

DOVE HEALTHCARE - REAL LIFE CASE STUDY!

Dove Healthcare was interested in expanding in the Eau Claire area. They had considered and actually had written an Offer to Purchase on a specific site. They then came to Royal Construction for help. Here is what we did for them!

PRECONSTRUCTION SERVICES

- Listened to their needs for an ideal site location and size facility
- Evaluated the preliminary conceptual building layout and site plan to know what size of facility would fit on the lots they were considering buying. This was done to determine if the site was large enough to meet not only their current but also future growth needs. It was determined that this site was not large enough to meet their needs.
- Royal Construction then drove around and came up with the idea of purchasing the Unity Health Site. RCU had planted the seed with them that this site was available. Once this site was evaluated and determined to meet their needs, Pabich Real Estate wrote up the Offer to Purchase and negotiated for its purchase. We coordinated the closing process with Dove's attorney and the title company.
- Annexed the property from the Town of Washington to the City of Eau Claire and rezoned the property to commercial to allow for a new skilled nursing facility.
- Obtained site plan approvals and attended meetings to get those approvals in a timely fashion.
- Wrote letters to adjacent property owners to attempt to purchase their properties for future use for additions. Two of the adjacent properties were then agreed to sell to Dove and Pabich Real Estate wrote up the Offers to Purchase and coordinated their closings. Royal Construction then did the same process of annexing these properties and rezoning to commercial with the City of Eau Claire.
- After closing on these properties, Royal Construction then coordinated the demolition of the Unity Health facility and 3 homes on London Road. Permits were applied for with the Department of Natural Resources and asbestos testing and abatement of asbestos materials was completed. Within the Unity Health facility, we worked with the Hope Gospel Mission building division to for 4 weeks to allow them to recycle materials.
- While all of the above activities were being completed, Royal Construction project management staff was very involved in the design process along with the architect/engineering entities to coordinate the development of the building plans.
- Construction has now started – Here is where a normal General Contractor would begin their work. See the difference?