

# Assisted Living & Chapel

Stanley, North Dakota

**Architect**

EAPC Architects Engineers



Photos Courtesy of EAPC Architects Engineers

*Mountrail County Health Center renovation includes a new nursing home, assisted living, independent living, chapel, and additional employee parking.*

**M**ountrail County Health Center (MCHC), in Stanley, Mountrail County, North Dakota, is an integrated healthcare system campus, and includes a hospital (Mountrail County Medical Center), clinic, nursing home (Bethel Home), independent living apartments (Centennial Court), and an aquatic center.

With a growing population in Stanley and surrounding areas, the administration recognized the need for expansion to provide additional healthcare services and options for living accommodations.

In 2016, MCHC contacted EAPC Architects Engineers to create a campus master plan that would include a new nursing home, assisted living, independent living, chapel, and additional employee parking.

After initial planning, MCHC evaluated the immediate needs of the community and, based on highest demands for more assisted living accommodations, they moved ahead with a new facility called Rosen Place on 8th. Assisted living facilities are more commonly located in larger towns, requiring seniors to move



*The focal point of the new chapel is the altar, surrounded by a stained-glass window from a local artist.*



The "Gathering Place" great room for activities and local events.



The "Family Room" provides a setting for more intimate events.



The "Gathering place" lounge where residents can watch their favorite shows.



Stain glass doors offer inspiration for both entering and leaving.



Individual apartments include their own modern kitchens.

away from their rural communities to receive access to this kind of care. To offer a full continuum of healthcare services and become a Continuing Care Retirement Community in their rural location, MCHC recognized the need for Rosen Place on 8th.

Assisted living facilities are a popular choice among seniors because they provide a level of independence, yet with around-the-clock access to personal care services. For the Stanley community, keeping the senior population local is a major benefit to the elderly and their loved ones who can visit frequently — without the worry and stress of traveling to a larger city.

The 15,433-square-foot assisted living complex at Rosen Place on 8th contains 14 apartments, five of which are two-bedroom units and nine are one-bedroom units. Each unit has a living area with a sloped ceiling and a bay window, and a kitchen with a dining area.

The units are sized to allow the residents to live comfortably, and have warm finishes that create an at-home environment. The complex also includes a serving room and a dining area for residents who choose to have meals prepared for them. The great room provides space for activities and to host local events, while the family room is for more intimate gatherings. Rosen Place on 8th is linked to the adjacent Bethel Nursing Home via a corridor, to assist with any care services.

The MCHC facility administrators also proceeded with a new chapel during the same construction period, to satisfy the request of community members who had helped raise funds for a new and larger chapel at the Mountrail Bethel Home. The new 3,000-square-foot Bethel Chapel addition is located to the north of the Bethel home activities room in the current courtyard. It accommodates seating for 50 people. The focal point of the chapel is the altar, which is surrounded by a beautiful stained-glass window designed by a local artist, with assistance from a local group. This addition

also features a new boardroom that has been set up to also act as the chapel overflow via audio/video equipment, should the need arise to serve a large audience.

The chapel has become the focal point of the hospital and nursing home entrances, and offers serenity and faith for both those visiting and staying.

With the addition of a new nursing home, an assisted living and independent living complex, as well as a chapel, and additional employee parking, Mountrail County Health Center has made giant strides in their ability to serve the community of Mountrail County, North Dakota.

### Product Information

*Building Envelope:* Hebron Brick, Edco Siding

*Roofing:* Metal Sales, Firestone

*Windows:* Pella

*Entrances & Storefronts:* Fargo Glass of Minot

*Flooring:* Patcraft

*Lighting:* Eaton

**Architect & Cost Estimator**

EAPC Architects Engineers  
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**Project Team**

**Structural Engineer**

EAPC Architects Engineers  
3100 Demers Avenue, Grand Fork, ND 58701

**Mechanical & Electrical Engineer**

EAPC Architects Engineers  
112 N. Roberts Street, Fargo, ND 58102

**General Contractor**

Mattson Construction  
4321 E. Burdick Expressway, Minot, ND 58701

**Project General Description**

**Location:** Stanley, North Dakota  
**Date Bid:** Apr 2018  
**Construction Period:** May 2018 to Nov 2019  
**Total Square Feet:** 18,433  
**Site:** 2.15 acres. **Number of Buildings:** Two.  
**Building Sizes:** Assisted Living, 15,433; Chapel, 3,000; total, 18,433 square feet.  
**Building Height:** Assisted Living, 9'; Chapel, 9'; total, 9'.  
**Basic Construction Type:** New.  
**Foundation:** Cast-in-place, slab-on-grade.  
**Exterior Walls:** CMU, brick, metal siding.  
**Roof:** Metal, membrane.  
**Floors:** Concrete.  
**Interior Walls:** Wood stud drywall, metal stud drywall.

**LEGEND**

- HALLWAY
- COMMON AREAS
- SINGLE UNITS
- DOUBLE UNITS
- EXISTING BUILDING
- SERVICES
- STAFF



ASSISTED LIVING ADDITION  
MOUNTAIN COUNTRY HEALTH CENTER

STANLEY, NORTH DAKOTA

**LEGEND**

- EXISTING BUILDING
- ASSISTED LIVING ADDITION
- CHAPEL ADDITION



SITE PLAN  
MOUNTAIN COUNTRY HEALTH CENTER

STANLEY, NORTH DAKOTA

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
GENERAL REQUIREMENTS	320,239	7.16	17.37	—
CONCRETE	737,152	16.48	39.99	Formwork, sealants, 2-inch ISO.
MASONRY	93,717	2.10	5.08	—
METALS	116,909	2.61	6.34	Structural metal framing, light gauge framing.
WOOD, PLASTICS & COMPOSITES	406,754	9.09	22.07	Wood trusses, hardware, framing, house wrap, shelving, installation, siding, soffit & fascia.
THERMAL & MOISTURE PROTECTION	230,042	5.14	12.48	Insulation, roofing, EPDM, rain gutters.
OPENINGS	220,652	4.93	11.97	Doors & frames, hollow metal doors & frames, aluminum framed entrance & storefront, windows, stained glass windows.
FINISHES	374,281	8.37	20.30	Plaster & gypsum board, ceilings, flooring, wall finishes, acoustic treatment, painting & coating.
SPECIALTIES	31,913	0.71	1.73	Wall & door protection.
FURNISHINGS	133,837	2.99	7.26	Cabinets & countertops.
SPECIAL CONSTRUCTION	16,014	0.36	0.87	—
HVAC	1,189,889	26.61	64.56	Includes fire suppression, plumbing.
ELECTRICAL	601,160	13.45	32.62	—
<b>TOTAL BUILDING COSTS</b>	<b>4,472,559</b>	<b>100%</b>	<b>\$242.64</b>	—
EXISTING CONDITIONS	141,610			Demolition, site work, excavation, backfill.
EARTHWORK	201,835			Soil corrections, sitework.
EXTERIOR IMPROVEMENTS	3,873			Fencing.
UTILITIES	45,576			Water & sewer.
<b>TOTAL PROJECT COST</b>	<b>4,865,453</b>			

**UPDATED ESTIMATE TO AUGUST 2020: \$262.30 PER SQUARE FOOT**

**Regional Cost Trends**

*This project, updated to August 2020 in the selected cities of the United States*

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta, GA	\$280.60	\$5,172,315	Dallas, TX	\$271.45	\$5,003,653	Los Angeles, CA	\$362.95	\$6,690,278
Pittsburgh, PA	\$353.80	\$6,521,615	Kansas City, KS	\$366.00	\$6,746,498	Las Vegas, NV	\$332.45	\$6,128,069
New York, NY	\$451.40	\$8,320,681	Chicago, IL	\$381.25	\$7,027,602	Seattle, WA	\$362.95	\$6,690,278

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