

# Executive Summary

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**Silverado Senior Living**  
1105 Davidson Road  
Brookfield, WI 53095

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Originally located in Irvine, California, Silverado Properties, LLC is a prospering company in a growing assisted living industry. With facilities that specialize in memory and hospice care all over the country, the owners, Loren Shook and Stephen Winner, are constantly spreading their innovative approach to treating patients with afflictions such as Alzheimer's and dementia. This approach focuses using a technique they have coined called "normalization." Instead of administering large amounts of medication, they provide the residents with activities that supplement traditional treatments such as art programs or even jobs to imitate their lifestyle before diagnosis. In addition, they also create a relaxed and still social atmosphere where the patients feel comfortable and needed. Amenities such as a putting green, multiple bistros, great rooms with fire places, and a solarium are features that contribute to the philosophy of "normalization". This is why Hunzinger Construction Company was contracted as the general contractor for this job. Having just recently finished a senior living community in nearby Mequon, WI, they were well equipped to take on this project. More than adept in wood frame construction; Hunzinger could efficiently erect the building despite a schedule that began just prior to the cold Wisconsin winter.

Because winter was rapidly approaching, there was a concern at first whether the owners would deem it cost effective to start excavating in the fall so the slab could be poured over the winter, and the building frame construction could commence. The facility had already booked most of the vacancies in the prospective building, and the sooner the project was finished the sooner they could move the residents in. So the owners decided to begin the civil portion of project before the final construction documents were even complete. This meant obtaining an early work permit to complete earthwork and utilities while design meetings with the senior estimator, project manager, and architects were still being held weekly. Although Silverado boasts high-end materials, and money was not a primary concern, this process was important to ensuring that the project came out on time and under budget. Not including site work, landscaping, contractor fees, general conditions, or permitting, the total building cost came to \$6,379,144 which is \$141.04/SF.

Initially, the most critical task was completing all of the civil engineering requirements that the City of Brookfield had mandated for construction to begin. The properties to the North and East of Silverado all drained through where the building would ultimately stand. Also, there was a 52' wide perpetual sanitary sewer and water main just east of the lot. In order to gain approval from the City of Brookfield, the civil engineers needed to design a detention and retention pond system that could accommodate the additional storm waters from the adjacent lots to the North and East. To do this, they constructed two reinforced concrete pipes that would allow water to flow from the storm sewer to the detention and retention ponds. Once the inlets were installed, the parking lot was graded and sealed so that contractors had a clean place to park

and materials could be delivered without tracking mud all over the place when spring rains arrived.

Once the civil and site work was complete, excavation could begin. The top soil was stripped and stockpiled on the West side of the lot where it would not interfere. Because the property was in a suburban area, there was ample space for material storage, deliveries, employee parking, etc. The most difficult part of the project was pouring the slab on grade. Wisconsin winters are not conducive to pouring concrete because for almost five months, the temperature will not be above freezing in addition to all of the snow and ice that must be removed. To combat the unfavorable elements \$175,000 was allocated to winter conditions so construction could continue. A tent was set up over a given area and the ground was thawed so a truck and buggy system could be used complete the slab. Ultimately, pouring the slab over the winter saved roughly four months in schedule.

With the foundation and slab on grade complete, the wall panels and trusses could then be erected. The project was split up into four quadrants, and all processes followed the clockwise sequence of B to C to D to A. Also, because there was to be a courtyard in the middle of the facility, a portion of the South East quadrant was left out so the roof top mechanical equipment could be installed and landscaping did not interfere with any of the interior finishes. With the frame almost complete, the natural thin veneer stone could be installed. The City of Brookfield required the predominant exterior façade material to be brick or some kind of masonry veneer. Although not the cheapest option compared to traditional vinyl panels or siding, the owner was willing to pay a higher amount for a better material.

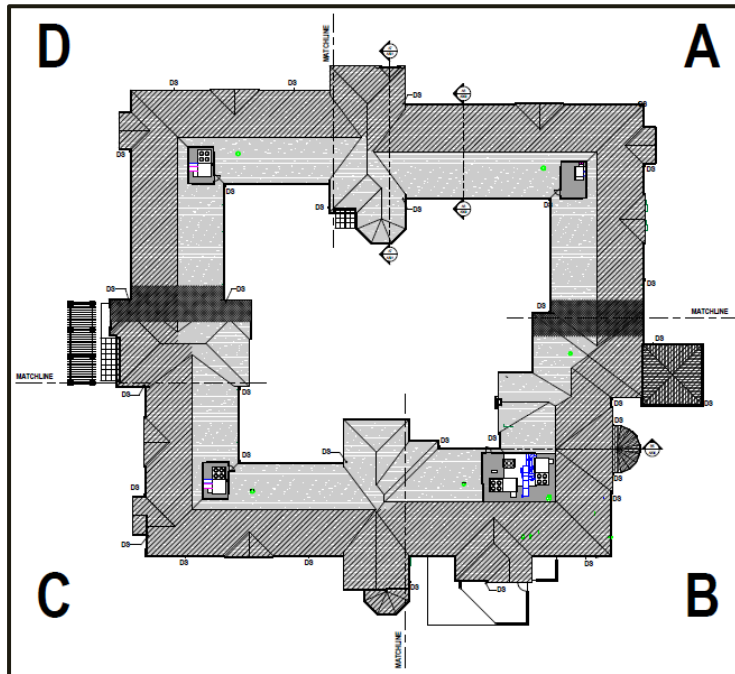


Figure 1 – Building Quadrants

\*Courtesy of Hunzinger

Once the building was enclosed, the mechanical system could be roughed-in and eventually finished. Because the City of Brookfield would not allow PTAC's on the exterior façade of the building, a split system was deemed the most cost effective to serve the exterior sleeping units. Because the owners wanted a premium assisted living facility that smelled like

a house as opposed to a medical building, they needed an efficient mechanical system with excellent ventilation. The project team considered several options during the design phase but ultimately chose packaged RTU's with VAV reheat.

Because this facility incorporated high end materials such as marble countertops and masonry veneers, the projected total from RS Means Square



Figure 2 - Great Room

\*Courtesy of Hunzinger

Foot estimator was approximately three million dollars lower than the actual cost. In particular, the projected mechanical and structural costs were gross under-representations of the total building cost. The owners wanted everything in this building to be above average because a “normal” atmosphere similar to the patients’ life prior to moving into the building was a necessity.