



# UPDate

A Project Update from The Douglas Company

## **All American at Kingston**

Assisted Living and Memory Care

Kingston, New Hampshire

Completion Date: July 2019

Contract Value: \$13.4 Million

Owner: Kaplan Development Group, LLC

Architect: EGA Architects



## All American at Kingston Kingston, New Hampshire

All American at Kingston is \$13.4 million, two-story assisted living and memory care community in Kingston, New Hampshire, that offers 58 units with companion suite or private room options. The Douglas Company teamed up on their SEVENTH new construction project with Kaplan Development Group and EGA Architects to build this 58,000 square foot community that combines all the comforts of home with classic elegance.

All American at Kingston provides a vibrant and engaging lifestyle through its various amenities. The full-service kitchen creates delicious and healthy meals served restaurant-style in the tastefully decorated dining room. At the same time, the Bistro offers a morning cup of coffee, an evening cocktail, or a fun cooking class. A large dining room is also available for private events.

Residents may discover their inner artist at group classes in the arts and crafts room and go to movie nights in the media room. Residents can chat with friends or visit with family in the cozy parlor. Next door in the library, they can curl up with a good book by the fireplace or enjoy a puzzle or quiet game of chess. The fitness center allows residents to keep their bodies active either in group classes or more personalized training. A beautiful interior courtyard provides much needed fresh air and outdoor activity with a walking path, dog park, putting green, and bocce ball court. With a salon and spa, residents at All American get a homelike experience with none of the hassles.

The Douglas Company's strong attention to detail on this project ensured the highest level of quality was achieved. The project team visited the site weekly to conduct preconstruction, preinstallation, and coordination meetings, and provided mock-ups, quality inspections, and third party inspections. This careful planning and communication allowed for complete client satisfaction of a successful, on-time, and within budget completion.

## The Douglas Difference

**The Challenge:** The building's water supply is fed from a series of wells supplemented by underground storage cisterns for the domestic water supply and the fire suppression system, which were the largest the jurisdiction had seen.

**The Douglas Company Solution:** The Douglas Company coordinated the installation of the wells and cisterns, an extensive water treatment system, and an outbuilding to house equipment and a booster pump, while also remaining in contact with the local jurisdiction to ensure that the code requirements were met.

**The Challenge:** The site needed a large septic system that required additional monitoring wells and two winding permeable reactive barriers.

**The Douglas Company Solution:** The Douglas Company coordinated the installation and brought in a third-party testing agency that will continue to monitor the groundwater quality for the next five years.

**The Challenge:** A portion of the construction site could not be encroached on as it was uninhabitable protected wetlands.

**The Douglas Company Solution:** Very detailed SWPP inspections were completed on a weekly basis during all construction activity to avoid any sort of expensive clean up should silt, oil, gas or any other material seep into the protected wetlands. If rainfall occurred greater than 1/2" the inspection would occur after the downfall stopped to ensure there was no wash out of our protective measures put in place.

## 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 ensure our client's goals, project budget, and on-time delivery successes are achieved.