

**BROADMEAD**  
A Dynamic Lifestyle Community



**WOHLSEN**  
CONSTRUCTION

## Broadmead Case Study

RLPS Architects had completed just a few months of work for the Broadmead senior living community when Wohlsen Construction joined the project team and began plotting out an uncommonly lengthy and multi-faceted undertaking. The Life Plan Community in Hunt Valley, Maryland was not contracting for a one-off construction or renovation job. It was embarking on a master plan to reimagine, reposition, upgrade and expand an entire, 40-year-old campus to meet contemporary service standards and market desires.

### Comprehensive Preconstruction

The preconstruction process alone would take three years to complete. The Wohlsen team developed a deep understanding of the history, mission, facilities, daily operations and organizational goals of the not-for-profit, Quaker community. As the master plan for campus renovations evolved, Wohlsen developed detailed budgets, construction strategies, logistics plans, schedules and phases for a project that would take another four years to complete.

### Extensive Scope

Designed to produce transformational change on the 94-acre campus, the scope of work to date has included complete renovations of 130 independent living garden homes, including installation of new MEP systems, new finishes, reconfigured living areas, upgraded kitchens







and bathrooms, additions of four-season rooms, and renovations of the two-mile covered walkway that connects the homes. Wohlsen has also constructed two new, multi-story, 26-unit, independent living apartment buildings (a brand new product type for Broadmead) that are designed to appeal to residents with varying budgets and space requirements. To best serve those residents, Broadmead and Wohlsen enabled each resident to fully customize the finishes in their apartment.

Site work has included construction of a new intersection at Broadmead's main entrance – an undertaking that included creating a protected turn lane on a state highway, installation of a new traffic signal and associated site civil and stormwater management work.

Within Broadmead's central building, Wohlsen conducted extensive, occupied renovations. That has involved converting one wing from an independent living space to assisted living and memory care space; renovating a rehabilitation and comprehensive care center to add private bathrooms and updated

finishes to individual rooms; construction of new dining spaces, a bistro/café and other communal gathering spaces; construction of a new art studio, a ceramics studio and woodshop; and extensive renovations of a health and wellness

center, including installation of a new swimming pool, spa, aerobics and cardio rooms, therapy room, and new finishes throughout. Renovations in the central building, which was constructed in the late 1970s, have also included upgrades of electrical, plumbing, HVAC and fire safety systems. The renovation which also included memory care facilities, also helped Broadmead establish two Centers of Excellence for Alzheimers/Dementia and Wellness in partnership with Johns Hopkins physicians and scientists.

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### Successful Execution

The most impressive aspect of this project is the willingness of the client and the ability of the project team to take on all the elements of a master plan.

Successful execution has required thoughtful, detailed plans for logistics and phasing in order to minimize inconveniences to Broadmead residents and staff, and meticulous efforts to control budget, especially in the midst of a pandemic and global supply-chain disruptions.

The biggest challenge has been phasing work in the existing main building. People occupy the spaces that we need to work in so other temporary locations had to be found for residents and staff so they could continue doing what they normally do.

The project team has exercised high levels of creativity and flexibility to complete work at Broadmead.

Architects have the hardest job in the world when they cannot see behind walls. Even though we did our best to selectively open up ceilings and walls in existing buildings in the design phase, you still could only see a fraction of what exists. When we found something unexpected after construction started, it was challenging. But the RLPS design team revised and finished the designs while construction was going on.

Despite the years invested in crafting logistics, phasing and construction plans, the project team also remained open to new and better ideas as construction proceeded. Even with great planning you can rest assured that once construction starts, some trades people will have better ways to execute some things. The secret sauce to completing projects like these are bringing in the right, experienced people and truly collaborating with them.

