

Facts & Figures

Owner: The Episcopal Home Communities, Alhambra
Owner's Representative/Project Manager: Intelisyn, Inc., Manhattan Beach
Type of Project: A new retirement community
Architect: Steinberg Architects, Los Angeles
General Contractor: DPR Construction, Inc., Newport Beach
Size: 327,118 square feet
Cost: \$86 million (total)
Construction Time: February 2002 - June 2004
The Need: A retirement community that offers living spaces for residents with varying needs

The Challenge: Dealing with permitting issues and completing the project on time

Supportive Team Members

Command Guard Services
Construction Site Security

DMS Janitorial Service
Janitorial Construction Cleanup

Davidovich & Associates
Mechanical, Plumbing, Electrical, Life Safety & Lighting Consulting Engineers

Premiere Engineering & Grading Contractors
Excavation & Grading

Sierra Woodworking Incorporated
Architectural Millwork



Photos courtesy of DPR Construction, Inc.

Aliso Viejo, California

The Covington

With facilities that support several different living styles, The Covington offers residential units and amenities for senior citizens with varying degrees of needs.

According to Wendy Cohen, director of senior living for Intelisyn, Inc., the owner's representative/project manager for the project, The Covington is a full-service senior citizen living community. "The new construction provides an upscale retirement community in the southern Orange County area that boasts year-round good weather," she said.

Set on 12.5 acres of property, the 327,118-square-foot retirement community includes 24 independent living cottages that are equipped with garages; a 132-unit independent living facility situated over subterranean parking; a two-story, 31-unit assisted living building that includes special units

for patients suffering from dementia and Alzheimer's disease; and a 24-bed skilled nursing facility.

The Covington provides a myriad of amenities for its residents, including a beauty salon/barbershop, a chapel, an art studio, a card room, two libraries, two full-service restaurants, an on-site clinic offering dental and podiatry care, and a wellness center/fitness facility that features a swimming pool and massage services.

Selecting the project's site was one of the team's easier decisions. "The site for the new retirement facility was desirable due to the central location in the city of Aliso Viejo and in southern Orange County," said Cohen. "The site was properly zoned for senior citizen living and the adjacent areas were mature and built out."

However, the team did face some challenges that stemmed from permitting problems, according to Jim Washburn, regional manager for DPR Construction, Inc., the project's general contractor. "Soon after construction began in April 2002, the project team encountered a series of permitting obstacles that resulted in an unforeseen five-month adjustment, requiring resequencing of work," said Washburn. "When the building permit was finally received five months later, DPR was quick to

provide a recovery schedule that kept the overall construction duration the same and did not increase the delay any further."

The team also kept The Covington's future residents abreast of the project's progress. "Throughout the course of construction, project team representatives regularly met with the future residents in quarterly luncheons to keep them informed of project progress and to obtain their continuing input," said Washburn. "The Covington was able to move its first resident in on June 1, [2004], as had been communicated and advertised to the residents and community for more than two years."

"The project team was successful [in part because] the same team was dedicated to the project for the more than two years [in which] it was constructed," said Cohen. "The relationship with the owner and the future residents during the construction period helped keep the team focused on the completion of the project, knowing that we were building the homes of more than 200 residents." ■

— Cortney Dueweke

