

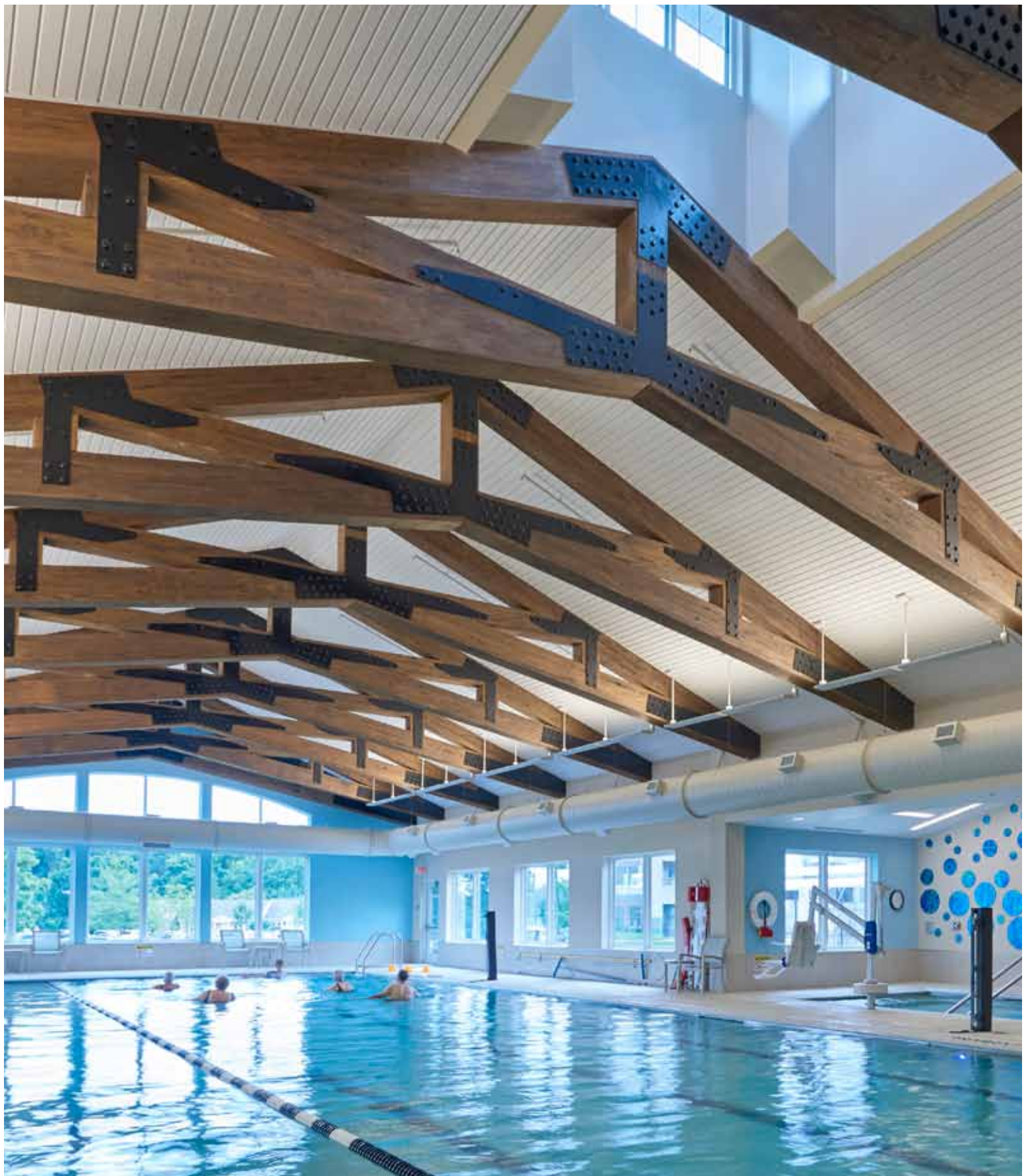
Senior Living

Building better communities, together!



Featuring the Award-Winning Landis Homes'
Crossings Apartments and Learning & Wellness Center





Better Quality of Life Hospitality design concepts are a top trend in senior living facilities, spanning interior design, facility amenities, and programming. The new Learning & Wellness Center and Crossings Apartments at Landis Homes keeps residents fit in body and mind with an indoor pool, exercise rooms, art gallery, and meditation rooms; while a pharmacy, bank, and hair salon provide on-site convenience. A bistro and lounge that is open to residents and their guests provides interconnectedness with the community. It's no wonder all apartment units were sold before the construction of this vibrant community was completed.

Company Overview

High Construction Company is part of a family-owned real estate and manufacturing business based in Lancaster, Pa., that has operated for more than 85 years. Our longevity is a testament to our commitment to establishing long-term partnerships and to our company's adaptability and growth. Let our decades of construction expertise and real estate insight deliver award-winning results for your senior community.

Building Better Senior Communities

- Better quality of life
- Affordable solutions
- Trusted real estate and construction insight
- Long-term collaborative partners

Types of Senior Facilities

- Independent Living / Apartments
- Wellness and Fitness Facilities
- Healthcare / Continuing Care Facilities
- Educational / Conference Facilities
- Retail / Convenience Facilities
- Dining Facilities

Project Types

- New Construction
- Renovations
- Additions
- Retrofits
- Feasibility Studies

Project Delivery

- Design-Build
- Construction Management
- General Contracting
- Owner's Representative



The High Philosophy

We are committed to two great tasks:

1. Building Trustworthy Relationships.

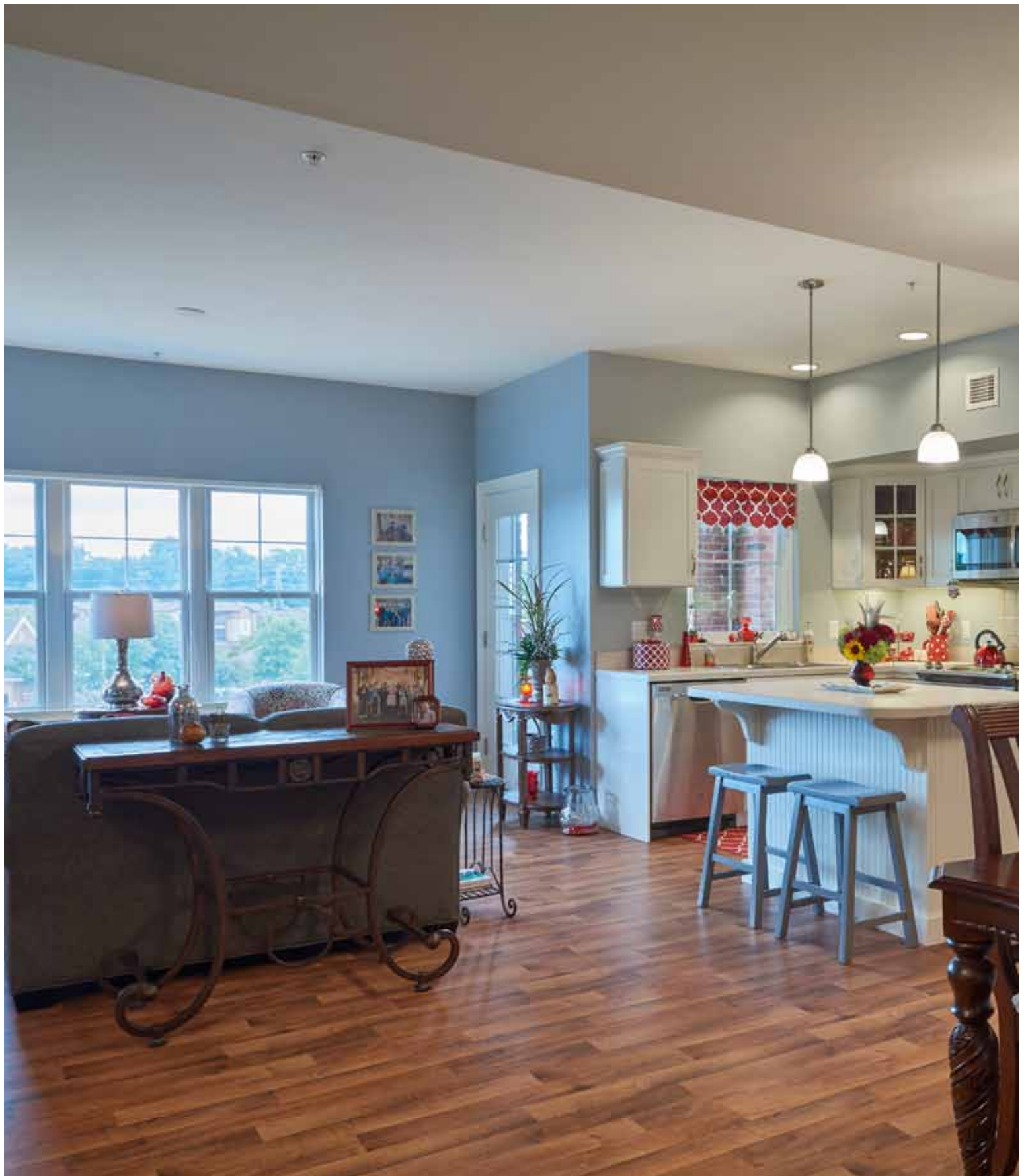
- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. Being Innovative Leaders.

- Creating an environment for innovation since 1931.
- "Right the first time" -- High quality products and services.
- Investing profits to secure our future.

"We give good measure."

The High Family Council pictured above from left to right: Gregory A. High, S. Dale High, Suzanne M. High Schenck, Sadie H. High, and Steven D. High



Affordable Solutions Balancing lifestyle, health, and financial needs are the top concerns of seniors when selecting a residential community. As your construction partner, we'll help you focus your time and budget where it will deliver the greatest impact on resident life and enhance the bottom line for your business. The Crossings Apartments at Landis Homes includes 79 independent living units featuring five open and accessible floor plans with one or two bedrooms, ranging from 1,115 to 1,550 square feet. Each apartment also has one indoor garage parking space and additional storage.

Getting Started



Every project begins with unknowns. In the exploratory stages, you're selecting a site and determining what distinctive amenities will make your community stand out. As plans progress, focus shifts to programming and building design. Meeting with your architect and builder during these early project stages helps to align your entire team with a clear understanding of project goals. This ensures that the common vision established at the onset of the project remains front-of-mind throughout planning, design, and construction. If you haven't already hired an architect we can recommend and help hire the best architectural firm for your project.

Architectural Design

- Building design
 - Conceptual design
 - Schematic design
 - Design development
 - Construction documents/specifications
 - Bidding/negotiation
 - Construction administration
- 3-D Visualization
 - Photo-realistic rendering
 - BIM
- Design guidelines
- Green design/sustainability
- LEED certification

Planning Services

- Master planning
- Site studies
- Feasibility studies
- Code compliance/
Life safety and
ADA assessments

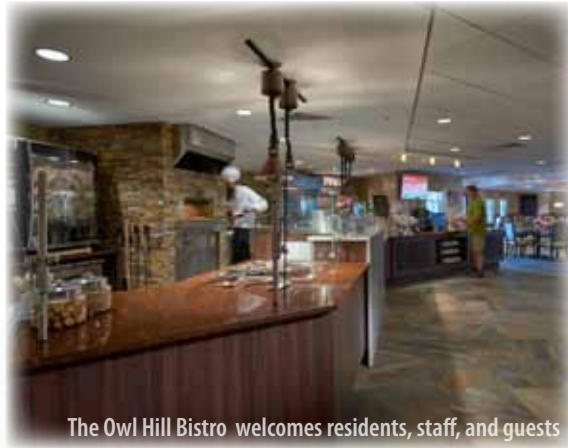
Interior Design

- Finish selections
- Programming
- Furniture, fixtures,
and equipment selections
- Space planning



Trusted Real Estate and Construction Expertise The Crossings Apartments and Learning & Wellness Center at Landis Homes is High Construction's flagship senior living project. As a LeadingAge PA member we're committed to applying our decades of trusted hospitality, multifamily, institutional, and commercial construction and real estate expertise to improve the senior living experience. Pictured above, among the numerous new amenities at Landis Homes, this comfortable cafe spot at The Owl Hill Bistro features a beautiful fireplace, soft music, and is the perfect place to enjoy a light meal among residents and guests.

Checks and Balances



The Owl Hill Bistro welcomes residents, staff, and guests

From the onset of your project, budgeting and scheduling are an integral part of decision-making. High Construction's early involvement makes the early stages of your project successful through a system of checks and balances. As ideas are generated throughout planning and design, we provide ongoing feedback on the constructability of those ideas and their impact on your budget and schedule. You'll save time and expense by understanding which decisions have the greatest impact on your project early on; and you'll feel confident that you are making sound decisions in parallel with the facility's design which will minimize surprises during construction.

Preconstruction Services

- Program and project management
- Design management (planning, design, programming, interior design)
- Estimating
- Budget development and management
- Zoning, permitting, and municipality representation/approvals
- Scheduling
- Value-engineering
- Life-cycle costing
- Constructability reviews
- Procurement



Long-term Collaborative Partnerships Earning trust and learning to work together creates rewarding experiences for project teams and award-winning facilities for seniors. In the ever-changing and evolving aging services industry, we provide consistency, agility, and peace of mind as your trusted and collaborative building partner. Pictured above, a new connecting bridge unites Landis Homes' campus housing, healthcare/personal care, and amenities of the Learning & Wellness Center under one roof.

Quality Delivered



Your residents are our clients too; and we want to exceed their expectations. That means ensuring your senior facility reflects the quality and unique elements you envisioned and that it is delivered on budget and on schedule. From qualified contractor selections and meticulous field oversight, to transitioning your facility to operations, we deliver an exceptional experience.

Construction Services

- Construction management
- Site supervision
- Site utilization/logistics
- Safety management
- Quality control
- Scheduling
- Document control
- Contract management
- Contractor/subcontractor bid evaluation, negotiation, procurement
- Risk management
- Subcontracting
- Cost control and change control
- Closeout
- Operations & Maintenance Manuals
- As-build documents
- Systems training & recording



Building Better Communities, Together High Construction provided preconstruction and construction management services for this award-winning transformation of Landis Homes' campus in Lititz, PA. Demolition of nine existing cottage buildings containing 30 homes began in 2016 to make way for the new three-wing facility. At the hub, a 101,000 square foot, four-story building houses all learning and wellness activities as well as 22 apartment units. Flanking the left and right sides of the center facility are two three-story wings, one spanning 30,000 square feet with 33 apartment units and the other spanning 42,000 square feet with 27 apartment units.

Project & Client Background

About Landis Homes

Located in Lancaster County, Pa., Landis Homes is a not-for-profit retirement community that has served seniors for more than 50 years. The community offers retirement living, adult day services, and a home care agency. More than 850 people live on the 114-acre campus, in cottages, apartments, and suites.

About the Learning & Wellness Center and Crossings Apartments

The new Learning & Wellness Center and Crossings Apartments are located in the heart of Landis Homes' campus. The new facilities provide a "front door" to the existing senior living community, replacing several older cottages that were located on the site. At the hub, the four-story Learning and Wellness Center building features a pool, exercise space, bistro, salon, pharmacy, bank, auditorium, and a classroom. Apartments are also located in the Center, as well as in the two three-story wings, adjacent to the Center. All 79 of the "hybridized" apartments—which are much more livable than a traditional apartment design—were sold before construction was completed.



At a Glance...

Client:	Landis Homes
Location:	Lititz, PA
Project:	Learning & Wellness Center and Crossings Apartments
Size:	173,000 Gross Square Feet
Architect:	RLPS Architects
Services:	Preconstruction and Construction Management

Early Recognition

High Construction wrapped up the final phase of construction on this three-year undertaking in the summer of 2019. Landis Home is receiving rave reviews from residents and the public. *Mid-Atlantic Real Estate Journal*

named the new Landis Homes Learning & Wellness Center and Crossings Apartments the "Best of 2018" Senior Living Project.



Delivering Award-Winning Results



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