



The Solana Deer Park

Independent Living, Assisted Living, and
Memory Care Facility

Deer Park, Illinois

Completion Date: April, 2016

Contract Value: \$33.7 Million

Owner: Formation-Shelbourne Senior Living Services

Architect: Moseley Architects

UPDate

A Project Update from The Douglas Company



The Solana Deer Park - Deer Park, Illinois

The Solana Deer Park is a luxury independent living, assisted living, and memory care facility near the scenic Deer Grove Forest Preserve. The 200,000 sq. ft. community was designed by Moseley Architects to offer a relaxed and stylish lifestyle for its residents.

This state-of-the-art \$33.7 million senior living facility has innovations from the ground up, beginning with the parking garage which lies beneath the independent living wing. The beautifully landscaped grounds feature walking and bike paths for residents to take in the picturesque views.

The 180 living units, featuring granite countertops, ceramic bathroom fixtures, wood floors, and many other comfortable features, provide the best of both worlds to those wanting all the comforts of home with the accommodations of a resort. Gourmet dining can be found at the wine bar or bistro, as well as countless hours of entertainment at the theatre, arts and crafts workshop, and library. A visit to the salon/spa, fitness center, or indoor swimming pool will keep residents looking and feeling their best.

The Solana Deer Park also features a 16,000 sq. ft. rooftop terrace which includes personal patios, as well as a common area sporting a Bocce ball court and putting green, perfect for community socializing. Green-thumbed residents may keep up with their gardening in elevated planting beds. This pet-friendly facility also offers a dog-run for furry companions to enjoy.

Like any construction of this scale, many risk factors determined the success of the project. The Douglas Company aimed to reduce this risk, creating a cost effective, and timely construction process while overcoming weather, soil, and design challenges with the skill that comes with industry experience. Additionally, the Douglas Company worked with the owner, Formation-Shelbourne Senior Living Services, organizing tours and walking prospective clients through unit models during construction. This helped the owner pre-lease approximately 40% of the independent living units before completion of the project.

The Douglas Difference

The Challenge: The subcontractor environment and cost of construction so near to Chicago put pressure on the budget and timeline.

The Douglas Company Solution: The Douglas Company widened the scope of work, bringing in trades from out of town and using both union and open-shop contractors, and reworked the budget to keep the project financially feasible. In addition, The Douglas Company worked with the owner; design team to provide alternative structural design solutions, including framing and foundation systems, to obtain a more cost effective structural cost for the project.

The Challenge: Significant on-site soil issues were projected to cost over \$500,000 in undercutting.

The Douglas Company Solution: The Douglas Company thoroughly retested the site's soil, obtained alternative soil recommendations, and revised the foundation design to reduce the projected cost by more than half.

The Challenge: The Chicago area was inundated with record rainfall during initial foundation work.

The Douglas Company Solution: The project team employed pump trucks and dewatering crews to keep the jobsite clear and organized. Additional man-hours were added to complete the foundation and building pad in a timely manner.

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.