

LET'S BRING OUR ELDERS "HOME"

CITY OF SEWARD, ALASKA Long-Term Care Replacement Facility PROGRESS REPORT

July, 2006

Report 2

This is the second in a series of progress reports to be provided about construction of Seward's new long-term care replacement facility. We welcome and invite the public to get involved, provide input, and help create a home of dignity for our honored elders.

Project Overview - Greenhouse Model of Care:

The community of Seward has selected the Green House model of care for the new LTC facility. This model restores dignity and choice to the lives of the residents, featuring residential-style care consisting of four homes and a commons building. Each residence will become home to ten elders, with private bedrooms and bathrooms surrounding a central hearth and kitchen. Elders will have consistent care from Shabazim care-givers assigned to a specific home, helping to develop and foster positive relationships. A no-lift environment allows elders to be lifted from bed to the bathroom, minimizing staff and patient injuries. Residents are encouraged to bring furniture and furnishings from home, to personalize their living space, to feel at home. Every effort is made to de-institutionalize the life of the



TYPICAL RESIDENCE

elder, restoring choice and dignity. Homes will feature outdoor decks, planter boxes, and green spaces. Follow us in this journey to bring our elders home. Please provide your comments and questions.

Progress to Date:

New Site Location:

After preliminary due diligence on the initial site identified significant costs associated with elevating the property to ensure it was out of the floodplain, the City Council agreed to pursue a different location. The new site was approved on June 12, 2006, contingent on capital financing and other specific requirements. The new site is located South of Dimond Boulevard, on approximately 25 acres, providing room for future expansion, great opportunities for sunshine and outdoor spaces, and proximity to the residential neighborhood to complement the residential-style LTC facility. The

Seward City Council will be meeting July 24, 2006 to approve the final layout for the homes and commons building on the property.

Certificate of Need:

The City's consultants are putting the final touches on the CON application, which is expected to be submitted to the State the last week in July. Project officials have met with State regulatory agencies to explain the Green House model of care, and how it differs from traditional institutional care. Preliminary studies anticipate State approval for a 40-bed facility.

Planning and Design Contract:

On November 28, 2005, the Seward City Council approved a contract with Architects Alaska to provide planning and design services. This firm has worked closely with Richard McCarty of The McCarty Company, the originator of the Eden Alternative and the Greenhouse Model of elder care, restoring dignity and choice to the lives of elders.

Design Features:

Exterior design features have been selected (see photo above), with a combination of decorative shingles and natural rock. Interior features are now being identified.

Special points of interest:

- *Come Plan with Us! The next public meeting will be held on July 24 (Monday) at 7:30 p.m. in Council Chambers located in City Hall. Council will approve the final site layout.*
- *Watch for meeting announcements and project information at www.cityofseward.net/LTC*
- *Submit your comments and suggestions to Tom Shepard, Project Manager, City of Seward, P.O. Box 167, Seward, AK 99664*

Upcoming Project Elements

July 24	City Council votes on site layout
TBA	Planning & Zoning Commission will be asked to consider re-zone of property from rural residential to institutional. Property will need to be re-platted
TBA	City pursues ROW access
Others	95% site package Certificate of Need Capital Financing Construction Documents RFP Construction Begin Construction

**City of Seward
Long-Term Care Replacement Facility**

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**We're on the web:
www.cityofseward.net/LTC**



Site of Our New Home—25 acres Southwest of Dimond Blvd.

A great big "Thank You" to the Denali Commission for funding the planning and design phase of this project. This project could not have gotten off the ground without their valuable support.

New site layout; 4 homes and commons building with room for expansion



Project Milestone Goals:

Select Architect	Nov 2005
Kick-Off Meeting	Dec 2005
Design Concepts	Dec 19, 2005
Building Concepts	Jan 9, 2006
Preliminary Schematic	Feb 10, 2006
65% Design Package	March 23, 2006
New Site Selection	June 12, 2006
Site Layout Approval	July 24, 2006
95% Site Package	July, 2006
Certificate of Need App	July, 2006
Capital Financing	August, 2006
Open Site Bids	Sept, 2006
Final Construction Docs	October, 2006
Construction Begins	Dec., 2006
Construction Complete	February, 2008

