



## **Senior Living Construction**

Senior Living Construction Cost Data  
April 2020

# Senior Living Construction Costs

The 2020 coronavirus outbreak has added an element of uncertainty to projections about construction costs, which have been on the rise for years. Costs were slated for another increase this year, but this growth was expected to be at a slower pace than previous years, according to the Jones Lang LaSalle 2020 Construction Outlook. While the impact of the virus is impossible to predict with certainty, any prolonged slowdown in global economic and manufacturing activity is likely to have significant ramifications for construction costs.

Reduced construction activity due to virus containment efforts could cause a major reduction in demand for materials from all countries and this reduction in demand offsets or could outweigh any upward price pressure. The coronavirus is also impacting economic growth, further clouding projections regarding construction costs. Already, even without the impact of the coronavirus, GDP growth in 2020 was forecast to be in the 1 to 2% range, down from 2.3% growth in 2019. In particular business investment, namely investment in structures, is expected to stall in 2020.

The Douglas Company has been providing construction services to senior living clients for over 40 years. Our experience, knowledge, and Integri-D process ensures our clients success! We manage every aspect of our client's project from up-front cost control, preconstruction, construction, through turnover and completion.

The chart below represents a comparison between competitor construction costs per square foot vs The Douglas Company's construction costs per square foot as of January, 2020. As times and markets change, prices will change, but our ability to provide the overall best cost price solution remains unchanged.

Our most significant ability to impact costs occurs during the preconstruction process. Talk with The Douglas Company early to allow us to demonstrate Development Planning and Leadership that will result in the Best Price Solution.

<i>Construction Cost per Gross Square Foot</i>								
	Competitor Mid-Level <small>*As published by ASHA January 2020</small>		The Douglas Company Mid-Level		Competitor High-Level <small>*As published by ASHA January 2020</small>		The Douglas Company High-Level	
	Low	High	Low	High	Low	High	Low	High
Independent Living	\$168	\$190	\$100	\$125	\$ 190	\$255	\$125	\$155
Villas/Cottages	\$134	\$157	\$110	\$135	\$185	\$230	\$140	\$170
Assisted Living	\$194	\$249	\$130	\$160	\$261	\$309	\$180	\$230
Skilled Nursing	\$223	\$261	\$170	\$210	\$283	\$361	\$230	\$280



## About The Douglas Company

The Douglas Company is a recognized industry leader in commercial construction, specializing in Senior Living and Multi-Family Housing in a wide variety of markets. With our client's success and 100% satisfaction at the center of all that we do, The Douglas Company works as part of the project team to ensure our client's goals, project budget, and on-time delivery successes are achieved.