



**ARCH CONSULTANTS LTD** 2024 YEAR IN REVIEW

*Reflecting on our journey in 2024, ARCH is 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 twenty-six projects in ten states. In the process, we extended a warm welcome to new clients in addition to continuing our capital project management services. As affiliates and associates of seven accredited organizations, we attended twenty 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 nine 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 sets us apart and delivers successful environments. 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.

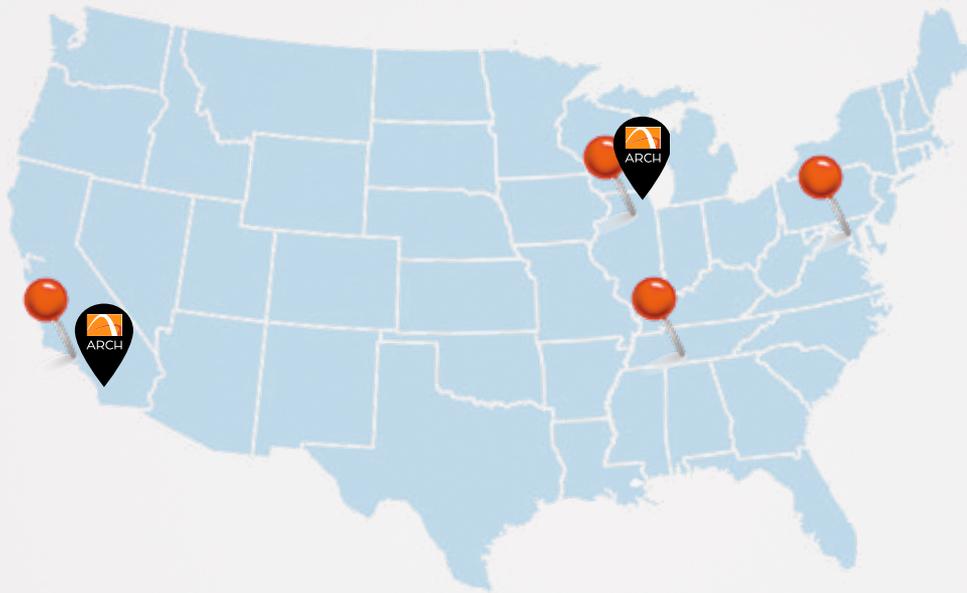
We are grateful for the colleagues and friends in Senior, Learning, Healing and Civic environments that have contributed to ARCH's success for over two decades. We look forward to building on these relationships, forming new partnerships and advocating for our clients in the years to come.

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

A 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

# ARCH HIGHLIGHTED PROJECTS • 2024



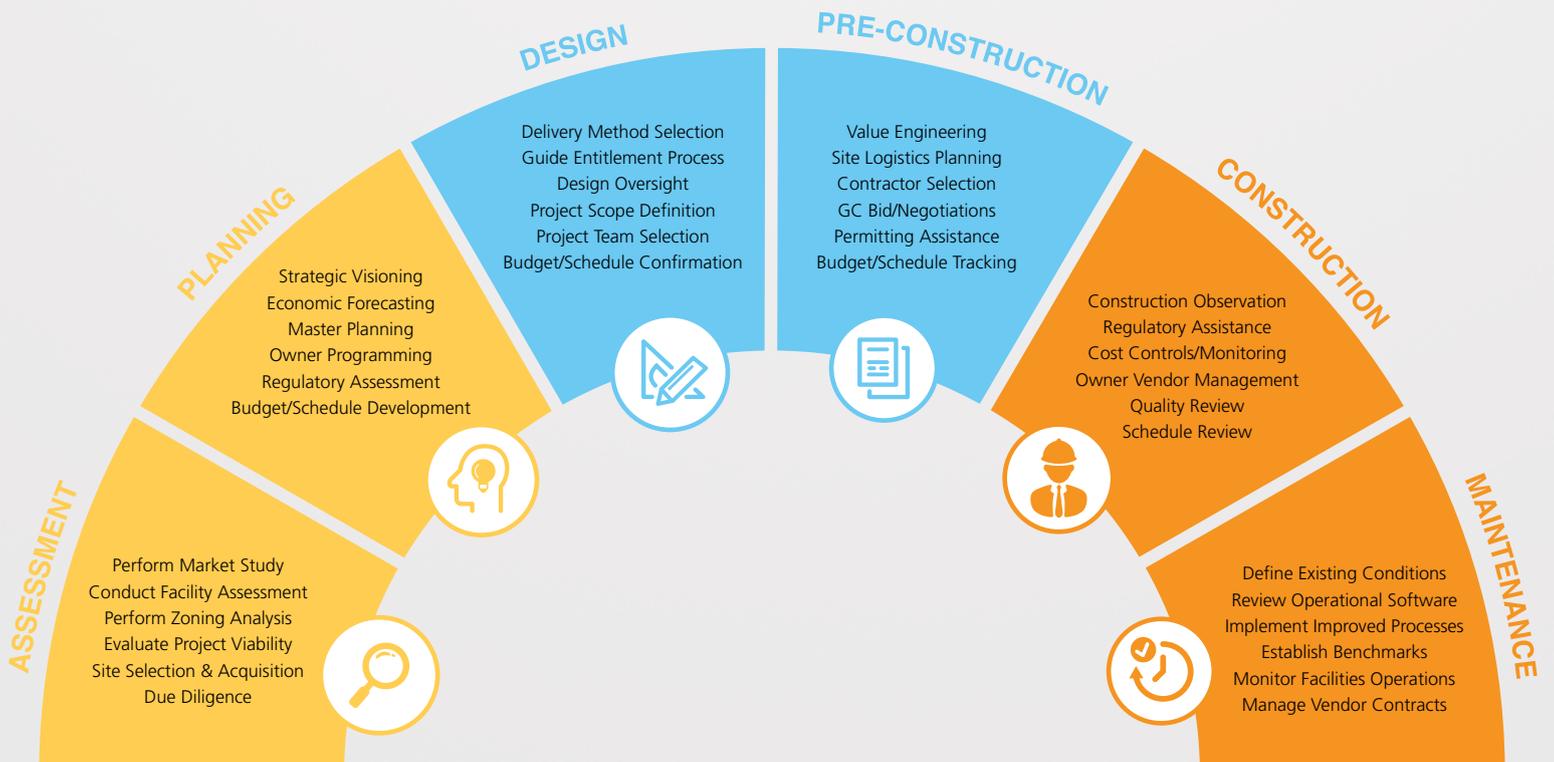
  
**26**  
 PROJECTS IN  
 10 STATES

  
**9**  
 SPEAKING  
 ENGAGEMENTS

  
**7**  
 ACCREDITED  
 ORGANIZATIONS

  
**20**  
 CONFERENCES AND  
 WEBINARS

## GUIDING THE ENTIRE BUILDING PROCESS



# MARIAN VILLAGE

## Expansion of Assisted Living/Memory Care

**36**  
MEMORY  
CARE UNITS

**1**  
ASSISTED  
LIVING  
RENOVATION

**40,000**  
SQ. FT. OF NEW  
CONSTRUCTION



*“ARCH Consultants have been a true lifesaver in representing our interests throughout the entire project lifecycle, from concept to closeout. Their hands-on approach, meticulous coordination of project details, and extensive experience in the senior living industry have been both comforting and reassuring for me and my project team. They consistently provide exceptional results while ensuring everything runs smoothly.”*

Jeff Lundeen  
AVP of Physical Plant  
and Ministry Development



**F**ranciscan Ministries, based in Chicago's south suburbs, is expanding on their 80 acre community, Marian Village in Homer Glen, Illinois. Ancora will be the new 1-story Assisted Living/Memory Care addition connected to the existing Assisted Living building.

The addition consists of 36 resident rooms, dedicated parking spaces for visitors, new entry drive and canopy, entry lobby, dining room, living room, activity areas, and staff support areas, as well as renovation on two floors of the existing Assisted Living areas. The addition's common spaces will have expansive views in every direction of the newly landscaped courtyard and adjacent agricultural landscape.

The new building expands their resident offerings and will be complete in mid-2025. ARCH Consultants is serving as Owner's Representative for the addition and renovation.





# CARLSBAD BY THE SEA

## New Summerhouse

Carlsbad by the Sea Summerhouse is 0.62 acres, a consolidation of five parcels, creating a 54,000 sq. ft. ground-up development to offer a multilevel professional care facility. Summerhouse will include underground resident parking and 18 Memory Care units. The first floor will provide spacious dining and public spaces. Additionally, there will be 11 Independent Living apartments located on both the 2nd floor and 3rd floor with private outdoor terraces. The new

development is located across the street from the existing community that consists of 160 apartments with Assisted Living services and 33 Skilled Nursing beds. The existing community will share the pool and fitness area with the new development, creating a campus environment. The new Summerhouse project is an entry fee Life Plan Community. ARCH provides Development Advisory services, overseeing the building process.



**18**

MEMORY  
CARE UNITS

**11**

RESIDENTIAL  
APARTMENTS

**54,000**

SQ. FT. OF  
NEW CONSTRUCTION



*"ARCH, as our capital project manager, has been instrumental in leading the team in scope definition with operations for standardization of organizational priorities. Their expertise and their approach have made us better!"*

Sean Kelly, Chief Executive Officer, Front Porch



# TVAR COTTAGES

## The Village at Rockville Repositioning

8

COTTAGE CONVERSIONS  
COMPLETED OR UNDER  
CONSTRUCTION

838-1,257

INCREASE IN AVERAGE  
UNIT SQ. FT. SIZE

2 of 6

PHASES COMPLETED

The community expanded to the east in the 80's with single-story triplex cottages. In 2024, it was time to start repositioning these triplexes to meet current market demand. The phased project consisted of converting the existing triplex units into two different duplex units. The transformed units turned 6 units into 4 units with all

new open floor plans, interior finishes, decorative lighting, fireplaces, large storage closets and reimagined exteriors, new entry courtyards, walkways, private patios, and landscaping. The balance of the phases will continue with unit conversions over the next couple of years. ARCH, as Owner's Representative, is providing Development Advisory support.



*“NLCS strategically grew our portfolio over the last 11 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



# ARCADIA AT SEWANEE

## Master Planning

**120**

INDEPENDENT  
LIVING UNITS

**18**

ASSISTED LIVING/  
MEMORY CARE UNITS

**185,000**

SQ. FT. GROUND UP  
DEVELOPMENT

**\$97M**

DEVELOPMENT  
COSTS

Arcadia at Sewanee (Arcadia) is a non-profit corporation initiated by the University of the South several years ago with the goal of establishing a Life Plan Community on, or near, the University domain.

Arcadia engaged ARCH as a Development Advisor for site selection and feasibility analysis for a new development. After analyzing several sites, a 12-acre parcel was identified as providing

the best proximity to both the college campus and downtown. ARCH provided guidance in developing the master plan including AL/IL development, zoning analysis, budget development, market study selection and utilization, utility coordination, county planning, zoning, and assessor department coordination. ARCH is leading the team on an iterative process to help Arcadia bring the project to initial fundraising.



# 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 studies detail how we provided facilities

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



# CASE STUDY—IL

## OAK CREST OF DEKALB

### Facility Conditions Assessment

**A**RCH completed a property condition assessment for Oak Crest of DeKalb in Chicago's western suburbs. 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 community consists of 134 Independent Living apartments, 80 Skilled Nursing apartments, and 36 detached duplex units.

Our capital reserve study resulted in outlining key considerations in the final report which identified probable costs for routine maintenance.

*"I have had the good fortune to work with the ARCH team on three separate occasions over a 12-year period. The ARCH team exceeded expectations. Our CEO, Board of Directors and I truly appreciate the details of the final product."*

Carl Cannella  
Director of Facility Management  
Oak Crest Dekalb Area Retirement Center



# CASE STUDY—IL, IN, OH

## FRANCISCAN MINISTRIES

### Facility Conditions Assessments

ARCH completed a property condition assessment for Franciscan Ministries at their portfolio of communities in Illinois, Indiana, and Ohio. The process involved evaluation of the physical plant of major building systems and development of a year-by-year projection of anticipated capital expenditures at 8 communities.

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.



**ARCH**  
DEVELOPMENT ADVISORS



*We thank our clients and partners for staying connected in 2024  
and look forward to ongoing partnerships for many more years.*

Arcadia at Sewanee

Homewood Retirement Centers

Arlington Heights Gateway

Homewood at Plum Creek

Benedictine

The Legacy at North Augusta

Broadmead

Marian Village

Carlsbad by the Sea

Monarch Landing

Caterbury on the Lake

National Lutheran Communities  
& Services

Chicago Methodist Senior Living

Oak Crest of DeKalb

Collington

Sedgebrook

Cross Keys

Shenandoah Fellowship Foundation

Edenwald Senior Living

The Village at Orchard Ridge

Franciscan Ministries

The Village at Providence Point

Front Porch

The Village at Rockville

Goddard House

Villa St. Benedict

Homewood at Frederick

