Senior Care and Master Planning Projects

Achieve. Succeed. Realize. WE BUILD YOUR VISION.
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Overview

Since 1991, Yanik has been involved exclusively in senior and health care planning, development, design and construction. We have proven expertise and a solid track record throughout a wide range of projects including development of community hospitals, skilled nursing facilities, enhanced assisted living and memory care, private hospitals, for-profit and not-for-profit clinics, ambulatory care centers and independent housing for seniors. We are proud to offer clients a team of professionals with significant and diverse knowledge with a background of design and construction dedicated to delivering projects that are on time and in budget.

Our senior care and healthcare finance, design and construction knowledge is significant, strong and diverse. We have proven expertise in advising Owners in a multi-faceted division of tasks. Yanik offers a variety of development approaches to satisfy the specific and unique needs of our clients:

- Land Development
- Pre-Construction Services
- Design/Build
- Owner’s Representative
- Project Management
- Construction Management
- Budget Development and Financial Assistance

The Yanik Team is expanded as needed to address specific project requirements with professional services including architects, engineers, contractors, and financial consultants. We guide the process from beginning to end in a manner encompassing all participants. Tasks become Owner Controlled with Yanik Support. We focus on the delivery of fiscally responsible facilities while allowing the clients to fulfill their mission and service the surrounding community now, while anticipating future needs.
Interlude Restorative Suites provides post-acute care patients with a clinically advanced yet soothing environment in which to transition for hospital to home. It is designed and built to provide an enhanced healing experience to better prepare guests to return home after a short-term stay. The hospitality driven design and focus is reflected throughout the entire building over three levels totaling 47,000 square feet. The mix of guest rooms is mostly private at 38 rooms with 2 semi-private rooms and 8 individual care suites, totaling 50 rooms. A large therapy space for guest rehabilitation is located at the first level of the building.

Interlude located at the south side of the Allina Unity Hospital Campus and is connected to the hospital via skyway. The site is laid out to take advantage of the existing walkway system which connects to the surrounding neighborhood and other Campus buildings. An exterior courtyard is situated to the west, offering a large outdoor space for both guests and employees.

A spacious therapy pool is built to accommodate four occupants including staff therapists and features a treadmill with video camera for guest analysis and progress. The space also features one of only several specialized treadmills within the Twin Cities area, the Anti-G Treadmill.

Yanik served as Owner’s Representative and Construction Manager at Risk for the Benedictine Health System. The Interlude Restorative Suites itself is leased and managed by a joint venture made up of the Benedictines and Allina Health.

Details

Project Type: Transitional Care Unit
Project Size: 50,000 Square Feet
Project Timeline: 2012-2014

Services

• Owner’s Representative
• Construction Manager at Risk
Yanik provided the City of St. Peter and Benedictine Health System with project development and construction management services for the Benedictine Living Community of St. Peter, a skilled nursing and post acute care facility in St. Peter, MN. The 65,000 sq. foot facility is located on the River’s Edge Healthcare Campus, where Yanik served as the program manager for the City at the River’s Edge Hospital, assisting in the selection of the new site and preparing a master campus plan integrating a new Critical Access Hospital, complete senior campus including long term care, assisted living and independent living apartments, and two medical office buildings on the new 28-acre site.

The site was selected with the intention that the new hospital would serve as the cornerstone for future development. The Hospital opened in August 2004. The Benedictine Living Community is a direct result of the long-term planning process and the campus master plan. Planning, programming, and design began in June 2004, with the facility opening January 2007.

The 65,000 square foot long term care project is designed for 80 residents. It consists of four wings each hold twenty residents in settings that allow for maximum flexibility of services or segregation by client type. All units are private and feature full shower with safety flooring.

The dietary and laundry services constructed with this facility support both the long term care facility, the attached River’s Edge Hospital and the Assisted Living Facility. They are sized to permit expansion of services for future senior’s programmatic needs.

Yanik assisted the City of St. Peter with multiple elements of this project including site selection, oversight during space programming, financing, project management, and construction management services during the various stages of each project, which were delivered on time and on budget.

**Details**

Project Type: Long Term Care  
Project Size: 65,000 Square Feet  
Project Timeline: 2004-2007

**Services**

- Site Planning  
- Owner Representative  
- Construction Management at Risk
St. Crispin Living Community  
*Red Wing, Minnesota*

Yanik is the Owner’s Representative and Design/Builder St. Crispin Living Community facility, a new Skilled Nursing and Post Acute Care facility in Red Wing, Minnesota. Currently under construction, the proposed facility will be approximately 40,000 square feet featuring 64 beds programmed for both post acute transitional care and traditional senior care.

An important goal for the project team was to incorporate a unique and exceptional hospitality feel into the interior design of the building. This design concept will allow for a seamless blending of the post acute care and traditional care rooms, eliminating any sense of division among the units. Designed as households of 16 units, one of the households will be dedicated to memory care residents. The new building is replacing the old skilled nursing facility and will remain attached to the existing Assisted Living facility, the Villa’s at Hi-Park. The design and construction team will also be renovating several areas within the existing Assisted Living Villa. Areas to be upgraded include renovation of several units into a new spa and massage area, new flooring throughout main entrance foyer and corridors and converting a wing into memory care units.

This new facility is scheduled to open end of 2017.

**Details**

*Project Type: Senior Living  
Post Acute Care*

*Project Size: 40,000 Square Feet*

*Project Timeline: 2015-2017*

**Services**

- Owner’s Representative
- Design/Build Services
In 2009, Yanik was selected by Benedictine Health System (BHS) as Owner’s Representative for a new Senior Housing with Services facility to be featured on the River’s Edge Hospital & Clinics healthcare campus. Yanik assisted with selection of the architectural firm, acted as a liaison with the City of St. Peter and River’s Edge Hospital, worked closely with the owner during the programming phase and through design completion, and city approval to begin construction.

In 2010, after development of the building was completed, Yanik continued to work closing with the owner on the project in a construction management role. Yanik bid all aspects of construction using trades located within the surrounding community. Yanik provided a Guaranteed Maximum Price (GMP) to the Owner after vetting numerous subcontractors.

Benedictine Living Community of St. Peter was designed so that tenants can live in apartment-style accommodations with a variety of services to enhance their quality of life. The 46 apartments include one bedroom, one bedroom with den, and two bedroom floor plans, and feature a private dining area, party room, reflection space, and underground parking for the residents.

The building was developed on the River’s Edge Hospital campus and is connected via link to the existing Long Term Care facility, hospital and clinics. Meals, activities, housekeeping, laundry, and supportive oversight within a secured apartment complex are the base elements of the tenant agreement.

Home healthcare and supportive services have been tailor made for each individual. As individual situations change, accessible healthcare services on the campus can integrate the care and services needed. As a natural progression to the development of the River’s Edge healthcare campus, it is envisioned that this senior housing will continue the unification of healthcare, independence and choice. As a senior housing with services registered building, tenants can live in apartment-style accommodations with a variety of services available to enhance their quality of life.

**Details**
- Project Type: Assisted Living
- Project Size: 66,000 Square Feet
- Project Timeline: 2009-2011

**Services**
- Site Planning
- Owner’s Representative
- Construction Management at Risk
Northfield Senior Care Campus
Northfield, MN

Yanik has been working with Northfield Hospital & Clinics and St. Olaf College on the master planning of a new senior care and alumni campus that is to be located directly adjacent to the hospital facility in Northfield, MN.

Northfield Hospital & Clinics is looking to expand an undersized birth center to accommodate current and future needs in what is currently the Hospital’s long term senior care area. There are 40 skilled care units over two floors that will need to be relocated. In addition to this relocation, St. Olaf College is considering the development of a university based retirement community for their alumni and retired faculty.

A market demand analysis in which to aid the Hospital in establishing and confirming a bed level that meets future needs was ordered. Upon determining that the current level of skilled nursing units best met future community needs, the drafting of an expectation application to the Minnesota nursing home moratorium was started at the end of 2014.

In concert with the market study and moratorium application, Yanik and the design team worked with the Hospital on creating a facility program and site master plan which introduced independent senior living, enhanced assisted living and memory care units. The initial plans considered connection directly to the Hospital and placed the buildings at the east of the Hospital property, allowing the buildings to have their own identity and included a separate entrance. Numerous floor plan were created and reviewed in an effort to increase operational efficiencies while still maintaining a safe level of care of the residents. As well, the project team toured numerous senior care facilities to better understand and learn about current models and amenities being offered in the market.
Northfield Senior Care Campus
Northfield, MN

As the program increased and was further defined, it became clear that the planned senior care campus needed more land. The site master planning was to include additional land to allow for future expansion and additions. The planning shifted to the west of the Hospital and captured over 17 acres of land. This allowed for the proper sizing of the care components and amenities.

After meeting with college staff to generate preliminary program, the St. Olaf College Based Retirement Community was incorporated on approximately five acres of land to the south and is situated to allow for direct views of the main campus. A pathway from the facility to the college is planned to take advantage of the relatively close proximity of both facilities.

The main entrance to the Hospital will be utilized by the senior care campus, allowing for a more unified “health and senior care” vision and service, yet separate enough to maintain unique identities. This special closeness is allowing the Hospital and senior operators to consider generational opportunities on the new senior campus. This could include St. Olaf College students who would either reside on-site or actively participate in educational training at the Hospital and senior care buildings.

Amenities that are being considered for inclusion in the building are a wellness fitness center to be potentially shared with the Hospital, meeting and conference spaces also to be shared with the Hospital, small library, bistro/café space, and movie theater.

**Details**

- **Project Type:** Skilled Nursing, Enhanced Assisted Living / Memory Care, Independent Living, Alumni Housing
- **Project Size:** Multiple buildings over 17 acres
- **Project Timeline:** 2014 – Groundbreaking Spring 2018

**Services**

- Land Acquisition
- Financial Analysis
- Site Planning
- Design/Build
- Ownership
Over a period of three years, Yanik worked for Cerenity Senior Care on the site master planning and renovation of their five story Marian of St. Paul senior care campus in St. Paul, MN. Beginning in 2014, Yanik was hired as the Owners Representative and Project Manager to review how 90 units of skilled nursing and 60 units of enhanced assisted living could be renovated in an occupied building over five levels plus lower level, with an independent living building connected at the main entry. The renovation discussion also included updating common areas such as the main entrance, adding a new bistro area and expanding the therapy space on the first level. The tight site constraints challenged the design team to consider creative options as the facilities are located in a residential setting with a large community park directly adjacent to the Marian campus.

The first design and construction scenario Yanik reviewed was a new building addition to the main building while renovating the existing levels of mostly double rooms into single units with private showers. With significant exterior changes including modifications to the parking, the project team had to consider and evaluate the City of St. Paul codes and regulations and seek feedback from local neighborhood groups. The team also worked with a firm to evaluate grants and funding for abating a large amount of hazardous materials found within the existing building. A critical element of the renovations was the relocation of the current residents in tandem with the phasing of the construction. Numerous options were detailed and reviewed, also taking into consideration the impact associated with Marians operations and staffing.

A second option Yanik and the project team considered was renovating a level at the adjacent independent senior housing into new memory care suites. The work consisted of a 2 phase remodel of the existing 2nd floor of the residence building to accommodate new secured memory care suites. The remodel design included one 16 room suite, nine 6 room suites, one 2 room suite, one 1 bedroom apartment and 2 common areas outside the suites. Suites were designed to have Living/Dining/Kitchen areas. Design and use of kitchens due to state codes and regulations were limited to baking only. The existing bathrooms remained as is inside the suites with the exception new paint.
A third option was reviewed and designed by the project team that focused exclusively on interior renovations occurring over the five building levels. The resident units were to be updated to single occupancy with private toilet areas including showers, totaling 120 units, with support and surrounding spaces renovated to reflect the neighborhood living design. The serving kitchens, found on four of the levels, were designed to be outfitted with new dietary equipment and serving functions. The living rooms featured cozy areas with fireplaces and new furniture. Guests and residents were to be welcomed with a new entry area off the main level, with an expanded bistro area which overlooked the adjacent Indian Mounds Park area. Also on the main level, the therapy and wellness area was updated with new finishes and equipment.

A construction phasing schedule was coordinated with resident moves, with the building being split in two, working in a top to bottom fashion and included hazardous materials abatement. Numerous meetings were coordinated with the Minnesota Department of Health and the City of St. Paul to review waivers, codes and regulations. Yanik assisted with compiling the total project budget including owner's furniture, fixture and equipment. A Guaranteed Maximum Price was delivered on a design build basis.

**Details**

Project Type: Skilled Nursing, Independent Living & EAL  
Project Size: Various  
Project Timeline: 2014-2017

**Services**

- Building Evaluation  
- Financial Analysis  
- Site Planning  
- Preliminary Cost Projection  
- Design/Build  
- Guaranteed Maximum Price
Glenwood Village Care Center  
*Glenwood, Minnesota*

Overlooking Lake Minnewaska in Glenwood, Minnesota, Glenwood Retirement Village (GRV) has offered residents of Glenwood and the surrounding communities comfortable independent living, assisted living, skilled care, and memory care for 50 years. In 2013, GVR hired Yanik to become their design/builder for a new post acute care addition to the building and multiple areas of interior renovations while the facility was operating and occupied by residents and staff.

GRV incorporated cultural changes into their facility by moving from an institutional model towards a more residential appearance, and grouping the residents into fifteen bed neighborhoods to reduce the impact of the scale of the community. All of the resident units are private.

Each home-like neighborhood includes a central living room, residential kitchen and dining room. The dining experience is “restaurant style”, where the residents sit at a table of four and the food is served at the table. The reduced size of the space increases their ability to hear and communicate, as well as benefiting from the social interaction.

This residential model of care fosters independence, friendships, and interaction allowing them to live their lives with dignity and respect. Because the scale of the neighborhood is manageable, the care givers are able to know the residents they serve and experience the same benefits of dignity and respect.

The project also included a new town center, physical therapy and centralized the staff administration offices. The nurses stations at each household were remodeled, with the beauty/barber and spa spaces updated also.

**Details**

Project Type: Long Term and Post Acute Care Renovation & Addition  
Project Size: 23,084 Square Feet  
Project Timeline: 2013-2015

**Services**

- Design/Build
Benedictine Living
Community of St. Joseph
St. Joseph, MO

Benedictine Living Community of St. Joseph selected Yanik to assist them with project development and construction management for their new skilled nursing, assisted living, and independent living community in St. Joseph, MO. The services included land acquisition, financial analysis, building design, and on-site construction management.

The new facility is located on the Regional Heartland Healthcare campus, which is the major medical center of northwest Missouri. Located on 22 acres, the four-building community consists of a 96-patient skilled nursing facility, a 32-apartment Assisted Living Facility, and a 49-apartment Independent Living Facility. Also included is a community commons with reception, meeting rooms, beauty shop, and dietary and facility support.

The project was developed with the Benedictine Health System, who own the completed facility. Yanik provided initial development support and cost analysis, and served as the construction manager throughout construction.

**Details**

Project Type: Skilled Nursing
Assisted Living
Independent Living

Project Size: 155,000 Square Feet
Project Timeline: 2002-2004

**Services**

- Land Acquisition
- Financial Analysis
- Site Planning
- Construction Management at Risk
Cerenity Senior Care - White Bear Lake
White Bear Lake, MN

The Benedictine Health System along with all Senior Care Providers is experiencing a shortage of facility staff throughout their facilities. One option they are exploring is to provide dormitory housing for prospective nursing students within their campuses. They requested that Yanik Companies evaluate the possibility and cost to convert a vacated skilled nursing facility located on the Cerenity White Bear Lake facility in White Bear, Minnesota, to a 22 bed nursing student dormitory. This enables the students to work part time in the facility while attending classes providing them with direct experience in working in a Long Term Care facility.

The students would be housed in the existing, remodeled, skilled nursing rooms. The dormitory wing would be decertified to a nursing dormitory building classification. The new dormitory wing would have its own, secured entrance.

The existing facility plan shared one toilet area between two rooms. The design team decided to leave the room plans as close to existing as possible and to construct new toilets and shower rooms which meet existing code for a student dormitory.

The students would be served food in the adjacent dining room with the food prepared in the existing preparatory kitchen serving the entire facility. The kitchens were available for students to also prepare their own meals on their own schedules. The existing lounge spaces would be remodeled to provide study and common space activities. A laundry room was located near the common spaces.

Yanik was the construction manager and utilized actual subcontractors to obtain real pricing for the work.

**Details**
Project Type: Skilled Nursing / Student Housing
Project Size: 24,000 Square Feet
Project Timeline: 2016

**Services**
- Building Evaluation
- Site Planning
- Construction Management
In 2015, Yanik was hired to perform a facility review of existing conditions at St. Michaels Health and Rehabilitation Center in Virginia, MN and at the Northern Pines Care Center in Aurora, MN. Both facilities were offering senior care services in older, outdated buildings and could not maintain a level of care that has come to be the expectation of residents and guests in todays environment.

St. Michael's has memory care residents streamlined within the general residents, therapy for transitional care guests do not have access to an outdate therapy area, no identifiable town center with common spaces dispersed throughout the building and no neighborhood dining with culinary services occurring in one large "dining hall." Resident rooms are very narrow which impedes quality care and have no private toilet space. Yanik reviewed the conditions with staff and provided several options for the facility to consider which includes separating the kitchen, dining and living areas into smaller spaces, several rooms renovation options and adding a small building for 8 new rooms. Yanik provided preliminary cost estimates against these options for the facility to consider.

Yanik also performed a similar analysis of an existing senior care building at the Northern Pines Care Center in Aurora, MN. This Iron Range skilled nursing facility of two wings is an addition to the Northern Pines Medical Center and includes mostly double rooms with no toilet, shower or sink area. The facility would de-certify the skilled beds to enhanced assisted living with newly designated neighborhood areas that include kitchen/dining/ living. Several preliminary budgets were generated and reviewed with the facility.

Both facility renovations and addition are currently scheduled for a Fall 2017 start date.

**Details**
- Project Type: Skilled Nursing, Independent Living & EAL
- Project Size: Various
- Project Timeline: 2015-2018

**Details**
- Building Evaluation
- Site Planning
- Design/Build
Senior Building Studies and Property Evaluations

Yanik has been hired to review various existing senior care buildings and properties to evaluate the condition of the facility, review unit and common area layouts and amenities, assess potential for expansion and renovation and to provide at times preliminary cost estimates.

Benedictine Health Center at Innsbruck

Provide master site planning of existing facility expansion and surrounding site opportunities to add new senior care services such as independent living, enhanced assisted living, memory care, affordable senior housing and traditional skilled care. Site planning meetings included intake reviews with the City of New Brighton planning department to better understand allowable uses and zoning and code requirements.

Pine Medical Center – Essentia Health

Provide moratorium planning and submittal services for a potential move and replacement of skilled care units to from existing hospital and senior care campus to a new site. A complete analysis of the existing facility was performed and included developing, writing and submitting the moratorium application. Yanik worked with the Hospital to secure a market demand analysis and performed a preliminary building plan layout at the site under consideration.

Benedictine Living Community of St. Peter  EAL/MC/IL Addition

Yanik reviewed and planned a small house memory care building with independent living and enhanced assisted living as the final component of the senior care campus in St. Peter, MN. The 36 units also included 20 spaces of underground parking.

Takakwitha Living Center

This senior care facility requested Yanik to review how a new household of 15 skilled care beds could be incorporated into the master expansion planning of the existing hospital.
Senior Building Studies and Property Evaluations

Yanik has been hired to review various existing senior care buildings and properties to evaluate the condition of the facility, review unit and common area layouts and amenities, assess potential for expansion and renovation and to provide at times preliminary cost estimates.

St. Gertrudes Health & Rehabilitation Center

Yanik was asked to review how to incorporate transitional care branded elements into this senior care facility in Shakopee, MN. A new visible entry was needed to clearly identify the transitional care space with a new reception area to greet guests. Revised layouts were considered which included new care suites with “tea kitchens”, bistro space and dedicated therapy room.

St. Clare Living Community of Mora

This facility review included developing a concept master plan that considered the addition of a new therapy space, 12 memory care/AL small house and a separate EAL small house all connected by a town center. This town center included chapel/activity space, a bistro, private dining/conference space and a salon.

Minnesota Valley Health Center

Yanik was hired to review the current layout and functions at the Minnesota Valley Health Center in LeSuer, MN. The facility considered renovation at their current units to update into private beds, add bistro space and a 10 bed small house transitional care unit. The review also detailed a possible separate small house memory care addition.
Gillespie Senior Center  
*Mound, MN*

The Gillespie Center was developed to provide a gathering place for members of the community, families, civic organizations, and other area groups. The Senior community as well as the larger community use this facility for special events, meetings, cultural activities, educational programs and a wide variety of other social and recreational activities. Yanik assisted the City of Mound and the Mound Senior Federation with project planning, design, and real estate acquisition, cost estimates and analysis, construction, and financial planning.

The Gillespie Center receives no public funding to support the facility or the programs it provides to the community. User event fees offset operating expenses & help to ensure delivery of seniors services to the entire community.

Multiple rooms of varied sizes and configurations accommodate meetings or gatherings of large and small groups. The focal point of The Gillespie Center is the Reception Hall and dining area. This large gathering area accommodates up to 300 people. It features large windows and a deck on the east side which provides a spectacular view of the natural marshland area of historic Lost Lake. A dance floor and state of the art sound and video system opens the room to many possible events.

The other conference and reception rooms can comfortably accommodate groups of 6 to 50 people and food service or kitchen use is immediately accessible.

**Details**
- **Project Type:** Senior Center  
- **Project Size:** 24,000 Square Feet  
- **Project Timeline:** 1999

**Services**
- Land Acquisition  
- Site Planning  
- Design/Build
MASTER PLANNING

Yanik has completed Master Planning studies for all of our clients. This is one of the first steps in building new or remodeling a facility. This effort also includes site analysis, programming, building and/or program diagrams, and financial analysis.

The financial analysis should focus on the facility capability balanced by their needs. It is essential to understand what your facility can afford before it embarks on any planning effort. Market studies are typically recommended or required to identify and quantify the need in the community for the project being considered. The purpose of this effort is to identify all the issues affecting your project, providing a sound platform upon which to base your proposed project.

Master Plans are important for all projects, no matter the size. We must know where we are going before moving forward to ensure the best results. Two recent examples are Northfield Senior Campus, Northfield, MN and Glenwood Village Care Center, Glenwood, MN. The Master Plans for these two facilities examine their expansion potential responding to a current market study as well as their financial capability. They have also explored the possibility of incorporating culture change into their facilities in moving from an institutional model towards a more residential appearance. Northfield specifically is reviewing what is the level of care that should be planned for when moving 40 residents that are currently living in an area within the Northfield Hospital.

At Glenwood Village Care Center, the dining experience is “restaurant style”, where the residents sit at a table of four and the food is served at the table. The reduced size of the space increases their ability to hear and communicate, as well as benefiting from the social interaction.

This residential model of care fosters independence, friendships, and interaction allowing them to live their lives with dignity and respect. Because the scale of the neighborhood is manageable, the caretakers are able to know the residents they serve and experience the same benefits of dignity and respect.
Jeremiah Program

Yanik was involved with offering pre-construction services to the Jeremiah Program building located in Minneapolis, MN. Over four stories of residential design, the program offers support to single mothers by providing the tools to successfully transition into the workforce and provide a platform to their children to be successful in school. The program also works with families to reduce dependence on public assistance and remain independent into the future.

The Minneapolis location which Yanik was involved with offers 39 residential units prominently featured along the main downtown entrance way. It is one of three locations found within Minnesota. The safe and secure building features classrooms for both mothers and their children, a secure outdoor playground and a large, welcoming community space for gatherings to stimulate socializing and studies.

Yanik worked on site development directly for the Jeremiah Program, assisting with property development and working with the City of Minneapolis for approvals.

**Details**
Project Type: Residential Apartments
Project Size: 60,000 square feet
Project Timeline: 1997

**Services**
Pre-Construction Services
Site Development
DESIGN BUILD & OWNER REPRESENTATION

The development of a new building is a complex process. It requires the services of a variety of specialists from a multitude of fields. The coordination of this work is critical to the success of a new building project. Our Project Development Model focuses on the Tasks and Participants involved in the project beginning with the Owner.

Yanik has proven expertise in advising Owners in a multi-faceted division of tasks. We offer a variety of development and ownership approaches to satisfy the specific and unique needs of our diverse clients:

**Owners Representation** services include land search, land zoning, city negotiations, market analysis procurement, financing review, public relations, and design team selection including architect, contractor and sub-contractor and value engineering. Yanik works directly for the Owner from concept to completion. This includes review of the contractor building punch list at the end of the project.

**Design/Build Services** is a single source turn key solution for many of our clients. Yanik becomes the single source of responsibility, holding all project contracts and responsible for the lump sum pricing that is guaranteed to the Owner. Yanik is still responsible for the design coordination and review, with tasks Owner controlled with Yanik support.

**Construction Management with Pre-Construction Services** includes the services outlined above, as well as contractor prequalification, on-site daily construction management, guaranteed maximum pricing, procurement administration, change order control and Owner and contractor project punch list completion.

All of these processes must be precisely coordinated with an eye for quality, efficiency and cost effectiveness. Thus, you need to introduce your team to someone experienced in all aspects of the health and senior care development and construction process. We can help guide the process from beginning to end in a manner encompassing all participants through a variety of project delivery methods. Yanik builds your vision by guiding you through the complex processes of site services, financing, master planning, programming, architecture, construction into final occupancy.
In 1999, River’s Edge Hospital (formerly St. Peter Community Hospital) began working toward executing an expansion and renovation to their existing hospital, or building an entirely new facility on a site within the city limits of St. Peter. The decision needed to incorporate the high quality of healthcare already provided at the existing hospital, while creating opportunity for future patient care services.

Yanik completed an extensive facility study considering all available options. The hospital board concluded that a new facility would best meet the healthcare needs of St. Peter and the surrounding communities. Yanik began a land search and analysis and, shortly thereafter, design and space programming for the facility was initiated. Under Yanik’s leadership, the team prepared a campus master plan for the 28 acres of land selected including space for a full continuum of healthcare and “one-stop” medical shopping. The master plan permitted all of these components to be connected to the new hospital, as well as allowing for appropriate expansion for the hospital itself.

Construction on the new community hospital began in 2003. The new facility has a total of 17 patient rooms, which includes 10 private patient rooms, two special care rooms, one isolation room, a hospice room and three LDRP rooms. All rooms are designed to actively promote healing through the introduction of the Wellness Environments™ room concept. The Minnesota Department of Health worked closely with hospital management and the design team to incorporate, for the first time in a Minnesota hospital, the Wellness Environments™ concept of care.

**Details**

Project Type: Replacement Critical Access Hospital  
Project Size: 62,000 Square Feet  
Project Timeline: 2000 – 2004

**Services**

- Master Planning  
- Land Acquisition  
- Owner’s Representative  
- Project Management  
- Budget Development  
- Financial Consultation
Yanik began providing Rainy Lake Medical Center services in an Owner’s Representative capacity in 2005, leading a team tasked with determining if the existing Critical Access Hospital could be renovated or if a new location and facility would be the best course of action. Based on the information provided, the hospital board decided that a new replacement facility would be favorable, and instructed Yanik to find the best suitable location to build a new hospital.

Multiple sites were studied, analyzing visibility, access to existing utilities, property size for future hospital expandability, and space for auxiliary healthcare related buildings as guidelines. Yanik ultimately recommended the property adjacent to the existing Rainy Lake Clinic campus, which met all of the hospital requirements.

After developing the initial program with the hospital administration and staff, Yanik developed two requests for proposals; one for architectural and engineering services, and one for construction management services. Currently, the project is on hold as the hospital and clinic restructures itself to provide healthcare both in the near-term and for future generations.

Rainy Lake Medical Center continues to pursue the development of a replacement hospital and medical campus with Yanik leading the effort to develop the selected site to meet the United States Army Corp, and the Minnesota Board of Water and Soil Resources Land Development requirements.

**Details**

- **Project Type:** Replacement Critical Access Hospital
- **Project Size:** 60,000 Square Feet
- **Project Timeline:** 2005 – Ongoing

**Services**

- Master Planning
- Land Acquisition
- Owner’s Representative
Yanik was selected by the administration and hospital board of trustees in July 2010 to provide Consulting Services for the North Valley Health Center replacement Critical Access Hospital. This 12-bed new facility will serve Warren, MN and the surrounding community.

Located on a nine-acre site in south Warren, the replacement hospital will be a one-story building, approximately 42,000 square feet. The building will house a clinic, an inpatient services department with 12 private patient rooms, outpatient services, emergency services, medical imaging department, laboratory, rehabilitation services, hospital administrative and business services, and the building support spaces.

The project site is adjacent to the Good Samaritan Society campus. A link will be constructed to the Good Samaritan Nursing Home building, and will provide convenient access for these residents to the hospital and clinic.

Yanik’s Consulting Services include providing assistance in site planning and acquisition, architect and contractor selection, project design, contracts, budget, and project management.

**Details**

- Project Type: Replacement Critical Access Hospital
- Project Size: 42,000 Square Feet
- Project Timeline: 2011 – 2013

**Services**

- Master Planning
- Consulting Services
- Owner’s Representative
- Budget Development
- Financial Consultation
Mayo Clinic Health System  
- St. James  
St. James, Minnesota

On November 11, 2007, the people of St. James, MN celebrated the opening of the new Mayo Clinic Health System – St. James Critical Access Hospital. The new facility and the affiliation with the Mayo Clinic had been long sought after by the community.

In the fall of 2003, the St. James Health Services board selected Yanik as Owner’s Representative and Design/Builder for the development of their new Critical Access Hospital which enabled them to continue to provide community based healthcare services of the highest quality. On June 26, 2006, the board of St. James Health Services approved the financing and the Guaranteed Maximum Price (GMP) for the construction of their new replacement hospital. Groundbreaking was held on August 9, 2006.

Current and projected programs and services were reviewed, and functional and space programs were developed with the hospital staff. This document captured the current level of work, the projected future growth, corrected current deficiencies, and developed a vision of healthcare services for the community.

With significant input from the staff, a diagram was produced identifying the key strategic relationships important to the long term success of the facility, based on its strong ties to the agricultural community. The result is a facility which houses a fully integrated clinic, and a specialist program with the Mayo Clinic and Veterans Affairs Clinical Services.

Details

Project Type: New Critical Access Hospital  
Project Size: 54,000 Square Feet  
Project Timeline: 2003 – 2007

Services

• Master Planning  
• Land Acquisition  
• Owner’s Representative  
• Design / Build  
• Pre-Construction Services  
• Budget Development  
• Financial Consultation