

# CASE STUDY



**ELZINGA  
&  
VOLKERS**

CONSTRUCTION PROFESSIONALS

## Maple Creek

Grand Rapids, MI

### Project Team

Owner: Lutheran Social Services of Michigan

Design Team: Post Associates, Godwin Plumbing, Quality Air, Allied Electric, Land Development Solutions, Cornelisse Design and JDH Engineering

### Project Awards and Recognition

*"Absolutely, I would recommend Elzinga & Volkers, because of their honesty, because of the relationships you will have and because of the product they will produce. I'm using them again! If they weren't good, we wouldn't keep using them!"*

*~Rev. Lou Prues,  
Lutheran Social Services of Michigan*

### Project Details

Rebranding and Repositioning of the Continuing Care Retirement Community  
40 Acre Site

Total of 245,000 SF of Renovations and New Construction

Services including Skilled Nursing, Independent Living, Assisted Living, Memory Care and Rehabilitation

Completed in Summer of 2009



Unique Challenges	Solutions
<b>Existing Site Conditions</b>	Poor storm water management, an active watershed for Plaster Creek and an abandon cemetery were among the many challenges on the Maple Creek site. Working closely with government regulatory agencies, the team worked through these challenges to create a campus that highlights natural features in a suburban setting.
<b>Occupied Facilities and Phasing</b>	Maintaining high resident occupancy on the campus during construction was critical to the projects proformas. Through creative phasing and detailed planning, Elzinga & Volkers, Inc. and team completed work with little disruption to resident occupancy levels.
<b>Budget and Cost Control</b>	Coined during the project, "Gracious Affordability", was the philosophy that drove all budget decisions. Finding the great middle between luxury and affordability pushed the team to find creative design and construction solutions.

## Project Overview

Located on the south side of Grand Rapids, MI, MapleCreek is the largest campus operated by Lutheran Social Services of Michigan. Offering a full continuum of Senior Living services, the campus offers affordable senior care to over 300 residents.

Constructed over a period of 50 years leading up to the summer of 2006, the building on the Maple Creek campus were not updated and did not appeal to a new generation of seniors looking for a wide variety of living options and a less institutional, home-like feel.

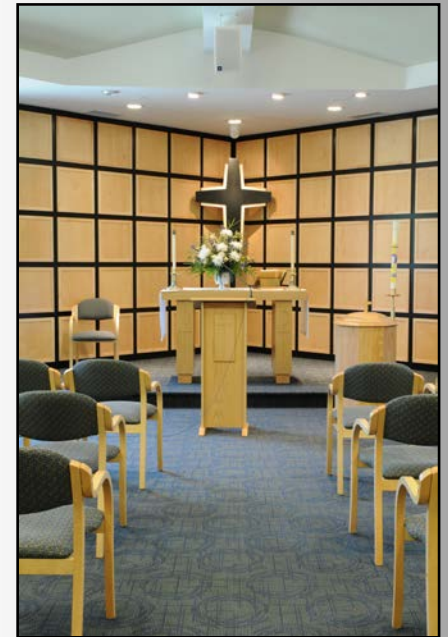
First of four major building projects on the campus, The Woods is a 60 bed facility designed for people with memory complications who require a secure environment. Construction consisted of a new entry, vestibule, lobby, chapel renovations, north addition including 24 new beds, two (2) nurses' stations and renovation to the dining room. To accommodate the existing building residents, a 20 room addition was first constructed and occupied. After occupancy of the new addition, a full renovation of the existing building was undertaken in phases.

The largest single project on the campus was The Terraces, a 173 unit independent living facility which offers private apartments and studios with affordable catered living. New additions and renovations were undertaken to accommodate this growing facility. New studio and one-bedroom units were built to house residents in an inviting atmosphere, along with a new kitchen/dining area, laundry rooms, carports, maintenance building and café. This four story facility has a new kitchen addition and converted dining area with a new entry, chapel, administrative offices, new maintenance building and carports.

Offering skilled nursing services to the residents, The Lodge consists of 125 beds and a full-service rehabilitation clinic. Renovations included finish upgrades and a new formal entry.

Completely new to the campus, The Cottages offer the privacy of condominium living with the added peace of mind of advanced senior care nearby. Construction consists of 33 "cottage" units on the MapleCreek campus. These single story residential style cottages are nestled into the wooded south west corner of the property, overlooking the winding Plaster Creek. Sitting on the back porch of one of these units, it is hard to know that you are in the middle of a dense city suburb.

Other amenities added to the site were easy to navigate roads and pedestrian walkways that connect all the services at Maple Creek. A new entry roundabout and clock tower welcome you to this beautiful campus.



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