

CASE STUDY



**ELZINGA
&
VOLKERS**

CONSTRUCTION PROFESSIONALS

Waterford Place

Jenison, MI

Project Team

Owner: Sunset Retirement Communities & Services
Design Team: Dorsky Hodgson Parrish Yue Architects
Joint Venture Partner: The Christman Company

Project Awards and Recognition

"Thanks so much to all of you for your hard work on this project. It has been a long and exciting road for us at Sunset and we are absolutely thrilled to be at the finish line and cutting the ribbon Wednesday afternoon. Our Charter Members, Board Members, Bankers, Staff, & other Constituents have been filling our ears with lots of positive comments and positive recognition of the great work you all do."

*~Chad Tuttle
Executive Director
Sunset Retirement Communities & Service*

Project Details

Independent Senior Living Facility
140,000 Square Feet on Four Stories
Completed in summer of 2010



Unique Challenges	Solutions
Wetland Mitigation	Completed in 2008, the project team assisted Sunset Retirement Communities in the planning of wetland mitigation to pave way for the project.
Construction Through the Winter	With close attention to safety and construction details, the project was enclosed during the winter months.

Project Overview

Large senior living communities, such as Waterford Place, require significant planning and preparation for construction. Several years before the project would break ground, Elzinga & Volkers, with its partner, The Christman Company, began preconstruction efforts on what would become one of West Michigan's premier independent living communities.

Located in Ottawa County approximately five miles west of Grand Rapids, Waterford Place provides 84 independent apartment homes. The facility also includes amenities such as a fitness center, enclosed parking garage, art studio, woodworking shop, garden room, library, multimedia rooms, guest suite and full service café. The community master plan eventually calls for 333 independent

and assisted living apartment homes in multiple phases. Elzinga & Volkers remains a strong partner in the planning of these future phases.

The Waterford Place project sits on approximately 20 acres that contained DEQ regulated wetlands. The preconstruction team assisted Sunset Retirement Communities in planning for the mitigation of these wetlands for the desired building site. In 2008 the wetlands were relocated and the site was ready for construction.

Construction began in the fall of 2009 with building foundation and the precast concrete floor structure. As winter quickly approached, the team worked diligently to enclose the project's four-story apartment wings and one-story community building. Working safely and efficiently, the project moved quickly to the interior finishes and fit out.

Elzinga & Volkers' multitalented general trade's staff went to work on the interior finishes in the winter of 2009. The carpentry teams installed approximately 1,250 doors, over 80 full kitchens and other unique architectural elements throughout the facility. The facility common space is defined by high ceilings and elegant finishes. Craftsmanship and quality was not just an expectation, but a commitment shared by all trades people throughout the project.

Waterford Place offers a high end independent living experience to seniors in West Michigan



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