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First Phase of Trezevant Expansion Set to Begin

The planned \$40 million expansion of Trezevant Manor is moving forward. Trezevant has chosen Askew Nixon Ferguson Architects as architects of the project and Linkous Construction as contractor.

Construction on the expansion, which will double the 7.5 acre facility's size, should commence later this spring with a groundbreaking scheduled for April 17.

John Webb, executive director of Trezevant, says construction will be completed in three phases due to the scope of the project. The first will be an assisted living facility that will include a floor dedicated to the care of Alzheimer's patients. The planned additions to the independent living cottages will also begin. Phase two will include construction of a wellness center and independent living facilities. The third phase will finish out the construction. When finished, Trezevant will have a capacity of 500 residents, up from 300.

"We'll have the garden homes wrapping around the whole compound and that will serve as a buffer for the neighborhood," Webb says. "We'll also eliminate surface

parking and have an underground parking garage. There will also be parking underneath the new apartments, but we'll still have visitor spaces on the surface."

Lee Askew, a principal with Askew Nixon Ferguson, says with a couple of small exceptions, the final plans are following the master plan very closely.

Askew says the proactive stand Trezevant and its board of directors have taken on the project have allowed it to move forward systematically, and he hopes that can continue when work starts.

They are looking to identify and deal with problems before they come up. Typically, that level of commitment is not given and halfway through the train comes off the track," Askew says. "Things eventually get straightened out, but it usually slows down or stops the project and someone gets mad. With this, there is so much attention being paid to detail and getting it right the first time."

Askew says his firm and Linkous will also make sure they don't cause any problems, which should be helped by their front end

"Too many times so much emphasis is paid to speed and the bottom line, so things get overlooked, but I don't think that's the case here," he says.

Steve Schmitt, project manager for Trezevant Manor, says the willingness of the involved parties to communicate should make the project move swiftly.

"With the size of this project, approaching this as a team concept with all of the players that understand what we're trying to do here and how to get there is key," he says. "None of us is as smart as all of us."

Schmitt says Trezevant has also gotten consultation from the Alzheimer's Day Services of Memphis and the Alzheimer's Association on what amenities will and won't work for those residents.

While the project will be financed traditionally with bonds and other conventional methods, Trezevant is also holding a fund-raising campaign to cover 25% of the total cost.

Dan Murrell, director of development and community relations for Trezevant says those efforts have already raised more than \$7.25 million, including over \$1 million from residents.

Webb says Trezevant Manor is also investing in the future of the Midtown neighborhood it resides in. The expansion will mean new jobs as well as accommodations for the growing elderly population in Memphis.

"The vision of our board of directors and the planning committee started the planning years ago and we have this mature plan," he says. "We're not competing with anyone because we're all in this together. The residents are a big part of this and their input was important to the design. They know better than anyone what they want and they live here.

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Rendering of new assisted living center at Trezevant Manor