



Beach House Assisted Living and Memory Care at Wiregrass Ranch

Assisted Living and Memory Care
Wesley Chapel, Florida
Completion Date: November 2017
Contract Value: \$14.65 Million
Owner: Prevarian Senior Living
Architect: Architectural Concepts, Inc.

UPDate

A Project Update from The Douglas Company



Beach House Assisted Living and Memory Care at Wiregrass Ranch

Beach House Assisted Living and Memory Care at Wiregrass Ranch is a 93,360 sq. ft. assisted living and memory care community just outside of Tampa in Wesley Chapel, Florida. This \$14.65 million project was completed in November 2017, making it the second project completed for owner Prevarian Senior Living, and among many with architect, Architectural Concepts, Inc. The two-story facility offers 100 units, all of which take into consideration the comfort and safety needs of potential residents.

The Beach House has many resort-like amenities with an open and sun-lit style, offering shopping and restaurants nearby in a dynamic neighborhood atmosphere. Three landscaped courtyards promise plenty of time relaxing in the beautiful Florida sunshine. There are endless opportunities for entertainment inside and out with several activity rooms, an arts and crafts room, movie theater, game room, outdoor shuffleboard court, and 3-hole putting green. Multiple dining areas, including a full service dining hall, private family dining rooms, and a bar and lounge, create ideal environments to socialize and make new connections. Residents' health and well-being are of utmost importance with a wellness center equipped with fitness machines and an exam room, as well as, two salons.

The Douglas Company managed the budget and controlled unexpected costs by providing \$1.3 million in accepted value engineering during preconstruction, and incurred an additional \$105,000 in savings during construction, offsetting costs incurred by the building permitting process. The Douglas Company assisted the design team in overhauling the access control systems to fit the facility's needs and meet jurisdiction requirements. By developing a trusted relationship with the county fire marshal, our team facilitated the early move-in of furniture and resolved critical life safety issues without delaying the issuance of a Certificate of Occupancy. The Douglas Company's Hurricane Irma preparation plan prevented the project from experiencing damage and minimized delays due to inclement weather.

The Douglas Difference

The Challenge: The Pasco County Building Department has a lengthy and strict inspection and permitting process which threatened to cause delays.

The Douglas Company Solution: The Douglas Company made sure all documentation was turned in to the permit office as quickly as possible, with follow-ups to ensure everything was in order, and developed good working relationships with the inspectors to uncover potential issues early, reducing the need for re-inspections.

The Challenge: There were many changes and additions throughout the project, some after construction was already complete, which threatened to exceed the budget.

The Douglas Company Solution: The Douglas Company worked diligently with the subcontractors to ensure the best possible pricing for changes and kept the owner informed of issues, providing options to lessen impacts which ultimately led to many additions having no cost impact to the budget.

The Challenge: The interior courtyard design created a logistical puzzle of transplanting multiple mature trees over 20' tall without delaying construction or damaging interior finishes.

The Douglas Company Solution: The Douglas Company expertly sequenced the work to allow the section of the building necessary for a path into the courtyard to be constructed last, so that the trees were not planted too early and no finishes were damaged.

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.