

UPDate



A Project Update from
The Douglas Company



Regency Park

Vero Beach, Florida

| | |
|------------------|----------------|
| Completion | January 2006 |
| Contract Amount | \$39.9 Million |
| Square Footage | 318,000 |
| Square Foot Cost | \$125.47 |

Challenges This 21 acre waterfront site required extensive and environmentally sensitive wetlands mitigation. Construction occurred amidst catastrophic damage caused by two hurricanes hitting the site in September, 2004, and rebuilding in the midst of severe labor and material shortages in Florida due to five destructive hurricanes hitting the state in 2004.



Breathtaking elegance is only the start of what residents and envious onlookers are saying about the new dwellings at Regency Park in Vero Beach, Florida. Harbor Retirement Associates LLC, was committed to making this 213 unit, luxury residential complex an exceptional independent senior living experience. Conveniently located near many of the main attractions in Vero Beach, this new community has people shouting “Bravo”!

With a solid plan and spectacular design unfolding, The Douglas Company was recommended by Architectural Concepts to help bring the project from concept to reality. An incredible amount of planning was needed for a project of this magnitude, and the project got off to a fast start. But even the best plans were laid to waste when the site suffered a direct hit from two major hurricanes. In an area of Florida that usually averages being hit by the ferocious storms once every seven years, 2004 was way outside the norm. Two major storms would hit within weeks of each other in the Vero Beach area, and a total of five would wreak havoc in the state that year! The damage to Regency Park was substantial and widespread, but The Douglas Company was committed to finishing what they had started out to do. With an initial schedule of twenty months the damaged buildings needed to be essentially started over. Faced with major labor and materials shortages, a new schedule was required, so it was back to the drawing board! The project was completed in January, 2006.

The recipe for success was clearly defined from the conception of the project. By starting with a prime location on Florida’s Treasure Coast, then developing a huge assortment of living options, one would think that only a few other refinements would be needed. But being only slightly better than the status quo was not acceptable for this gem!



Regency Park
Vero Beach, Florida



With 318,000 square feet in two 3-story apartment buildings, and twenty one duplex villas, a significant construction project wasn't the only challenge. Extensive wetlands mitigation was required on the heavily wooded low-lying 27 acre site, located adjacent to the intercoastal waterway.

The apartment homes and villas offer a variety of floor plans from which to choose. There are spacious one and two bedroom apartments with full kitchens and laundry room facilities. Three villa floor plans are available, each with two bedrooms, two full baths, and two-car garages. All have a patio or balcony. High speed Internet access is available in each unit and a gated entrance provides around the clock security.



UPDate

A Project Update from
The Douglas Company

Regency Park
Vero Beach, Florida



What could be better than living in a five star resort? Maybe having every meal every day in a different five star restaurant! At Regency Park, the 24,000 square foot clubhouse features five different themed dining rooms along with a private room that can be reserved for special occasions. The Islander's Café, Tradewinds, Bermuda Room, and Painted Parrot offer far above average atmosphere and cuisine, and for the ultimate upscale dining experience, The Martinique Room or Bogart's awaits with a seven-course culinary delight each evening.

Well lit, climate-controlled walkways lead from the apartment homes to the clubhouse area. A theatre, fitness center, outdoor swimming pool, beauty/barber salon, lounge,

woodworking room, arts & crafts studio, club/card room and a multi-purpose room are all featured in the spacious neighborhood center.

Walking trails and paths are available throughout the established landscape of the community. The amazing architecture creates a sense of community, promoting individuality and encouraging new experiences for the residents and their guests.

In spite of significant difficulties in working in a state beset by numerous weather disasters in one season, The Douglas Company persevered and provided the owner with a facility that exceeds all of their expectations!

A LEADER IN THE CONSTRUCTION INDUSTRY

www.douglascompany.com