

A large, light gray number '2022' is centered on the page, serving as a background for the text.

ARCH CONSULTANTS LTD 2022 YEAR IN REVIEW

Reflecting on our journey in 2022, ARCH Consultants celebrated our twenty-year anniversary. We are thankful for all the clients and vendors who have partnered with us. As our talented team closes out the year, we are pleased to provide selected highlights for completed projects and work in progress.



individuality of every community we work in. Our proven process and understanding of each industry helps us to deliver successful environments and sets us apart. We build on ARCH's reputation as a trusted partner to ensure that operational program expectations and building goals are exceeded for every client and project that we work with.

We are grateful for the colleagues and friends in Senior, Learning, Healing and Civic environments that have contributed to ARCH's success over the past two decades. We look forward to building on these relationships, forming new partnerships and advocating for our clients in the years to come.

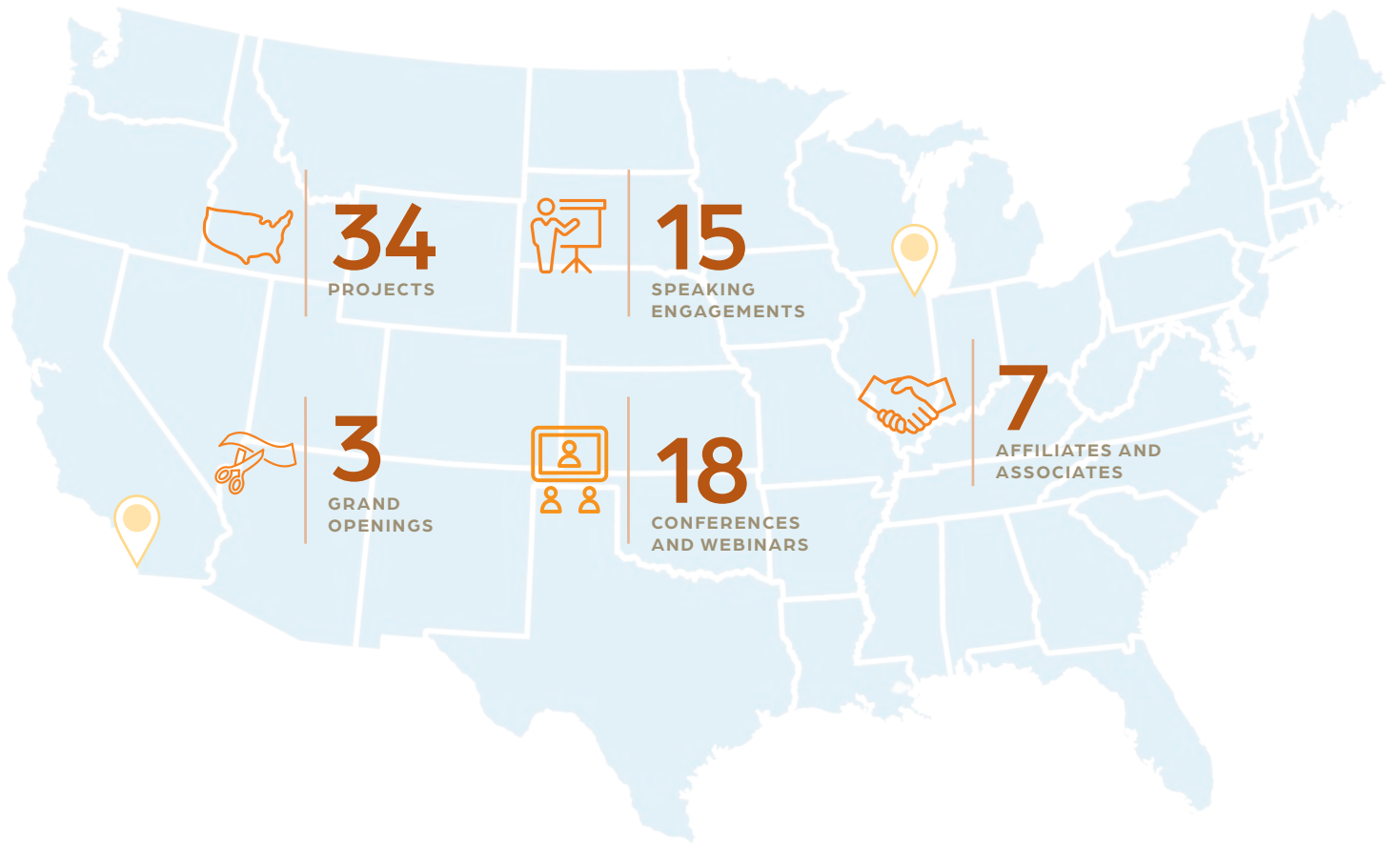
ARCH looks forward to continuing to guide organizations from vision to occupancy.

This year ARCH continued to serve as a strategic partner to thirty-four projects. In the process we extended a warm welcome to new clients in addition to continuing our capital project management services. We were able to celebrate three grand opening ceremonies, marking exciting milestones for our partnering organizations. As affiliates and associates of seven accredited organizations, we attended eighteen conferences and webinars that allowed us to stay connected with colleagues while broadening our building and industry knowledge. Emphasizing the importance of staying connected, we shared our breadth of experience with team members participating in fifteen speaking engagements.

ARCH maintains a national presence with a local focus, getting to know and appreciate the

A stylized, handwritten signature in black ink that reads "Frank". The letters are fluid and connected, with a long horizontal stroke at the end.

Frank Muraca
President



GUIDING THE ENTIRE BUILDING PROCESS

PRE-CONSTRUCTION

Design Oversight,
Contract Negotiations,
Logistics Planning



CONSTRUCTION

Cost Controls/Monitoring,
Quality Review,
Construction Observations



PLANNING

Strategic Vision,
Owner Programming,
Regulatory Assessment



MAINTENANCE

Operational Efficiencies,
Vendor Management,
Facilities Benchmarks



THE VILLAGE AT ROCKVILLE

Glenmere Expansion

130
IL UNITS

3
DINING VENUES

295,000
SQUARE FEET OF NEW
CONSTRUCTION

“NLCS strategically grew our portfolio over the last 10 years and ARCH was with us every step of the way. They provided valuable project management expertise in the design and construction of Glenmere at The Village at Rockville.”

Cyndi Walters
Chief Executive Officer
National Lutheran Communities & Services



The Glenmere Expansion project at The Village at Rockville, a National Lutheran Communities & Services community in Rockville, Maryland, included approximately 130 Independent Living units in a mix of one- and two-bedroom configurations. Along with residential units, the expansion consisted of a variety of amenities including dining, wellness and fitness, and entertainment spaces. Residents and guests also have access to underbuilding parking and additional surface parking. The new building complements the existing buildings on campus

while providing an updated design aesthetic that responds to market expectations. The project received an Award of Merit in the 2021 ENR Mid-Atlantic Best Project Awards.

ARCH Consultants guided the master planning process and continues to provide complete capital project management services on campus. ARCH helped the Owner determine the most appropriate building program on the existing community to reposition the campus to serve residents.





BROADMEAD

Center Repositioning

Broadmead’s multi-phase repositioning project includes a new entry, upgraded commons, renovated health care spaces, reimagined Center of Wellness and two new hybrid home independent living buildings.

The hybrid home buildings, totaling 52 independent living units, were fully occupied shortly after construction was completed. The community now has 306 independent living units. The new residential living

offers upgraded finishes, spacious apartments and shared common space with underground parking in each building. Both buildings have been LEED Certified by the U.S. Green Building Council. Completed as part of the entry road project is a new traffic signal, creating an ease for those entering and leaving the community. The site continues to bloom with construction activity as the expansion and renovation to the existing Community Center building moves towards completion.

Previously leading the pre-construction phase for the Master Plan project, ARCH now provides Owner’s Representative services, overseeing the building process with a local representative. The campus remains occupied during construction requiring an extra level of coordination and communication between members of the project team and the community.



“ARCH, serving as our Owner’s Representative, has been a trusted partner and advocate in our Master Plan project, ensuring communication channels between project stakeholders always remained open.”

Robin Somers
Chief Executive Officer
Broadmead



52

RESIDENTIAL
UNITS

100%

RESERVED WITHIN
MONTHS OF OPENING

1

NEW TRAFFIC
SIGNAL



HOMewood AT FREDERICK

The Lodge at Willow Pond Expansion

140
ACRE
CAMPUS

2
PHASES OF
CONSTRUCTION

31
APARTMENTS

This multi-phase project consists of one-hundred nineteen new patio homes in both single and duplex layouts with attached garages and a second phase to The Lodge at Willow Pond consisting of thirty-one new apartments in addition to the existing eighty-five units.

The master plan allows Homewood incremental growth as demand necessitates. Patio home residents are allowed access to the existing community

amenity spaces, providing opportunities for integration into the existing community.

ARCH, as Owner’s representative, provided detailed oversight and timely feedback on day-to-day construction issues, attended bi-weekly construction coordination meetings, provided monthly progress updates to the Owner, and facilitated communication of updated construction budgets and project schedules.





“ARCH has been an invaluable asset in maintaining focus on our construction projects at the Homewood Retirement Centers. ARCH’s construction consulting services successfully secured final pricing and is monitoring progress of the Lodge”

Thad Rothrock
President & Chief Executive Officer
Homewood Retirement Centers



FACILITIES SUPPORT SERVICES

Maximizing Efficiency. Reducing Costs.

Did you know that ARCH offers a less invasive approach to facilities management support? Instead of taking over the facilities department, our team will guide you in implementing a more productive system in-house. We approach our engagements from a different point of view because our goal is to empower our clients, not commit them to long-term management contracts.

Our facilities management support services can increase your net operating income (NOI) for environmental services, control utility

expenditures, expedite vendor procurement activities, provide tools to track staff productivity, and ensure you understand the ongoing cost of managing your assets. Most importantly, we act as a resource to help your facilities team maintain these best practices over time.

ARCH begins with a thorough assessment of existing conditions, standardizes processes to improve performance, then puts tools and training in place to ensure continuing success.



Step 1:
Define Existing
Conditions



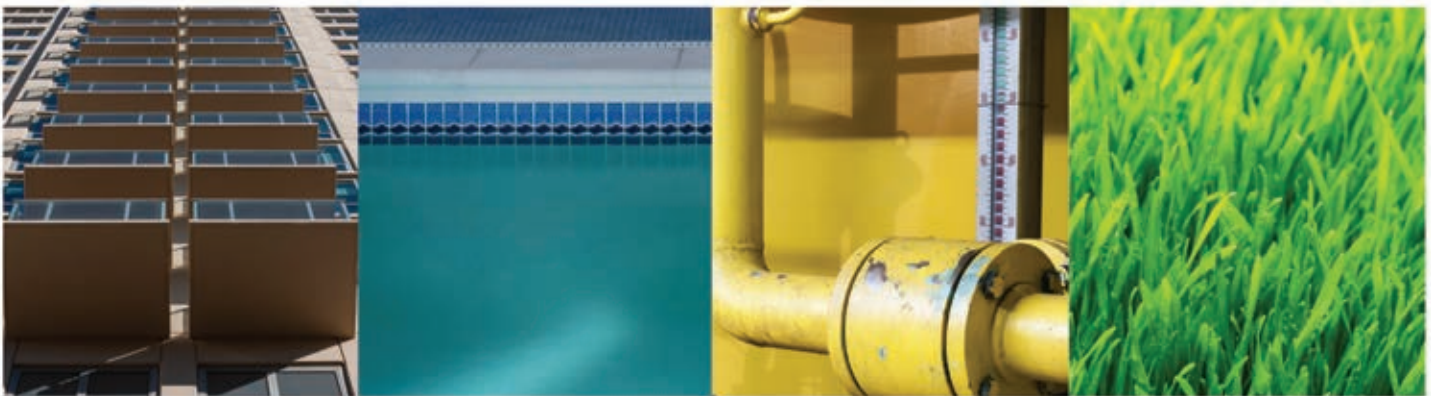
Step 2:
Implement Improved
Processes



Step 3:
Monitor Facilities
Operations

The ARCH team takes pride in assisting organizations in reducing costs and adding value to their capital assets. The following case study details how we provided facilities support

to one senior living provider, customizing a facilities conditions report to ensure the data was provided in a functional format that worked for the organization.



CASE STUDY – FL

Florida Presbyterian Homes

Facility Conditions Assessment

The first step in the master planning process for **Florida Presbyterian Homes** was data collection on the market position of the community and assessing the physical plant. ARCH conducted a facility condition assessment in Lakeland, Florida. The engagement involved site visits to assess major building systems and development of a year-by-year projection of anticipated capital expenditures.

The customized forecasting method resulted in data which quantified the impacts of various long-range capital plans under consideration. In addition to outlining key considerations in the final report, a preliminary zoning analysis was also performed to identify land-use conditions at the campus.



“ARCH was instrumental in our first step in master planning to conduct a physical plant assessment as data for consideration of land-use.”

Joe Xanthopoulos
President



CASE STUDY – WA

eliseo

Facility Conditions Assessment



“We value the collaboration with ARCH for long-range capital planning of the repositioning options being considered at eliseo.”

Ted MacBeth
Transforming Age



ARCH completed a property condition assessment for **eliseo** in Tacoma, Washington. The process involved evaluation of the physical plant of major building systems and development of a year-by-year projection of anticipated capital expenditures.

The study was conducted in conjunction with the master planning efforts of Transforming

Age. The ten-year forecast enabled the planning team to evaluate campus repositioning scenarios. Our customizable forecasting method resulted in a collaborative tool tailored to the organization’s needs. Outlining key considerations in the final report identified potential capital reserves of the community.

CASE STUDY – OH

Laurel Lake Facility Conditions Assessment

ARCH performed a facility assessment for **Laurel Lake** for their community in Hudson, Ohio. The engagement involved identifying key considerations to assist with long-range capital planning of the organization.

Evaluation of the existing physical plant included plumbing, mechanical and electrical systems,

building exterior elements, and interior finishes. We then estimated expenditures based on life expectancy and projected replacement costs over a ten-year period. The final report made it easier to identify priority projects and set the upcoming capital expenditure budget for the campus.



YOUR TRUSTED PARTNERS

We Are...

ADVOCATES who represent our clients' best interest in dealings with other organizations and individuals involved in the building process.

PARTNERS who complement our clients' in-house staff resources with our own specialized knowledge, experience, and leadership.

RESPONSIBLE CORPORATE CITIZENS who align ourselves with our clients' sustainability goals and always offer our expertise in sustainable building practice.

STEWARDS of our clients' construction resources, ensuring that time and money are well invested and carefully managed.

COLLABORATORS who bring enthusiasm, commitment, and integrity to every project, infusing teams with our spirit of common purpose.

ETHICAL and committed, as a firm and as individuals, to the highest standards of conduct and respect for others in everything we do.

THE ARCH TEAM

FRANK MURACA
PRESIDENT

Founded ARCH over two decades ago and leads the planning of senior living environment projects nationwide.

SANDY NOONAN
ACCOUNTING MANAGER

Manages ARCH's accounting and finance functions including coordination of project accounting and construction-in-progress tracking.

LAURA MURACA
INFORMATION TECHNOLOGY DIRECTOR

Supports all information technology including office infrastructure.

JUSTIN SAGER
SENIOR PROJECT MANAGER

Applies his diverse experience in capital budgeting and construction management to lead ARCH's West Coast project efforts.

SCOTT HABERKORN
PROJECT MANAGER

Manages complex building projects, leading ARCH's construction monitoring efforts.

JIM BRODY
SENIOR CONSTRUCTION ADMINISTRATOR

Analyzes complex building systems, leading ARCH's construction administration services.

TIM WINNECKE
SENIOR PROJECT MANAGER

Uses his extensive background with a major healthcare system, as well as development and financial strengths to leading ARCH's East Coast project efforts.

KEITH SHEAHAN
PROJECT MANAGER

Provides construction administration and oversight, leading ARCH's facility assessments.



ARCH
DEVELOPMENT ADVISORS



We thank our clients and partners for staying connected in 2022 and look forward to ongoing partnerships for many more years.

Asbury Place Kingsport

Asbury Place Knoxville

Broadmead

Casa de las Campanas

Collington

Covenant Living at Mount Miguel

Eben Ezer Lutheran Care Center

Edenwald Senior Living

eliseo

Fairhaven Christian Retirement Center

Florida Presbyterian Homes

Friendship Senior Options

Friendship Village of Schaumburg

Greenfields of Geneva

Goddard House

Homewood at Frederick

Homewood Retirement Centers

Jewish Senior Life

Kendal Corporation

Lake Forest Place

Laurel Lake

The Legacy at North Augusta

Marklund

Monarch Landing

The Moorings of Arlington Heights

National Lutheran Communities & Services

National Veterinary Association

Presbyterian Homes of Illinois

Richfield Living

Sedgebrook

Senior Care Development

The Village at Augsburg

The Village at Orchard Ridge

The Village at Providence Point

The Village at Rockville

Westminster Place

20