



Services

Construction Management

Construction Type

Senior Living

Size

29,700 square feet

Contract

\$6,600,000

Architect

Stein|Troost Architecture

- Project involved the conversion of 10 existing two-bedroom independent living apartments on two floors of the Spruce Building into 20 new one- and two-bedroom assisted living units with kitchenettes.
- Completed within 8 months with careful logistical planning to minimize disruption to the senior housing campus.
- The facility features a new 4-story elevator addition to service all 4 stories of the Spruce Building.
- A new connector walkway was constructed between the existing central building and the Spruce Building.
- Additional work included a new HVAC system for the new assisted living units tied into the campus BMS system and a new whole building generator.
- Amenities include a dining room with a warming station servery, common areas consisting of two separate activity rooms, a living room, a library with electric fireplaces, and two ADA-accessible courtyard patios.
- Renovated spaces have custom millwork throughout, including crown molding, lean rail, wood base, custom fluted and paneled pilasters, and cherry wood-stained coffered ceilings in dining rooms and living rooms.
- Construction management services included: constructability review, budgeting, value engineering, subcontractor bid and award, safety and logistical planning, pre-purchase program, scheduling, and construction.

