

Shell Point Retirement Center Ft Myers, Florida



Project Cost

N/A

Client Reference

RDG Planning & Design

New Construction

Farris Engineering provided complete site development and design of the mechanical, plumbing, electrical systems, fire alarm and protection, data, security and all special systems for the Shell Point Retirement Community.

Over the past eight years, Farris has designed the mechanical, electrical, plumbing and technology systems for eight buildings on the Shell Point Woodlands campus. Following is a brief description of each:

Woodlands Community (Commons) Building is a 49,000 sf, two-story building featuring: a full kitchen and two satellite kitchens; three separate dining areas; a game room; beauty and barber shops; large and small conference areas; a resident banking center; and administration space.

Rosemont Tower is a 10-story independent living building with 88 resident apartments ranging from 1200 sf to over 2400 sf each.

Oakmont Tower is a 10-story independent living building with 88 resident apartments ranging from 1200 sf to over 2400 sf each.

Lakewood Tower is a 8-story independent living building with 88 resident apartments ranging from 1200 sf to over 2400 sf each.

Parkwood Tower is a 8-story independent living building with 88 resident apartments ranging from 1200 sf to over 2400 sf each.

Wellness Center is equipped with weight training and aerobic areas, locker rooms, and an outdoor pool.

The Arbor is a 272,500 sf assisted living facility that contains 160 assisted living resident units, 33,000 sf of common space for resident services, and underground parking. Note: the Arbor facility is currently under construction.

Shell Point Commercial Hotel (Country Inns & Suites) is a 4-story commercial hotel used by visitors to Shell Point as well as the general public.

The mechanical HVAC system for all buildings (with the exception of the hotel) is similar. Each building is served with chilled water and heating water from a central utility plant on the Woodlands campus. Secondary and tertiary hydronic pumping systems are provided at each building.

These pumping systems are all provided with variable speed drives to save energy. Direct Digital Control (DDC) system monitoring of chilled water temperatures at each building is used to optimize chiller operation and chilled water delivery temperature at the central plant.

The four Independent Living resident towers are provided with individual (4-pipe) vertical air handling units in the resident units. Resident units are provided with dedicated ventilation air through a 100% outside air handling system that tempers and dehumidifies the air prior to delivery to the individual spaces.

The high-rise ILU towers are provided with fire protection systems as required for resident safety including a fire pump, standpipe and sprinkler system, stair pressurization system and emergency generator back-up of life safety systems. All buildings on the Shell Point campus that have been designed by Farris Engineering have 100% sprinkler protection.

Common spaces in the Arbor and in the Community building are served by variable air volume (VAV) air handling units with chilled water coils and VAV terminal boxes with hot water reheat coils. All controls in the commons areas are DDC and are connected to the central control system for the entire Shell Point Retirement Community.

Electrical and special systems include:

Emergency/Nurse Call System: Nurse call (skilled area) and emergency call (assisted and independent living units) systems. The nurse call and emergency call systems consist of either pull cord or pushbutton stations at the bedside and pull cord stations in the restroom that are connected to a central monitoring system at a nursing station. The system annunciates to a central location as well as the roaming staff via cell phones, radios or pagers.

The nurse call system is similar to the emergency call system and typically annunciates at the same locations as the emergency call system; however, the bedside station consists of a pushbutton cord station and incorporates dome lights at the room entry.

The room smoke detectors for the skilled, ILU and ALU units are also connected to the emergency/nurse call system for annunciations purposes.

Wander Guard System (Memory Support Area): The wander guard system consists of a keypad access system with keypads on both sides of the door allowing access to only those people that know the code. The system locks for dementia patients when they approach.

Door Entry/Access System: The door entry/access system consists of the main and skilled nursing doors, which have audio and video to a nurses station to allow after-hours access to the facility. This system is also connected to the emergency call system to notify the roaming staff of someone's presence at a main entry door.

Lighting Systems: The lighting systems consist of energy efficient T8 fluorescent lamps with electronic ballasts. Incandescent lighting is used to accent some areas similar to the main dining, lobbies, etc. that typically have chandeliers.

Resident Unit Telephone/Data System: The resident units are equipped with the capability to convert any telephone jack in the unit to a local area data connection to tie in with the facility's central computer system and utilize a high speed internet fiber optic connection. This type of connection does not affect the telephone service to the remaining telephone jacks throughout the unit.