

SENIOR LIVING



ALCALA CM, Inc. (ALCALA) 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 40 years of experience in the construction industry, including Owner Representation, Construction Consulting, and Construction Management. 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.



Purchase Senior Learning Community—

Purchase, NY

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.

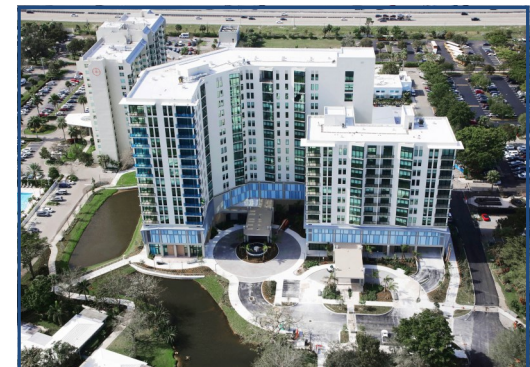
Mission:

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.



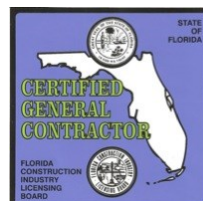
Searstone Retirement Community—

Cary, NC



John Knox Village FL Westlake Tower—

Pompano Beach, FL



“PROVIDING LEADERSHIP IN PROJECT ADMINISTRATION”

Senior Living Project Experience

Representative Projects

- John Knox Village FL Westlake Tower—Pompano Beach, FL
- Legacy at Midtown Park—Dallas, TX
- Kirby Pines Retirement Community—Memphis TN
- Porters Neck Retirement Community—Wilmington, NC
- Searstone Retirement Community—Cary, NC
- Purchase Senior Learning Community—Purchase, NY
- Sinai Residences of Boca Raton - Boca Raton, FL
- Fountaingate Gardens - Commack, NY
- Farms at Bailey Station —Memphis, TN
- The Blakeford - Green Hills, TN
- Hillside Village CCRC—Keene, NH
- Kingswood CCRC—Kansas City, MO
- Harbors Edge CCRC—Norfolk, VA
- John Knox Village Courtyards—Lee’s Summit, MO
- John Knox Village Meadows—Kansas City, MO
- Clemson Area Retirement Center—Clemson, SC
- Volterra Senior Living—ChampionsGate, FL
- The Meriter CCRC—Madison, WI
- Tuscan Isle Congregate Living Facility—Poinciana, FL
- Summer’s Point MC—Winchester, IN
- Freedom Village Lakeside CCRC—Lantana, FL
- Clare Oaks CCRC—Bartlett, IL
- Cypress Cove CCRC—Fort Myers, FL
- Columbia MLK Senior Villages—Atlanta, GA
- Givens Estates CCRC—Asheville, NC
- Columbia BV3 Senior Living—Columbus, GA
- Spring Harbor CCRC—Columbus, GA
- 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
- Bethany Village CCRC—Harrisburg, PA
- La Posada CCRC—Palm Beach Gardens, FL
- Brookside Senior Residences—Augusta, GA
- Chapman Senior Residences—Columbus, GA
- Westminster Canterbury CCRC—Richmond, VA
- Columbia Mill Residences—Decatur, GA
- Wesley Commons CCRC—Greenwood, SC
- Devonshire CCRC—Palm Beach Gardens, FL
- Westminster Towers CCRC—Rock Hill, SC
- Atlanta Memory Care—Johns Creek, GA
- St. James Place CCRC—Baton Rouge, LA
- TMC Atlanta—John’s Creek, GA
- Village at Penn State CCRC—State College
- Querencia CCRC—Austin, TX



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
- Obtain Final Lien Waivers

References



Searstone Retirement Community—Cary, NC \$125M

Stan Brading—Board Chair
Searstone Retirement Community
Cary, NC - (404) 386-6280



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

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



Other references available upon request

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STATE OF FLORIDA CGC 1520802