

# NEW YORK CONSTRUCTION, DESIGN & ENVIRONMENTAL SPOTLIGHTS DESIGN QUARTERLY

NEW YORK REAL ESTATE JOURNAL SECTION - D

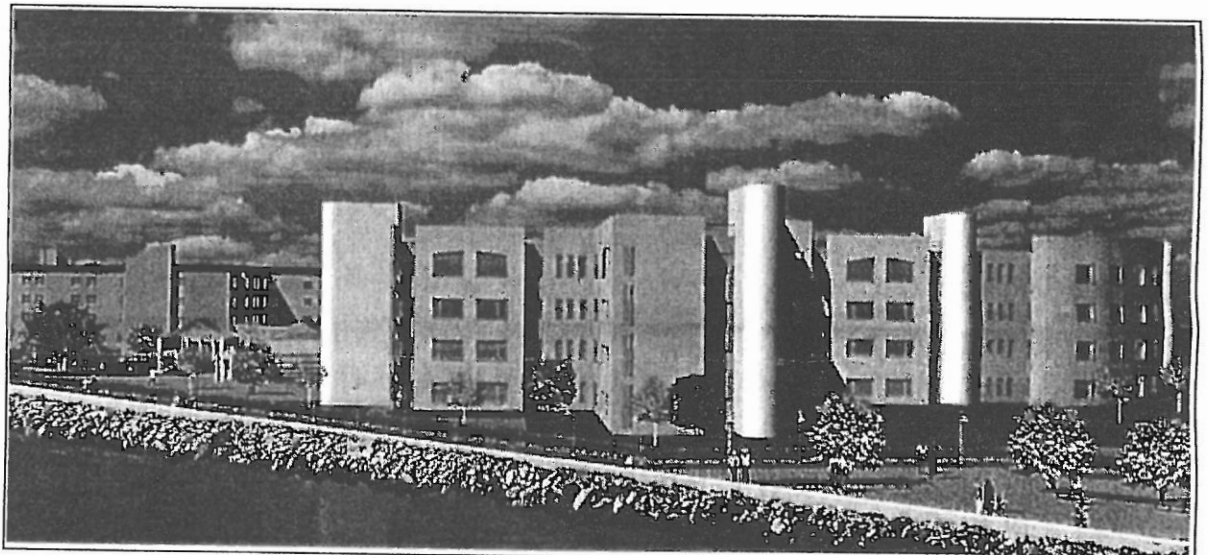
## J.A. Jones/GMO construction manager, financing by Dormitory Authority Landow and Landow Archts. designs \$66m expansion/rehab for Menorah

**B**ROOKLYN, NY - The Menorah Home and Hospital has begun construction of a \$66 million expansion and renovation of its waterfront campus in Manhattan Beach.

Founded in 1909 by a Rumanian synagogue on New York's Lower East Side, the "Jewish Home" (as it was known at that time) cared for elders of the community in a ground floor, four-room flat, with no plumbing or gas. Members of the congregation obtained free bedding and food donations from local merchants. In 1912, the home was chartered and moved to a small house in Mount Vernon, where it was expanded to care for 48 elderly people. In 1916, a philanthropist donated his estate on Bushwick Ave. in Brooklyn, and the "Jewish Home" moved again, this time changing its name to Menorah Home and Hospital for the Aged and Infirm. From the 1950s to the 1960s, the facility grew to 273 beds, while adding additional services and programs.

In 1972, in "recognition of Menorah's meritorious service to the aged," the home received a land grant of 7.6 acres in Manhattan Beach from the United States Department of Health and Human Services where, in 1982, it opened its second campus with an additional 253 beds. Later in the 1980s, Menorah received a second Federal grant of two acres contiguous to the Manhattan Beach Campus.

Menorah's board of directors, responding to the changing needs of today's more frail and elderly nursing home residents, decided to consolidate its two facilities at the Manhattan Beach campus. Landow and Landow, an award-winning architectural, planning,



and interior design firm with a specialty in healthcare projects, was engaged to design the new 526-bed expanded campus.

The project includes a new 320-bed, four-story, state-of-the-art facility, connected to the current building by a skylit entry lobby on the first floor and a glass-enclosed bridge on the fourth floor. Each floor of the new pavilion will house two 40-bed nursing units, composed of small "neighborhoods" with individual lounges and bathing rooms. The new building will also include protected outdoor balconies for each nursing unit, a new administrative suite, a multi-purpose auditorium with a stage for entertainment and cultural activities, and a new kosher kitchen.

The existing building will be remodeled with new resident lounges, upgraded nursing stations and dining rooms, a rehabilitation center, and advanced medical facilities. Specially designed areas will house

residents with Alzheimer's and related dementia. An Adult Day Healthcare Center will be added, where seniors in the community can partake of social activities and healthcare services, enabling those who might otherwise require nursing home care to continue living in their own homes.

To minimize construction delays due to weather conditions on the exposed waterfront site, control costs, and satisfy New York City's new code requiring buildings to be designed to resist earthquakes, Landow and Landow designed the new facility in precast, prestressed concrete. To integrate the new building into the existing campus and achieve a more residential feeling, the architects broke the building down into a series of smaller components with stucco textured exteriors in correlated colors.

The architects and interior designers for the project are Landow and Landow Architects, with offices in Lake Suc-

cess, N.Y. The construction manager is J.A. Jones/GMO Construction Organization of Manhattan. The project is being financed by HUD-insured

bonds issued by the Dormitory Authority of the State of New York. Construction is scheduled to be completed by early 2001.