

UPDate



A Project Update from
The Douglas Company



Four Seasons Apartments

Adrian, Michigan

Architect	T.C. Stokes
Total square feet	98,500
Cost per unit	\$36,961
Completion	11 months
Challenges	Site engineering Weather Remote location



Four Seasons Apartments

Adrian, Michigan

The Douglas Company was selected by owner Jackson McDaniel of Four Seasons Housing Associated, Ltd., to construct a multi-family complex, consisting of 96 apartments, a clubhouse and related amenities. This was the fourth project for which Jack has selected The Douglas Company.

With architect Tom Stokes completing the team, The Douglas Company's Design Services went to work, engineering the site and obtaining all local approvals to allow construction to begin. The Douglas Company's ability to provide value engineering and budgeting gave the owner a guaranteed price from schematic drawings, and mechanical and electrical work was performed on a design/build basis.



Including extensive site work (at a cost of \$103,392 per acre). An architecturally significant clubhouse, a pool, and other amenities, the Four Seasons Apartments were constructed for \$44,500 per unit. Tenants can choose among apartments with 1 bedroom/1 bath, 2 bedrooms/2 baths, or 3 bedrooms/2 baths. All building exteriors consist of unique individual townhouse-type entries, vinyl windows, vinyl siding and trim, and asphalt shingled roofs for a maintenance-free and aesthetically pleasing look. The interior are nicely detailed with an eat-in bar top, washer/dryer hookups, walk-in closets, oak finish doors and trim, mini-blinds, gas heat and stove, dishwasher, and disposal. Security was also important, given the individual entries.

Construction was started in late Fall of 1997, creating a challenge of working through the Winter, and the first units were turned over in the Spring of 1998. As a result of the wonderful design and layout, along with the cost-effective construction, Four Seasons Housing Associates, Ltd., has achieved full occupancy in a remarkably short period of time.

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