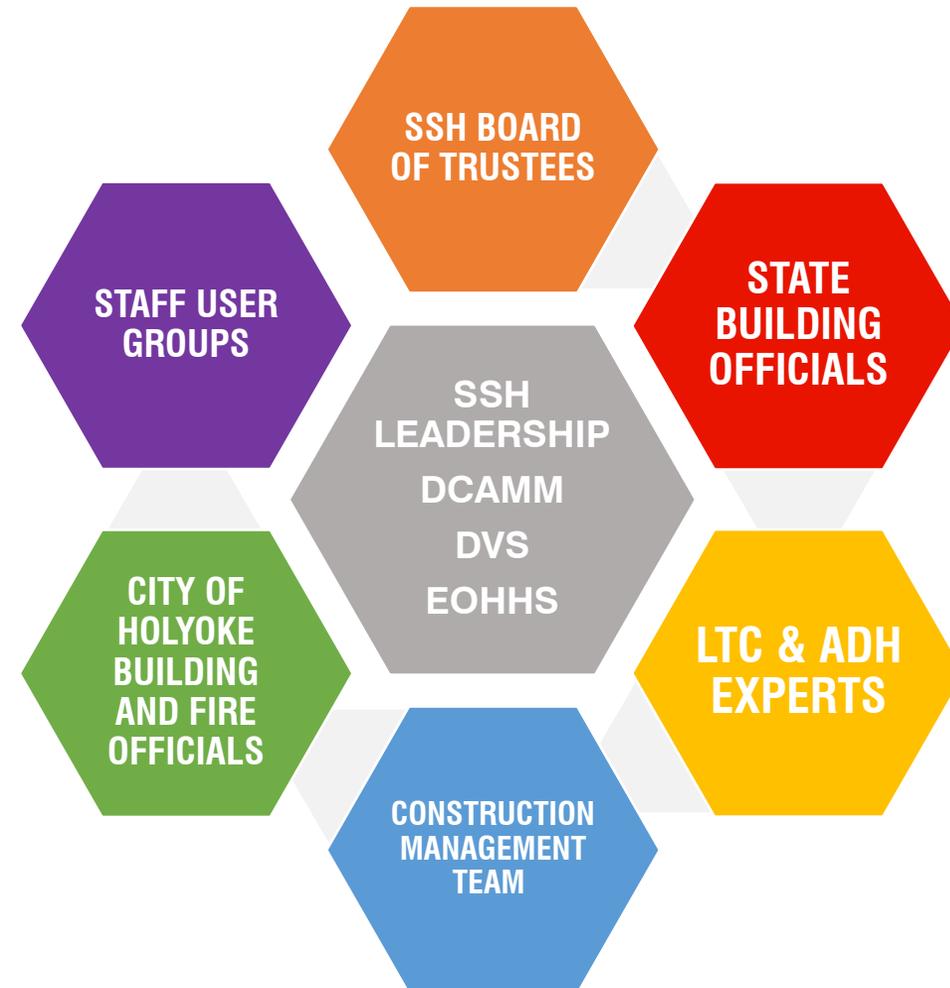
DESIGN ENGAGEMENT

- 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

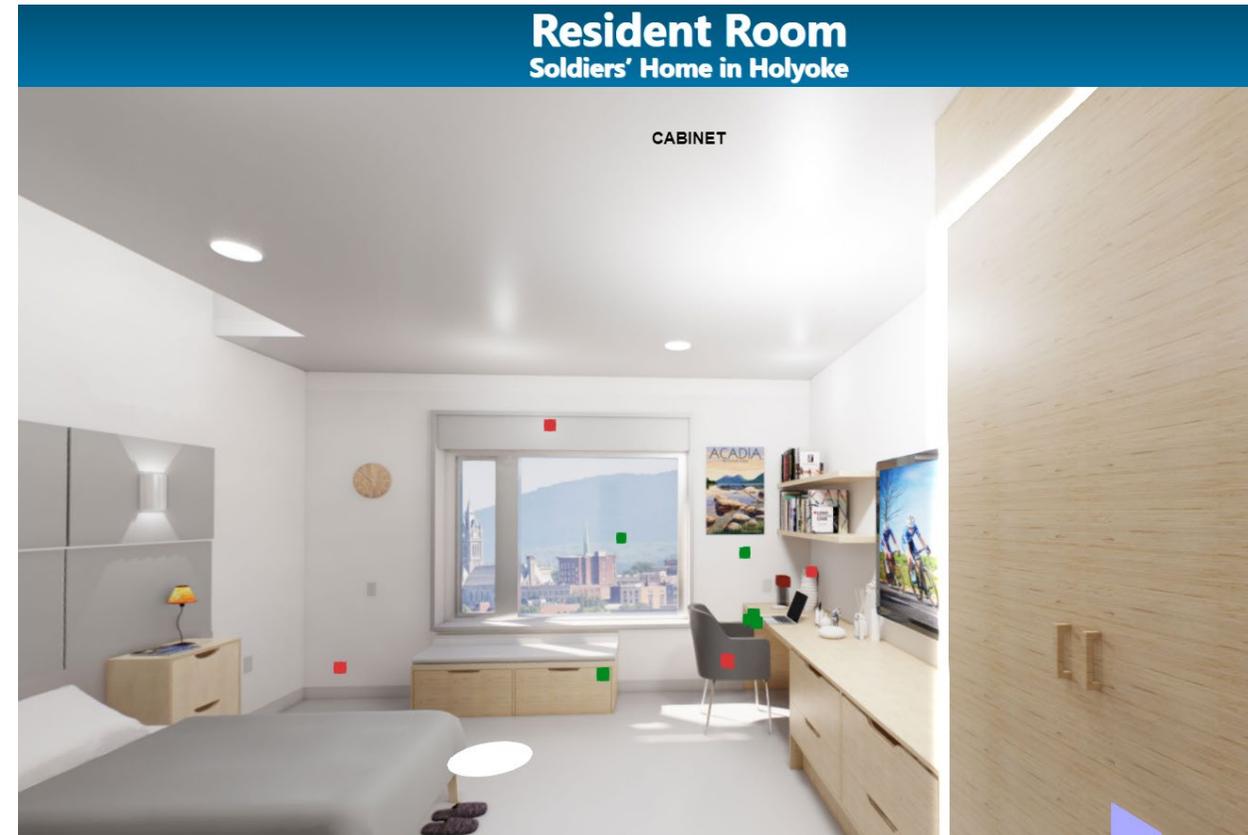


RESIDENT ROOM MOCK-UPS

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



SOLDIERS' HOME IN HOLYOKE

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

A culmination of extensive stakeholder outreach

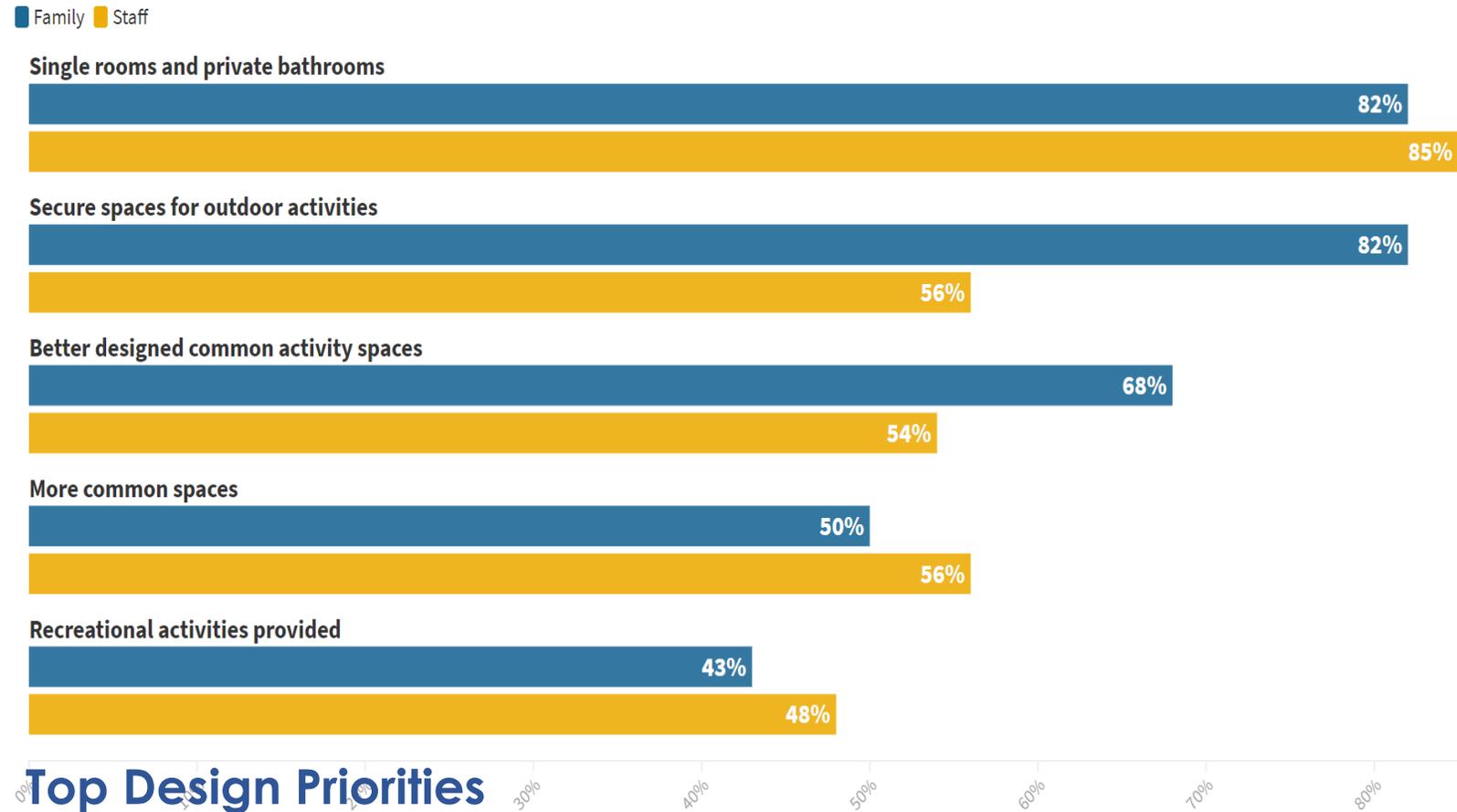
352 Survey Respondents

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



SOLDIERS' HOME IN HOLYOKE

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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

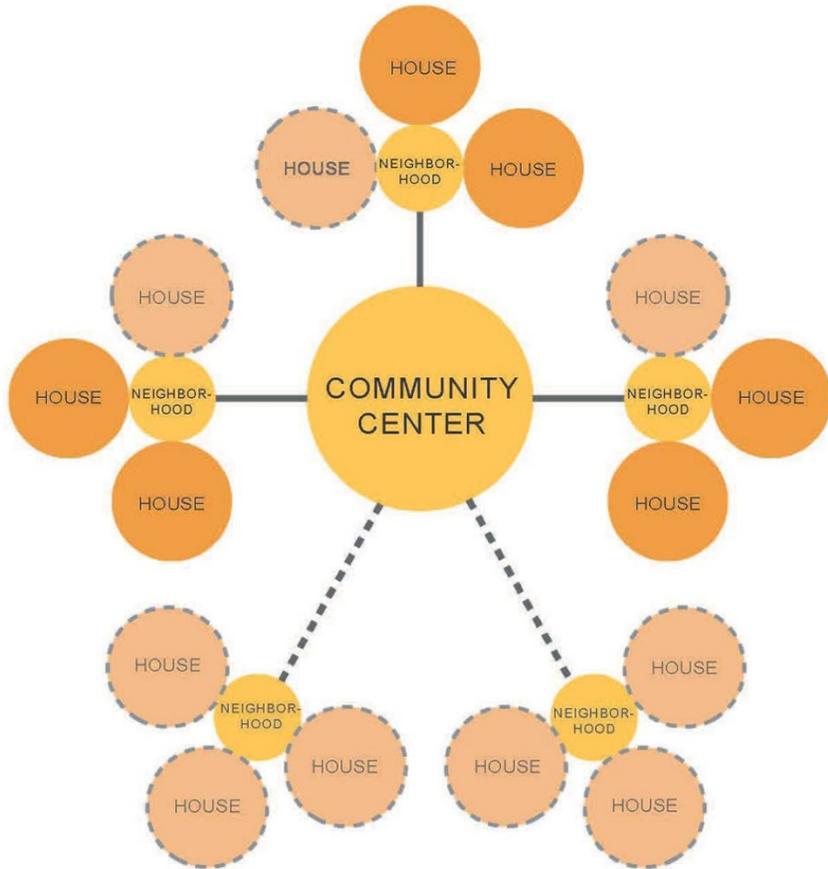
Building Overview

- 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

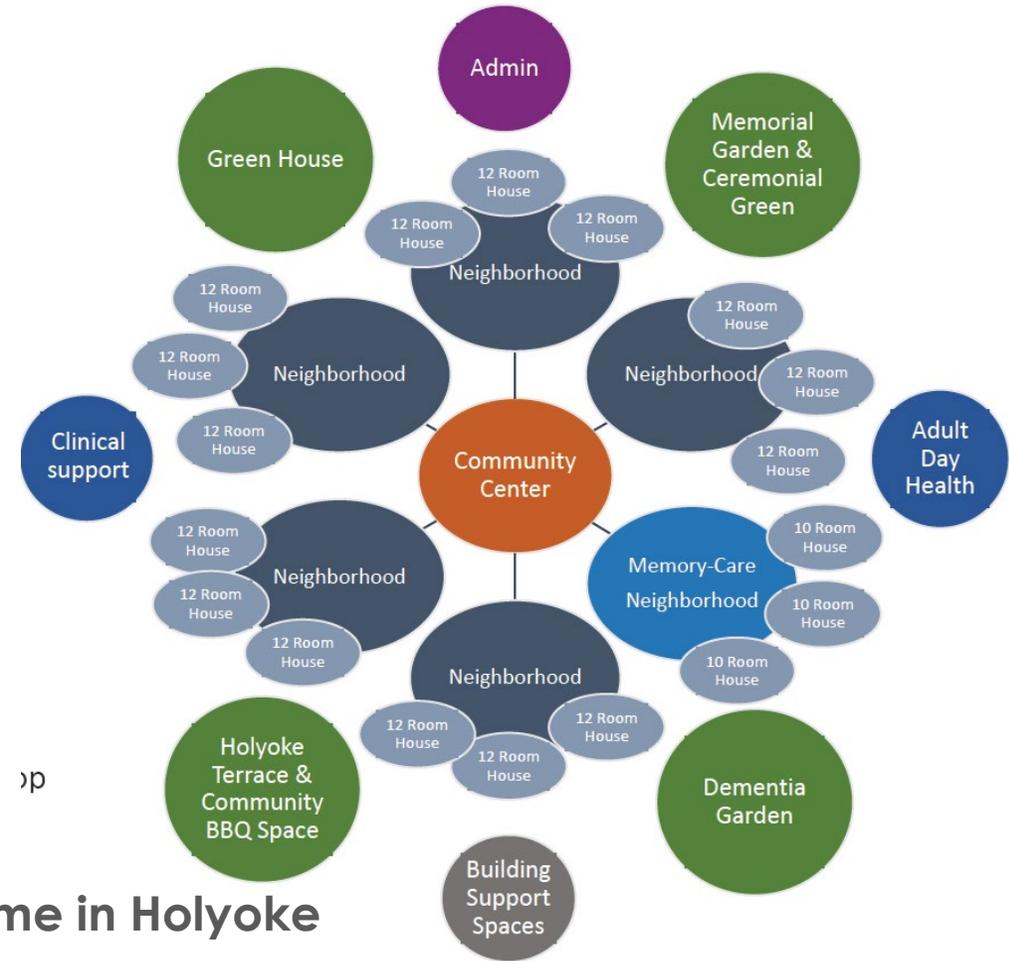


VA Small House & Future Soldiers' Home

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

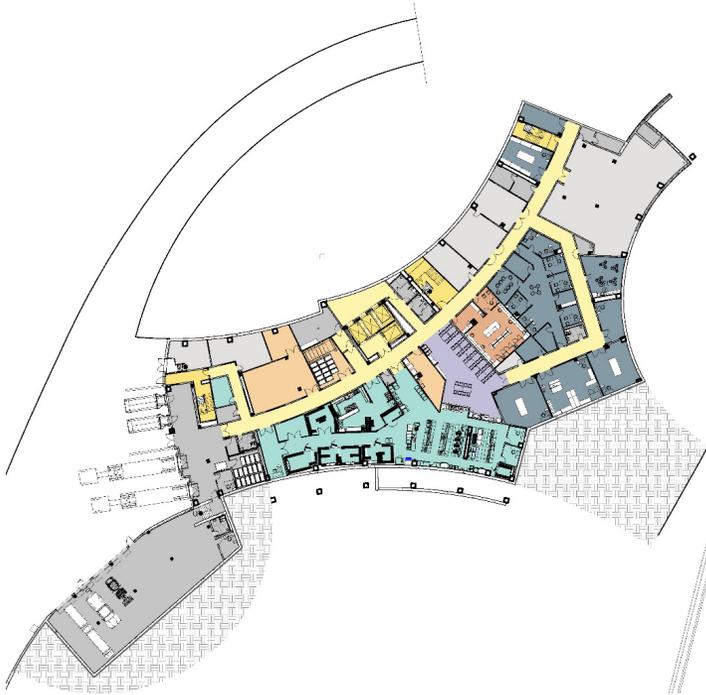


VA Small House Model



Soldiers' Home in Holyoke

Floor Plans – Lower Level thru Level 2



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



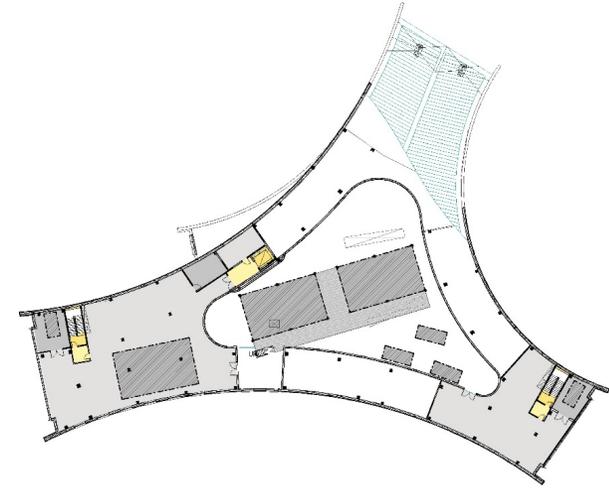
TYPICAL RESIDENT FLOOR

- 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

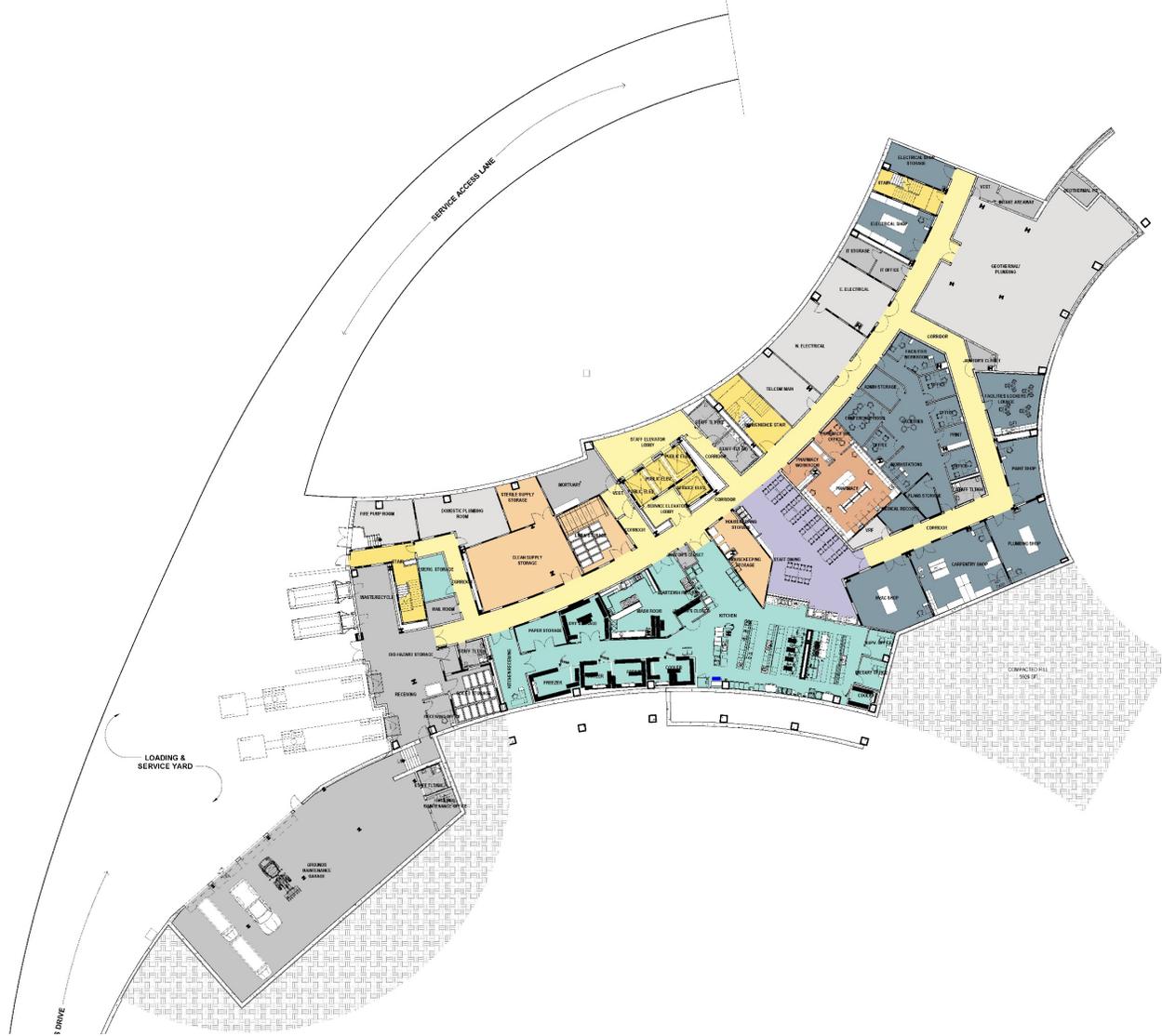


PENTHOUSE/ROOF

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

Lower Level Plan (Building Support)

- Loading Dock
- Staff Dining Room
- Maintenance
- Engineering
- Pharmacy
- Facilities
- Materials
- Management



Level 1 Plan

Building Organization



Chapel



Holyoke Terrace; Exterior entry to Chapel



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Typical Resident Floor – Design Organization

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

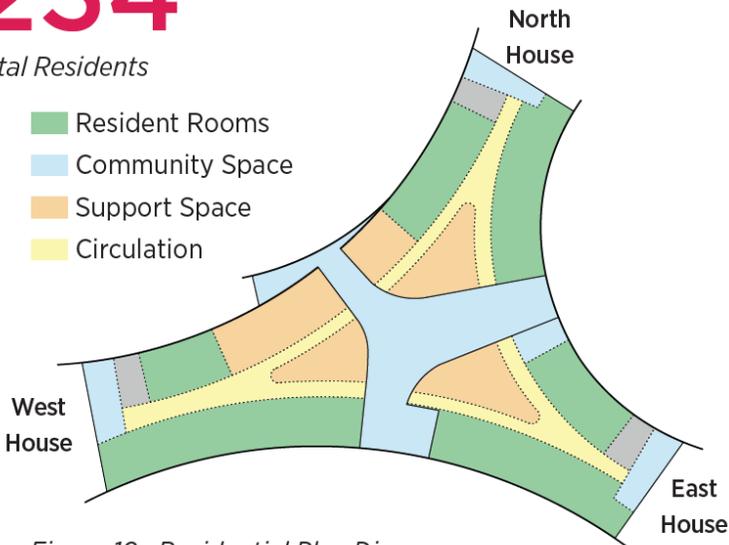
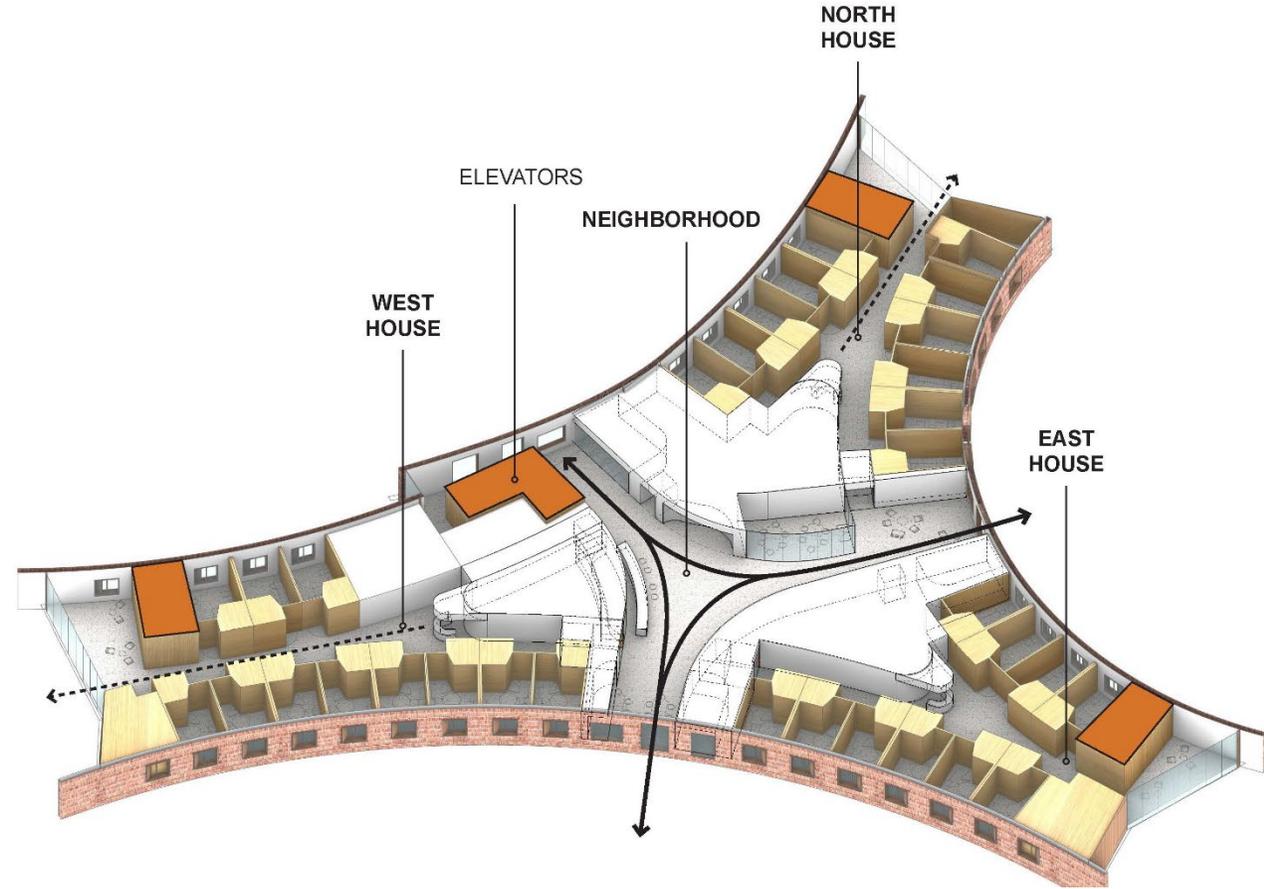


Figure 10: Residential Plan Diagram



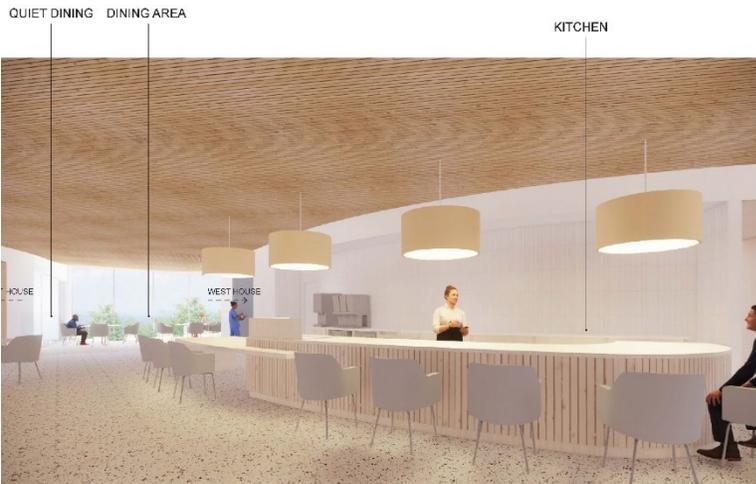
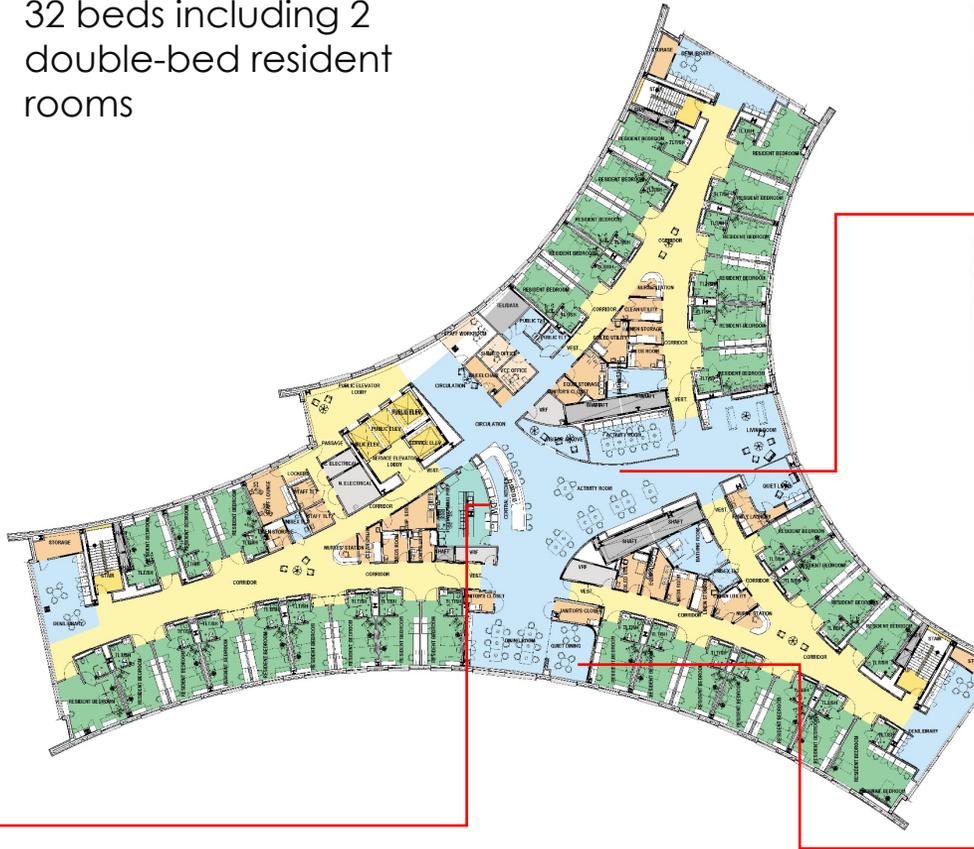
Level 2 - Memory Care Floor



Typical Resident Floor Plan (Levels 3 – 7)



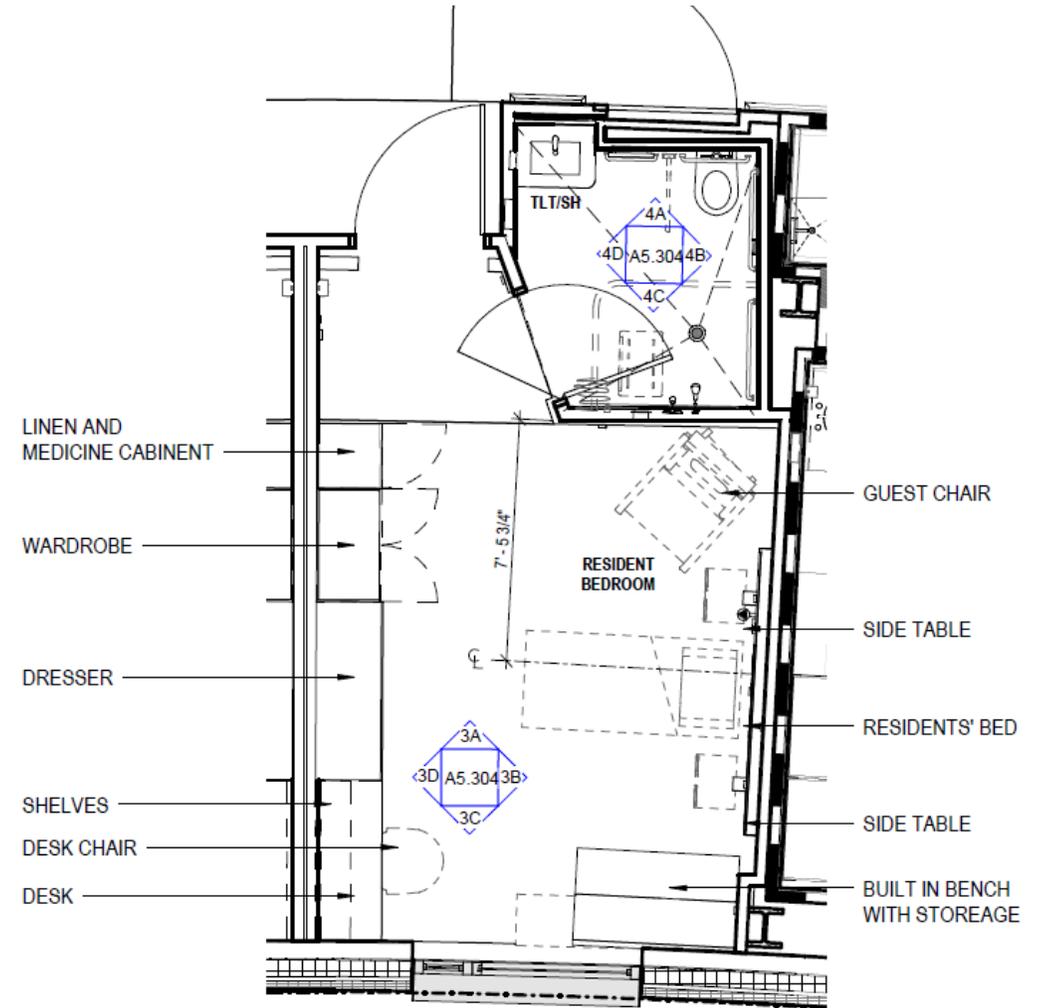
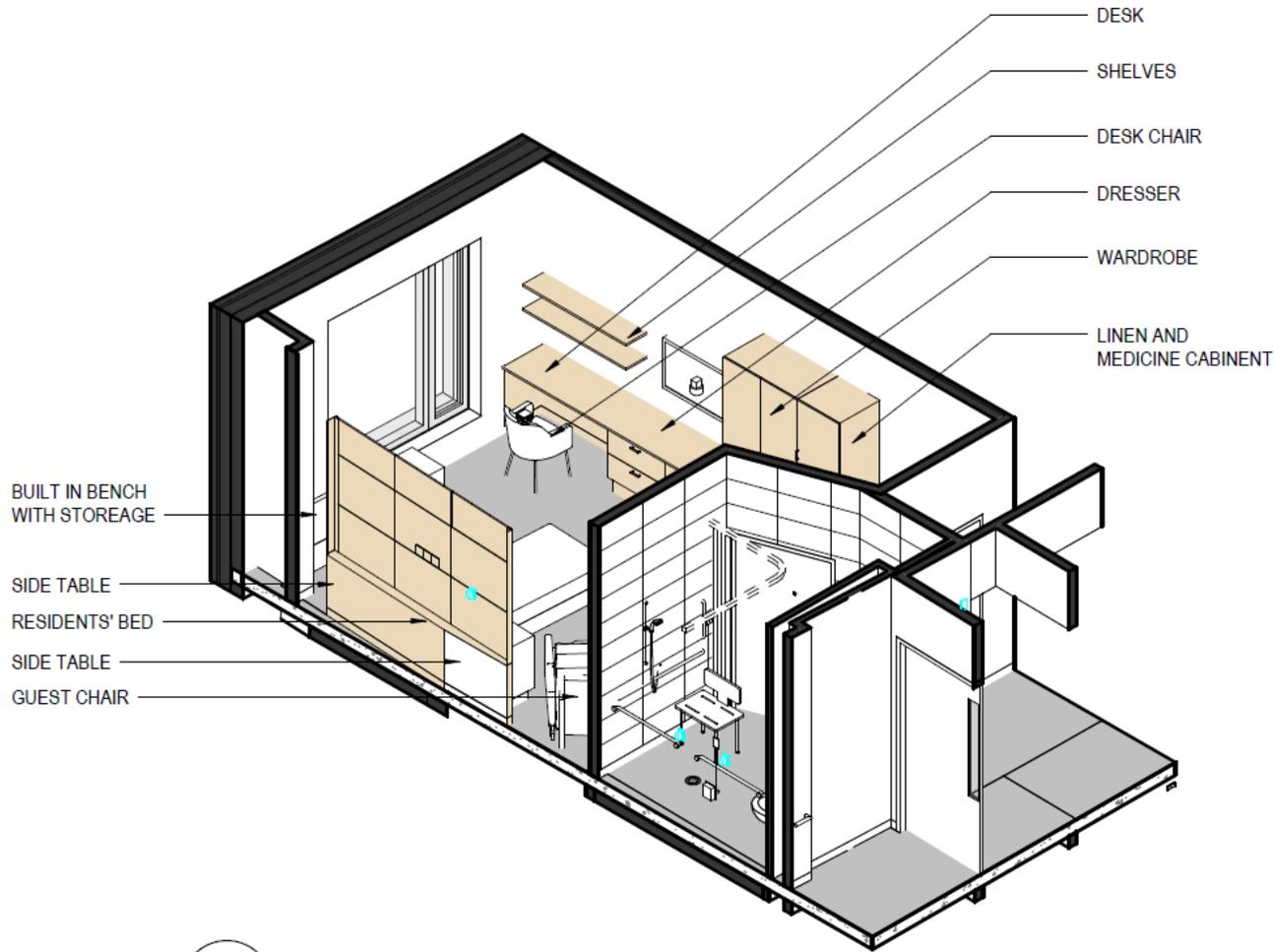
32 beds including 2 double-bed resident rooms



Typical Resident Room

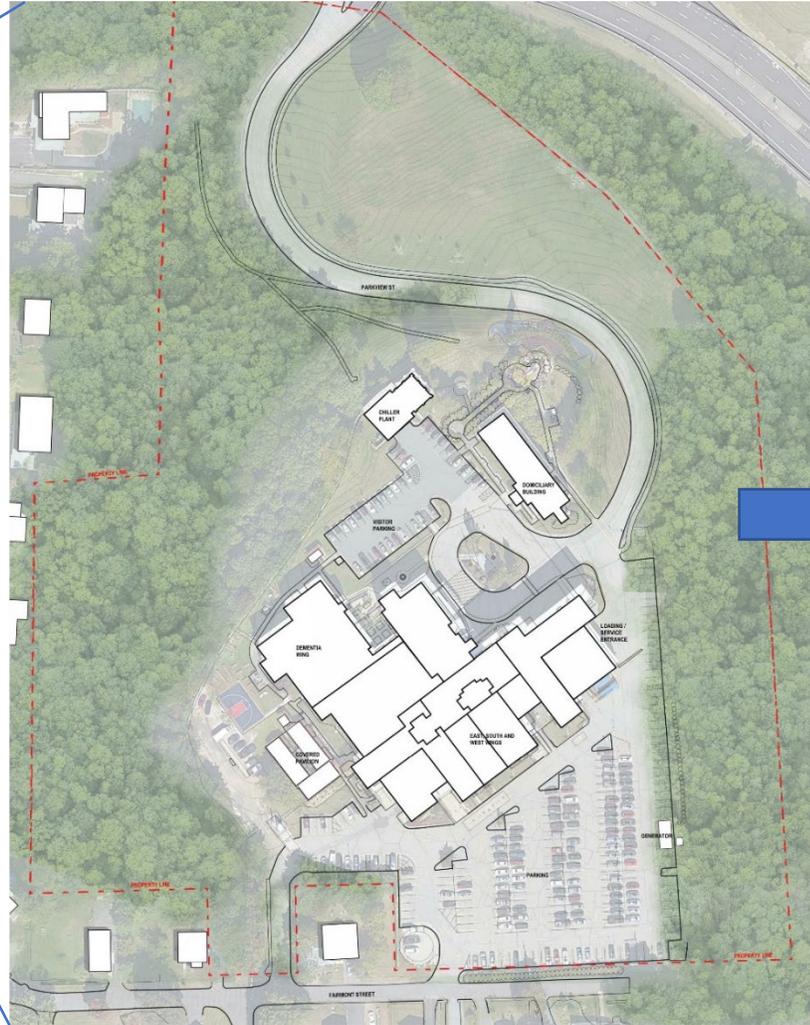
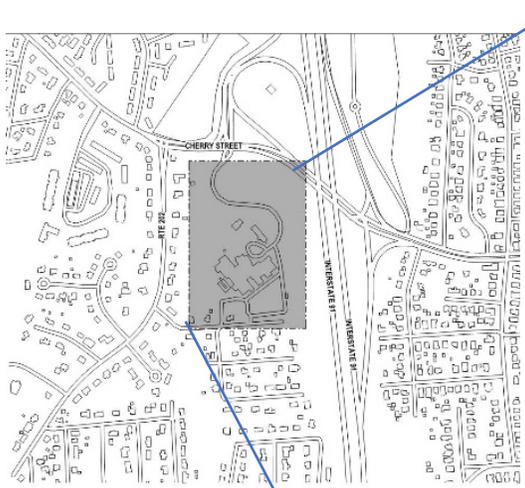


Typical Resident Room



Site Plan (Existing vs. Proposed)

Design Concepts



EXISTING



PROPOSED

..... DEMENTIA GARDEN +PT/OT AREA

..... HOLYOKE TERRACE

..... SOUTH ENTRY AREA

**Site civil utility plan attached as separate pdf*



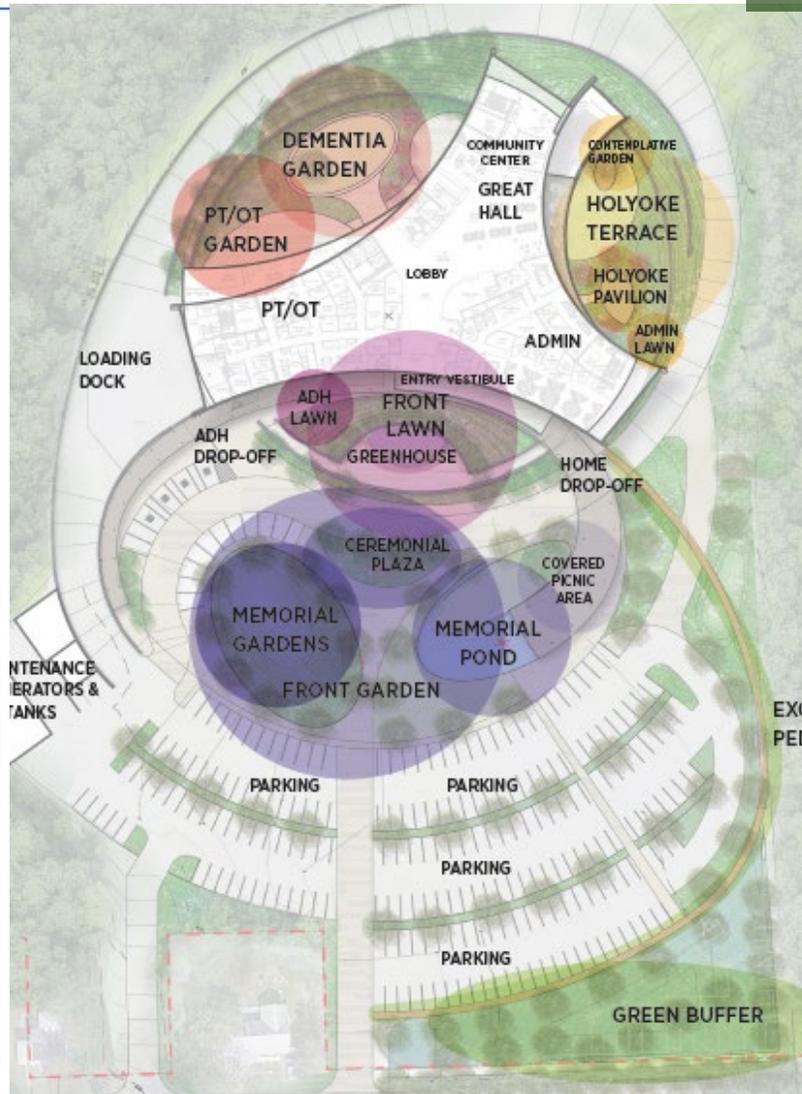
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Landscape and Exterior Design

Design Concept



Landscape Design - South Entry Area

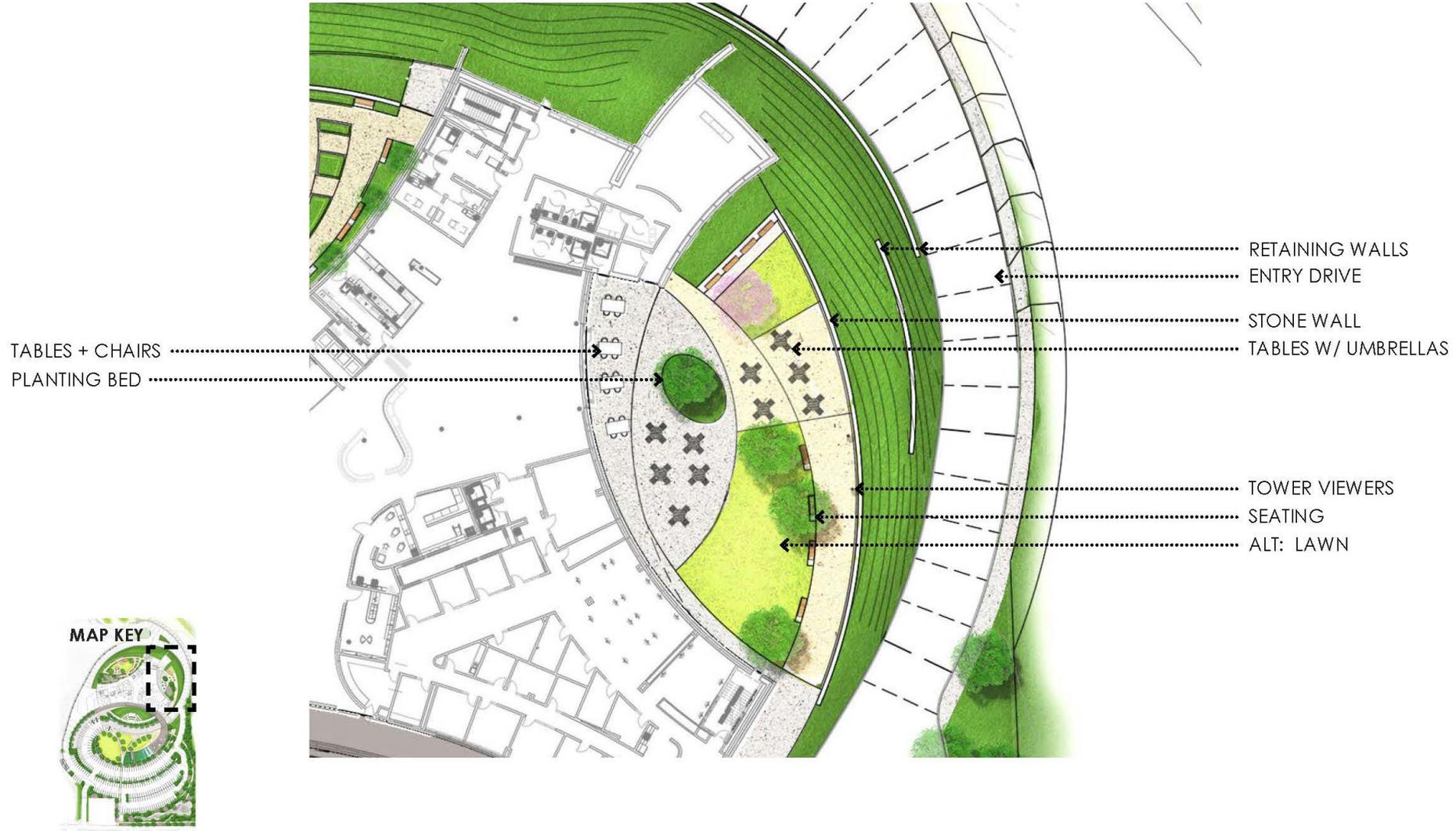


Landscape Design - South Entry Area

Design Concept



Landscape Design – Holyoke Terrace (East)



Landscape Design – Holyoke Terrace (East)



Landscape Design – Dementia Garden/PT-OT



Landscape Design – Dementia Garden/PT-OT

Design Concept



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Construction Logistics

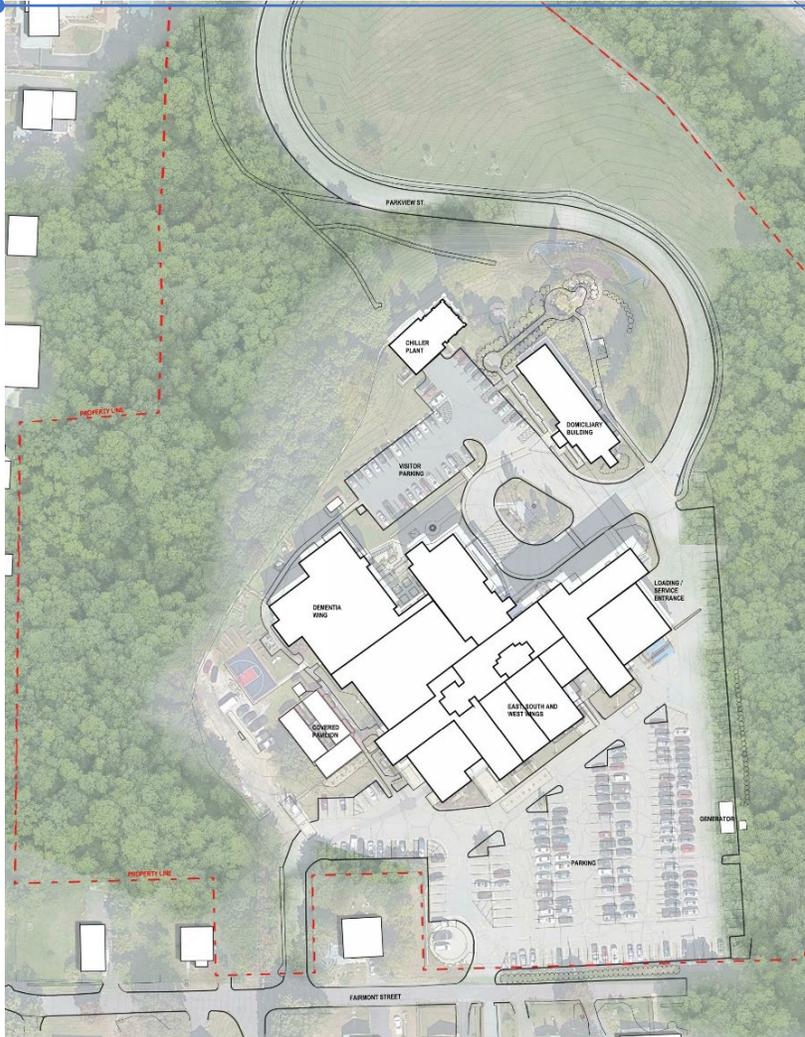


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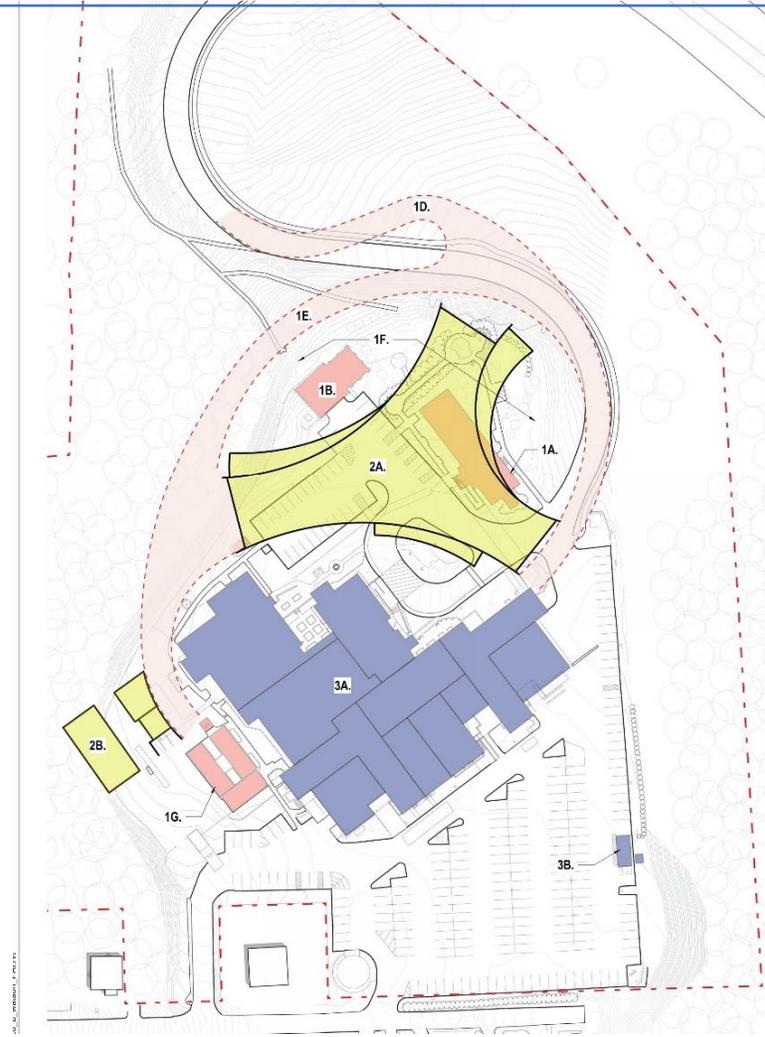
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Phasing Sequence



Existing Conditions



Construction Phase



Proposed site plan with expanded green spaces

Construction Logistics



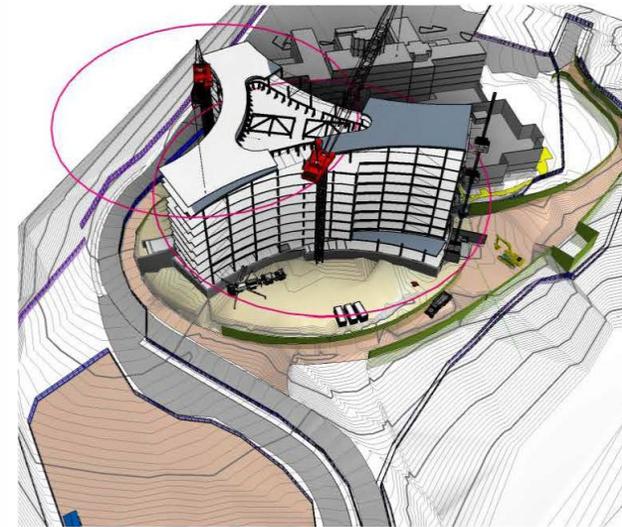
ENABLING + SITE CAPTURE



EARTHWORK + BUILDING FOUNDATIONS



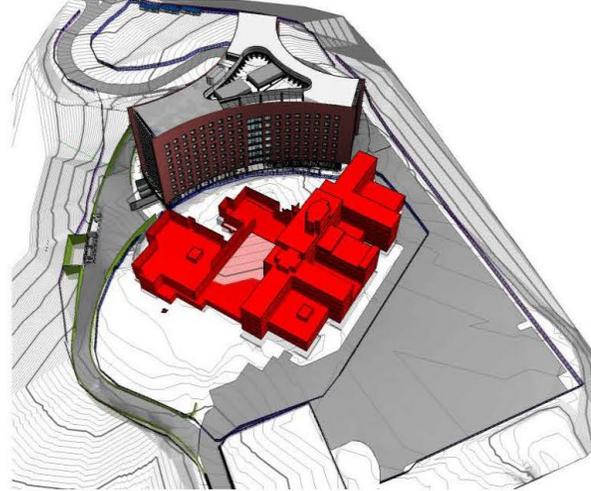
SITE BENCH FOR CONSTRUCTION



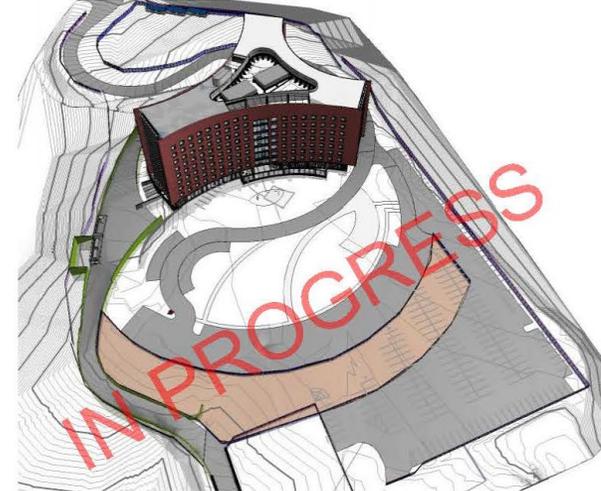
Construction Logistics



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: ME CHECKED BY: BFIRE	DRAWING #: 1: DATE: 7/15/24

Next Steps and Road Ahead

VA - Small Home Construction Grant Application (SHCGP) Schedule



Project Overall Schedule



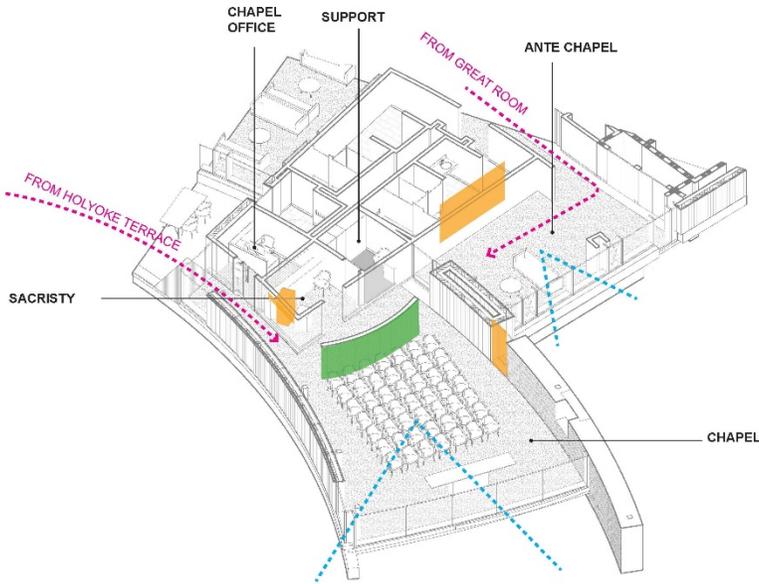
Questions & Comments



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- 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?





