

EFA
**Remodel/Renovation
Competition: A Review
of the 2021 Winners**

*Presented by Ric D'Amico, Lisa Warnock,
Melinda Avila-Torio, Jennifer Sheehan, and
Deborah Seitz*



Presenters:



D'Amico



Warnock



Avila-Torio



Sheehan



Seitz

Ric D'Amico - Vice President of Development, The Belaire Group, LLC

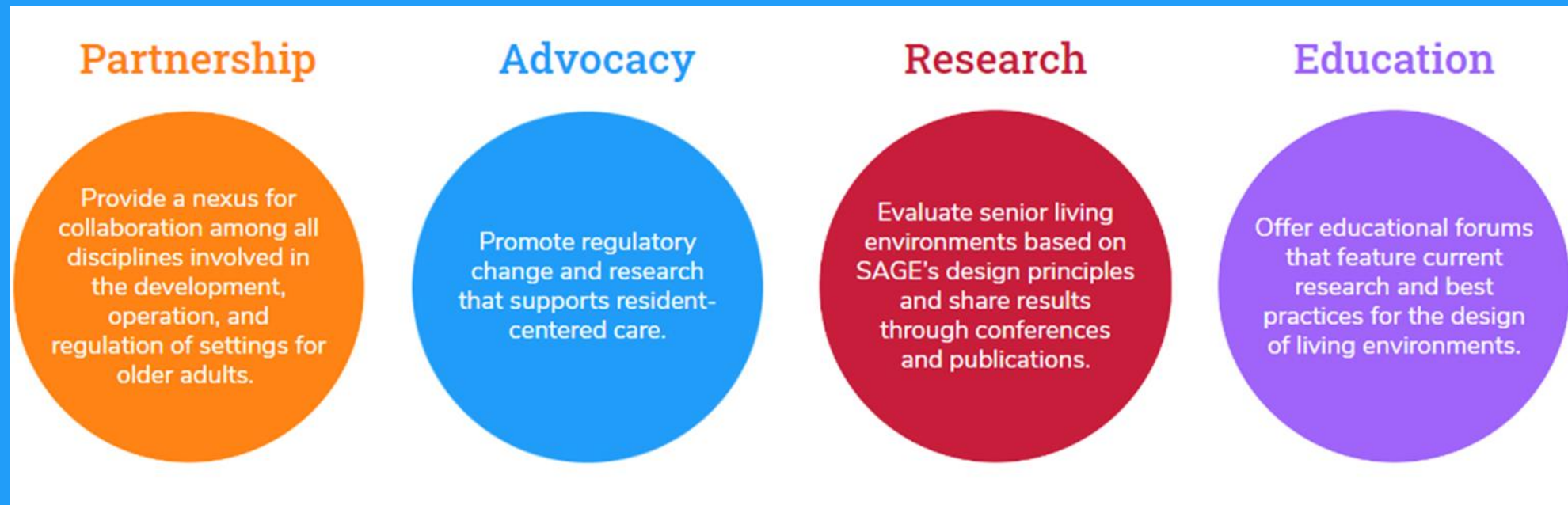
Lisa Warnock - Principal, Thoma-Holec Design

Melinda Avila-Torio - Assoc. Principal/Sr. Interior Designer, THW Design

Jennifer Sheehan - Sr. Designer/Project Manager, Spellman Brady & Company

Deborah Seitz - Principal, Lenhardt Rodgers Architecture + Interiors

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EFA Remodel/Renovation Competition: A Review of the 2021 Winners

SAGE0722

Presented by Ric D'Amico, Lisa Warnock, Melinda Avila-Torio, Jennifer Sheehan, and Deborah Seitz

7/14/22

This program is AIA-approved for one Learning Unit (LU)

AIA Continuing Education Provider

Credit(s) earned on completion of this course will be reported to **AIA CES** for AIA members. Certificates of Completion for both AIA members and non-AIA members are available upon request.

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Course Description:

Environments for Aging magazine's annual Remodel / Renovation Competition, with support from SAGE, sheds light on projects that have noteworthy aspects to inspire future renovation projects, big or small. This presentation brings together winners from the 2021 competition to explore their specific projects and how they approached their unique environments to create more meaningful settings. Attendees will walk away with a thorough understanding of what types of challenges emerge during remodels and renovations and how these proven project teams addressed those challenges. Attendees will also learn about the competition submission process and key elements to include in future submissions.

13th Annual REMODEL/ RENOVATION COMPETITION

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Objectives:

Learning about renovation projects ranging in size, scope, and costs for a variety of older adult settings.

Learning about design attributes, challenges, and solutions employed to create award-winning environments for aging.

Understanding the importance of including operational factors in the design process and how operators are positively impacting quality of life for residents, families, and staff.

Gaining insights into the design award submission, review, and award process.

13th Annual REMODEL/ RENOVATION COMPETITION

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Presentation Agenda:

EFA Annual Remodel / Renovation Competition History and Purpose

The 2021 13th Annual Submittal and Review Process

The 2021 13th Annual Award-Winning Projects

The 2022 14th Annual Submittal Process and Juror Opportunities

Questions and Answers for the 2021 Award Winning Teams

**13th Annual
REMODEL/
RENOVATION
COMPETITION**

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Partners:



<http://www.efamagazine.com>

Environments for Aging Magazine



<http://www.sagefederation.org>

Collaborative Effort

The 2021 Review and Selection Process

Recognizing High Standards of Excellence

2021 Recognition:



A panel of experts, appointed by SAGE (The Society for the Advancement of Gerontological Environments) reviewed all of the 2021 submissions and determined the Gold, Silver, and Bronze winners. Winners received special recognition at the 2021 Environments for Aging Expo & Conference and bonus coverage of their projects, in the Summer 2021 issue of Environments for Aging.

Congratulations to the 2021 Winners!

- Gold Winner: Asbury Bethany Village – The Bistro (Mechanicsburg, Pa.)
Submitted by: THW Design
- Silver Winner: Sagewood Senior Living Community – Café (Phoenix)
Submitted by Spellman Brady & Company
- Bronze Winner: Wesley Enhanced Living – Upper Moreland – Reception/Lobby (Hatboro, Pa.)
Submitted by Lenhardt Rodgers Architecture + Interiors

For more information about the 2021 Winners, go to:

<https://www.nxtbook.com/emerald/efa/Summer2021/index.php#/p/42>

2021 Project Submittal and Review Notes:

- 27 Projects Reviewed by 16 Jurors made up of Senior Living Providers, Architects, Interior Designers, and industry consultants.
- **Round I:** The projects were split between two groups of jurors to narrow down the projects to the top 8.
- **Round II:** The top 8 were further reviewed and the top 3 were named Gold, Silver and Bronze award winners.
- All 3 winning projects are represented here today and received editorial coverage of their projects, in the Summer 2021 issue of the Environments for Aging magazine.

Interested in serving as a Juror for the 14TH Annual 2022 EFA Remodel / Renovation Competition? Please visit:

<https://sagefederation.org/jury-duty/>



The 2021 R/R Competition Jurors:

Todd M. Aerni, vice president, real estate development and management, Hillcrest Health Services

Sharon Behan Breitinger, president, Navitect Consulting

Maggie Calkins, PhD, board chair, IDEAS Institute

Rachelle DeGeorge, president, Studio 121 Inc.

Quinn deMenna, senior project manager, Spieze Architectural Group

Marco DePalma, president, The Belaire Group

Jennifer Fleming, principal, Rice Fergus Miller Architecture Interiors Planning

David LaPlaca, vice president, capital and design, Senior Lifestyle

Bonnie J. Lewis, principal, 55+ TLC Interior Design

Gaius Nelson, president, Nelson-Tremain Partnership

Lori Reynolds, PhD, assistant clinical professor, Northern Arizona University

Isaac Wallace, design project manager, Erdman

Weishi Wang, intern architect, RDG Planning & Design

Lisa Warnock, director of housing interiors, LRS Architects

Charlie Wilson, president, Buckner Retirement Services Inc.

Jurors are assembled by SAGE representing multi-disciplinary backgrounds and experience including Providers, Academics, Architects, Interior Designers, Researchers, and Regulators.

We thank all of the 2021 Jurors!



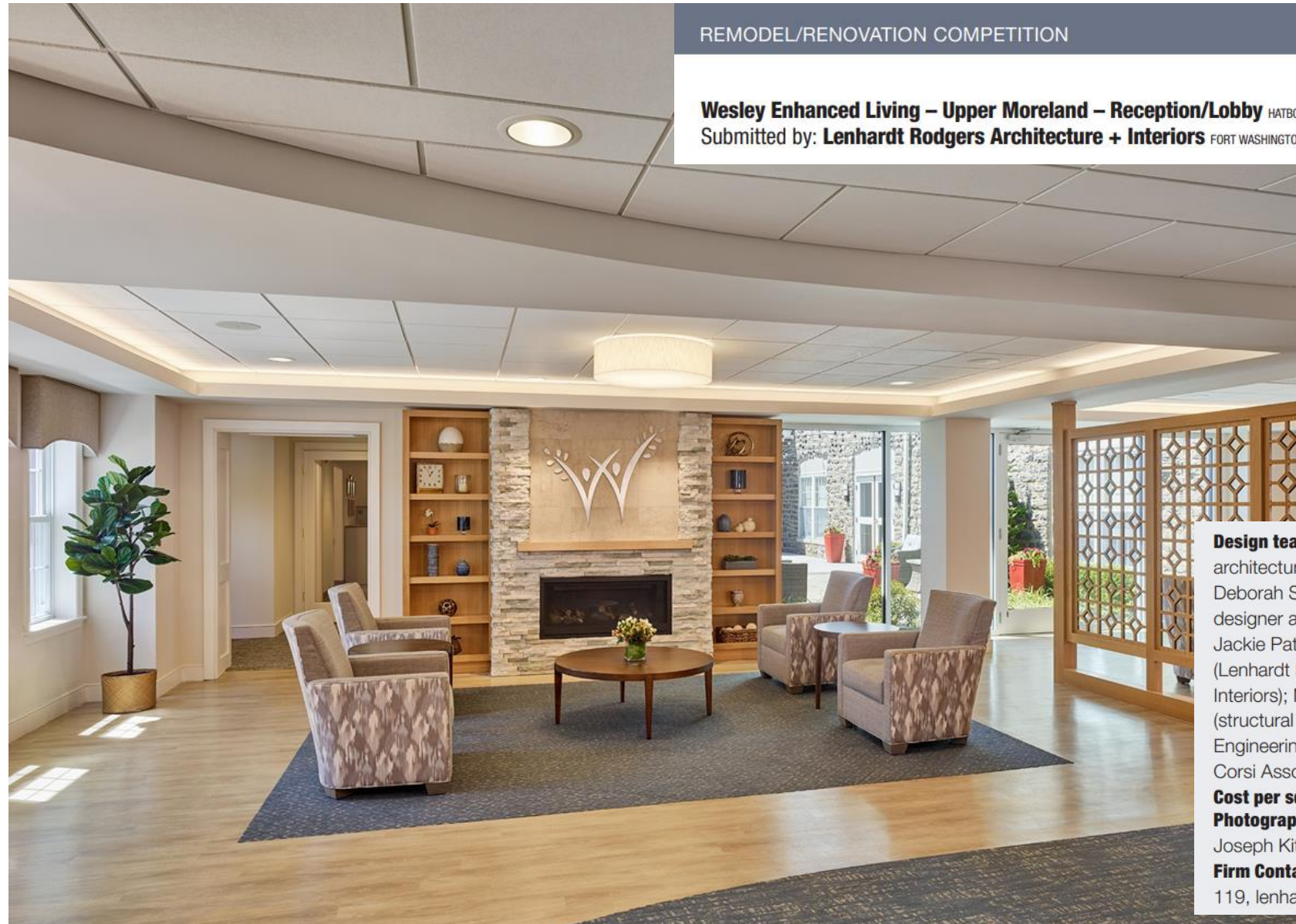
Want to serve on the 2022 Jury? Please visit: <https://sagefederation.org/jury-duty/>

The 13th Annual, 2021 Award Winners

Projects and Teams

The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

- Wesley Enhanced Living – Upper Moreland
- Reception, Lobby
- Hatboro, PA
- Total renovation cost: \$2,023,000.00 total project
- Cost per square foot: \$107.00
- Residents Served: Independent Living and Personal Care
- Completion Date: June 2020
- Presenter:
Deborah Seitz



REMODEL/RENOVATION COMPETITION

Wesley Enhanced Living – Upper Moreland – Reception/Lobby HATBORO, PA.
Submitted by: **Lenhardt Rodgers Architecture + Interiors** FORT WASHINGTON, PA.



Design team: Joyce Lenhardt, architectural principal-in-charge; Deborah Seitz, architectural designer and project manager; Jackie Patterson, interior designer (Lenhardt Rodgers Architecture + Interiors); MacIntosh Engineering (structural engineering); Moore Engineering (MEP/FP engineering); Corsi Associates (culinary design)

Cost per square foot: \$107
Photography (after images): Joseph Kitchen Photography
Firm Contact: (215) 653-0935 ext. 119, lenhardtrodgers.net

The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

Floor Plan (Before)

The courtyard was hidden from view of the lobby. The existing Reception and Lobby were functional but the central corridor lead residents out of the space. The client wanted to have a lively and activate area for all.



The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

Floor Plan (After)

“Overall the renovation project has offered residents, families, visitors, and staff opportunities to enhance their daily living” said Dan Frost, Executive Director. The lobby is now light-filled and has various activities arranged for residents to explore.



The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

Before

Reception and Waiting Area (circ. 1995)

The Reception desk and adjacent seating was efficient but did not provide that “wow” factor WEL was seeking. The Admin Suite was through the door. The over-sized Multi-purpose Room was to the left.

Photos are by Lenhardt Rodgers



The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

After



Fireplace Lounge

Providing a glass wall to the existing Courtyard and utilizing an open screen wall provides both an airy feeling and a sense of place. The large reception desk was replaced with a welcoming residential style desk. The doorway left of the fireplace leads to the relocated Admin. Suite.

Joseph Kitchen Photography



The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

Before

Lobby

Over time, interior walls of former program spaces were removed to create an open Lobby at the main entrance. At this time, the lobby space still proved to be too small and thus was not used much. Existing windows were of different sizes due to combining existing spaces.

Photos are by Lenhardt Rodgers



The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

After

The lighting arrangement and the enlarged windows at the adjacent Bistro Seating make for a comfortable gathering space any time of day. The Serving Kitchen is to the left behind the display cases in this photo.

Joseph Kitchen
Photography



The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

Before



Central Corridor

The view to the main entrance Lobby. The future Serving Kitchen and Bistro on the left and future Gift Shop and Mail Room on the right.

The future central lounge and reception desk would be straight ahead.

Photos are by Lenhardt Rodgers

The 2021 Bronze Winner Wesley Enhanced Living – Upper Moreland

After

Bistro Lounge

The fun seating group placed in the middle of the room, moves circulation to the perimeter of the room inviting the residents to stay a while. The Courtyard is in view beyond. The main entrance and reception desk is to the left and the corridor to the rest of the building is on the right in this photo.

Joseph Kitchen Photography

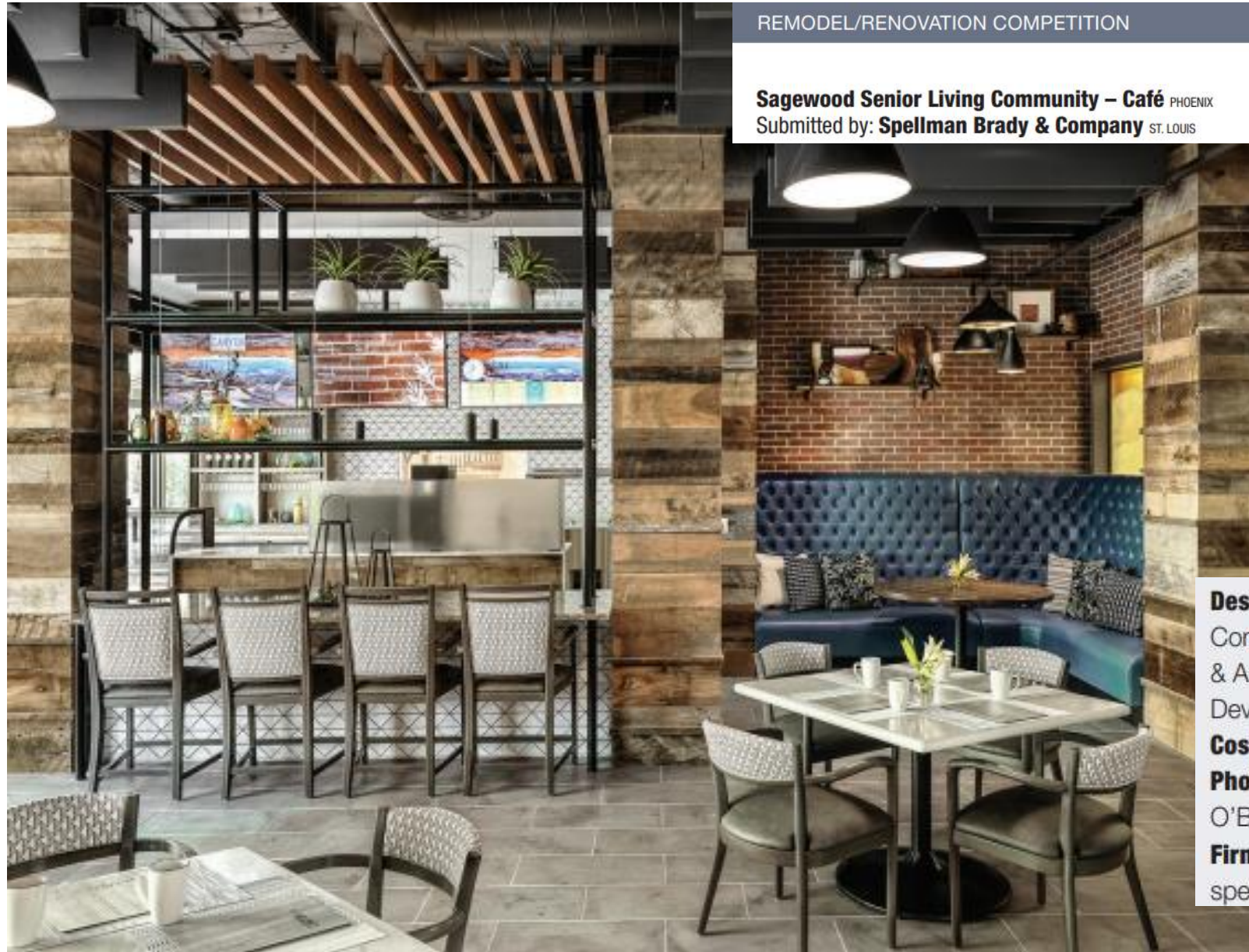


The 2021 Bronze Winner – Juror Comments

- I really love how much this feels like it improved the resident experience. I envision residents would be very drawn to come hang out in this space and see what's happening and have great opportunities for chance encounters with their neighbors.
- The design takes a series of rooms connected with a dark corridor and limited number of exterior connections to the lobby and then openness the lobby to multiple exterior exposures while separating areas using semi-transparent screens, floor and ceiling patterns providing a beautiful light controlled expansive experience. These screens are an effective way of providing acoustic and cozy quality to the space and at the same time maintaining a light, open and airy feel. An amazing improvement for the cost per square foot. Looks like a great place to people watch!
- **Wow, what a stunning transformation of an institutional lobby into a peaceful residential scale living room. Nicely opens up spaces, brings in daylighting and visually clues the now visible elevators. Appreciate how well the structural column was incorporated into aesthetic.**
- The design is elegant and economic and brings a hospitality first impression. The lobby, bistro bar and bistro lodge are visually opened up while maintaining their own characters with different furniture, flooring pattern and feature wall.
- This is a fantastic transformation of a run-of-the-mill entry lobby and administration suite into an active and vibrant hub of activity. Relocating the administrative suite was a master stroke in pulling this off. This is a very economically executed solution that will surely become a popular place to hang out.
- **Transformation per dollar spent is what put this project in first. The plan changes and reorganization of the space layout makes this more than a fresh coat of paint but a true change of experience for the users.**

The 2021 Silver Winner Sagewood Senior Living Community

- Sagewood Senior Living Community
- Café
- Phoenix, Arizona
- Total renovation cost: \$810,285, inclusive of FF&E & commercial kitchen equipment
- Cost per square foot: \$485
- Residents Served: Independent Living
- Completion Date: November 2020
- Presenter: Jennifer Sheehan



REMODEL/RENOVATION COMPETITION

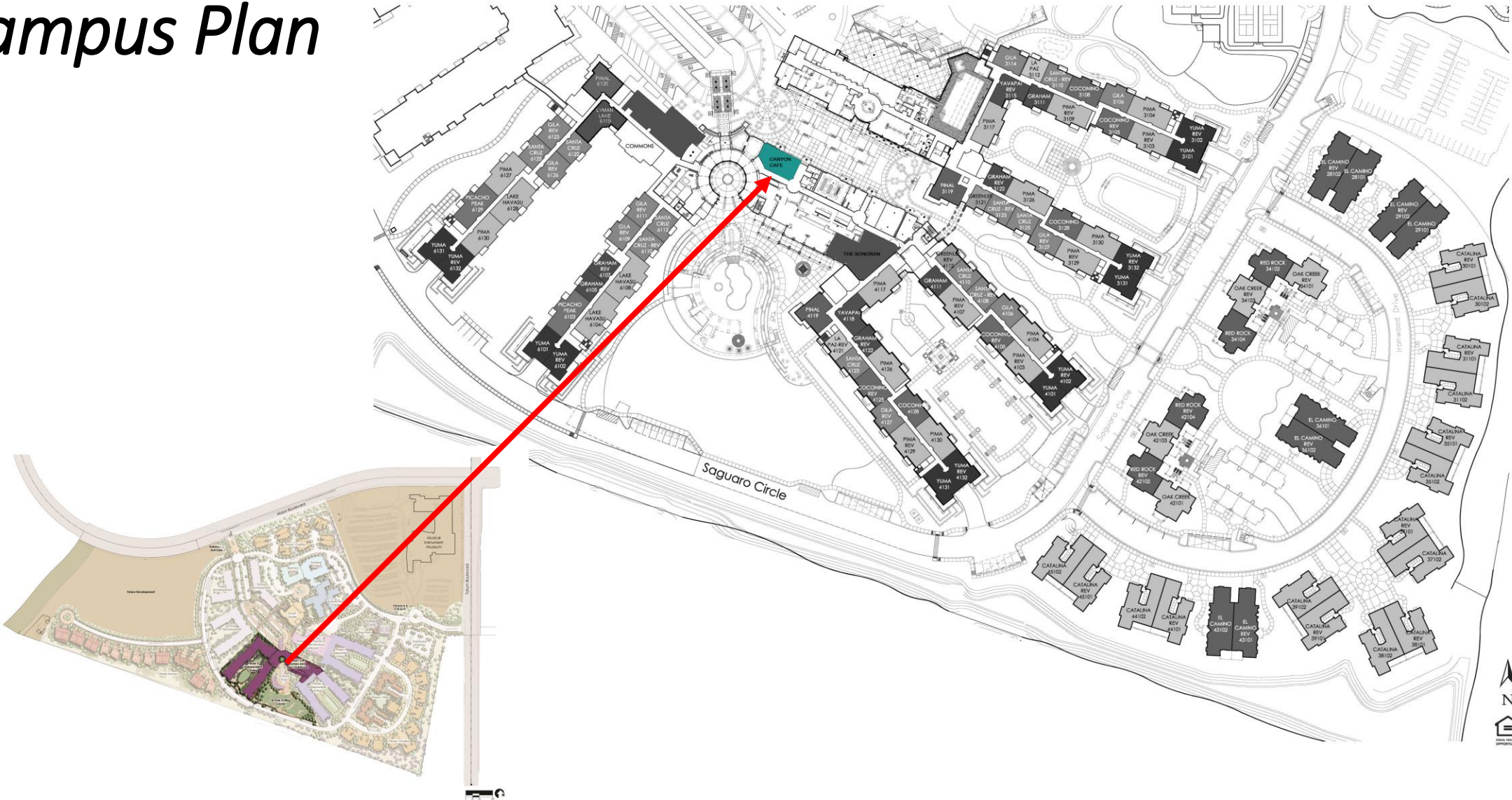
Sagewood Senior Living Community – Café PHOENIX
Submitted by: **Spellman Brady & Company** ST. LOUIS



Design team: Spellman Brady & Company (interior design); Todd & Associates (architecture); LCS Development (owner/operator)
Cost per square foot: \$485
Photography (after images): Alise O'Brien Photography
Firm contact: (314) 862-0070, spellmanbrady.com

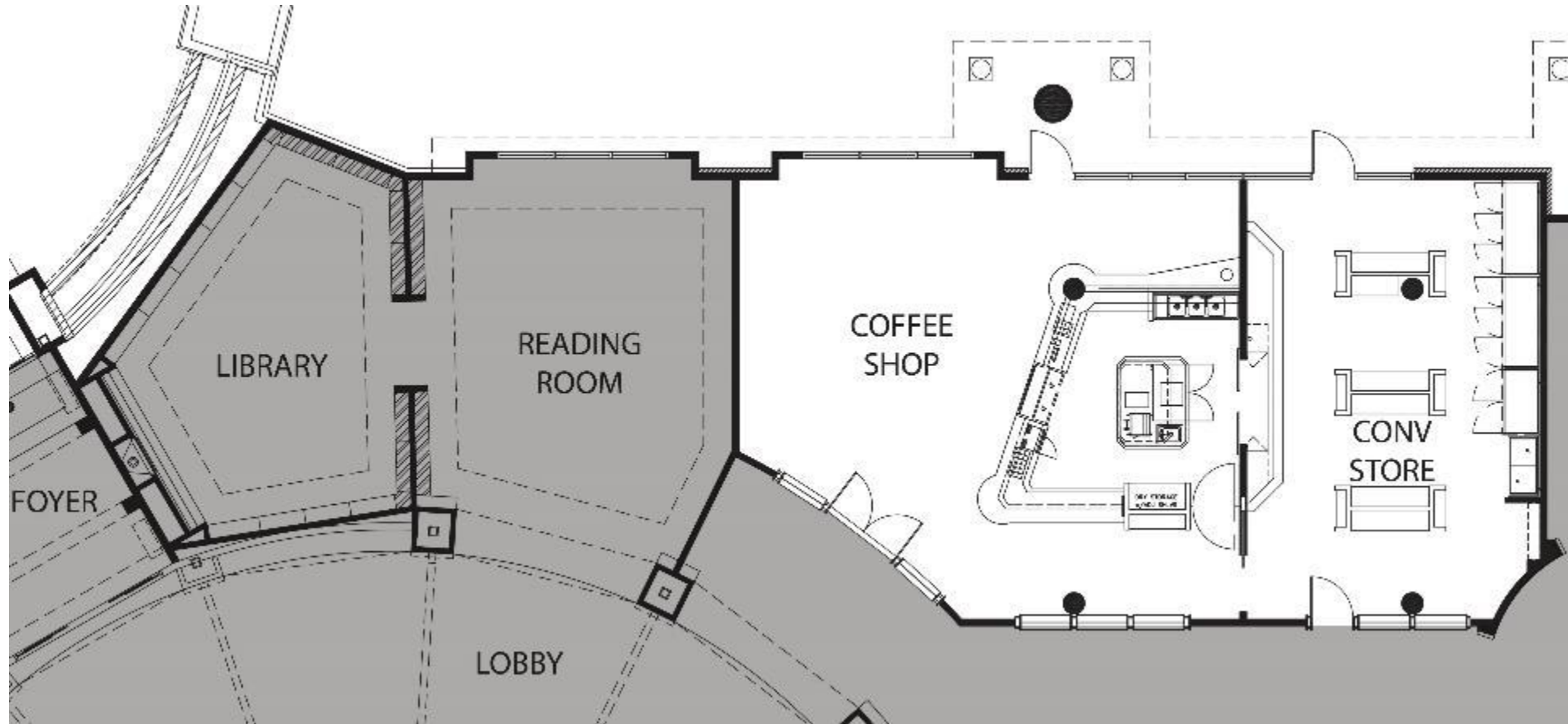
The 2021 Silver Winner Sagewood Senior Living Community

Campus Plan



The 2021 Silver Winner Sagewood Senior Living Community

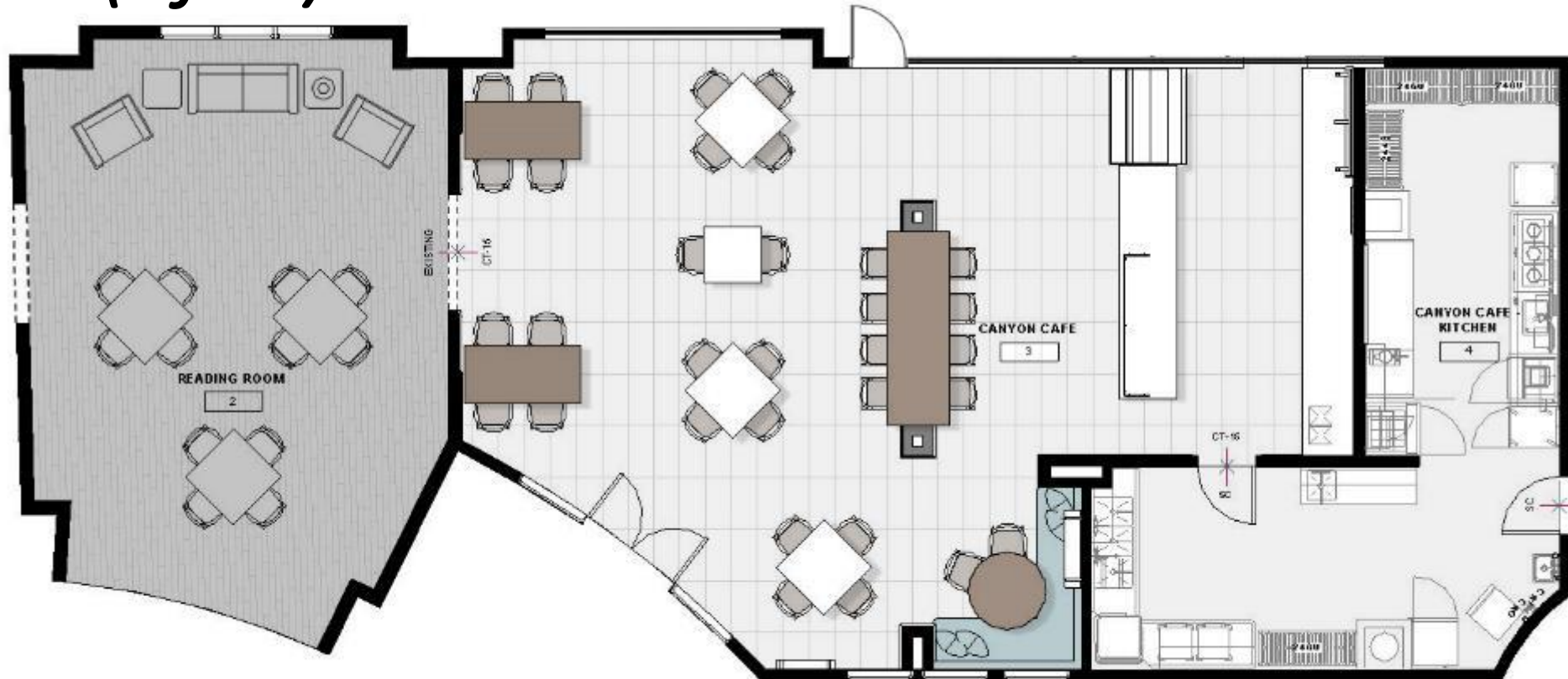
Floor Plan (Before)



The original layout was closed off and not the best use of prime real estate in the community.

The 2021 Silver Winner Sagewood Senior Living Community

Floor Plan (After)



A full kitchen replaced the convenience store to better serve the community's dining needs.

A sliding door was also added to connect the reading room to the Canyon Café.

The Reading Room was not included in the project scope.

The 2021 Silver Winner Sagewood Senior Living Community

Before

The original Canyon Café doubled as a convenience store and café. The space was outdated and underutilized.

Photo by Firm.



The 2021 Silver Winner Sagewood Senior Living Community

After

The new Canyon Café is both functional and aesthetically pleasing. New opportunities for socialization were introduced through a variety of seating options - and conversation spaces.

Photo by Alise O'Brien.



The 2021 Silver Winner Sagewood Senior Living Community

Before

Originally, the café was closed off to adjacent amenities like the reading room and library.

This limited flexibility of the space and rendered the café impractical.

Photo by Firm.



The 2021 Silver Winner Sagewood Senior Living Community

After

Inspired by the community's topography, a local artist was commissioned to hand paint a mural on the brick wall. The connection to nature and eclectic ambience was further emphasized by colorful glass ceramics mixed with faux and dried plants. A sliding door was added to the interior wall to connect the café to the adjacent reading room.

Photo by Alise O'Brien.



The 2021 Silver Winner Sagewood Senior Living Community

Before

Since the original cafe did not have a kitchen, both the food menu and the operating hours were limited and did not serve the community's needs.

Photo by Firm.



The 2021 Silver Winner Sagewood Senior Living Community

After

The full kitchen allows the café to be open around the clock and seamlessly transition from morning coffee to an evening nightcap.

The grand display shelf is backlit and signals to residents when the bar is open for happy hour.

Photo by Alise O'Brien.

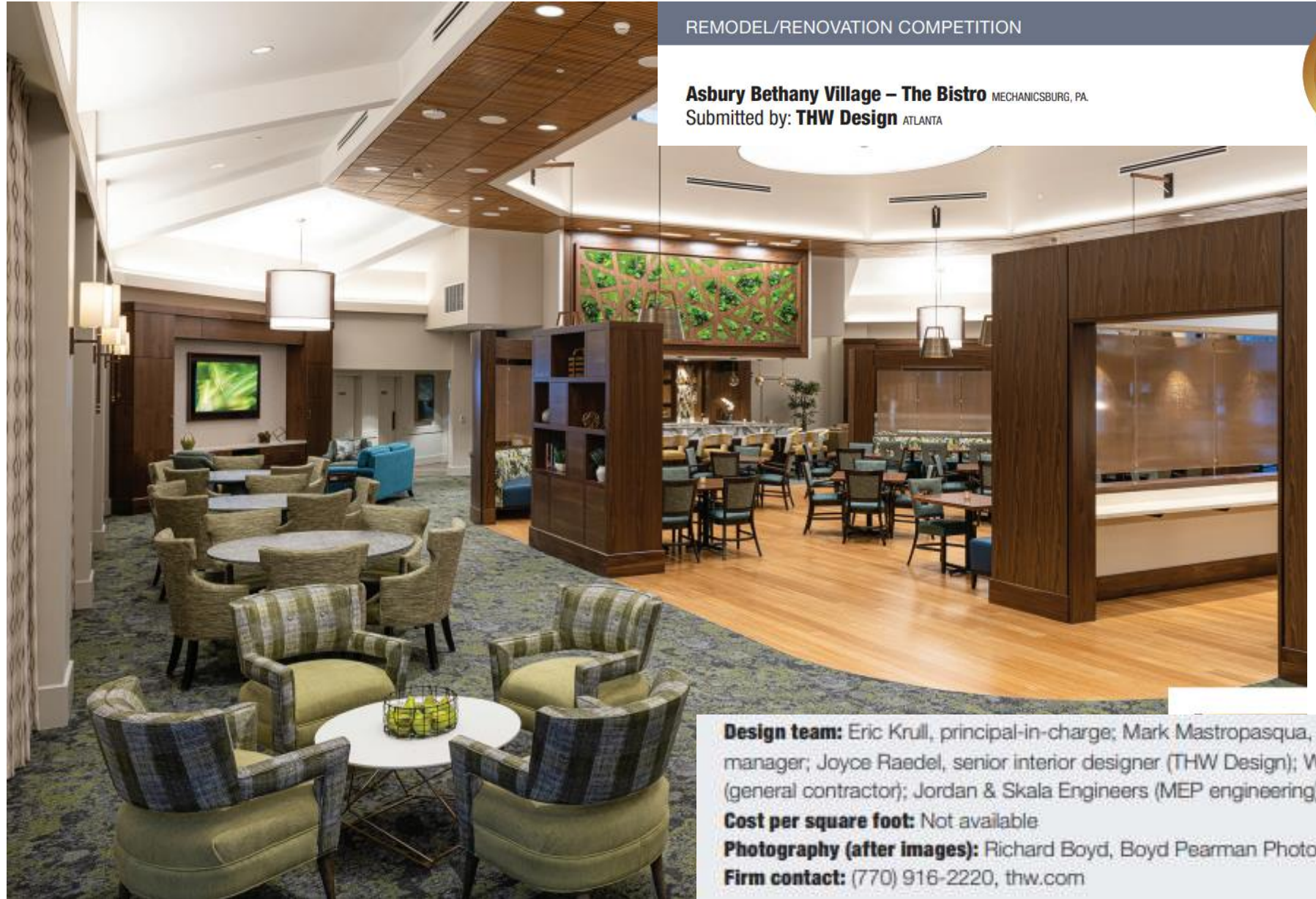


The 2021 Silver Winner – Juror Comments

- This project really pushed the boundaries of “Senior living” into the commercial retail world. We shouldn’t have to leave behind edgy contemporary design. Very nice integration of the support kitchen to make this bistro successful.
- It looks nothing like an expected design solution for a senior living community. I’m sure that is controversial for some residents but it’s so refreshing to see designers going outside of the box. I think in many cases we are steered by design committees and leadership teams that are afraid to push the limits of what a design team can do.
- Complete transformation of space that is updated and considers the local aesthetic. Design features appropriate for independent living. Some unique features, like the backlit display shelf that comes on to signal happy hour.
- This renovation was of one specific room, not adding square footage, but accomplished a huge improvement in function and marketability. The use of natural materials and soft color palette to cool the heat from Phoenix temps.
- Beautiful re-envisioning of a dated café and convenience mart into a hip setting for any time of day. The new venue would be just at home in a resort as it is for the Sagewood community. The café renovation provides various seating options, and it is aesthetically pleasing. Good collaboration with the food team, residents, and staff to fully use the space.
- This lively hang-out is created within the existing walls of a once dreary space. An amazing level of detail comprised of regional and industrial materials differentiates a variety of gathering spots. The articulated ceiling including wood and acoustic baffles counterbalances the hard surfaces of tile, brick, and metal, adding not only interest, but sound control to the space.

The 2021 Gold Winner Asbury Bethany Village

- Asbury Bethany Village
- The Bistro, Mechanicsburg, PA
- Total renovation cost: \$2 million
- Residents Served: Independent Living
- Completion Date: January 2021
- Presenter:
Melinda P. Ávila -Torio | NCIDQ, RID, CHID, CASP, LEED® AP, IIDA, Associate Principal + Senior Interior Designer



REMODEL/RENOVATION COMPETITION

Asbury Bethany Village – The Bistro MECHANICSBURG, PA.
Submitted by: **THW Design** ATLANTA

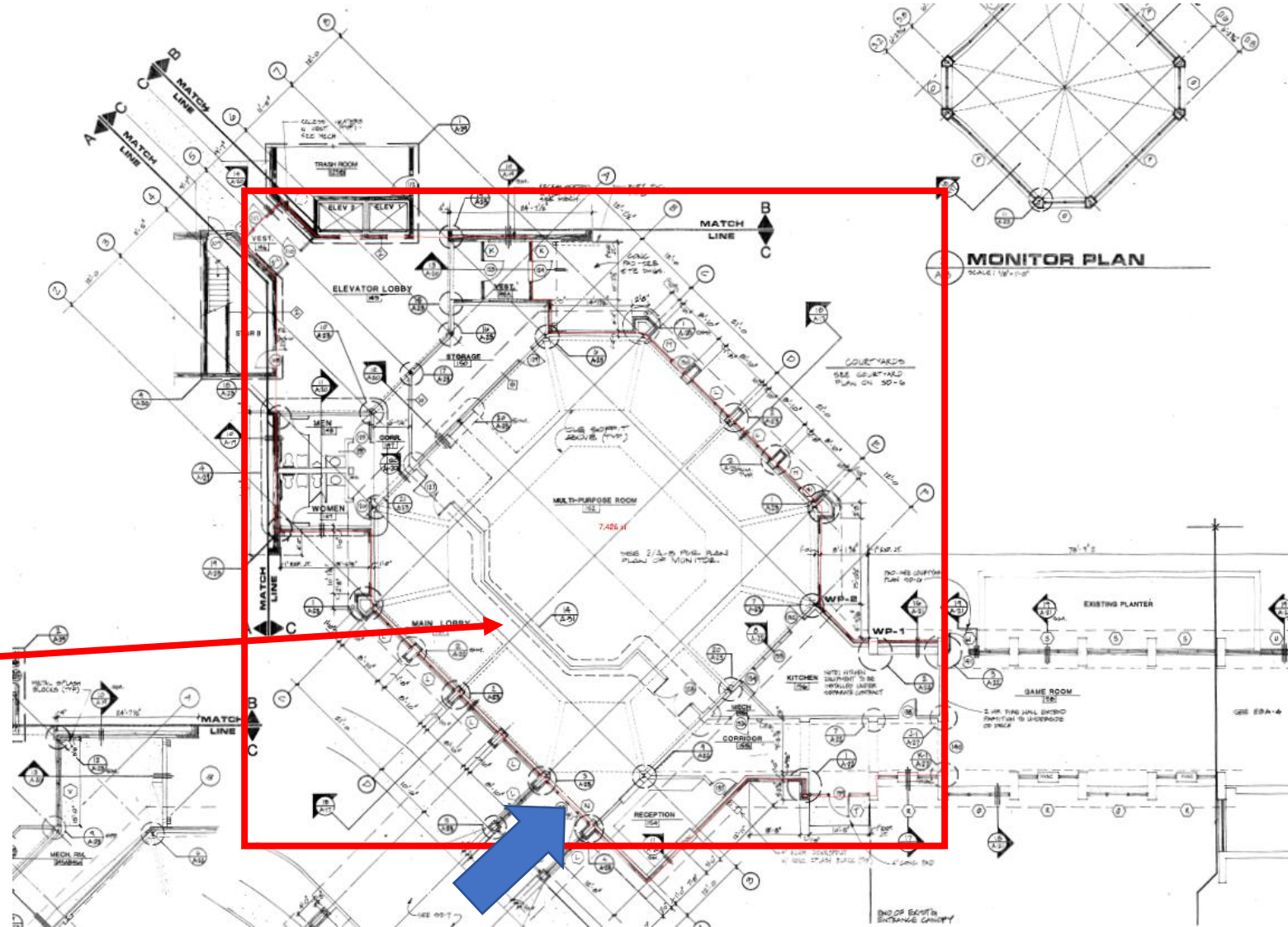


Design team: Eric Krull, principal-in-charge; Mark Mastropasqua, project manager; Joyce Raedel, senior interior designer (THW Design); Wagman (general contractor); Jordan & Skala Engineers (MEP engineering)
Cost per square foot: Not available
Photography (after images): Richard Boyd, Boyd Pearman Photography
Firm contact: (770) 916-2220, thw.com

The 2021 Gold Winner Asbury Bethany Village

Floor Plan (Before)

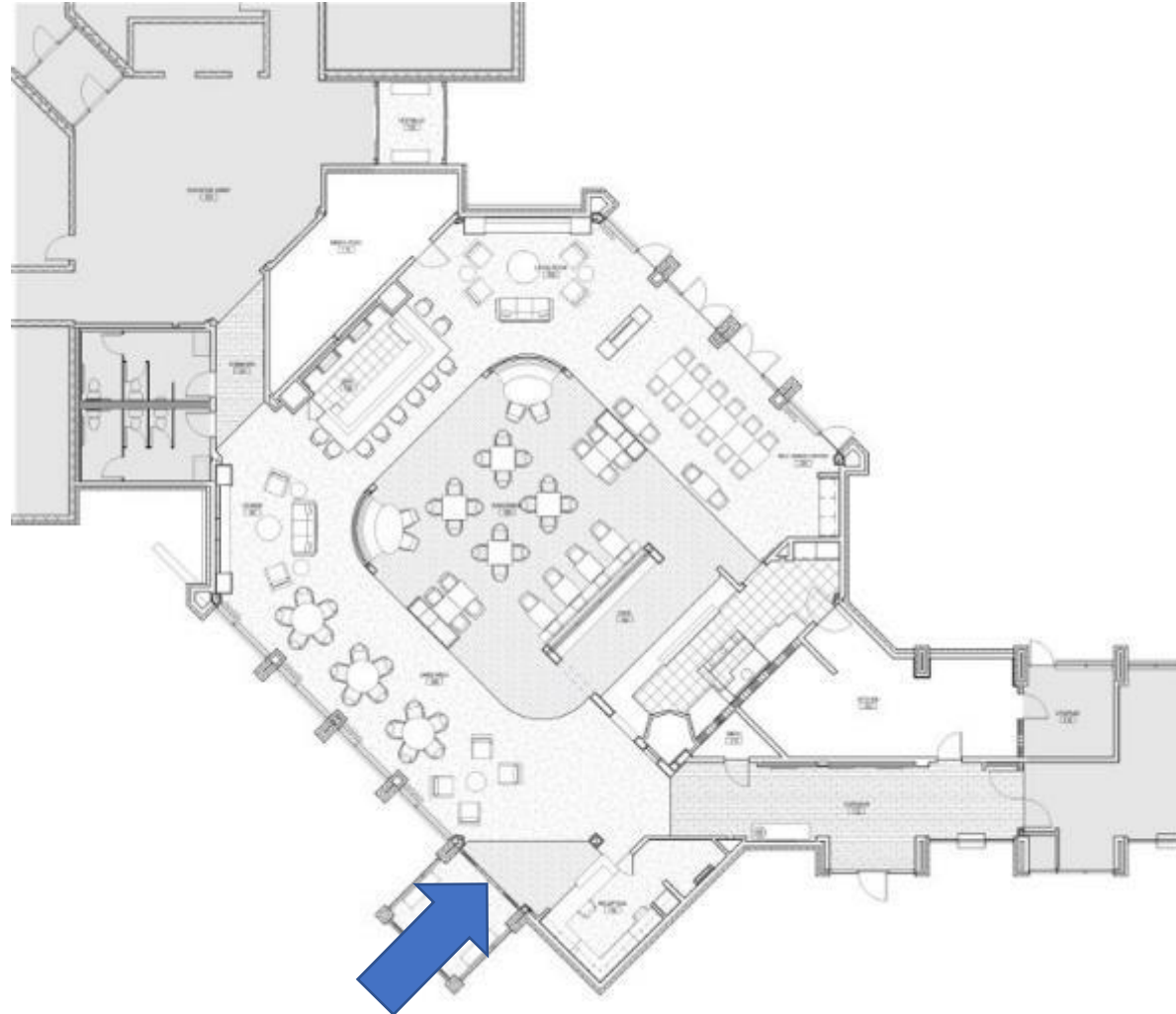
Removing the dashed-in wall that divided the space and blocked the light from both window walls provided a great volume of space with which to work.



The 2021 Gold Winner Asbury Bethany Village

Floor Plan (After)

The challenge was to add multiple functions in this large area, while providing a welcoming environment. With the use of natural materials, open partitions, displays and banquettes, we were able to make each pocket of space individually inviting.

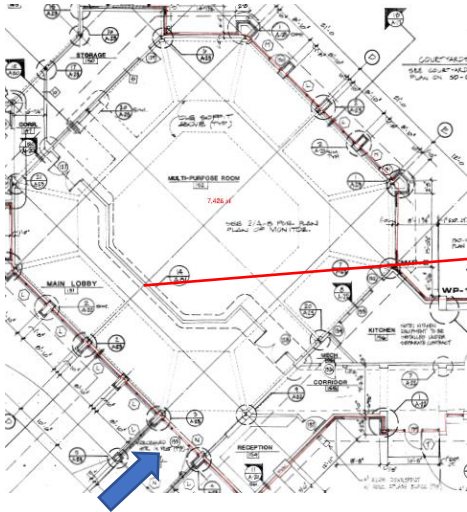


Social Activity centers:

- Living Room / Lounge
- TV Viewing Area
- Game area for playing cards
- Self-serve signature Coffee Bar
- Bistro with fresh food and pizza oven
- Café Dining Room

The 2021 Gold Winner Asbury Bethany Village

Before



The existing partition wall with frosted glass windows and upper windows with pink blinds blocked view to the outside and allowed for very little natural light.

Photographer: Firm

The 2021 Gold Winner Asbury Bethany Village

After

The Bistro is now full of light with a variety of seating, built in hospitality seating, featured green wall, and a sustainable bamboo floor. Curved partition gives privacy to lounge areas with a fireplace lounge on the right side of the bar and the TV viewing lounge on the left.

Photographer: Richard Boyd, Boyd Pearman Photography



The 2021 Gold Winner Asbury Bethany Village

Before

Partitioned area to provide corridor from one building to another.

Photographer: Firm



The 2021 Gold Winner Asbury Bethany Village

After

By removing the partition, an active living space was created with an animated green wall, eatery, dining counter and bar, thus creating a vibrant Bistro at the center hub of the community building ~ a space for relaxing by a fire, watching a movie, playing cards, or casually dining with friends at the Café.

Photographer: Richard
Boyd, Boyd Pearman
Photography



The 2021 Gold Winner Asbury Bethany Village

Before

The existing interior wall, which divided the corridor and the meeting space, was demolished to open the entire area to receive maximum daylight.

Photographer: Firm



The 2021 Gold Winner Asbury Bethany Village

After

Adding a servery with a pizza oven in front of the closed pantry brought the servery into the Bistro. The feature photo of a waterfall displayed on an acoustical panel and the banquette backed with an additional counter helps buffer the sound from the open servery .

Photographer: Richard
Boyd, Boyd Pearman
Photography



The 2021 Gold Winner – Juror Comments

- This space was transformed from a one-use function to what is certainly now a hub of resident activity. The space allows for many functions and invites residents to gather and linger with friends.
- **The reorganization of the overall space was the star here. The multiple zones with varied seating configurations orbiting the central dining offer new experiences day after day.**
- **Beautiful transformation of space! Nice color contrast with warm and cool colors. This contrast is both visually appealing and good for visual changes with aging. The use of the combination of up lighting and large-scale pendant lighting make the space feel bright and welcoming without glare. The pendants also give some intimacy or scale to the high ceilings.**
- This project is refreshing in that it provides spacious seating between the tables so that older residents can easily access the spaces.
- The impact of removing a wall to create an open environment with multiple purposes and socialization opportunities for residents was best captured in this project. The space planning, furniture layouts, and attention to acoustics really make this project shine.
- Not only did this project improve functionality and operational performance the openness and natural lighting make the spaces feel very comfortable and provide for great socialization.
- **Biggest transformation of space reclaimed corridor space and biggest impact for the users. Comes at one of the highest costs per SF. This is a space I want to spend time in.**

The 14th Remodel / Renovation Entry and Jury Process

Have your Project(s) Recognized

14th Annual Remodel/Renovation Competition!

Environments for Aging is pleased to announce its 14th Annual Remodel/Renovation Competition!

- Submissions will focus on single spaces, including dining spaces, lounges/activity areas, lobbies, and other resident spaces.
- Winners will receive special recognition at our annual Environments for Aging Conference + Expo (Spring 2023), and bonus coverage of their projects in the Winter 2022 issue of Environments for Aging.
- In addition, all participating firms will be included in a Remodel/Renovation Gallery, also appearing in the Winter 2022 issue, with a quarter-page feature of their project, allowing readers an opportunity to view all of the competition entries.
- **Entry Fee with Quarter Page feature: \$615**
- **Reservations due August 10; Presentations due August 31**
- **NOTE: Projects must be completed between May 2019 and the time of submission. Projects in progress are not eligible for this competition.**

For more information about this program, contact Donna Hidalgo:
donna.hidalgo@emeraldtx.com; 210.419.9017

environments for aging

14TH ANNUAL REMODEL/RENOVATION COMPETITION
CALL FOR SUBMISSIONS

If your organization or firm has recently renovated space(s) within a senior living community, this competition is for you!

The top three projects will receive Gold, Silver, and Bronze awards. All projects will be published* in the Winter 2022 print and online editions. Award recipients will be honored at the 2023 Environments for Aging Conference + Expo.

RESERVATIONS DUE: AUGUST 10
PRESENTATIONS DUE: AUGUST 31
Entry fee: \$655 per submission

Entries must detail the renovation of a single space, which may be any area within a senior living community, such as dining areas, resident rooms, activity zones, spas, chapels, theaters, and more.

LEARN MORE: EFAmagazine.com/renovate
CONTACT: Donna Hidalgo at 210.419.9017 or donna.hidalgo@emeraldtx.com

* All projects will be featured in a Remodel/Renovation Gallery, also appearing in the Winter 2022 issue, with a quarter-page project description that allows readers an opportunity to view all of the competition entries. Award-winning projects will be upgraded to a full page or spread.

Photo: Alison Estrella-Walsh - The Book; 7000 Images; Credit: Richard Brad; Steve Pomeroy Photography

Tips for a Great Project Submittal

- Provide a legible floorplan
- Include great pictures – use the images to support your narrative and provide captions
 - BEFORE – make sure images directly relate to the improved area and their changes
 - AFTER – look for the “wow” factor and/or the design link, to the program
- Define “the difference maker” and the impact on residents
- Offer how the operator has benefitted from the improved design
- Submit the narrative story written by project team member

REMODEL/RENOVATION COMPETITION

Asbury Bethany Village – The Bistro MECHANICSBURG, PA.
Submitted by: **THW Design** ATLANTA



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Continuing Education Systems Course



Questions and Answers

What else would you like
to know about the Project(s)?

Presenters:



D'Amico



Warnock



Avila-Torio



Sheehan



Seitz

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Jennifer Sheehan - Sr. Designer/Project
Manager, Spellman Brady & Company

jsheehan@spellmanbrady.com

Deborah Seitz - Principal, Lenhardt Rodgers
Architecture + Interiors

dseitz@lenhardtrodgers.net

Panel Contact Information

AWARD WINNING PROJECTS AND PRESENTERS:

Bronze Winner: **Wesley Enhanced Living – Upper Moreland – Reception/Lobby** (*Hatboro, PA*)

Presenter: **Deborah Seitz, AIA, LEED AP Homes**

[Lenhardt Rodgers Architecture + Interiors](#), dseitz@lenhardtrodgers.net, 215.287.0450

Silver Winner: **Sagewood Senior Living Community – Café** (*Phoenix, AZ*)

Presenter: **Jennifer Sheehan Sr. Designer/Project Manager**

[Spellman Brady & Company](#), jsheehan@spellmanbrady.com, 314.862.0070

Gold Winner: **Asbury Bethany Village – The Bistro** (*Mechanicsburg, PA*)

Presenter: **Melinda P. Ávila -Torio** | NCIDQ, RID, CHID, CASP, LEED® AP, IIDA, Associate Principal + Sr Interior Designer

[THW Design](#), melindaavila-torio@thw.com, 770.916.2261

MODERATOR AND JUROR REPRESENTATIVES:

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