

Low cost building of qualitative nursing homes

Project

Competition in 3 phases:
The task was to develop concepts for cost-saving building of qualitative nursing homes

Client: Federal Ministry for Family Affairs, Senior Citizens, Women and Youth

Design Data

4 locations for the competition
320 competitors
120 participants in the preliminary research

Period of work:
1999 to 2003

Services

Evaluations and site selection
Brief and operational concepts
Competition management
Project management
Final report

Cooperation: with Sozialplanung at Baden-Württemberg e.V., Stuttgart

Past experience in building old peoples nursing homes revealed that, these facilities were in dire need of more comfort and a better image. Deeper insight led to a number of new, qualitative architectural buildings with high standards, but these were very expensive. Faced with being short of funds, the question came up, how former standards of living and elderly care could be maintained with cost saving concepts.

In succession of a public tendering procedure the project group GUS/Sozialplanung was assigned to carry out the research in three phases.

Phase 1: Evaluation

Ten established nursing homes were surveyed systematically in terms of operational workflow and use, environmental requirements and residents' conditions of living as well as the standards of the buildings.

Phase 2: Competition

With the help of results, concluded from the evaluation, four different operational concepts were defined and a planning brief was developed.

The following building sites were selected from all over Germany:

Leipzig: modification of an existing facility (panel construction) for 120 beds

Schwalbach: new building, urban site, 80 beds, special offer of services

Steinheim am Albuch: new building, village structure, 30 beds

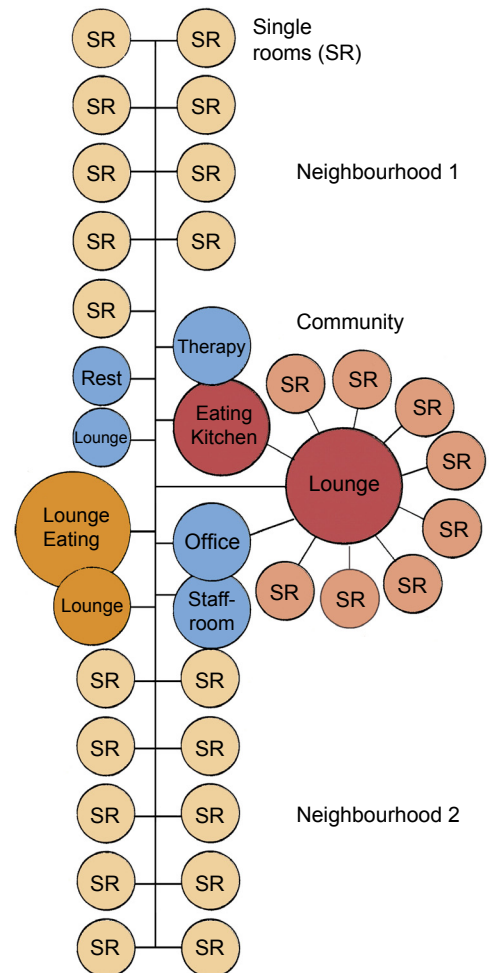
Ennepetal: restoration and enlargement of a facility in provincial surroundings, 80 beds

Three hundred and twenty competitors took part in the pan-European architectural competition. Within the preliminary survey 120 entries were assessed in terms of efficiency with the help of a cost valuation depending on specific cost groups

Phase 3: Realisation

The prizewinners were assigned to carry out the project. The GUS/Sozialplanung group supervised the realisation of the projects in order to assure quality and to control costs.

The detailed results of the realisation are described in the final report.



Operational scheme for Steinheim: Model for mixed independent residents and those with dementia