

## Case Study- The Meadows of Napa Valley

The Meadows of Napa Valley – Napa, California

Owned by the Independent Order of Odd Fellows and managed by PRS Management & Consulting since 1999.

In 1999, PRS Management & Consulting was hired by the Independent Order of Odd Fellows to manage the Meadows of Napa Valley in California. At the time, the Meadows was a multi-level retirement community offering levels of care to residents on a month-to-month rental basis.

The facility was originally built in 1987–88 as the Meadows Retirement Apartments. It was incorporated by the California Odd Fellows Housing of Napa as “the Meadows” in August 1992. Several residential apartments were converted to assisted living accommodations, and in July 1994 the first resident moved in to the assisted living wing. The Meadows Care Center (the skilled nursing facility) was completed in June 1995.

When PRS Management & Consulting took over management of the Meadows in 1996, census was suffering across campus, and there was a great deal of deferred maintenance that needed to be addressed.

Working with the Odd Fellows Board of Directors, PRS Management & Consulting designed a long-range plan to update and expand the Meadows campus. This project was phased over several years, and was completed in 2009. This major expansion and renovation entailed modernizing and updating the entire existing campus with new paint, carpeting, furniture, windows, window treatments, lighting, and more. The old Dining Room was repurposed into a beautiful Atrium Lounge with comfortable common areas, a cozy fireplace, and a wine/coffee bar. A brand-new Dining Room was created adjacent to the Atrium Lounge. The Club Lounge, Fitness Center, and Salon were also totally renovated.

In residential living, many of the smaller one-bedroom apartments were combined into larger, two-bedroom living spaces. Many of the existing assisted living apartments were converted to residential living for a better mix of accommodation styles. The expansion also added the new Villas building that houses assisted living and memory care residences and a brand-new central kitchen that serves the entire campus.

In 2013, PRS Management & Consulting transitioned the Meadows from a rental retirement community to a full Continuing Care Retirement Community, bringing significant revenue to the community.

Over the next five years, PRS Management & Consulting will be working with the community to further enhance the Meadows’ physical plant. Plans call for a brand-new

Fitness Center with an Indoor Pool, which can be used year-round; a new Physical Therapy/Rehab Center, more independent-living apartments, and a new Wood Shop.

**Awards**

In October 2009, the *North Bay Business Journal* voted the Meadows of Napa Valley as the Top Senior Living Community in the North Bay and featured it in their publication.

