

BSI Constructors

Nazareth Living Center NEWSLETTER

Great progress is visible everywhere you look



Jan. 18 webcam image of the new Village building.

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Work progresses full steam ahead both inside and out throughout the Nazareth campus.

Village

The exterior of the new 3-story Independent Living building is all but complete with the last of siding being installed and workers buttoning up the porches. Inside, the north end is in finish mode with the installation of trim work, plumbing fixtures, flooring, countertops, and light fixtures. On the south end, casework (cabinets,

door trim, etc.) and trim are in process. Workers have also installed the elevator. The focus inside is on units first, then corridor work, according to Project Manager Joe Carlson.

The team is also putting the finishing touches on the new Bistro room and expanded dining room in the existing Independent Living building. Both rooms are adjacent to the main dining room on the first floor.

ALMC

The new 2-story Assisted Liv-
continued on p. 2

Follow the action at the Villages and ALMC live at
<https://www.workzonecam.com/projects/schaeffer/nazarethproject/almemcare;>
<https://www.workzonecam.com/projects/schaeffer/nazarethproject/villages-2.>

Great progress is visible cont.

ing Memory Care building is completely enclosed. All framing is done, windows are in, and the roof is on. The team has also completed exterior brickwork and started installing siding.

Inside, rough in of utilities is nearly complete and drywall installation is beginning on both floors. The elevator is being installed, with finish work yet to go.

With final design plans in hand for the commercial kitchen that will be located on the lower level, the team will soon begin demolition associated with the tie-ins to existing buildings. Installation of underground plumbing will also necessitate slab demo. Meals for Rehab, Assisted Living, and Skilled Nursing will be prepared in this new kitchen. Construction of the kitchen is being done hand-in-hand with renovations to the area beneath and adjacent to the Chapel (See new building article on p. 3).

McGovern

The BSI team is in the process of wrapping up renovations in this building, including two bathing rooms, a former prayer room being converted to office space, and construction of a new prayer room in the Skilled Nursing area.

Site work

Two new parking lots have been constructed, one serving McGovern & the new ALMC, and the other located to the south of the Village. The new ring road got a base course of asphalt before the cold weather arrived. Use of the road, though, remains limited to construction vehicles until full completion of the project. Some sidewalk and curb work have also been completed.

To minimize water runoff, in keeping with MSD requirements, BSI will install new bio retention areas and re-landscape existing ones as the project nears completion. Pervious, or drainable, paving will also be installed, as will additional landscaping

Subcontractor profile

Schaeffer Electric Company

Schaeffer Electric has been in business for more than 80 years. It was founded by Carl Schaeffer in 1935 and initially operated out of his home in Soulard. As the business grew, it moved to Sidney Street, then South Jefferson, before relocating to its current home in 1997 at 4667 Green Park Rd. in South County.

Much of Schaeffer's early business focused on residential service work. After World War II, though, the company became more involved in commercial projects. Today, Schaeffer provides commercial, industrial, residential, data, and lighting services, and counts among its clients many of the area's leading businesses and institutions. Daniel G. Schaeffer is CEO, and Timothy Chettle is President.

Schaeffer is providing the electrical services for all construction currently underway at Nazareth – the renovations in McGovern and the Chapel building, as well as the construction of the new Village II building and ALMC. Elements include, but are not limited to, normal and generator power, fire alarm, security card access, nurse call, wireless internet access, and upgrades to existing systems.

Schaeffer is also providing the webcam service that enables everyone to watch live action video of the progress on Village II and the ALMC. Dave Bradley, Vice President of Operations at Schaeffer and the company's Project Manager at Nazareth, said that it is "amazing to see how many residents are following on the internet and to hear their praises on the daily progress."

Interestingly, Schaeffer did the electric for Gleason Hall (then known as Nazareth Convent) when it was built in 1965. Nazareth's Facilities Director Dudley is still on the job, and Dave says he is a wealth of valuable information and has been a huge asset as the team coordinates the new building construction with the existing campus.

Schaeffer and BSI have worked on countless projects together, and Dave has high praise for the BSI team on the ground at Nazareth – Project Manager Joe Carlson and Superintendents Brad Strode and Terry Meyer - stating, "The team is working flawlessly."

Other projects on which the two companies are currently working together include St. Joseph Cottleville Parish Hall, Jesuit Archives, and The Crossing at Grant's Trail. Among many past projects are the Pulitzer Foundation for the Arts and the Student Commons and Danis Field House at Saint Louis University High School.

The Schaeffer trailer serves as the company's hub of operations while at work at Nazareth.



Construction of a third new building will begin later this year

The current team of BSI, Lawrence Group, and Northstar has been engaged to construct a third new building at Nazareth, with work to begin in late spring or early summer. The new Assisted Living will be a 3-story (plus basement) wood frame structure with 60 beds. Appearance and layout will be similar to the Assisted Living Memory Care building currently under construction. Additionally, the structure will serve both as Nazareth's administrative headquarters and as the distribution point for the various bulk deliveries to the campus.

Gleason Hall, the existing midrise Assisted Living building that dates to 1965 and is the oldest on campus, will be demolished to make way for the new structure.

Ron Mantia, Administrator and CEO of Nazareth, explains: "The final step of the master site plan is replacement of Gleason Hall. Gleason was built more than 50 years ago and is projected to require a significant financial investment in ongoing maintenance to comply with Missouri regulations. The cost of maintaining the aging structure was determined to be not much less than building a new state-of-the-art assisted living facility. Nazareth's three primary decision-making groups – the NLC Board of Trustees, the Sisters of St. Joseph of Carondelet, and the Benedictine Health System – have approved proceeding with the replacement of Gleason Hall with a new 60 unit assisted living facility. The projected timeline for demolition of the old building and construction of the new is approximately



The new building will replace Gleason Hall, which dates to 1965.

18 months. The project will begin once the ALMC – St. Joseph's Home – is complete."

Preliminary work has already begun on the lower level of the Chapel building, which connects to Gleason and McGovern. Newly renovated spaces will include office and storage for the Sisters of St. Joseph; IT, computer training, accounting, and staff dining facilities for Nazareth personnel; and on the main level, new priest and pastoral care support offices. New connections and entry into the Chapel from the adjacent buildings are also part of the renovation.

Nazareth has evolved from rural retreat to 5-star senior living community

In its final issue of 2016, the weekly *Webster-Kirkwood Times* listed its Business Honor Roll. Topping the list – at 144 years – is Nazareth Living Center. As Nazareth continues to expand both its mission and its facilities, what better time to look at its roots?

Nazareth was established by the Sisters of St. Joseph of Carondelet in 1872 as a home for their retired and infirm sisters. The rural property, away from the noise and pollution of the city, would provide quiet repose.

The Sisters had arrived in the U.S. from France 36 years earlier, in 1836, answering a call from St. Louis Bishop Joseph Rosati to establish a school for the deaf. Before long, they became engaged in "a wide variety of needed services: health care, education at all levels, pastoral care, child care, advocacy for the poor, counseling, social services, and parish ministry," according to the Nazareth website.

In 1992 Nazareth became Nazareth Living Center when the Sisters expanded their mission to "the broader community to meet the growing need for quality elder

care services" (www.nazarethlivingcenter.com).

Another milestone was reached in 2009 when the Sisters of St. Joseph and the Benedictine Health System of Duluth, Minnesota "entered into a ministry partnership agreement to operate Nazareth Living Center and provide holistic care for people of all faiths, races, and socio-economic backgrounds" (www.nazarethlivingcenter.com). The Benedictine Health System is sponsored by the Benedictine Sisters of St. Scholastica Monastery in Duluth.

Today, Nazareth continues to be home to the Sisters of St. Joseph as they retire and/or health needs require it. Both they and seniors from throughout the metro St. Louis area make up a community that includes independent living, assisted living, memory care, skilled nursing, and skilled rehabilitation.

With the construction of two new buildings underway, substantial renovation of existing buildings, and construction of a third new building, Nazareth Living Center promises to be of service to the Sisters of St. Joseph and to the larger community for many years to come.

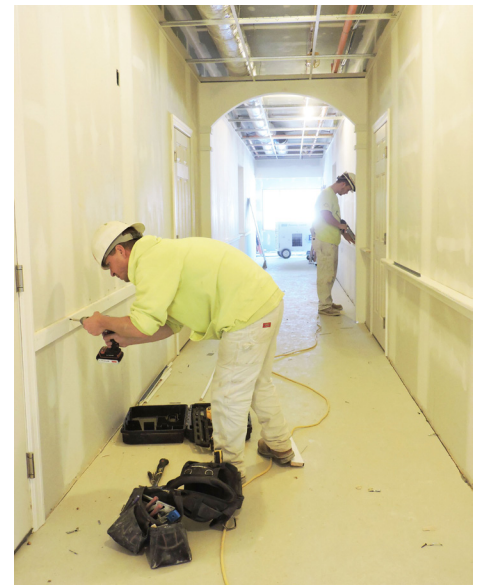
A work in progress ...



The new ALMC (pictured) and nearby McGovern are served by a new parking lot.



A dining room (pictured) has been renovated and new Bistro constructed in Village I.



Tradesmen mud drywall and install doors and trim in the new Village II building.

What you'll see in coming months

- Finishing out of units and corridors in new IL
- Ongoing interior work toward completion in the ALMC
- Construction of the commercial kitchen in the ALMC
- Renovation and repurposing of the Chapel building's lower level spaces
- Installation of sidewalks and landscaping, weather permitting



Siding goes up on the ALMC.