

SOMERSET POINT Shaker Heights, Ohio



This project involved the conversion of a former hotel into a catered living retirement community with a ninety-unit assisted living facility and a fifty-bed nursing and rehabilitation center. These two programs are physically separated within the complex, each with its own entrance.

Herman Gibans Fodor, Inc. assisted the client in preparing plans and cost estimates for CON and HUD submission requirements. This involvement helped determine the feasibility of the project. HGF, Inc. later prepared construction documents and provided construction administration services for the conversion project.



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Rooms were extensively renovated to create efficiency suites and suites with both living and bedroom areas. This allowed for flexibility and a diversified rate structure within the assisted living facility.

The former hotel ballroom was divided into a number of spaces for resident activities: library, greenhouse, card room, health club, and lounge. A large multi-purpose room, TV lounge, craft room and beauty shop were also created. The dining room, lobby, administrative areas, laundry, kitchen, and restrooms were also modernized.



The nursing-rehabilitation center is located in a three story annex directly connected to the main building. The second and third floors of the annex were developed into a twenty-five-bed nursing unit consisting of twelve semi-private rooms and a private isolation room. The first floor of the annex, originally an open parking area, was enclosed to accommodate a dining room, lounge areas, craft room, meditation room, physical therapy, occupational therapy, physician's office and support functions. A new entrance was also constructed.

