



EverSafe 360°™

An **LCS** Signature Experience

Flex Space Design

Reimagining today's modern living spaces.



EverSafe360.com

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The EverSafe 360° Flex Space Design initiative will provide a platform to better understand the challenges facing your community across all levels of care, and establish priorities to improve, update or expand, based upon your unique needs. This approach is meant to be scalable and address as many or as few priorities as you identify.

With a focus on achieving a balance of safety, social connections, and life-enriching experiences, this initiative will provide new tools and mechanisms that our communities may implement over time.

This guide outlines initial Flex Space Design recommendations to respond to common challenges within the current senior living environment.

Areas of opportunity

- 1 Security/Access/Wayfinding
- 2 Infection Prevention
- 3 Resident Engagement
- 4 Care Environments
- 5 Dining Experiences
- 6 Staff Support
- 7 Flex Space

Security/Access/ Wayfinding

When wayfinding is comprehensive and complete throughout the community, it can allow for better adaptation of spaces, reduce staff workload, and improve visitor, and resident experiences in the community.

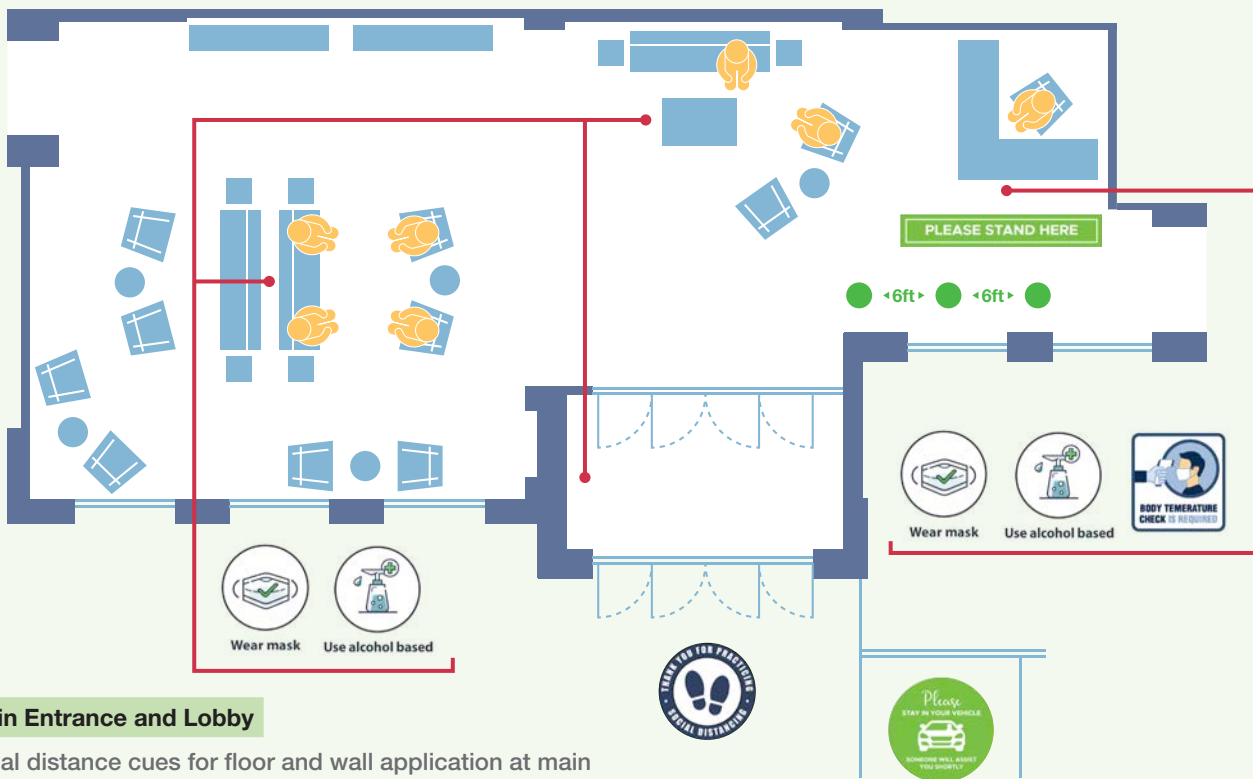
Key actions may include:

- 1 Create a hierarchy of wayfinding signage throughout the community (indoors and outdoors) to ensure appropriate social guidelines are maintained.
- 2 Provide controllable entry points to allow for safe and secure entry and exiting of visitors and staff.

▼ Exterior Signage



▼ Interior Signage



Main Entrance and Lobby

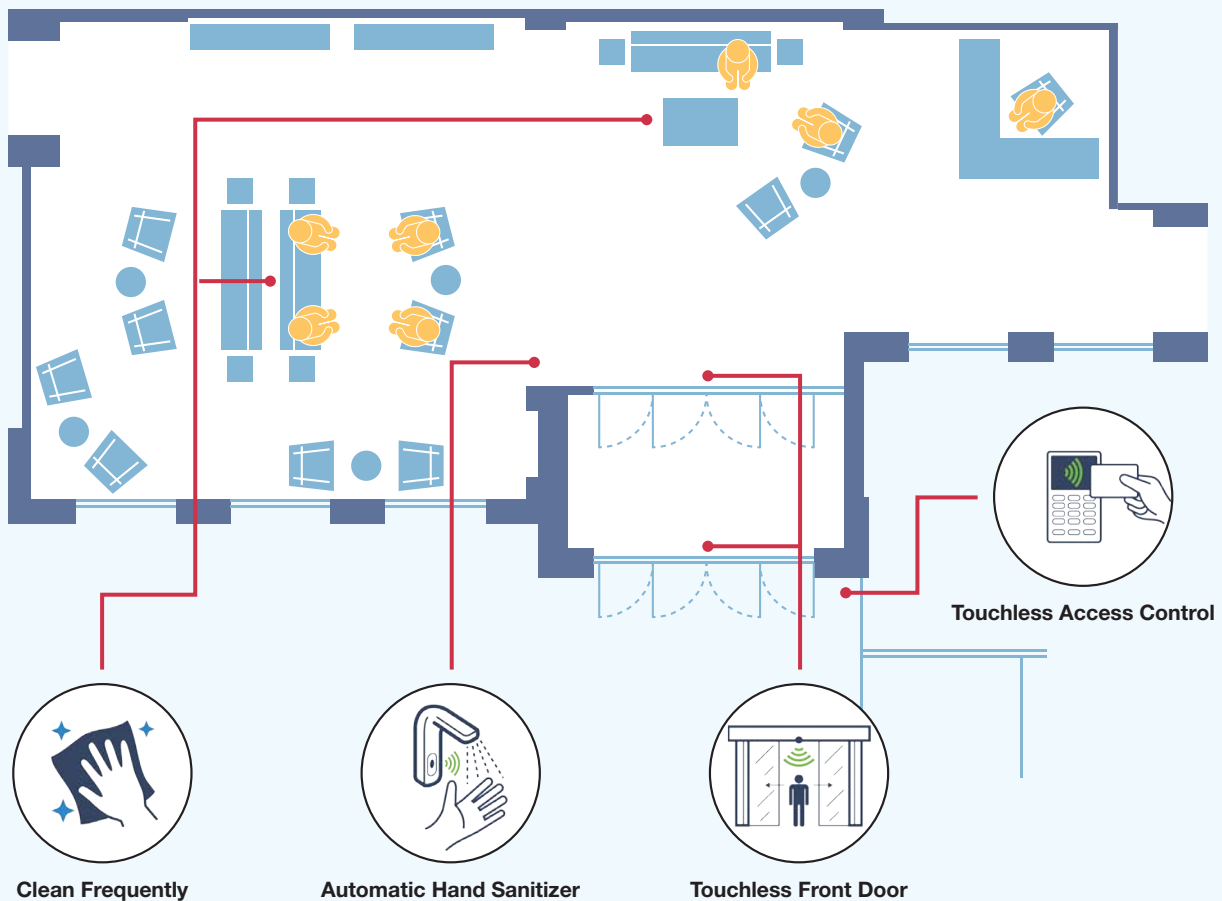
Social distance cues for floor and wall application at main entry, air lock, reception and lobby. The strategic location of this signage will help direct traffic efficiently.

Infection Prevention

Growing concerns about the spread of infection require us to think differently about a wide range of safety protocols. Accommodations for physical separation, and strategic use of appropriate finishes and materials can play a significant role in controlling or preventing the unnecessary spread of infection.

Key actions may include:

- 1 Cleanable counter materials — resistance to bleach (Quartz).
- 2 Touchless hardware, fixtures and door control.
- 3 Indoor air quality, monitoring, and improvement.



Main Entrance and Lobby

- Implement touchless power operated access control at interior and exterior air lock and interior spaces.
- Provide touchless hand sanitizer equipment at entrance and all common spaces.
- Maintain routine cleaning in high traffic areas.

Resident Engagement

Critical to our success is the ability to maintain a lifestyle experience for all of our residents across the continuum. We must employ design and operational strategies that provide our residents with opportunities to remain engaged with one another while continuing to recognize the importance of the health and safety of our residents.

Key actions may include:

- 1 Provide robust technology platforms throughout our communities.
- 2 Enhance our ability to accept family and visitors in a safe and effective manner.
- 3 Create flexible indoor and outdoor environments that support innovative programming.



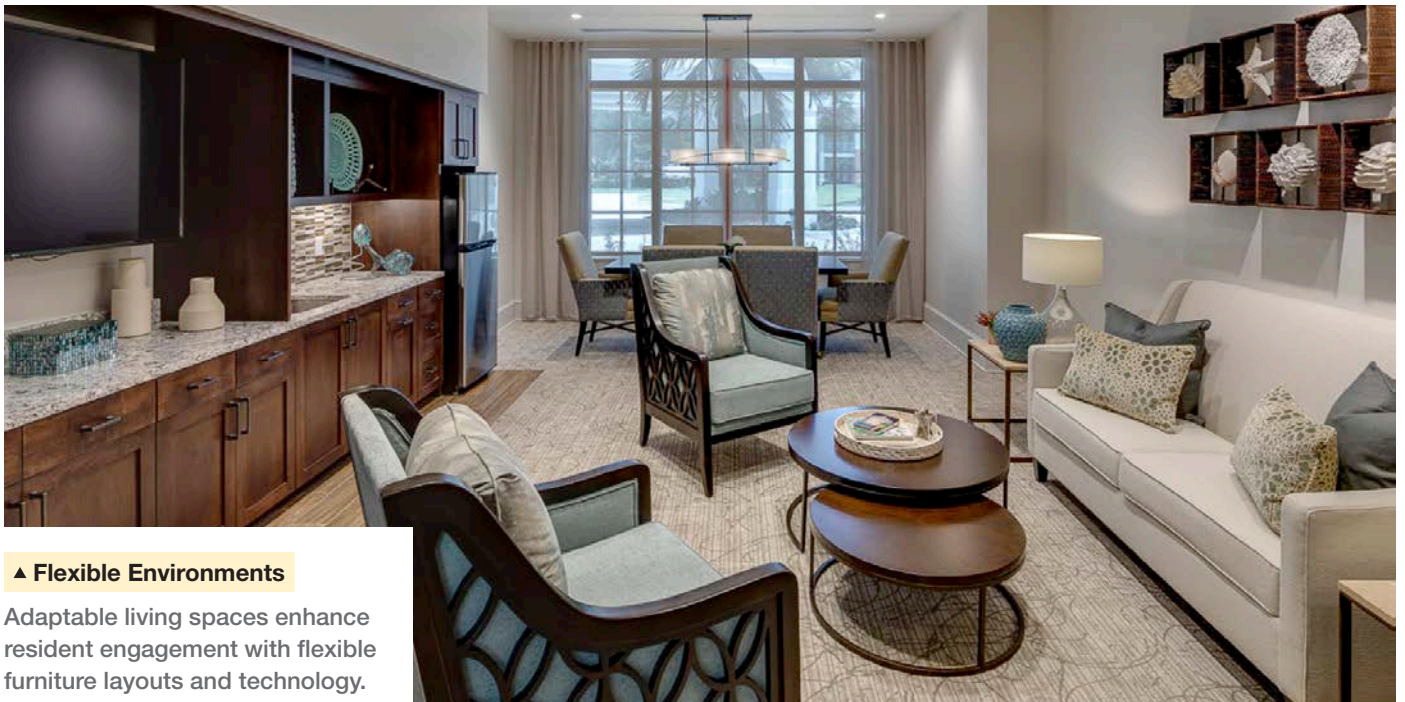
▲ Safer Experiences

Dedicated infrared thermometer stations and wellness questionnaire software makes screening residents, staff and visitors easy and effective.



▲ Safer Design

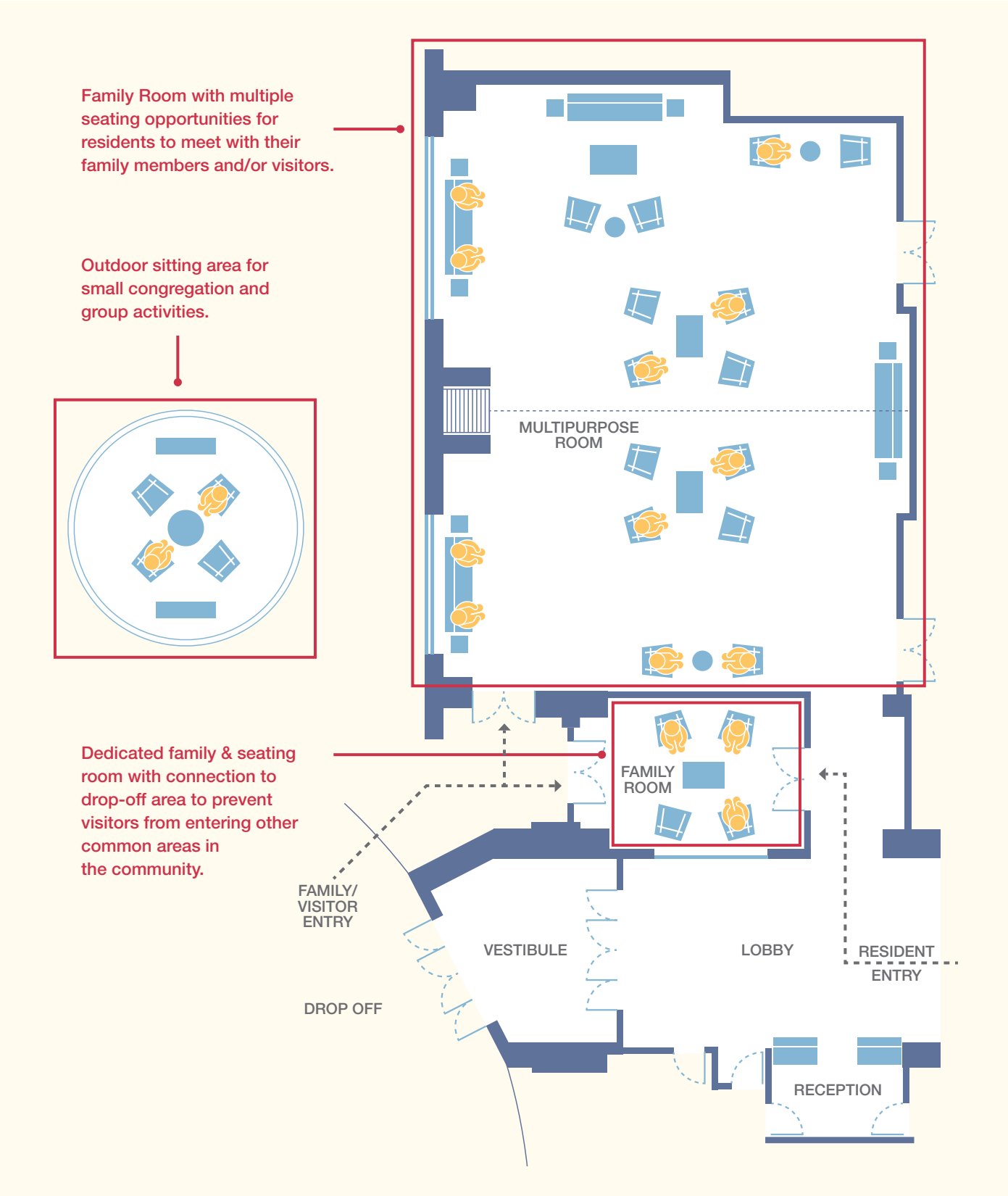
Safer space layouts include protection screens and social distancing cues that integrate naturally with existing interior design.



▲ Flexible Environments

Adaptable living spaces enhance resident engagement with flexible furniture layouts and technology.

Resident Engagement (Cont.)



Care Environments

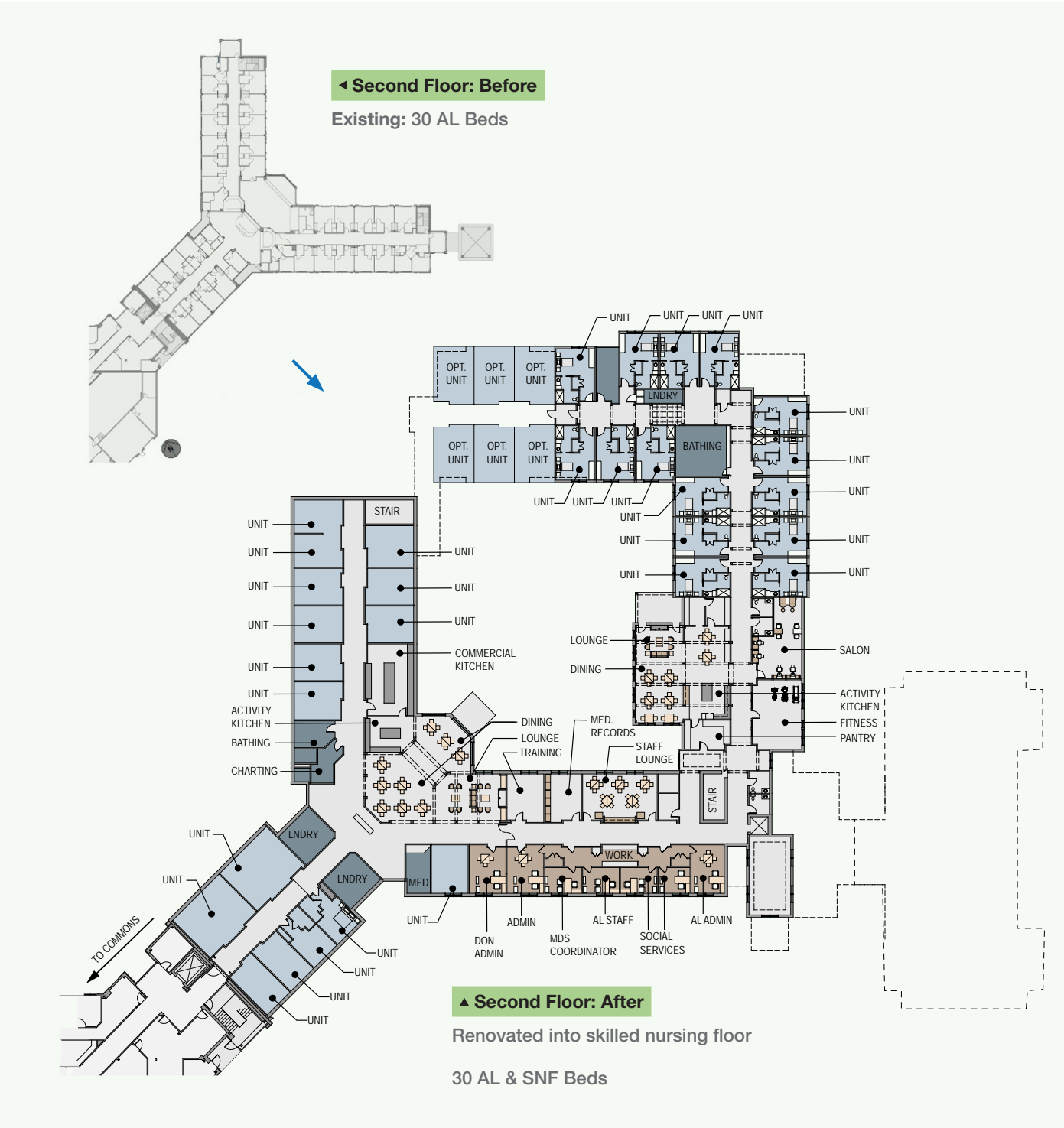
Strategies for preventing (or addressing) resident isolation, access control and staffing operations become critical when controlling the spread of infection and maintaining health and safety of congregate environments. There are new household design strategies that should be considered that not only help to mitigate some of these concerns but also promote improved resident lifestyle and wellbeing.

Key actions may include:

- 1 Identify optimal location within health care areas to designate as a household with separate entry and exit points.
- 2 Create private room with separate ventilation and air lock to segregate rooms from adjacent household common areas.



Care Environments (Cont.)



Dining Experiences

We live in a food centric society where food has become a form of social currency and a critical activity for all residents. While we continue to examine opportunities to elevate the overall quality of the dining experience, we must balance all of the resident expectations along with appropriate health and safety protocols.

Key actions may include:

- 1 Flexible dining environments that provide for social distancing and limit staff interface.
- 2 Create dining pre-function space to leverage for queuing and or flex seating for dining social distancing.
- 3 Touchless menus and mobile ordering technology.



▲ Mobile Ordering

Mobile ordering and delivery makes it easy for residents to safely make selections from their living spaces.



▲ Exterior Dining

A variety of outdoor dining and seating spaces offer greater control over resident density in common areas.



▲ Flexible Dining

Dining spaces are designed to promote social distancing and limit staff interaction.

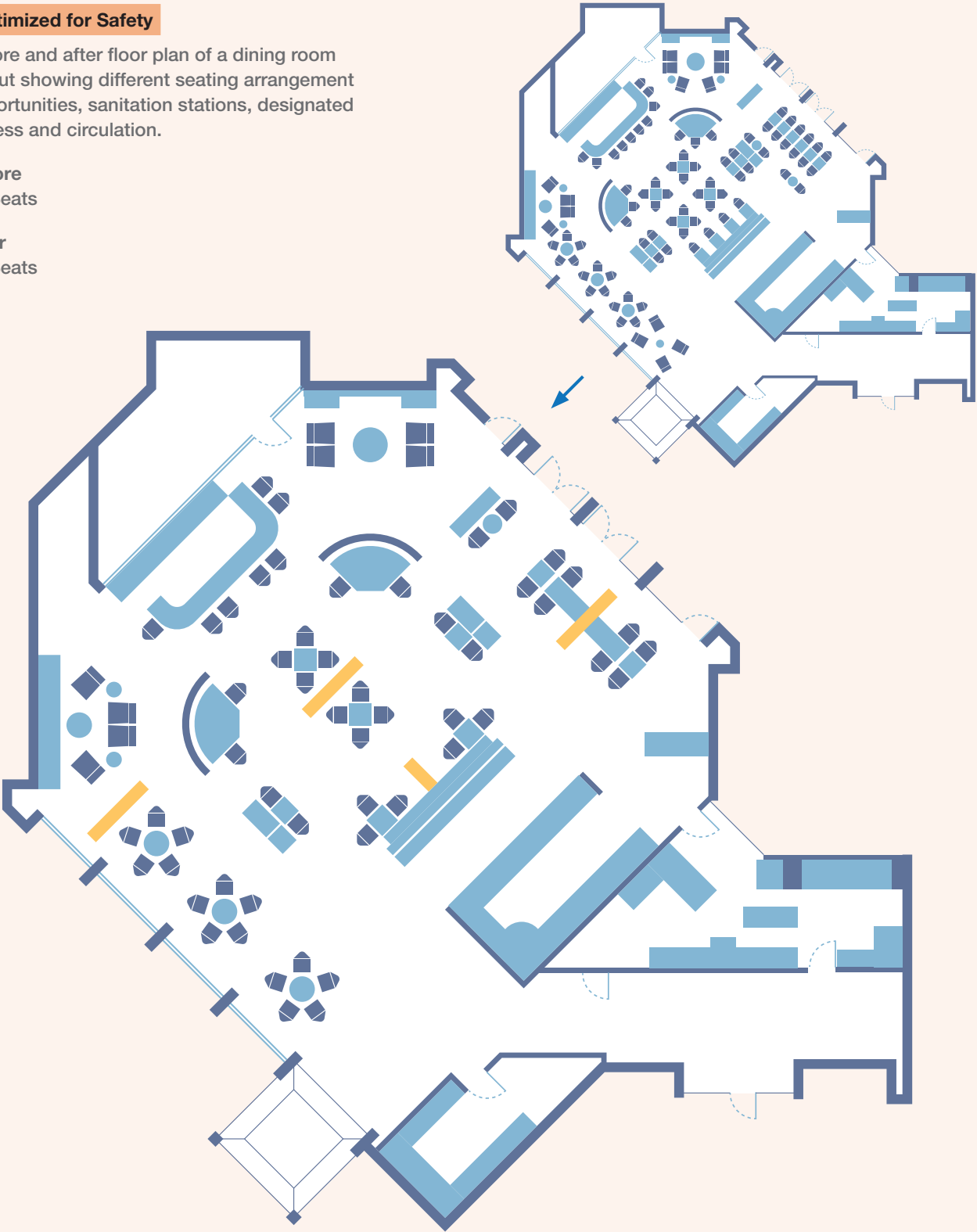
Dining Experiences (Cont.)

Optimized for Safety

Before and after floor plan of a dining room layout showing different seating arrangement opportunities, sanitation stations, designated access and circulation.

Before
89 Seats

After
62 Seats



Staff Support

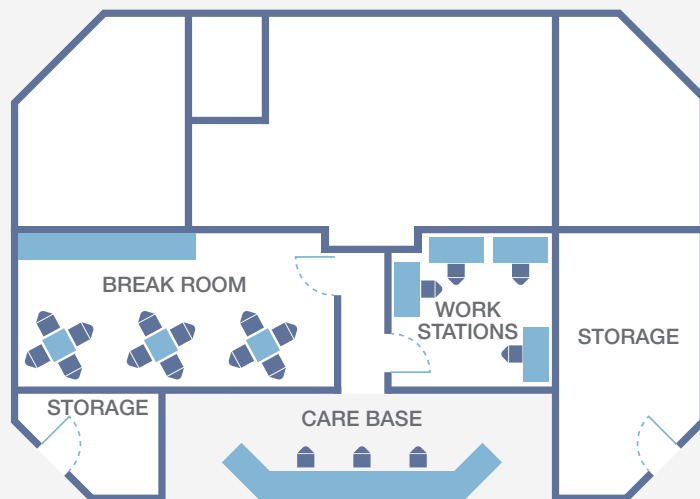
Staff are your most important asset. During times of crisis, it's equally important to consider their safety, wellbeing and satisfaction. Stress and anxiety during these times can be overwhelming. Providing adequate areas for rest and relief as well as functional and well placed support areas can be key in helping to reduce stress.

Key actions may include:

- 1 Provide a dedicated space for time clocks independent of screen area to avoid congestion.
- 2 Create enhanced break rooms with showers and changing rooms to avoid cross contamination.
- 3 Provide meals to staff free or at discounted rates to avoid staff leaving campus during shifts.

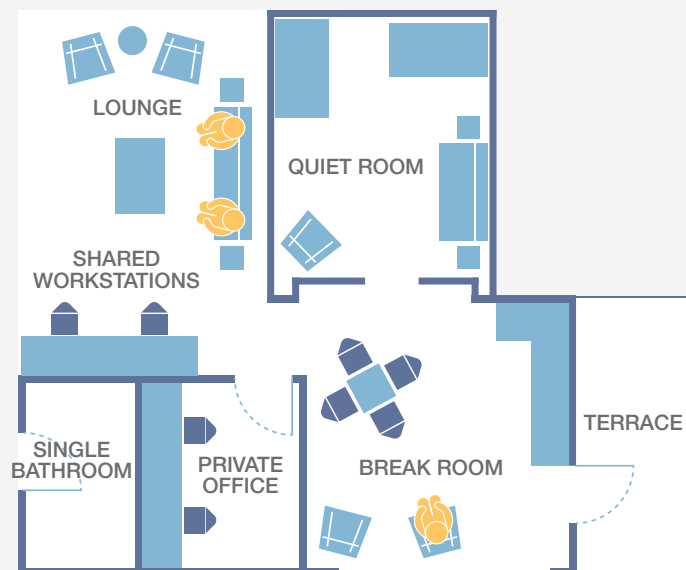
Before

- Central location
- No natural light
- Close to care base
- Enclosed break room
- Enclosed shared workstations
- Limited rest area



After

- Separate space from care base and resident rooms
- Natural light
- Private bathroom
- Open lounge area
- Open break room
- Terrace
- Quiet room

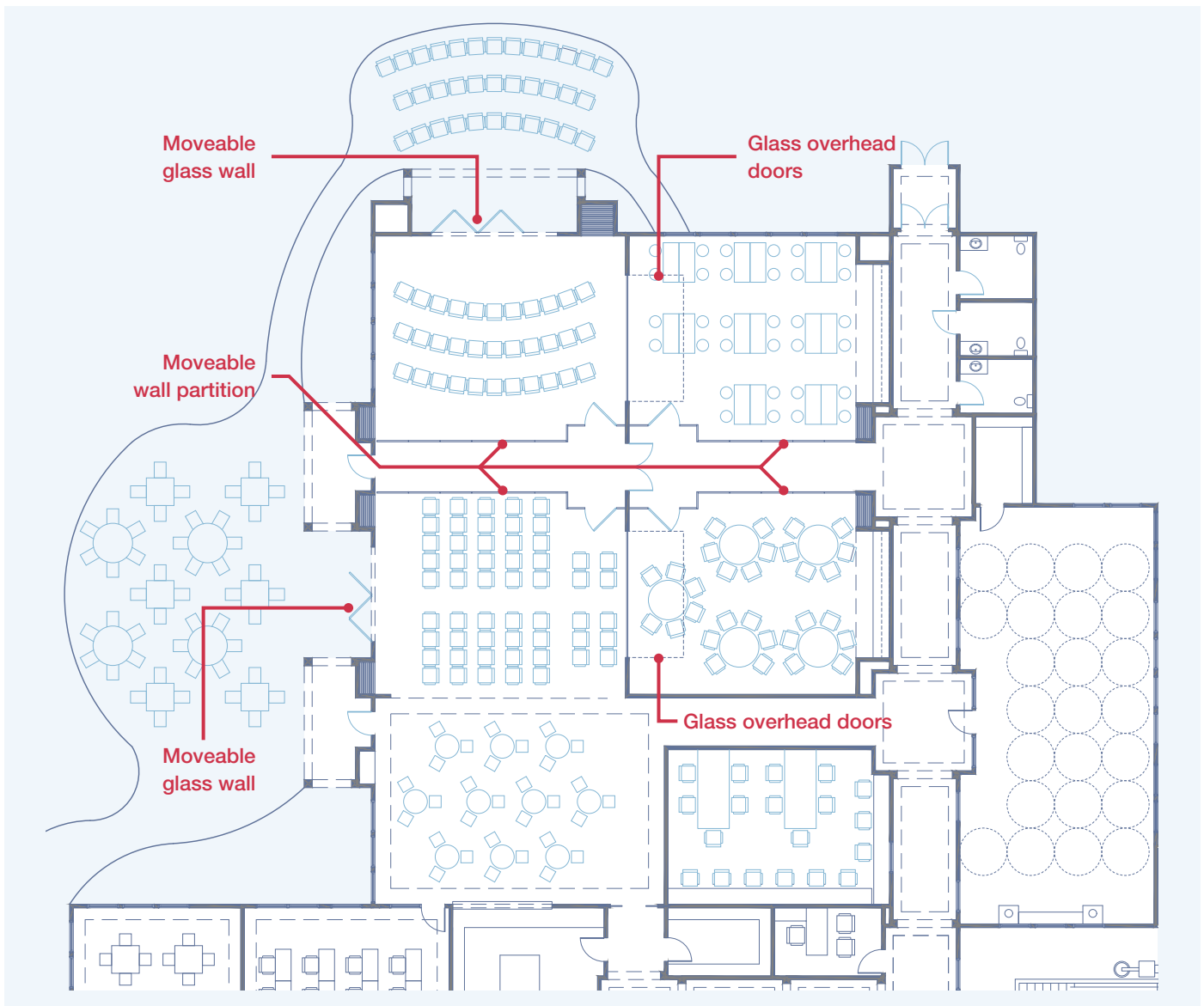


Flex Space

Leveraging existing or new adjacencies between key amenity spaces can create an experience greater than the sum of its parts. Flexible space can enhance the ability to manage infection control, resident engagement, care environments and the dining experience. Flexibility of large spaces is key for social distancing. Consider renovations of large single purpose spaces to enhance flexibility with movable partitions and multiple access points. Try to leverage outdoor space adjacencies to indoor amenities by adding operable glass walls or doors. Communities change over time, your amenity spaces should be prepared to change too.

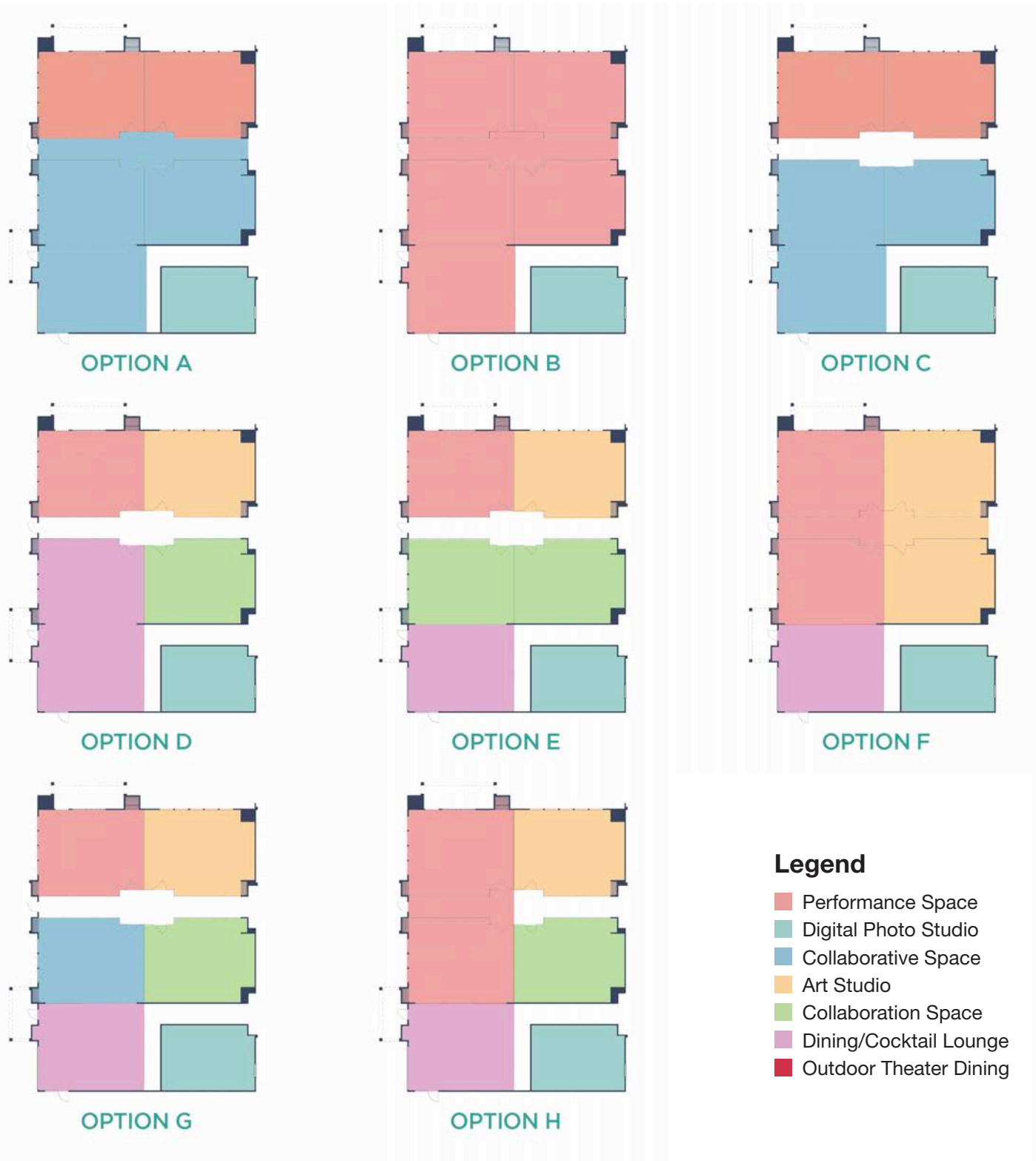
Key actions may include:

- 1 Convert larger single purpose spaces to serve multiple uses.
- 2 Install movable partitions to expand or reduce spaces depending on their use.
- 3 Leveraging pre-function space proximity to existing or new amenity spaces with movable exterior walls or garage doors.



Flex Space (Cont.)

Below are example diagrams for organizing space adjacencies to create flexibility.



OPPORTUNITIES

	RELEVANCE			TARGET AREA						IMPLEMENTATION			TEMPORARY	PERMANENT	TEAM					
	HIGH	MED	LOW	CAMPUS	COMM	IL	AL	SN	MC	\$	\$\$	\$\$\$	Y	Y	OPS	DEV	LP	AR	ID	CON
SECURITY/ACCESS/ WAYFINDING																				
Gating/fencing community																				
Installing guardhouse																				
Dedicated staff entry																				
Separate discovery room (marketing suite) entrance																				
Access control (video) at each level of care/major entries																				
Sanitization stations																				
PPE stations (and storage) for visitors																				
Thermal scanners																				
Walk-off mats																				
Engage design/build sign company																				
Integrate current signage with COVID specific wayfinding																				
INFECTION CONTROL/PREVENTION																				
Antimicrobial paint																				
Cleanable counter mtl. - resistance to bleach (quartz)																				
SDN - solution dyed carpets																				
Fabric treatment - crypton																				
Touchless fixtures																				
Touchless door control																				
Touchless hardware																				
Add portable/removable decorative partitions on key areas																				
Add operable partitions on larger rooms for flexibility																				
Copper based metals - reduce surface transmission																				
Air quality improvement/filtration																				
Building compartments - negative pressure areas																				
Bi-polar ionization system in HVAC																				
UV sanitization fixtures																				
Maximizing daylight, circadian lighting design																				
Biophilia - move to resident engagement																				
RESIDENT ENGAGEMENT																				
Operable windows/natural light																				
Addition of patios/terraces/balconies																				
Increase/add outdoor dining - covered preferably																				
Enhanced trails and sidewalks																				
Outdoor amenities (pickle ball/croquet court/ dog park)																				
Water features (outdoors/Indoors)																				
Wellness/socialization apps/technology																				
Controlled circulation																				
Create visitation rooms outside of households																				

OPPORTUNITIES	RELEVANCE			TARGET AREA						IMPLEMENTATION			TEMPORARY	PERMANENT	TEAM					
	HIGH	MED	LOW	CAMPUS	COMM	IL	AL	SN	MC	\$	\$\$	\$\$\$	Y	Y	OPS	DEV	LP	AR	ID	CON
CARE ENVIRONMENTS																				
Convert all rooms to private																				
Add showers in rooms																				
Front door concept for each household																				
Add laundry rooms per each 12-16 residents																				
Reduce back of house cross circulation with residents																				
Create visitation rooms outside of household																				
Create staff break rooms outside of household																				
Create isolation wing(s)																				
Enhance socialization areas - hearth/dining																				
Screen/Isolate support areas away from resident use spaces																				
Temporary examination room																				
Telehealth suites																				
DINING EXPERIENCE																				
Multiple dining venues																				
Grab'n go																				
Outdoor dining																				
Pre-packed food (convert buffet areas)																				
Food delivery																				
Revise seating layout in dining venues																				
STAFF SUPPORT																				
Create emergency room supplies room/area																				
Staff break room relocation/improvement																				
Temporary staff housing																				
Connectivity to outdoors																				
Dining experience/food delivery																				
Decentralization of breakrooms by care level																				
Decompression/relaxation areas																				
Childcare spaces																				
Showers/changing																				
FLEX SPACE																				
Relocation of amenity spaces to create adjacencies																				
Divide large auditorium into smaller spaces																				
Install movable partitions in large single use spaces																				
Indoor/outdoor space connectivity																				
WiFi/fiber optic infrastructure																				
COMMUNITY SPECIFIC																				

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