



The Village at Orchard Ridge, Winchester, VA  
 image ©Reese, Lower, Patrick & Scott Architects

## Shockey To Build \$78 Million CCRC

When construction is complete at The Village at Orchard Ridge, the facilities will exemplify the best of what today's lifecare communities have to offer. The \$78 million project, developed by Rockville-based National Lutheran Communities & Services, will be a 132-acre, full-service retirement community with an ultimate build-out of 402,000 square feet.

*Shockey is general contractor for one of the largest construction projects in the Shenandoah Valley.*

The project incorporates renewable energy sources such as geothermal energy. Phase One will be built around a village green and includes LEED-certified cottage homes and apartments, a commons area, skilled nursing/assisted living and a chapel.

Designed by Reese, Lower, Patrick & Scott Architects of Lancaster, PA, the campus will reflect the Main Street character of nearby historic Winchester. Construction is scheduled to be completed in the spring of 2013.

**THE GLEBE**  
 Senior Living Community, Daleville, VA  
 Owner: Virginia Baptist Homes  
 Architect: SFCS, Inc.  
 Size: 344,000 SF  
 Negotiated General Contractor: Howard Shockey & Sons, Inc.



**SPRING ARBOR OF LEESBURG**  
 Residential Assisted Living and Senior Living Community, Leesburg, VA  
 Owner: HHHunt  
 Architect: J Davis Architects  
 Size: 70,000 SF  
 Negotiated General Contractor: Howard Shockey & Sons, Inc.

[photo ©Peter Aaslestad]



**SPRING ARBOR OF WINCHESTER**  
 Residential Assisted Living and Senior Living Community, Winchester, VA  
 Owner: HHHunt  
 Architect: J Davis Architects  
 Size: 73,000 SF  
 Negotiated General Contractor: Howard Shockey & Sons, Inc.

[photo ©Peter Aaslestad]





# Living Well

## Shockey's Experience Benefits Lifecare Communities

“It's our best community yet.”  
—Jim King, president, HHHunt

Spring Arbor of Leesburg had residents lining up before it opened.

The senior living and assisted-living community provides plenty of amenities for its residents, such as a kitchen serving three prepared meals a day, outdoor patio

space, a wellness center, internet access, on-site physical rehabilitation and a walking path.

Built by Shockey, the Leesburg project has been praised by its ownership as “its best community yet.”

Spring Arbor of Leesburg is owned by HHHunt, a diversified regional real estate development and management company with residential communities in Virginia, North Carolina, South Carolina, Maryland and Tennessee.

Spring Arbor of Leesburg is the first assisted-living center in Loudoun County to have a secure area for Alzheimer's patients, in 13 cottage-style apartments. The Special Care Cottages are custom-designed for residents with the unique challenges of an Alzheimer's-related disability.

Modern seniors are demanding specialized residential communities like Spring Arbor of Leesburg, and Shockey is delivering them.

HHHunt chose Howard Shockey & Sons, Inc. to build its 70,000-square-foot facility in Leesburg, which held its grand opening in May, after having successfully worked with Shockey on a lifecare community in Winchester.

Spring Arbor of Winchester, a 73,266-square-foot assisted-living residence facility, also includes an Alzheimer's wing and assisted living apartments in eight different sizes. The 80-unit, \$10 million assisted-living complex is located on Northwestern Pike, just west of Winchester in Frederick County.

Spring Arbor of Winchester is fully occupied. \*



Spring Arbor of Leesburg, Leesburg, VA  
[photo ©Peter Aaslestad]



Spring Arbor of Winchester, Winchester, VA  
[photo ©Peter Aaslestad]

With a thorough understanding of the changing needs of today's senior population, Howard Shockey & Sons, Inc. has built a variety of well-appointed senior retirement living and continuing care facilities, such as those at Spring Arbor of Winchester and Leesburg. Senior living communities are including choices such as independent living cottages, apartment living spaces, and assisted-living spaces.

Senior living facilities are being planned and built with amenities such as private, skilled nursing services residences, memory support facilities, and wellness centers. Both Spring Arbor facilities, for example, were built with secure areas for residents with Alzheimer's-related needs. Other trends in senior living include libraries, patios, activity rooms, and on-site physical rehabilitation services.

# Shockey In The News

Howard Shockey & Sons, Inc. has again been included on the nation's Top 400 Contractors list by Engineering News-Record (ENR), the leading U.S. trade publication for the engineering and construction industry. Only 10 contractors from Virginia made ENR's Top 400 Contractors list.

Companies are ranked by construction revenue in 2010 in (\$) millions.

The contractor list includes not just general building contractors, but also transportation, energy, and other large infrastructure contractors.



In other news, Howard Shockey & Sons announced the appointment of Brad Bolyard to the position of Project Director.

Capitalizing on Bolyard's experience in the small/mid-size project sector, Shockey aims to make its delivery of small- to medium-sized projects even more efficient.

Bolyard will be responsible for managing multiple teams on strategically-selected construction projects in Shockey's geographic market areas. Teams under his direction will focus on work that requires a quick response time—providing timely solutions to complex construction, renovation, and rehabilitation issues.

Bolyard's construction experience spans 20 years and includes commercial, industrial, educational, institutional and healthcare projects, primarily in the Northern Shenandoah Valley region.

Previously, he served as Vice President of Excel Contractors in Hagerstown, MD; Division Manager of Interactive Builders in Purcellville, VA; and Chief Operating Officer of W. Harley Miller Contractors in Martinsburg, WV. \*

Source: ENR Magazine

## Still the One

Shockey continues long-term relationship with federal client



The U.S. Army Corps of Engineers Transatlantic Division provides engineering services to the nation in support of U.S. Central Command's area of operations (AOR) in 20 countries from Egypt through the Arabian Gulf to Central Asia.

Shockey has been providing quick, valuable solutions to complex construction issues for the Corps of Engineers for nearly two decades. Shockey not only built the Corps' award-winning Transatlantic Division Headquarters, but has also completed projects such as ADA modifications and upgrades, renovations and alterations to the Corps' Network Operations Center, and improvements to its Resource Management Department.

Currently, Howard Shockey & Sons, Inc. is working on parking lot realignment and interior finishes in the UDC area of the headquarters. \*

WESTMINSTER AT LAKE RIDGE,  
Continuing Care Retirement Community,  
Lake Ridge, VA

Owner: Westminster at Lake Ridge  
Architect: SFCS, Inc.  
Size: 27,229 SF

General Contractor: Howard Shockey & Sons, Inc.  
[photo ©EricTaylorPhoto.com]



Shockey completed selective demolition and renovation of Westminster's healthcare center and administrative office. Executive Director Glenn West told Shockey that the results of the renovation “improved the quality of the residents' lives.” A faith-based retirement community, Westminster is located just across the river from Fairfax County.

# SHOCKEY

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## SPRING ARBOR OF LEESBURG

Residential Assisted Living and  
Senior Living Community

[see story on page 2]



## 10 Emerging Senior Living Trends for 2011\*

1. Senior living residents are choosing to “age in place.”
2. Health and wellness programs and services are top priorities.
3. Technology will be key to promoting and sustaining independent lifestyles among seniors.
4. Resident programs must focus on meaningful activities and intellectual stimulation.
5. Senior living providers will provide services “beyond” their four walls.
6. Long-term care is transforming to support person-directed care and meaningful relationships.
7. Residents are demanding “customized services,” driving the need for senior living providers to offer a customer-driven portfolio of services and programs.
8. Language, perceptions, and attitudes of care providers must be updated to reflect the changing needs and expectations of older adults.
9. The senior living industry may become a hotbed for job creation.
10. Above all, consumers want choices and value.

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Mather LifeWays Institute on Aging  
www.matherlifeways.com

[howardshockey.com](http://howardshockey.com)



## GREEN AND HEALTHY

ROMNEY'S NEW HOSPITAL

Shockey served as general contractor for the recently-dedicated Hampshire Memorial Hospital, a \$30 million LEED® facility that replaces an aging hospital in the oldest county in West Virginia. The construction allowed for more space in the emergency department, outpatient post- and pre-operation bays, medical imaging department and laboratory. ✨

HAMPSHIRE MEMORIAL HOSPITAL, Romney, WV  
Owner: Valley Health System  
Architect: Perkins & Will Architects  
Size: 63,930 SF  
Negotiated General Contractor: Howard Shockey & Sons, Inc.

[photo ©Peter Aaslestad]

## Upcoming Conferences

2011 ABC Legislative Conference

June 14-16 2011, The Capital Hilton, Washington, DC

2011 VACo Annual Conference

November 13-14 2011, The Homestead, Hot Springs, VA