



Building a Senior Care Facility Anytime Soon?

Select a Design-Build Contractor with a Three-Dimensional Approach

QUALITY | COST | SCHEDULING



A Recent Case Study: A 3-D Approach to Building a Senior Care Facility

A South Bay assisted living facility had planned on building a new senior residence; however, their plan collapsed due to the project’s cost far exceeding the owner’s budget. For instance, a million-dollar fire road had been conceived mainly for aesthetic reasons, and the facility was designed for a hillside, though building it on level ground would have reduced costs significantly. The owner had no choice but to

halt the job. The project languished for more than two years, and the building permit expired.

HGCI learned about what had happened, contacted the owner and a new design-build plan was agreed on. This project is now underway and offers more space—and literally several millions in savings—as compared to the original plan. The facility will be ready for occupancy next year.

HGCI’s 3-D Approach Includes:

- **Quality** means creating excellence: problem solving, managing a team efficiently and communicating with you effectively along the way
- **Cost** centers on making wise decisions throughout the design-build process to create savings
- **Scheduling** focuses on meeting deadlines from permitting through the end of your project



The Cypress, San Francisco



Rodha Goldman Plaza, San Francisco



The Kensington, Walnut Creek

HGCI is a design-build commercial contractor, specializing in building assisted living facilities throughout Northern California. HGCI has worked with industry leaders, such as Welltower and Sunrise Senior Living, yet offers the same outstanding service while working with small- and mid-size senior care facilities.