



Senior Living

*Building Places for
Great Experiences*



For over 38 years WELBRO has built places with "BEDS" for all phases of life...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 f to navigate pitfalls and arrive at a landmark senior destination.

5 *Solutions to 5 Challenges*

"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 turns 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?”**

...Ronnie can help

Ronnie Stalker

Expertise: 20+ years in housing, education, and hospitality preconstruction services.

Service:

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

Value: Ronnie's knowledge of hospitality and senior developments allows him to provide practical and innovative solutions.

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









A Client asks “Who can build?”

...Jeff can help

Jeff Rand

Expertise: 30+ years in construction with Hospitality, Senior Housing, Special Use and Multi-family.

Service:

- Schedule inclusive of user needs and sales team goals.
- Quality expertise from concept to completion.
- Strong relationships with local subcontractors and inspectors.

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

WELBRO has a dedicated team of Project & Site Managers with related experience to fit your needs...

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 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.







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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.

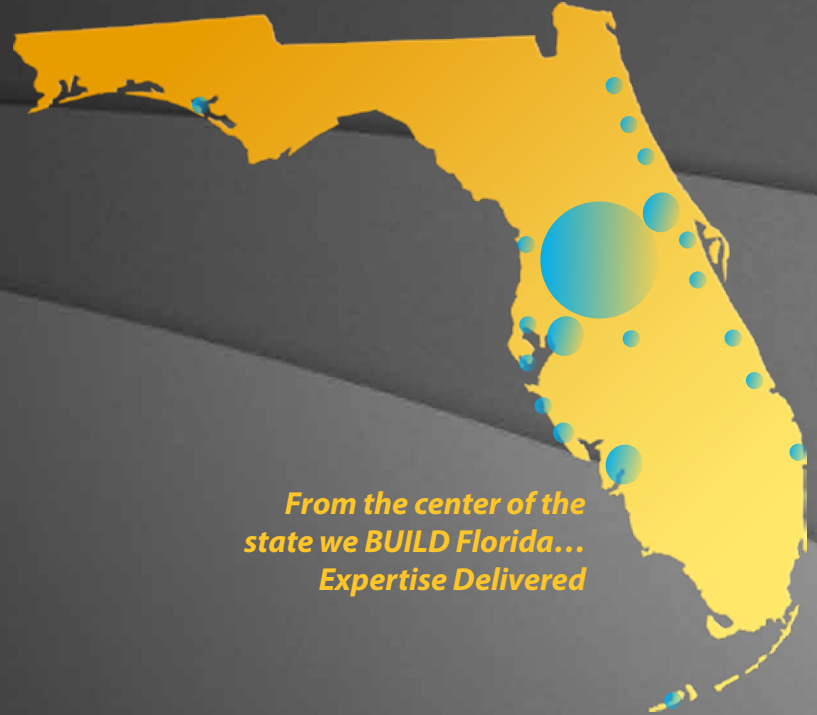
Jay and his collection of gadgets are instrumental in identifying potential issues before they become problems.

WELBRO Building Corporation

is in its 38th 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



Allegro Senior Living *Casselberry, FL*

Assisted Living Facility - 174,743 sq. ft. containing 158 units consisting of independent living, assisted living and memory care with a central kitchen, associated residential services areas, common and public spaces.

Units: 158

Owner: Allegro Development Company

A/E: Bessolo Design Group



Palagio for Seniors

Orange Park, FL

Assisted Living Facility - Consisting of a 99,539 sf, 3 story facility with 102 ALF and MC apartments.

Units: 102

Owner: Eagle Summit Partners Development, LLC

A/E: Slocum Platts Architects



Salvation Army Catherine Booth Towers

Orlando, FL

WELBRO provided value engineering studies to assist the Salvation Army to reach their goal to build this tower as a companion facility on their existing campus. This is an 11-story HUD Housing facility that provided 125 one-bedroom living quarters for low income, elderly and handicapped people.

Units: 125

Owner: Salvation Army

A/E: Hunton Brady Architects



Lake Wales Nursing Home 3rd Floor Vertical Addition *Orlando, FL*

Addition of a 20,000 sq.ft. new third floor on top of an existing skilled nursing facility. The nursing home remained in full operation during the entire construction process without interruption to medical services.

Units: 160

Owner: Winter Haven Hospital

A/E: Walton Architectural
Associates



Orlando Lutheran Towers *Orlando, FL*

WELBRO was selected to build a 75,000 sq. ft. skilled nursing addition to this operating retirement facility. It includes four occupied floors that include a skilled nursing facility and all associated support services. The basement level is a garage area for the retirement facility residents.

Units: 109

Owner: Orlando Lutheran Towers



Oak Leaf Landing - Phase I *Kissimmee, FL*

A HUD Section 202 housing rental community with 50 one bedroom one bath apartments designed to provide housing for low income seniors. Each apartment is equipped with a large living room/ dining room combination, a full kitchen, bedroom and bath.

Units: 50

Owner: Kissimmee Oaks
Housing, Inc

A/E: Powell Design Group



Marriott Grande Vista Timeshare Resort *Orlando, FL*

This project consisted of 23 buildings comprising 900 timeshare units. The resort also includes a 50,000 s.f. Village Center and a 16,000 s.f. Golf Course Clubhouse with extensive pool areas and hardscape amenities.

Units: 900

Owner: Marriott Vacation Club International

A/E: HHCP Architects



Marriott Royal Palms Timeshare Resort *Orlando, FL*

A 123-unit, luxury timeshare condominium with a 10,000 sq. ft. reception building, swimming pool, spas, sauna, tennis and shuffleboard courts. The dramatically designed reception building has wood slat ceilings, a slate floor, and state-of-the-art lighting overlooking an expansive pool area with related amenities.

Units: 123

Owner: Marriott Vacation Club International

A/E: Weaver and Withers



Horizons Timeshare Resort *Orlando, FL*

This 52-acre, “Old Florida” themed resort with a “Key West” atmosphere, consists of 13 six-story timeshare buildings with a total of 900 units and recreation amenities that include two themed pools, an elaborate interactive water park, a miniature golf course, a boardwalk and a pier overlooking Lake Willis.

Units: 900

Owner: Marriott Vacation Club
International

A/E: L2 Studios



Mountain Loft Timeshare Resort *Gatlinburg, TN*

This project consisted of the new construction of 21 freestanding pedestal chalet units and three five-story timeshare buildings with 65 lock-out units. Secluded individual cabins and contemporary high-rise units include a whirlpool bath, private balcony, and most have a gas fireplace.

Units: 76

Owner: Bluegreen Corporation

A/E: Miller, Player & Assoc.



Wilderness at the Smokies Timeshare Buildings 6 & 7 *Sevierville, TN*

The Project consists of two buildings: Buildings 6 & 7. Building 6 consists of 151,293 SF, 94 guest rooms and a fitness center. Building 7 consists of 177,625 SF, 95 guest rooms and a fitness center. The timeshare development offers guests a scenic location at the foot of the Smoky Mountains.

Units: 189

Owner: Wyndham Vacation
Ownership

A/E: Plunkett Raysich
Associates



Madison at St. Petersburg *St. Petersburg, FL*

The Madison at St. Petersburg is two, five-story buildings, situated on two city blocks on the south edge of downtown St. Petersburg. The first level of each building will accommodate resident and guest parking for 277 apartment units. The development will offer 1, 2, and 3 bedroom units as well as 2-bedroom – 2-bath town homes, ranging from 611 to 1,518 sq. ft.

Units: 277

Owner: ZOM Development, Inc.

A/E: Urban Studio Architects, Inc.



UCF Greek Housing & Life Center

Orlando, FL

The project consists of the new construction of two (2) new houses at 40 new beds per house and one (1) Greek Life Center added to Greek Park on the main campus of the University of Central Florida. The new construction consisted of approximately 25,500 GSF for the two (2) houses and 4,506 GSF for the Greek Life Center.

Owner: University of Central Florida

A/E: Powell Design Group



**UCF Rosen College of
Hospitality
Student Housing**
Orlando, FL

This facility is comprised of 2-4-story buildings totalling 148,000 sq. ft. The buildings consist of 109 units providing 392 student beds split up between 4 bedroom, 2 bedroom and single bedroom units. Each of the units provides a living room, kitchen area, private bedrooms and a bathroom for every 2 bedrooms.

Units: 109

Owner: University of Central FL

A/E: HHCP Architects



USF



USF Magnolia Drive Student Housing *Tampa, FL*

WELBRO and our Alliance Partner provided construction services as part of this design/build contract to construct 139 student apartments. The complex is arranged in six multi-story buildings on a 12-acre site. The apartments provide a total of 498 beds which are targeted at the non-traditional student.

Units: 139

Owner: University of South Florida

A/E: Hanbury Evans Wright
Vlattas + Company

O ur reputation is building...Building positive experiences

1. We **Listen**...We bring expertise but listening is where we start to meet your needs.
2. We are **Open Minded**... We have done it before and know how new approaches can be achieved.
3. We are **Collaborative**... We are easy to work with and can execute the plan created through a team approach.
4. We are **Creative**... We are aware of the Owner's vision and the A/E's design intent, we bring solutions to support that effort.?

We are Family....We consider our clients as respected and trusted friends of the WELBRO Family.

A re 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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