

UPDate



A Project Update from
The Douglas Company



Leonard Nursing Home

Clifton Park, New York

Architect Schleicher-Soper

Total square feet 74,364
Construction Cost \$7.2 million

Completion 12 Months

Nursing Home for 120 Residents

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When developer Jim Woods received promotional materials from The Douglas Company claiming nursing home construction for under \$50 per square foot, he was compelled to visit The Douglas Company to verify the claim. Working from preliminary information provided by Schleicher-Soper Architects, the first price from The Douglas Company was \$56.62 per square foot, \$1 million below that of the nearest competitor, and \$2 million below the developer's budget. These economies allowed for the creation of a truly unique environment for residents, with amenities and systems that could not normally be afforded.

Showing great insight into the psyche of elderly residents, Schleicher-Soper designed attractive interiors that included subtle changes in paint colors in each room. Once completed, Leonard attracted residents and visitors alike to relax in its soothing environment.

The credit for this fine facility goes to Jim Woods of the Sutton Companies for his creative abilities in assembling the very complicated financial structure that allowed this project to move forward, and for his tenacity in working through the various approvals. Credit also goes to Schleicher-Soper Architects for their creativity in implementing the finished product. The \$7.2 million facility was completed in 12 months, and the space was leased quickly.