Part II. A Solution to the Middle Market Crisis

WEAVERCOOKE Senior Living Design/Build

What is Design-Build?
Design-Build is a construction delivery method that provides owners with a single point of contact for both the design and construction phases of a project. One entity holds single-source responsibility and contractual risk for every aspect of a build — from estimation, assessments and pre-construction to architecture, schematics, engineering, subcontracting, construction and post-construction.

Benefits of Design-Build —
You might say it’s a simple approach to construction. A team working together from start to finish in open communication and purposeful collaboration to deliver otherwise unachievable results. It’s the notion that when owners sit at the same table with one entity covering architecture, engineering, estimating and building, great ideas — the best ideas — are born. And the way is paved for creative solutions to take hold, resulting in costs minimized, schedules streamlined and efficiencies realized.

WEAVERCOOKE began building housing for the military in 1939. Since then, we have built tens of thousands of apartment units, primarily senior living units, solidifying multi-family as a core competency of our business model today. Additionally, we have constructed more than two-thousand residential units on over a dozen CCRC campuses across the Southeast. The combination of this experience has given us a unique perspective on what it takes to provide affordable housing for the “middle-market” that is so desperately needed in today’s market.
By drawing on our vast knowledge of residential unit building design requirements, WEAVERCOOKE can provide design/build services to our CCRC partners that create the efficiencies necessary to drive down the cost of the buildings without compromising quality, allowing us to offer our partners a path that can provide affordable housing to those that cannot easily afford typical CCRC options.

Specific methods we employ to achieve this cost-effective product are:

1. Repeatable unit layouts creating only two or three different designs
2. Standardization of materials and equipment resulting in bulk buying purchasing power
3. Utilization of WEAVERCOOKE’s Pre-Assembled Structural System (PASS) where the unit structural frames are factory assembled and shipped to the jobsite for field erection
4. Cost savings created by faster completion of the project due to the standardization
5. WEAVERCOOKE becomes a “one-stop-shop” for both design and construction
6. Lower overall design cost given the ability to site adapt a standard design, and finally
7. WEAVERCOOKE can partner with the CCRC as a participant in the financing of the project.

After many months of planning based on countless conversations with our CCRC providers faced with the challenge of providing affordable options to a wider market of seniors, we hope that our approach to Design/Build will help pave the way to solving the senior middle market housing crisis.