



ALCALA CM, Inc. is a National Consulting and Management Firm specializing in Project Administration, Construction Monitoring, Owner Representation, and Lender and Investor Representation.

Rick Alcala, LEED AP, is a Certified General Contractor, CGC1520802, and President and Owner of ALCALA. He has over 35 years of experience in the construction industry, including General Contracting, Construction Management, and Construction Consulting. ALCALA focuses on the Senior Living Market, including new projects, renovations, and repositionings. Projects include full Life Plan Communities, Stand-Alone Assisted Living, Memory Care, Skilled Nursing Healthcare and Rental Communities.

ALCALA serves as agent, advocate and advisor to our clients for successful delivery of projects within budget, with high quality construction, on schedule, and with a strong focus on cost control. ALCALA works as an integral member of the construction and development team and allows our clients to concentrate on their core business.

ALCALA's early involvement in your community brings you the most value; however, can become involved at any time during the process.

## Mission:

**ALCALA Construction Management, Inc. is committed to making our clients successful utilizing our best efforts, leadership and expertise. We believe in taking a pro-active approach, and pledge to provide our services professionally, diligently, and with high integrity.**



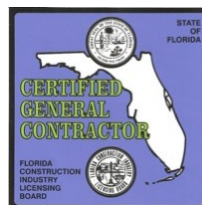
John Knox Village—Lee Summit, MO



Clemson Memory Care—Clemson, SC



La Posada CCRC—Palm Beach Gardens, FL



**“PROVIDING LEADERSHIP IN PROJECT ADMINISTRATION”**

# Senior Living Project Experience

## Representative Projects

- The Meriter CCRC —Madison, WI
- Givens Estates CCRC —Asheville, NC
- Westminster Canterbury CCRC—Richmond, VA
- Harbors Edge CCRC—Norfolk, VA
- Querencia CCRC—Austin, TX
- Village at Penn State CCRC—State College, PA
- Galloway Ridge CCRC—Pittsboro, NC
- Spring Harbor CCRC—Columbus, GA
- La Posada CCRC—Palm Beach Gardens, FL
- Bethany Village CCRC—Harrisburg, PA
- St. James Place CCRC—Baton Rouge, LA
- Westminster Towers CCRC—Rock Hill, SC
- Devonshire CCRC—Palm Beach Gardens, FL
- Wesley Commons CCRC—Greenwood, SC
- Freedom Village Lakeside CCRC—Lantana, FL
- Clare Oaks CCRC—Bartlett, IL
- Cypress Cove CCRC—Fort Myers, FL
- Columbia MLK Senior Villages—Atlanta, GA
- Eagles Preserve Senior Villages—Fort Myers, FL
- Columbia BV3 Senior Living—Columbus, GA
- John Knox Village Courtyards—Lee's Summit, MO
- Westminster Dallas MC—Dallas, GA
- Sunrise AL at Ivey Ridge—Alpharetta, GA
- Sunrise AL at Decatur—Decatur, GA
- Sunrise AL at East Cobb—Marietta, GA
- Clemson Area Retirement Center—Clemson, SC
- John Knox Village Meadows—Kansas City, MO
- Brookside Senior Residences—Augusta, GA
- Chapman Senior Residences—Columbus, GA
- Forrest Heights Senior Residences, Decatur, GA
- Columbia Mill Residences—Decatur, GA
- Summer's Point MC—Winchester, IN
- Tuscan Isle Congregate Living Facility—Poinciana, FL
- Kingswood, CCRC—Kansas City, MO
- Atlanta Memory Care—Johns Creek, GA
- Volterra Senior Living—ChampionsGate, FL
- TMC Atlanta—John's Creek, GA
- Hillside Village CCRC—Keene, NH
- Farms at Bailey Station (2022)—Memphis, TN



Hillside Village—Keene, NH



# ALCALA CM Services

## Owner Representation

- Design Oversight with Approved Program
- Bid Evaluation and Contractor Selection
- Architect Evaluation and Selection
- Project Schedule Evaluation
- Value Analysis
- Budget Analysis
- Cost Control
- Site Inspections and Meetings
- Quality Control Monitoring
- Action Item Log
- Moisture Control Consulting
- Pro-Active Problem Solving
- Professional Reporting
- Change Order Management
- Project Controls
- Payment Application Review and Approval
- Claim Avoidance
- Dispute Resolution
- Team Leadership
- Project Acceptance/Turnover/Phasing
- Coordinate Owners FF&E
- Obtain Close-Out Documents
- Guide Punch List Process
- Release and Final Payment

## Lender/Investor Representation

### Pre-Construction Document Review

- Evaluate State of Plans and Specs
- Evaluate Proposed Schedule of Values
- Review Contract Agreements
- Evaluate Budgets
- Recommend Appropriate Contingencies
- Evaluate Project Schedule
- Review Engineering Reports
- Review ALTA Survey

### Monthly Monitoring

- Regular Site Inspections Focus on Quality, Schedule and Budget
- Photographic Records with Key Site Plan Reporting
- Pro-Active Problem Solving
- Review and Approve Pay Applications
- Obtain Monthly Lien Waivers
- Review Project Billing/Cash Flow
- Review Pending Changes
- Review Change Orders
- Review Project Allowances
- Review Construction Contingencies
- Review Major Issues
- Team Leadership
- Report on Project Closeout Documents
- Obtain Copies of Certificates of Substantial Completion



## References



*Hillside Village CCRC—Keene, NH* **\$94M**

**Ed Kelly, CEO & Principal**  
KRI, LLC Development  
Philadelphia, PA - (609) 841-2604



*Harbor's Edge CCRC - Norfolk, VA* **\$120M**

**Neil Volder, Development Manager and CEO**  
Harbor's Edge CCRC  
Norfolk, VA - (757) 233-0404



*JKV Courtyards and Meadows—Kansas City, MO* **\$82M**

**Maria Timberlake, Executive Director**  
John Knox Village  
Kansas City, MO - (816) 260-1764



*Farms at Bailey Station—Memphis, TN* **\$219M**  
(Currently Under Construction)

**Charlie Trammell, President**  
Retirement Companies of America (RCA)  
Memphis, TN - (901) 794-2598



*Other references available upon request*