

## **IHM Motherhouse Renovation Concepts**

### **Architectural Design**

The renovation of the Motherhouse makes a home for the sisters who live there. The residential areas improve their quality of life. Enlarged rooms better accommodate personal belongings. All rooms have a private bath with a shower. Common spaces are more like living rooms and less like dormitory lounges.

**The renovation honors the sacredness of the place -- the buildings and the site.** The renovation design respects the spiritual environment by reinforcing the interconnectedness of the existing cloister, chapel and courtyards. The new courtyard fountain and new pathways around the contemplative campus landscapes link spirituality and nature.

**The renovation respects the existing structures, while providing for the needs of the residents.** The extensive interior renovation had minimal effect on the exterior and historical character of the building. Numerous adaptations, including additional new elevators, provide easy handicapped accessibility throughout the building. The design maximizes the reuse of building components, such as light fixtures and woodwork.

**The renovation reinforces the IHM mission-establishing a stronger connection to the outdoors.** Landscaped courtyards provide protected outdoor spaces for many of the residents with limited access to the outdoors. New French door openings provide easy accessibility to the veranda from the second floor resident lounges. New enlarged window openings allow residents to enjoy the courtyards from the building interior.

**The renovation landscape plan promotes a greater and more meaningful use of the site.** The IHM site is a vast park-like environment, but it is only enjoyed by the most active members of the community. The new landscape plan provides protected, smaller landscaped areas nearer to the building. The courtyards around the chapel are accessible by everyone.

**The new plans provide a variety of living environments that allow the residents to "age in place."** Assisted living units are designed similar to efficiency apartments for the most independent residents who need the least supervised care. The skilled care areas are outfitted to serve a range of health care needs from extensive medical attention to a more traditional health care environment.

**The renovation increases accessibility to programs and services as well as protected outdoor space.** Residents have more opportunities to enjoy the outdoors. Large, bright meeting spaces, arts, music and reading areas, activity and service center areas, and counseling and personal services -- all with a view to the outside -- are available for everyone.

**The renovation fosters interaction within the community by establishing resident neighborhoods.** Each resident area and skilled care wing has a common lounge, or living room, a dining area, a small kitchen, laundry, public restroom and hydrotub room. Skilled care floors have additional health care support facilities, such as nursing stations and medical supply storage.

**The renovation offers special program spaces which enrich daily life.** Bright and spacious studios, library and music facilities are easily accessible for those residents eager to participate in a wider variety of activities. The library has a separate community reading room that is open 24 hours a day.

**The project sets new standards for energy efficiency and resource conservation.**

Conservation standards include reusing building components, such as existing doors and trim, woodwork and light fixtures.

Energy efficient and conservation systems include a geothermal system, heat recovery system, maximum use of day lighting, high-efficiency and high performance compact fluorescent lighting, occupancy sensors and natural light control programmed lighting, and energy-efficient insulated glass.

Water conservation features include lowered fresh-water consumption, low-flow and water-conserving fixtures and fittings and a graywater flushing system.

**The renovation design replaces antiquated building infrastructure with efficient new systems.** All of the building systems are replaced with the most energy efficient systems possible. Resident rooms are heated and cooled with individual terminal units. Lighting design maximizes the use of daylight and energy efficient fixtures. A fire protection system increases resident safety.

**The renovation design integrates new systems in an unobtrusive and sensitive manner.**

Exposed systems are usually not acceptable in historically significant structures. The new systems are carefully integrated into the existing structure to be as invisible as possible.

**The renovation plans represent the most cost-effective reuse of the existing structure.**

Reuse of available space is maximized. Elevators are installed in areas that increase accessibility. More costly renovation work is limited to areas where it will have significant impact.

**The renovation illustrates a holistic approach to designing sustainably.**

Mechanical systems are designed in conjunction with window replacement criteria. Storm water management is planned to enhance landscape and site design. Natural day lighting is incorporated into the lighting design. Recycling existing materials is both sustainable and helps to preserve the historical building fabric.

**The renovation of the Motherhouse forms the foundation for the work of subsequent phases.**

Renovation of the Motherhouse was completed before the subsequent phases of the Monroe Campus Long Range Master Plan proceeded.