

# WATERCREST SENIOR LIVING COMMUNITIES



## Client: LifeBUILT Architecture

LifeBUILT Architecture has a diverse team with over twenty-five years of design experience in senior housing, multifamily, retail, and office development and renovation.

## About Watercrest

A certified Great Place to Work, Watercrest Senior Living Group specializes in the development and operations of assisted living and memory care communities and the growth of servant leaders.

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“Proficient is not just on time and on budget but the work has directly impacted our residents. We’re focusing on end users and having real discussions about what works instead of just pumping out work and checking boxes to get a job done. They’re doing things that nobody else is. A revolution with higher level engineering design in the senior housing space is about to hit and Proficient has opened my eyes to new opportunities that I couldn’t have dreamed of. There has been true collaboration and innovation between Proficient and LifeBUILT. I can now better serve the senior community. My client and the residents love the results and our investors, contractors and designers are very happy.”

- Ryan Lee, Architect of Record and Partner  
LifeBUILT Architecture

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## Challenge

With senior living projects throughout the Southeast, Watercrest is setting new standards of quality in upscale senior living communities. While senior living facilities are not considered multi-family or hospital projects, they have numerous requirements of each as well as other unique needs involving safety, lighting, and indoor air quality considerations.

## Approach

In 2017, Proficient was referred to Ryan Lee of LifeBUILT Architecture to provide MEP engineering services for Watercrest Columbia, SC. This first project enabled LifeBUILT and Proficient to collaborate and begin to develop several innovative engineering solutions, many of which have become standard on numerous other Watercrest properties. Some of these innovations include:



The use of an automated lighting control system to help memory care residents combat sundown syndrome while also providing energy savings to the building



The use of Global Plasma Solutions (GPS) ionization equipment. GPS equipment minimizes odors (a particular concern in memory care), has antiviral and antibacterial benefits, and reduces outdoor air volumes while decreasing first cost and increasing energy savings



The use of Variable Refrigerant Flow (VRF) systems. The VRF systems reduced mechanical room & shaft requirements and increased useable square footage. Additionally, the VRF systems provided increased energy savings plus enhanced part load control



The development of two prototype senior living facilities which developed into eight projects across the Southeast

## Results

The innovations developed by Proficient not only benefited Watercrest **operationally** across multiple facilities, but also yielded significant improvements to the **quality of life** for the building residents. Due to the prototypes from Proficient, Watercrest has experienced substantial reduction in change orders, substantial cost savings, energy consumption tax incentives, improved builds and unparalleled speed to market, enabling their buildings to go to permit in **60-90 days**. In one case, a project was below the original contracted price while being on schedule.