

The background features large, light grey numbers '2023' that are partially cut off by the edges of the page. The number '2' is on the left, '0' is partially visible, '2' is in the middle, and '3' is on the right.

ARCH CONSULTANTS LTD 2023 YEAR IN REVIEW

Reflecting on our journey in 2023, ARCH Consultants celebrated our twenty-first 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.



This year ARCH continued to serve as a strategic partner to thirty-two projects in seven states. 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 four 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 fourteen speaking engagements. ARCH maintains a national presence with a local focus, getting to know and appreciate the 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.

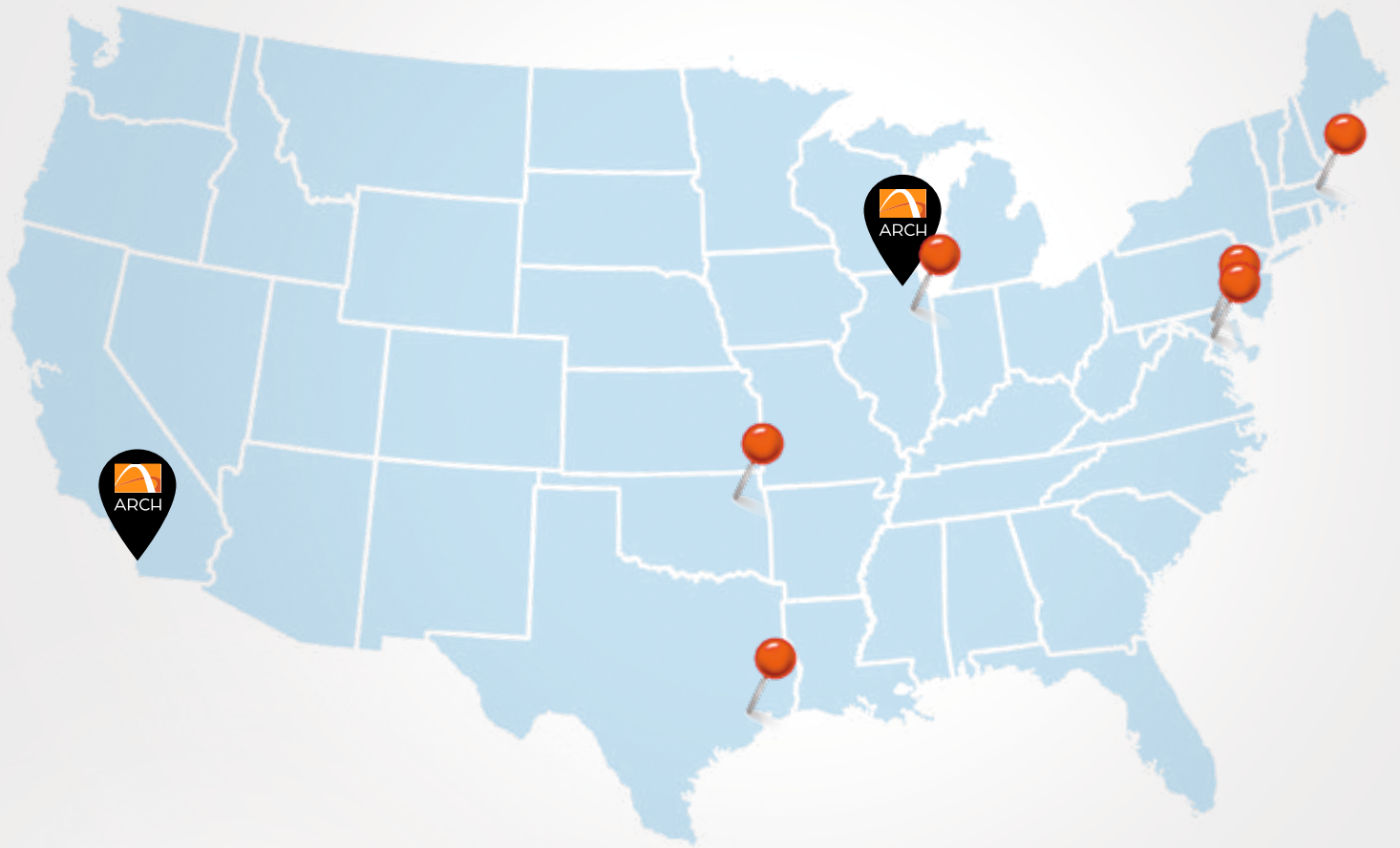
We are grateful for the colleagues and friends in Senior, Learning, Healing and Civic environments that have contributed to ARCH's success over the past two decades. We look forward to building on these relationships, forming new partnerships and advocating for our clients in the years to come.

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

A handwritten signature in black ink, appearing to read 'Frank Muraca'. The signature is stylized and fluid.

Frank Muraca
President

ARCH HIGHLIGHTED PROJECTS • 2023



GUIDING THE ENTIRE BUILDING PROCESS



32
PROJECTS IN
13 STATES



PRE-CONSTRUCTION

Design Oversight, Contract Negotiations,
Logistics Planning



4
GRAND
OPENINGS



CONSTRUCTION

Cost Controls/Monitoring, Quality Review,
Construction Observations



14
SPEAKING
ENGAGEMENTS



PLANNING

Strategic Vision, Owner Programming,
Regulatory Assessment



18
CONFERENCES AND
WEBINARS



MAINTENANCE

Operational Efficiencies, Vendor Management,
Facilities Benchmarks



7
ACCREDITED
ORGANIZATIONS

EDENWALD SENIOR LIVING

University Based Retirement Community

127

IL APARTMENTS

1

CONNECTOR LINK
TO THE EXISTING
COMMUNITY

250,000

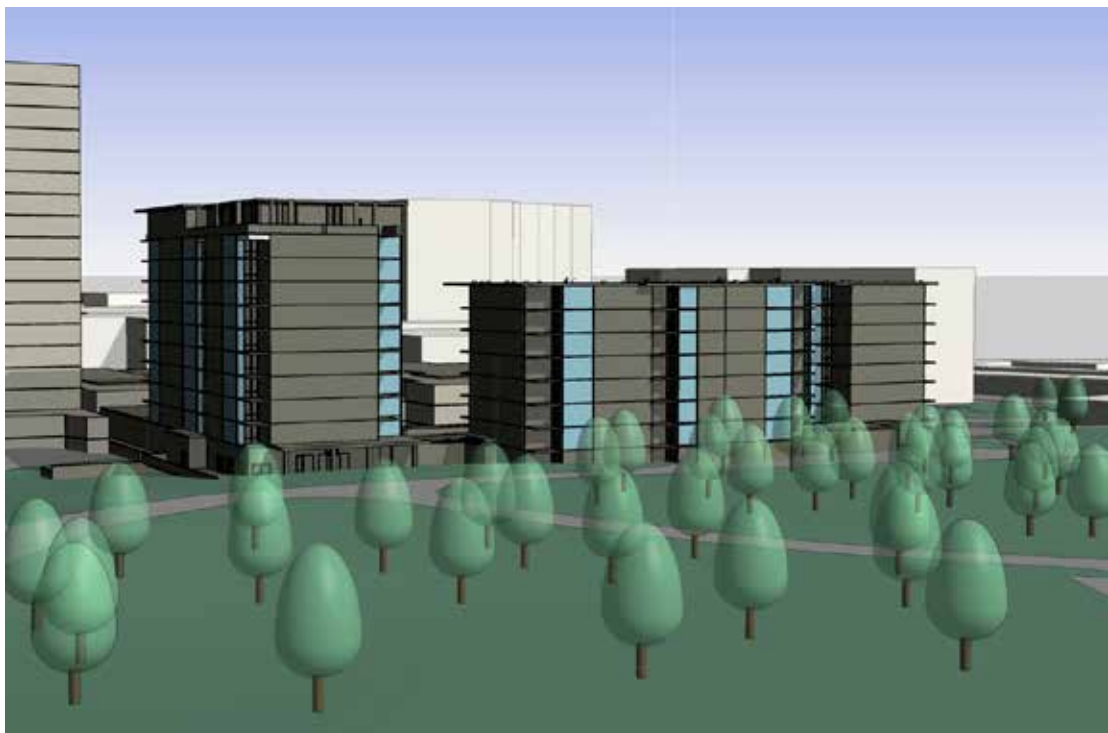
SQUARE FEET OF NEW
CONSTRUCTION

The Edenwald expansion is a University Based Retirement Community adjacent to Goucher College. The proposed project scope will include three new towers consisting of approximately 250,000 square feet with 127 units which are a mix of one to two bedroom plus den over a 130-space parking garage. This community will be nestled on three acres and will become the first University Based Retirement Community in Maryland. The addition would

be connected by a link to the existing Edenwald community and would expand amenities as well as reposition common areas of the existing spaces. ARCH guided the master planning process, which included a land lease, and continues to provide development advisory support services. ARCH helped the Owner determine the most appropriate building program on the existing community to reposition the campus to serve residents.

“It’s been a pleasure working with ARCH, they’ve been invaluable in helping us assess and implement our plans related to a massive expansion, creating Maryland’s first University Based Retirement Community.”

Mark Beggs,
President and CEO of Edenwald Senior Living





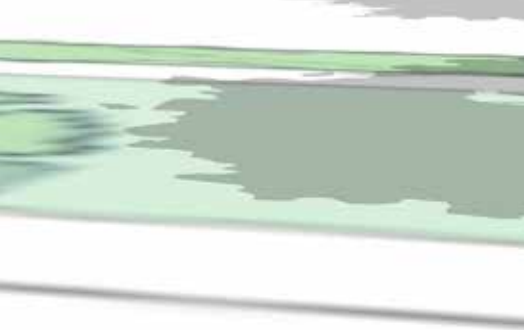


GODDARD HOUSE

Expansion and Renovation

The Goddard House project consists of a new entry, renovation of existing 1st floor public space, and select 2nd and 3rd floor spaces with addition and related site work. The project costs are approximately \$15M based on the schematic design. Previously leading the preconstruction phase for the

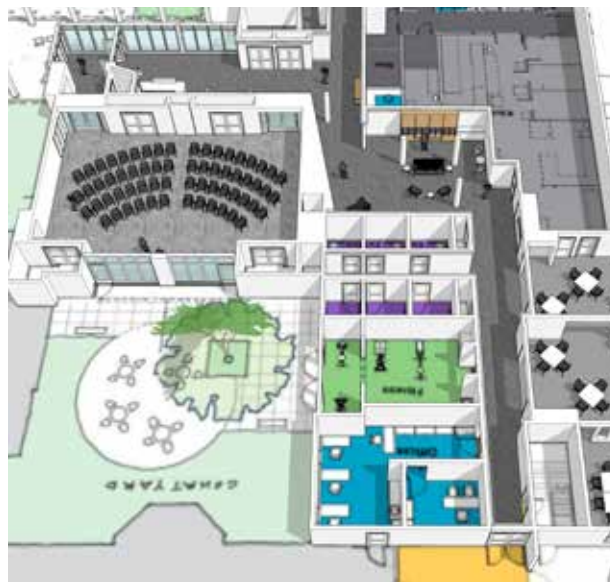
project, ARCH now provides Owner's Representative services, overseeing the building process. The campus remains occupied during construction requiring an extra level of coordination and communication between members of the project team and the community.



5,000
SQ. FT. ADDITION

2,300
SQ. FT. OF
RENOVATION

1
NEW ENTRANCE



VILLAGE OF PROVIDENCE POINT

New Life Plan Community

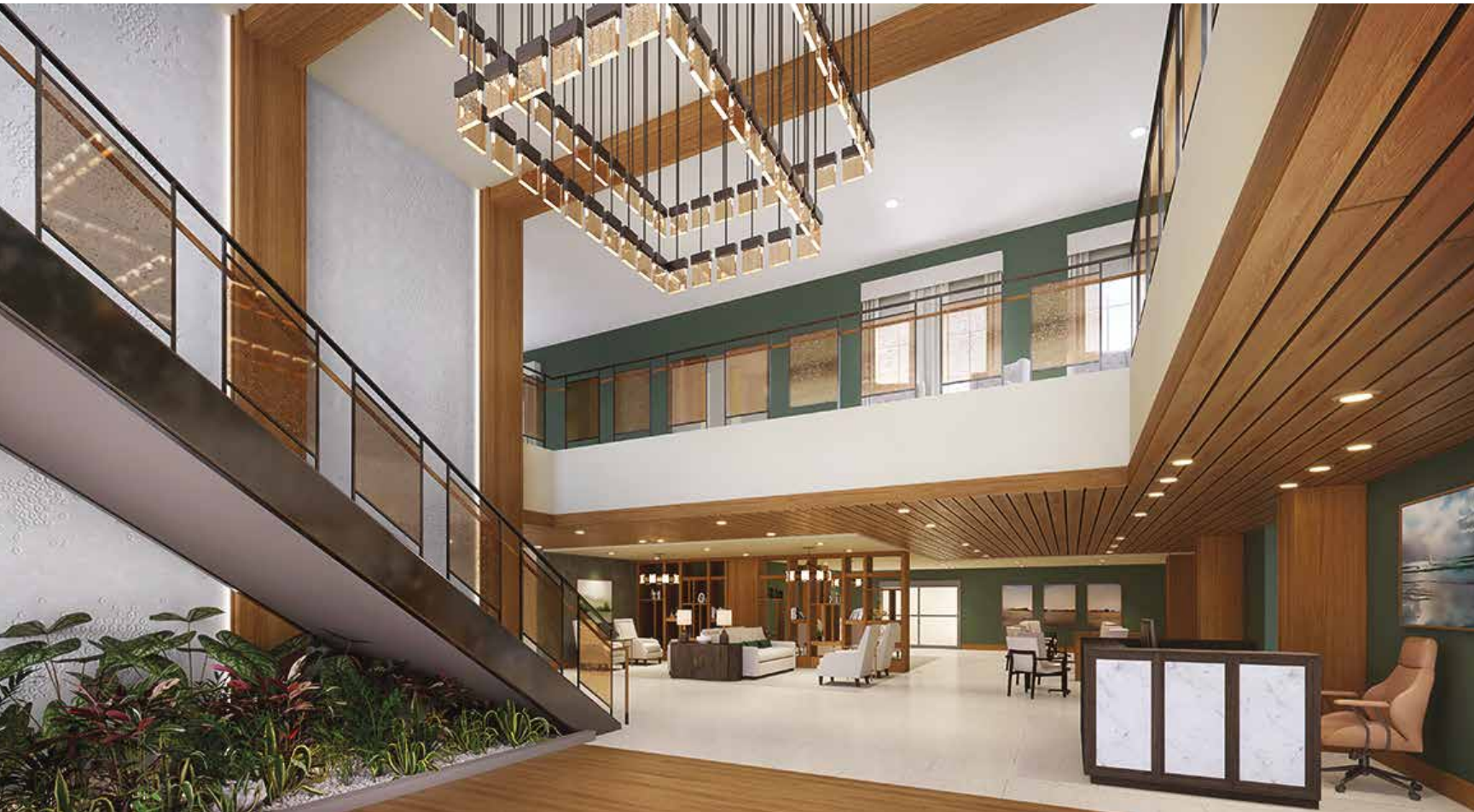
1
NEW LIFE
PLAN COMMUNITY

2
PHASES

664,000
SQ. FT. OF NEW
CONSTRUCTION

The Community is proposed to be an entrance fee life plan community to consist of residential independent living apartments and cottage-style housing, as well as assisted living memory care units and skilled nursing beds to be built in two phases. National Lutheran Communities & Services is in the final phases of project planning for the first phase of the Project. The first

phase of the project consists of 246 independent living units made up of apartments and duplex cottages. The balance of phase one includes a separate healthcare center consisting of 16 assisted living memory support units and 16 skilled nursing beds. ARCH, as Owner's representative, is providing development advisory support.





“NLCS strategically grew our portfolio over the last 10 years and ARCH was with us every step of the way. They provided valuable capital project management expertise in the development of our communities.”

Cyndi Walters,
Chief Executive Officer and President,
National Lutheran Communities & Services



MONARCH LANDING

Common Area Repositioning

1

NEW COMMUNITY
GATHERING PLACE

1,800

SQ. FT. OF
REPURPOSED SPACE

13,000

SQ. FT. OF
RENOVATION

The multi-phase master planning process for Monarch Landing consisted of project management for the new finishes for the 1st floor lobby and sitting area, main stairway finishes and adjacent corridor finishes, followed by the 2nd

floor interior finishes for the new club house which included the pub/cocktail bar, meeting room, adjacent public restrooms and new finishes for the adjacent corridors. The engagement involved preconstruction, permitting, and project management phases.





“ARCH, serving as our Owner’s Representative, has been a trusted partner and advocate of our repositioning projects. Their design and construction knowledge helps clarify complex topics which then allow us to make informed decisions throughout the building process. The ARCH team takes the heavy lift off the community leaders, so we can all focus on resident services.”

Mark Trnka,
Executive Director, Monarch Landing

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 – TX & OK

VILLAGE ON THE PARK

Facility Conditions Assessment

ARCH completed a property condition assessment for The Longhill Company for their portfolio of communities in Texas and Oklahoma. 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 ten-year forecast enabled the planning team to evaluate multi-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 portfolio.



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.



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.



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



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

TIM WINNECKE
SENIOR PROJECT MANAGER

SCOTT HABERKORN
PROJECT MANAGER

SANDY NOONAN
ACCOUNTING MANAGER

LAURA MURACA
INFORMATION TECHNOLOGY DIRECTOR

JUSTIN SAGER
SENIOR PROJECT MANAGER

KEITH SHEAHAN
PROJECT MANAGER

JIM BRODY
SENIOR CONSTRUCTION
ADMINISTRATOR



ARCH
DEVELOPMENT ADVISORS



We thank our clients and partners for staying connected in 2023 and look forward to ongoing partnerships for many more years.

Arcadia at Sewanee

Broadmead

Canterbury on the Lake

Cardinal Bay

Casa de las Campanas

Chicago Methodist Senior Living

Covenant Living at Mount Miguel

Eben Ezer Lutheran Care Center

Edenwald Senior Living

Florida Presbyterian Homes

Franciscan Ministries

Goddard House

Homewood at Frederick

Homewood Retirement Centers

Homewood at Plum Creek

Kendal Corporation

The Legacy at North Augusta

Lodge of Northbrook

Marian Village

Monarch Landing

National Lutheran Communities &
Services

National Veterinary Association

Sedgebrook

Senior Care Development

Shenandoah Fellowship Foundation

The Long Hill Company

The Village at Orchard Ridge

The Village at Providence Point

The Village at Rockville

