

# UPDATE



A Project Update from  
The Douglas Company



## Presque View Apartments

Erie, Pennsylvania

Owner	Excel Realty Investors
Project Type	Moderate Income Apartments
Completion	May 2006
Contract Amount	\$4.4 Million
Square Footage	71,800
Square Foot Cost	\$50.20

**Challenges** A compact site in an established residential neighborhood with high density, created limited staging areas. Very poor soil conditions in a project already on a extremely tight budget and a late fall start in a heavy lake snow area were some of the items that provided challenges to the Douglas Company Team.

Presque View Apartments  
Erie, Pennsylvania

For more than 25 years, Erie, Pennsylvania sat quietly on the shores of Lake Erie awaiting a new apartment complex. The city's lower west side is now home to a new 60 unit, five building brick and vinyl complex that will house many of downtown Erie's workforce.

Presque View Apartments, developed by Peter Jobson and Excel Realty Investors LLC, selected The Douglas Company for the \$4.4 million facility because of the tough site conditions and our ability to compress the schedule of construction in a late fall start. Mr. Jobson had developed similarly styled apartments like these before, but not on such a tight site and never starting at this time of year!

The selected site, snuggled tightly in a long established residential neighborhood, provided additional challenges because it was the former



home of a long ago abandoned trucking terminal. Heavy foundations and underground storage containers had to be removed before construction could begin. Design Services, an internal division of The Douglas Company, handled the challenging site design and Economides Associates provided the architectural design for the project.

The desire was to produce a high-end feel, in moderate income apartments that just happen to overlook the waters of Presque Isle Bay. The apartments, which are one, two and three-bedroom units,

include walk-in closets, gourmet style kitchens, central air, and either porches or balconies with views of Presque Isle Bay. Other amenities include a community center with a fitness facility that is also part of the complex.

Everything that you have heard about the winters in Erie, Pennsylvania proved to be true. Heavy lake snow and howling winds welcomed the start of the project, but The Douglas Company was able to accelerate its already aggressive schedule even further and turned over the complex five weeks ahead of the required schedule!