



UPDate

A Project Update from The Douglas Company

Beacon Square

Assisted Living & Memory Care Facility

Northville, Michigan

Completion Date: October 2015

Building Value: \$8.8 Million

Owner: Pomeroy Living

Architect: Lantz-Boggio Architects

Cost per Sq. Ft. (Building Only): \$144.00



Beacon Square - Northville, Michigan

Beacon Square is an upscale, state of the art, assisted living, and memory care facility that combines a personal approach to health care with the ease of small-town life to provide an unsurpassed experience for its residents. This assisted living community rests on a beautiful 7.5 acres in the peaceful suburb of Northville, MI. Lantz-Boggio Architects designed the \$8.8 million project to have all the comforts of home, as well as, the luxuries of a resort.

The road to Beacon Square was not without its difficulties. Even before The Douglas Company took on the project, it faced significant budgetary problems. The Douglas Company's estimating team responded to this challenge by finding over \$1 million in cost-effective solutions, getting development back on track and allowing construction to move forward.

However, this was not the end of the job's challenges. Due largely to one of the worst winters Michigan has faced in recent history, the owner-retained site contractor failed to produce a building pad until May. Meanwhile, The Douglas Company worked tirelessly to limit unnecessary construction increases during this delay. When construction stalled again, The Douglas Company took action by bringing on a capable site subcontractor to increase progress efficiently.

Using our experience and results-oriented work ethic, The Douglas Company managed the Beacon Square project through to its completion on October 25, 2015. In just over a year after breaking ground the previous August; and with Pomeroy Senior Living's advanced leasing abilities, the facility was already welcoming residents through its doors as it was being welcomed into the neighboring community.

Residents of Beacon Square can expect to enjoy many luxurious features inside as well as outside. In view of the 44' tower, an interior courtyard spanning over an acre, complete with stunning landscaping and a pergola, is the perfect place to unwind or socialize in relaxed elegance. A short walk to the south side of the property will lead to a serene pond ideal for reading or simply reveling in nature.

Living spaces are divided into three color-coordinated "neighborhoods". Each spacious apartment is furnished with its kitchenette, adding to the home-like quality of the facility. Other amenities include a rehabilitation/fitness center, a spa/salon, chapel, movie theater, and an aquarium. There is no shortage of activities and entertainment to be found in the 57, 503 sq. ft. Community.

The Douglas Company is dedicated to providing excellent service and 100% satisfaction to our clients. Working alongside Pomeroy Senior Living, The Douglas Company has built a secure, comfortable, and beautiful senior living facility that will have a positive impact on the lives of its residents.

The Douglas Difference

The Challenge: Completing work inside the courtyard

The Douglas Company Solution: Utilization of GPS to prelocate the sidewalks providing availability to stockpile all material in the green spaces of the courtyard

The Challenge: Difficulty of installation of the four-story tower due to height

The Douglas Company Solution: The work flow schedule was rerouted during construction to maintain progress with other trades

The Challenge: High profile / visibility of construction site

The Douglas Company Solution: Strictly followed and enforced safety standards to avoid all possible violations from 3rd party enforcement

The Challenge: Maintaining relationships with neighboring facilities

The Douglas Company Solution: Weekly progress meetings were held to keep all parties informed on construction activities