



Senior Living

5 Solutions to 5 Challenges

For over 35 years WELBRO has built places with "BEDS" for all phases of your lives...Housing, Apartments, Hotels, Timeshares, Dormitories and Senior Living. Today's seniors are now seeking a healthy living alternative, somewhere between an independent lifestyle and full nursing care...not just a place to live, but to thrive.

With WELBRO's knowledge and experience in each step of senior living development and construction, we can provide a road map for your team to navigate pitfalls and arrive at a landmark senior destination.

5

"Will this site work for our needs?"

"How can I afford my vision and meet my goals?"

"How can I build a facility with confidence?"

"Can we get this project through the City?"

"Will this building be a long lasting facility?"





A Client asks **"Should I build here?"**
...Greg can help

Greg Levrance

Expertise: 25+ years in real estate development, educated in architecture and planning.

Service:

- Land Use Assessments and Entitlement Research
- Due Diligence and Infrastructure Analysis
- Zoning and Planning Assistance

Value: Greg leads development ideas to construction realities, guiding clients to avoid costly missteps.

Greg's leadership helped Fidelity Real Estate navigate the development process through various jurisdictions.

A Client asks **“What can I build?”**

...Ken can help

Ken Wuenschell

Expertise: 25+ years in housing and hospitality preconstruction services.

Service:

- All Phases of Estimating & Budget Validation
- Structure and Systems Estimate Comparisons
- Constructability and Cost Saving Suggestions

Value: Ken's knowledge of hospitality and medical facilities allows him to provide practical and innovative solutions.

Ken's unique sensibility of senior housing details keeps the design intent thriving.





A Client asks **“Who can build?”**

...Jeff can help

Jeffrey Rand

Expertise: 35+ years in housing and healthcare projects with FHA, ADA and AHCA requirements.

Service:

- Schedule inclusive of user needs and sales team goals.
- Quality expertise from concept to completion.
- Budget control that provides solutions not surprises.

Value: Protecting client’s interests and executing their vision as an extension of their team.

Jeff’s solution-driven approach led to the successful construction of a 7-building campus over several years.

A Client asks for **"help with the City"**
...Tom can help

Tom Poley

Expertise: 25+ years working with governmental agencies as a permitting inspection liaison.

Service:

- Building Permit Expediter
- Building Department Reviews
- Building Inspection Management

Value: Tom is very instrumental in getting projects started, but more importantly, getting them opened.

Tom has been successfully cutting through red tape, getting plans approved and inspections passed over the years.





A Client asks for **"a long-lasting facility"**
.....Jay can help

Jay Dooley

Expertise: 20+ years in quality control and warranty management.

Service:

- Exterior Envelope Review
- In house testing and repairs
- Warranty Program Management

Value: If a problem surfaces it's probably a different version of one Jay has previously solved.

Jay and his collection of gadgets are instrumental in identifying potential issues before they become problems.

WELBRO Building Corporation

is in its 36th year of providing professional General Construction, Construction Management and Design/Build Services throughout the Southeast.

Our designated team specializes in all types of Senior Living:

- Independent Living
- Assisted Living
- Memory Care
- Nursing Care



*From the center of the state we BUILD Florida...
Expertise Delivered*

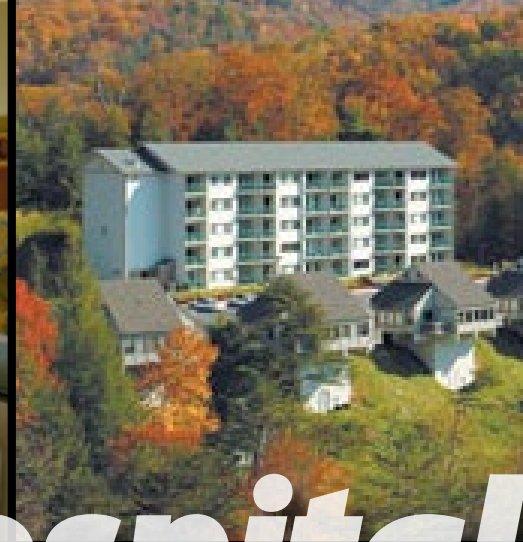
Experience in all components of Senior Living

HOSPITALITY

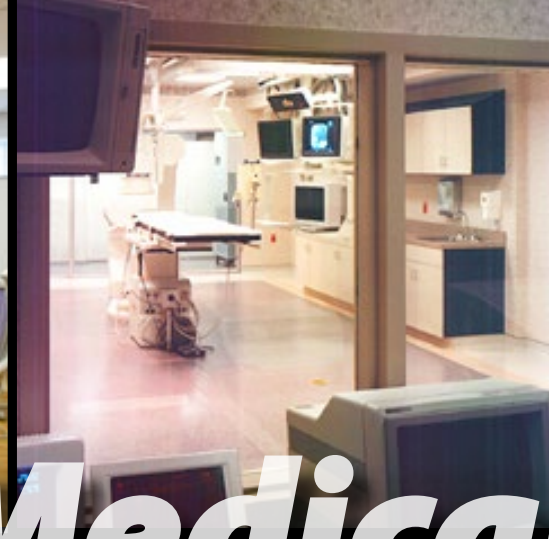
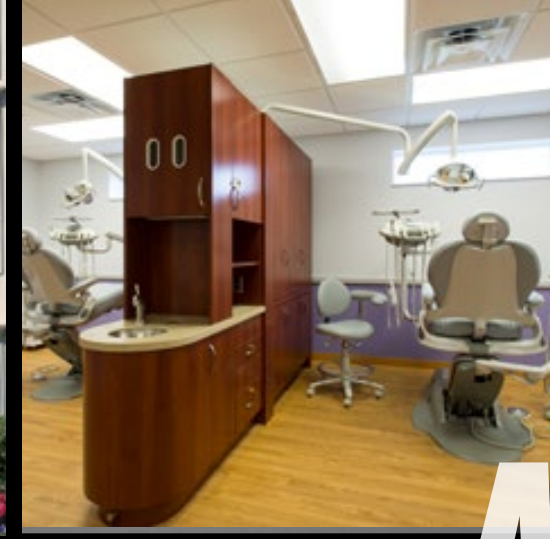
HOUSING

MEDICAL

WELLNESS



Hospitality



Housing

Medical





Wellness

Are you building with the future in mind?

1. Are you providing **unique and distinctive** amenities?
2. Is there flexibility for continued **aging in-place**?
3. Is your facility an island or **integrated into the fabric of the community**?
4. Are you offering ancillary services that may be **shared with the public**?
5. **Technology** that includes health, security and operational considerations?
6. Are the **outdoors** an integral part of your daily senior living experience?
7. Will your senior living be a **home-like setting or resort style**?
8. Plans for **sustainability** inspired practices or LEED® certification?

We understand the trends and innovations that lead to achieving high occupancy levels, managing operating costs and providing facilities for seniors to live longer, happier and healthier.



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WELBRO

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