



Senior Living Design

Our Story

Dekker/Perich/Sabatini (D/P/S) is an award-winning, multidisciplinary design firm that has served public and private clients for 60 years. Our staff includes architects, interior designers, planners, structural engineers, landscape architects, and experts in sustainable design, based in offices in Albuquerque and Las Cruces, NM, Amarillo, TX, and Phoenix, AZ. As a regional leader in design excellence and sustainability, D/P/S has successfully completed thousands of projects by collaborating directly with owners and communities.

We are committed to supporting our clients by providing the information needed to make good decisions and the design expertise to create functional, beautiful spaces and places. Our passion is to help our clients realize their dreams by partnering with them through a collaborative, multi-disciplined process that recognizes new trends and utilizes technologies to create functional, comfortable and stimulating places.

Over our 60-year history, we have consistently demonstrated the capacity and capability to provide excellent service. Over 85% of our clients are repeat clients because we have proven that we can successfully manage projects to be on time, on budget, and in line with their goals.

#1 Architecture Firm

(General Building, Education, +
Healthcare Market Sectors)

Engineering News-Record (ENR) Southwest

Top 500 Design Firm

Engineering News-Record (ENR) Southwest

Architect of the Year

2001 - 2018

*American Subcontractors Association
of New Mexico*

Top 250 + Top 300 U.S. Architecture Firm

Architectural Record

Top 100 Green Firm

Engineering News-Record (ENR)

Interior Design/Build- Out of the Future Design Competition Winner

D/P/S concept voted "Most
Achievable Project by 2020"

NAIOP Development '14

2013 Design Firm of the Year

Engineering News-Record (ENR) Southwest

Environmental Stewardship Award

Construction Specifications Institute (CSI)

2009 Architecture Firm of the Year

NAIOP

Senior Housing Experience

We take a holistic approach to senior living projects - combining the expertise of our Housing, Healthcare, Landscape, and Interior Design professionals - to achieve living and healing objectives. Our senior housing designs support social interactions and lively physical activity. From a healing perspective, they also make patient observation, operational flow, security, and coordination between staff entirely efficient.

From color and finishes to lighting, our team knows how design affects quality of life. Color can mean the difference between a social environment and a quiet, relaxing area. Finishes are a top concern when considering how to reduce the spread of infection and eliminate slips and falls due to slick surfaces. And proper lighting helps our eyes adjust to varying levels as we age. We understand how all details of design contribute to both the aesthetics and functions of senior housing.

By implementing outcome-driven design and working with the client and user throughout the design process, we are able to offer senior housing facilities that increase resident satisfaction and improve operations.

EXPERIENCE + CAPABILITIES

- › Independent living
- › Memory care
- › Skilled nursing
- › Affordable senior living
- › Assisted living
- › Transitional care
- › Adult daycare
- › Hospice
- › Community masterplanning
- › Campus repositioning



Jubilee Master Planned Community + Clubhouse

Senior Housing Performance

Our goal is simple: to create pleasant, safe, and inviting environments for residents while providing optimum financial performance to facility owners.

Helping our clients succeed is a product of tailoring the project design to match the market demand. To understand the unique characteristics of each market, we use timely, data-driven predictions of market share and project growth. We typically work with analysis to determine the feasibility of senior housing projects - evaluating rents, vacancy rates, demand, and construction costs.

We work closely with our clients to quickly produce graphic packages that illustrate flexible solutions that can be easily priced and worked into a pro forma, focusing on the amenities, construction costs, rent structure, and financing option very early in the process helps give shape to the finished product.



Whispering Winds Site Concept - Phoenix, AZ

Senior Housing Approach

The D/P/S design team has been creating successful senior living projects for over 20 years. The foundation of our design approach is evidence-based design drawing from our deep portfolio of projects done across the country and active involvement in national industry associations. The team focuses on the needs of the residents, their families, and the staff, now and into the future. We partner with the developer and operator to understand financial goals and operational strategies.

To design a successful environment, our project team must understand every aspect of the industry, service, marketplace and competition. Our design objectives include:

SUPPORTIVE ENVIRONMENT

- › Promote the individual resident by offering support when needed but allow for independent challenge and learning

WELLNESS ORIENTATION

- › Enhance the wellbeing of the residents and caregivers alike through applying proven wellness strategies

RESIDENTIAL CHARACTER / HOSPITALITY INFLUENCE

- › Provide spaces that are familiar and residential in character while incorporating attributes from resort and hotel environments

SOCIAL INTERACTION

- › Foster interactions including collaboration among residents, family and staff, including spaces that appeal to multiple generations

FLEXIBILITY

- › Adapt to changing populations and staffing patterns

RESIDENTS RIGHTS

- › Respect and preserve the resident's rights of privacy, security, and personal identity

OPERATIONAL EFFICIENCY

- › Promote efficiency through decentralization, putting services close to where they are needed. This minimizes walking distances and increases staff interaction time with residents

TECHNOLOGY INTEGRATION / VISUALIZATION

- › Incorporate technology to increase self-sufficiency and wellbeing and enhance the resident experience and use visualization tools to allow residents, owners and operators to engage during design

RISK MANAGEMENT

- › Apply materials, technology, and activities appropriately to ensure resident safety

OPERATIONS

- › Collaborate with the operator to understand their goals and management approach

CODES + PERMITS

- › Understand local municipality requirements for site entitlements, health department regulations and building construction type to make the permitting smooth and predictable



Amaran Senior Living



JUBILEE MASTER PLANNED COMMUNITY + CLUBHOUSE

This age-restricted, master planned community is situated directly below a small mountain that offers both identity and a great outdoor environment to encourage residents to take advantage of the active, adult lifestyle.

Location
LOS LUNAS, NM

Square Feet
11,500

*Project
Completion*
2009



BRIDLEWOOD AT TERRA VIDA

Full-service, Continuing Care Retirement Community development designed for a 55 acre master planned and mixed-use site at the edge of a scenic canyon in close proximity to a large, established regional medical center.

Location

AMARILLO, TX

Square Feet

548,000





MESA VIEW ASSISTED LIVING

Nestled among the rolling hills, river bed, and rock outcrops of the northeast Texas panhandle, this seven acre campus offers five independent living duplex homes in addition to the main twenty-bed Assisted Living facility.

Location
CANADIAN, TX

Square Feet
19,600

Project Completion
2013



PEACHTREE SENIOR LIVING

A conceptual design that is anticipated to include 100 units of independent living, 50 units of assisted living, and 40 units of memory care on six acres of a 60 acre master planned development.

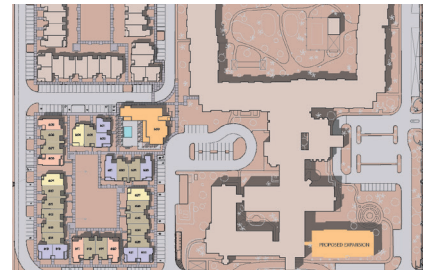
Location

MESQUITE, TX

Size

190 UNITS





THE FOUNTAINS AT CARLOTTA

An addition of independent living casitas to an existing continuing care retirement facility, the casitas are 4-plex buildings with one-story, one-bedroom and two-bedroom units with covered back patios oriented around a private courtyard.

Location
PALM DESERT, CA

Square Feet
115,040

Project Completion
2003



LA CANTERA AT THE COTTONWOOD APARTMENTS

*Two multi-family apartment sites organized
along a landscaped boulevard creating an
urban community corridor.*

Location
ALBUQUERQUE, NM

Square Feet
181,000

*Project
Completion*
2007





AMARAN SENIOR LIVING

A holistic care center that will weave together the concepts of Montessori learning and respectful care for the aging to provide a positive environment with a diverse set of activities and experiences for both seniors and children.

Location
ALBUQUERQUE, NM

Size
72 UNITS
56 ASSISTED LIVING
16 MEMORY CARE



EL PASEO SENIOR LIVING APARTMENTS

Financed with a 4% tax credit bond, this apartment complex is designed as a gated, affordable, assisted-living facility consisting of four, three-story structures over the 5.6 acre property.

Location
ALBUQUERQUE, NM

Square Feet
148,814

*Project
Completion*
2003





Mesa View Assisted Living

