

A large, light brown number '2020' is centered on the page, serving as a background for the text.

**ARCH CONSULTANTS LTD** 2020 YEAR IN REVIEW

*Reflecting on our journey in 2020, ARCH Consultants and the nation faced unprecedented times and encountered new project challenges which we met with innovative measures to reduce risk through technology, education, and remote work. The health and safety of our talented clients, team and vendors was our top priority. As we close out the year, we are pleased to provide selected highlights of completed projects and work in progress.*

This year, ARCH continued to serve as a strategic partner to thirty-five projects spanning the nation. In the process, we extended a warm welcome to seven new clients or partnering organizations. As affiliates and associates of organizations, we attended twenty-five virtual conferences and webinars that allowed us to stay connected with colleagues while broadening our building and industry knowledge. Sharing our breadth of experience, team members participated in three speaking engagements.

We proceeded with rolling out our new logo, which includes the tagline of “Development Advisors”, and clarifying our brand image. The logo has a strong statement of our brand color and our final type treatment is clean and modern, with a stable, almost architectural feel.

We continue to build on ARCH’s reputation as a trusted partner by applying our years of experience to ensure that operational program expectations and building goals are met.

ARCH continues maintaining a national presence with a local focus, getting to know and appreciate each community we work in. ARCH’s proven process helps us to deliver successful environments.



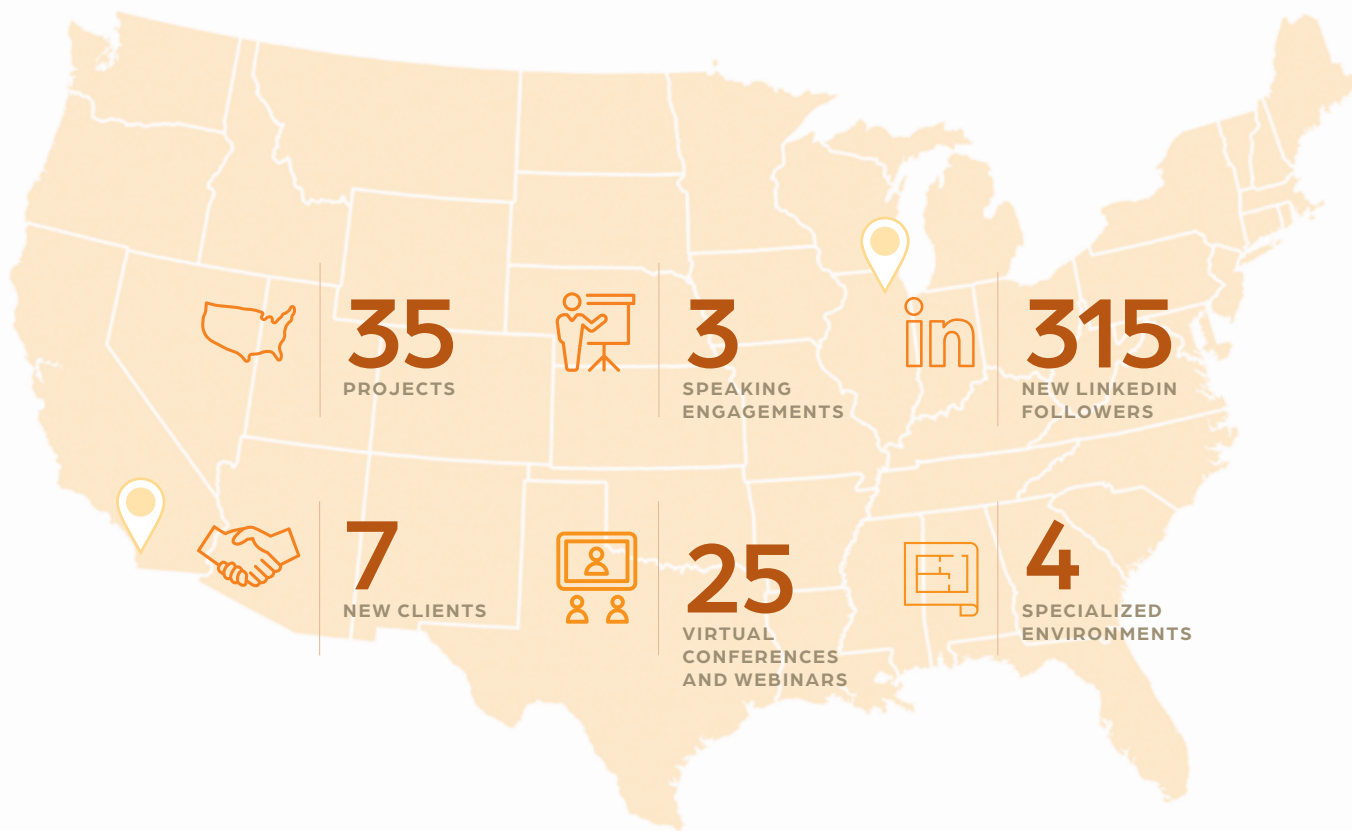
We are grateful for the colleagues and friends in Senior, Learning, Healing and Civic environments that have contributed to ARCH’s results last year. Emphasizing the importance of staying connected virtually during these unprecedented times, the firm

added 315 new followers to our LinkedIn page. We look forward to building on these relationships, forming new partnerships and advocating for our clients in the years to come.

ARCH continues to guide organizations from vision to occupancy as Owner’s Representatives for capital project management.

A stylized, handwritten signature in black ink, appearing to read 'Frank'.

**Frank Muraca**  
President



## THE ARCH TEAM

### FRANK MURACA

#### PRESIDENT

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

### 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 East Coast project efforts.

### JIM BRODY

#### SENIOR CONSTRUCTION ADMINISTRATOR

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

### BRITTANY VIPHAM

#### COMMUNICATIONS DIRECTOR

Establishes organizational tools to effectively keep stakeholders up to date and leads ARCH's facilities management support efforts.

### KEITH SHEAHAN

#### PROJECT MANAGER

Provides construction administration and oversight, leading ARCH's Midwest project efforts.



# EBEN EZER LUTHERAN CARE CENTER

Repositioning

58

SKILLED NURSING UNITS

54

ASSISTED LIVING UNITS

18

MEMORY CARE UNITS

*“ARCH has been a critical player in our campus redevelopment. Their commitment to our project, expertise, and attention to the details have allowed our organization a great sense of confidence moving through this project.”*

Shelly Griffith, CEO







Construction of a multi-year phased master planned redevelopment project at the Eben Ezer Lutheran Care Center campus in Brush, Colorado is complete. Included in the project is a new Assisted Living and Memory Care building totaling approximately 54,000 square feet with 54 assisted living units and 18 memory care units. In addition, the project included two new skilled nursing wings and new central services, commercial kitchen and laundry, and common area amenities.

The repositioning project enhanced the previous levels of care, improved upon existing services, and

added memory care services. This undertaking revamped the campus and positioned it well to service the Northeastern Colorado region for decades to come.

ARCH provided Development Management services for the campus. This included capital budgeting, entitlement & coordination with jurisdictional authorities, project team assembly,

design reviews, scheduling, budget management, project accounting, and construction project management. ARCH's efforts helped the client navigate all aspects of the development process, bringing qualified team members to the project at the appropriate time charting a course for the successful, efficient completion of a complex multi-phased project.







# THE LEGACY AT NORTH AUGUSTA

## Addition and Renovation

This repositioning project in Staunton, Virginia, consisted of a three-story addition and renovation. The renovation includes conversion of two-bedroom assisted living units to one-bedroom memory care units,

and associated dining and activity spaces. As part of the addition, a new outdoor memory care terrace and enhanced landscaping leave the campus with scenic views for residents. The campus's commercial kitchen was expanded as well to

best accommodate operational needs. ARCH provided complete development advisory support for the project from planning through construction resulting in costs under budget and completion three months ahead of schedule.







*“The entire ARCH organization exemplified professionalism with the project team. I am extremely satisfied with the services provided by ARCH.”*

Cherie Powers, Executive Director

**3**  
MONTHS AHEAD  
OF SCHEDULE

**40'**  
RETAINING  
WALL

**18**  
MEMORY CARE  
UNITS





# MERCY WEST

## New Medical Office Building

The new Mercy West three-story medical office building is located in Gilbert, Arizona, which is one of the fastest growing regions in the Southwest. Contemporary colors and finishes enhance the building along with an integrated wing wall serving as an integral signage monument. ARCH provided project management

services for the developer, MedProperties Group, for the design and construction of the building's shell and core elements. In conjunction with on-site observations, ARCH worked in tandem with Ownership, design and the construction team facilitating information between all members.

**3**

STORY CLASS A  
MEDICAL OFFICE BUILDING

**58,000**  
SQUARE FEET**12 MONTH**  
CONSTRUCTION  
SCHEDULE





*“ARCH integrated effortlessly with our staff to help manage all aspects of the project; not working for us but rather with us, monitoring construction with regards to cost and schedule. Their experience with all aspects of design, attention to detail and years of construction experience have truly helped the entire team.”*

Matthew Campbell, CEO, MedProperties Group







# RICHFIELD LIVING

## Expansion

The Richfield Living Salem, Virginia campus embarked on a phased redevelopment project. Phase One included demolition of an existing rehabilitation building wing to construct a new skilled care building and select renovation in the existing space; construction of a new three-story Town Center connecting to the rehab center; a four-story Independent Living apartment building with below grade parking connecting to the new Town Center; and another two-story Independent Living apartment building with below grade parking.

Phase Two is the demolition of the existing skilled care building and construction of a four-story Independent Living Apartment building with below grade parking to adjoin the new Town Center.

ARCH is performing construction monitoring services on the Owner's behalf. The construction budgets, schedule and progress of work are monitored with regular visits to the project site to inform the Owner on the progress of work. With our vast industry experience, we give Ownership confidence

that experienced professionals are monitoring the project from start to finish.

At Richfield Living's Roanoke, Virginia campus, ARCH is also providing construction monitoring services for a new skilled care facility. The project consists of 116 new skilled care units with a mix of private and semi-private units and associated public and back-of-house spaces. ARCH performs routine site visits to confirm the work completed aligns with contractor payments.





*“ARCH as construction monitor has been a dependable and engaged partner to the Richfield team, performing site visits and reviewing pay applications in a timely manner, ensuring expectations on quality are being met and objectively providing insight into our complex projects to our stakeholders.”*

Cherie Grisso, CEO

**2**  
PHASES

**78**  
BELOW GRADE  
PARKING  
SPACES

**52**  
ACRE  
CAMPUS



# 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

## Homewood Retirement Centers — Facility Conditions Assessments

ARCH performed facility assessments for Homewood Retirement Center's five communities in Maryland and Pennsylvania. The engagement involved assessment of major building systems and development of a year-by-year projection of anticipated capital expenditures. Evaluation of the existing physical plant at each site included 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. A consolidated organization-wide forecast was provided as the final deliverable. Our customizable forecasting method resulted in a collaborative tool tailored to Homewood, making it easier to identify priority projects and set the maintenance budget for each campus.

*"As a result of assessing our multi-campus portfolio ARCH provided valuable insight into our organization's capital needs."*

Candace McMullen, Former Vice President of  
Operations



# 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.

## 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







*We thank our clients and partners for staying connected in 2020  
and look forward to ongoing partnerships for many more years.*

Broadmead	MedProperties Group
Benedictine Health System	MonteCedro
The Canterbury	The Moorings
Casa de las Campanas	Covenant Living at Mount Miguel
Chicago Methodist Senior Services	National Lutheran Communities & Services
Eben Ezer Lutheran Care Center	Presbyterian Homes of Illinois
Episcopal Communities & Services	Richfield Living
Fairhaven	Sedgebrook
Friendship Village of Schaumburg	Senior Care Development
Henry Ford Village	The Village at Augsburg
Homewood Retirement Centers	The Village at Orchard Ridge
Lake Forest Place	The Village at Providence Point
The Legacy at North Augusta	The Village at Rockville
Meadow Ridge	Westminster Place



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