



ANTHOLOGY  
SENIOR LIVING



**WOHLSEN**  
CONSTRUCTION

## Anthology of King of Prussia Case Study

An elegant, urban, 11-story, 192-apartment senior living community with a specialized memory care wing and 20,000 square feet of amenities is an ambitious and exacting project at the best of times. In the midst of a pandemic, it takes on new and unprecedented challenges.

The professionals at Wohlsen Construction were eager to start work on Anthology of King of Prussia. Located on a distinctive site in a new urbanist development 30 minutes outside of Philadelphia, the high-rise would feature striking views of both the city and surrounding countryside. It would provide residents with gracious homes, a stimulating lifestyle and exquisite outdoor living and recreation space. Furthermore, the Wohlsen team was ready to overcome the project's anticipated challenges.

### Site Solutions

Working with a very tight, 1.4-acre site, the team devised multiple initiatives to operate efficiently, safely and cost effectively. Instead of using a tower crane, Wohlsen brought in a 300-ton mobile crane and a hydraulic mobile scaffold. Operations were meticulously ordered to support just-in-time material deliveries. The real estate team also struck a deal with the master developer to temporarily use an adjacent half-acre lot for laydown space and construction trailers.

"With an 11-story high-rise, crews need access to cranes and lifts and material staging areas," said Graham Peterson, Senior Vice President of Construction at Anthology Senior Living/CA Ventures. "Wohlsen worked really well with the site parameters. We had no complaints from neighbors, no infractions from the city and no obstructions of adjacent roads."





## Elegance on a Budget

Wohlsen also had to master an “owner cost challenge,” Peterson said. The scope and quality of the project would inevitably strain the budget so “we took a lot of things out of the scope at the beginning,” including a swimming pool.

The project team, however, was determined to deliver the highest quality and most extensive project possible for the budget. Consequently, Wohlsen joined the real estate and design team early and embarked on an extensive process of value engineering throughout preconstruction and nearly halfway into the development.

“Wohlsen looked at every scope and they allowed us to be partners with them at the table, scoping subcontractors and searching for dollars,” Peterson said.

The process produced a stream of opportunities to alter design plans – such as alternate selections for some piping, lighting, plumbing fixture packages, cabinetry, millwork and ceiling materials – that saved money yet still delivered the boutique-level finishes envisioned by the owner and architect, said Michael Berardi, Senior Vice President of Wohlsen Construction.

The process proved so successful that the owner was able to add some features, including the swimming pool, back into the project mid-construction.

“Any time a change is made midway through construction, it’s a challenge,” Peterson said. “But Wohlsen was always prepared. Wohlsen got quick pricing and they were very transparent with any impacts a change might have. Ultimately, we were able to get everything we wanted in this building.”

“Our ability to remain flexible and work with the timing of decisions, without negatively affecting the schedule or budget, was a big aspect of the success of this project,” Berardi said.

## Creative Schedules and a Pandemic

Working on a complex project and suddenly contending with a worldwide pandemic, the project team had to exercise extraordinary flexibility, creativity and diligence to keep the development on schedule.

“COVID-19 created a whole list of supply chain issues,” said Bill Sahwell, Wohlsen Project Executive. “We had long delays in some materials coming from China. Materials coming from Canada were halted temporarily when they closed the border. And there was an extreme delay in pre-hung doors and frames. So, we were tracking items, expediting items, resequencing work and looking for other suppliers in order to keep the work on track.”

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The project team repeatedly adjusted and compressed schedules and resequenced work to overcome complications created by the pandemic and other conditions. Those included the need to lower the concentration and safely distance onsite workers, the inclusion of six weeks of soil improvement work in the project and a weather-driven, month-long delay in completing the precast garage which delayed the start of structural work on the building above it.

“Ultimately, we overcame the budget issue, we overcame COVID, we finished the project on schedule and it’s a beautiful project,” Berardi said. Wohlsen was also able to collaborate with and support Anthology’s marketing and leasing team as they introduced the new community to the marketplace six months before construction wrapped up.

“Having Wohlsen as our construction partner at King of Prussia gave us incredible confidence that we would be able to open a gorgeous senior living community within budget and on schedule,” Peterson said. “The entire team at Wohlsen was trustworthy, transparent and reliable throughout the entire project, from preconstruction efforts through first resident. Anthology Senior Living looks forward to building a long-lasting relationship with Wohlsen over the coming years.”