



# UPDate

A Project Update from The Douglas Company

## Summer Vista

Assisted Living & Memory Care Facility  
Pensacola, Florida

Completion Date: January 2016

Building Value: \$10.8 Million

Owner: Patrick Duplantis

Architect: The Bessolo Group



## Summer Vista - Pensacola, Florida

The luxurious Summer Vista is among the premier Pensacola Florida Assisted Living Communities. The 75,138 square-foot assisted living, and memory care facility features 67 spacious one and two bedroom studio style apartments, as well as, a secured wing of 22 memory-care apartments for residents with Alzheimer's or dementia. Developed by Patrick Duplantis, the client utilized our negotiated team approach in every sense of the word. The \$10.8 million senior-living project was beautifully designed by The Bessolo Group.

The Douglas Company began the budgeting process during the early stages of concept planning, and was involved throughout each phase of the planning development. By adding value from the onset, with our in-depth preconstruction process, the owner experienced limited surprises, and was provided "peace of mind" in the reassurance they could rely on our Brand Promise.

By providing transparency with the client in regards to all change-related costs, a trust was developed, ultimately supporting The Douglas Company to come up with creative ways to solve budget short falls with the client's buy-in. A good example of this was an additional steel stair structure that was required on the back side of the building, per the Building Department's review comments. These costs were mitigated by working together with the client directly, to develop the most cost-effective design, which was coupled along with value engineering alternatives to eliminate the need for a change order.

This beautiful community incorporates the latest trends in senior lifestyle living with luxurious amenities, including a grand two-story entry with wood-clad vaulted ceilings, spacious living rooms and bistros located throughout the entire residential section. Other amenities include a spa and fitness center, chapel, theater, beauty and barber salon, restaurant-style dining rooms, as well as, two private dining areas with hand painted murals. For outdoor enjoyment, residents can enjoy the private putting green, fountain gardens, and a covered fireplace in the courtyard. This beautiful community is perfectly situated on a large wooded property, complete with walking paths and a nature trail.

The Douglas Company team provided project management from design through construction, successfully completing Summer Vista with an achieved completion date fourteen months after groundbreaking.

## The Douglas Difference

**The Challenge:** Fire Pump Design Resolution - The Owner wanted to avoid the use of a Fire Pump, despite the available utility water pressures warranting the need for a fire pump.

**The Douglas Company Solution:** The Douglas Company met with the Fire Marshall and Designers to ultimately find a way, with the addition of some standpipe compressors and special release valves (for a marginal cost increase), to avoid the need for the Fire Pump.

**The Challenge:** Hot Water Loop Design Efficiency - The Douglas Company worked with its plumbing contractor to correct the Contract Document Hot Water Loop Design.

**The Douglas Company Solution:** Inline Hot water Booster pumps, aqua-stats, and check valves had to be installed at the completion of the project along with rerouted piping to create a true loop system so that hot water could reach all units in a reasonable timeframe.

**The Challenge:** Addition of Stair #3 - When the completed design drawings were finally submitted to permitting for approval and then returned with Building Department comments, The Building Dept./ Fire Marshall noted the need for add an additional staircase at the Northeast corner of the building. This cost was never included in the original GMP and the owner did not have the funds available to absorb the added cost.

**The Douglas Company Solution:** TDC operations team, as a partner, worked to simplify the stairwell design and develop and suggest value engineering alternatives that the owner accepted, which ultimately provided the necessary funds needed to pay for the inclusion of the required stairwell. The owners were ecstatic!

## About The Douglas Company

The Douglas Company is a recognized industry leader in commercial construction, specializing in Senior Living and Multi-Family Housing in a wide variety of markets. With our client's success, and 100% satisfaction at the center of all that we do, The Douglas Company works as part of the project team to insure our client's goals, project budget and on-time delivery successes are achieved.