



Discovery Village at Tampa Palms

Supervised Independent Living,
Assisted Living and Memory Care
Tampa, Florida

Completion Date: January 2017

Contract Value: \$17.9 Million

Owner: Discovery Senior Living

Architect: Architectural Concepts Inc.

UPDate

A Project Update from The Douglas Company



Discovery Village at Tampa Palms Tampa, Florida

Discovery Village at Tampa Palms is a \$17.9 million, state-of-the-art senior care facility providing supervised independent living, assisted living, and memory care services to the Tampa, Florida area. The Douglas Company worked with owner, Discovery Senior Living, and architect, Architectural Concepts, Inc., on this 108,433 sq. ft. community which broke ground in August 2015 and finished in January 2017.

A healthy, stress-free way of life is paramount at Discovery Village. The resort-style retirement community has an elegant, classic design and offers spacious units with housekeeping and a variety of floor plans to cater to each individual's specific needs. The wellness center is furnished for fitness and rehabilitation, and the beautiful outdoor pool is complete with a zero-entry ADA ramp. Residents at Discovery Village never have to sacrifice comforts for care. A spa and two salons ensure that residents will feel stylish and pampered. The dining halls, bistro, bar, and ice cream parlor provide delicious meals and places to socialize. Residents can catch a movie in the stadium-style theater or enjoy countless hours of entertainment in the library, media center, and game room.

The Douglas Company's years of experience brought many advantages to this project. During the preconstruction phase, the owner was working with another general contractor, but, due to issues managing cost, The Douglas Company was brought on to assist. With extensive knowledge of large scale value-engineering, The Douglas Company was able to reduce overall costs by \$1.5 million, bringing the project within budget without sacrificing the owner's operational needs and quality expectations. Having worked with the owner and architect on previous projects, The Douglas Company had a familiarity with the client's requirements, thereby averting potential problems before they could negatively impact the budget and timeline. Through practiced coordination efforts, the owner was able to open an on-site leasing office midway through construction; significantly increasing profitability upon opening.

The Douglas Difference

The Challenge: The owner was working with another general contractor that was unable to properly manage the design and cost of the project.

The Douglas Company Solution: The Douglas Company joined the project team as the new General Contractor. Providing an extensive knowledge of large scale value-engineering, we were able to reduce overall costs by \$1.5 million, bringing the project within budget without sacrificing the owner's operational needs and quality expectations.

The Challenge: The project site was located on forested wetlands.

The Douglas Company Solution: The Douglas Company pumped water off-site using underground sock pipes and worked with the tree counsel to replace or relocate all the trees impacted by construction, satisfying local environmental officials.

The Challenge: The client required phased move-ins of staff and equipment during construction.

The Douglas Company Solution: The Douglas Company carefully scheduled surrounding construction and worked with building officials to ensure that the facility met all safety requirements before each move-in.

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.