



THE DOUGLAS COMPANY
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UPDate

A Project Update from The Douglas Company

HarborChase of Beavercreek

Assisted Living and Memory Care
Beavercreek, Ohio

Completion Date: December 2018

Contract Value: \$21.5 Million

Owner: CD-HRA Beavercreek LLC
c/o Confluent Development, LLC

Architect: Eppstein Uhen Architects



HarborChase of Beavercreek Beavercreek, Ohio

HarborChase of Beavercreek is a new assisted living and memory care community in Beavercreek, Ohio. This 122,000 sq. ft. community serves the Dayton metropolitan area with 110 stunning units, offering spacious floorplans and individualized care. The Douglas Company worked with owners, Confluent Development and Harbor Retirement Associates, and architect, Eppstein Uhen Architects, to construct this contemporary and stylish two-story establishment. The \$21,537,731 project began in June 2017 and finished in December 2018, marking the second successful project with the owner.

This community seeks to create a tranquil environment with high-end luxuries, and, located only minutes from fine dining and shopping, familiar comforts are within easy reach. Residents may also enjoy chef-prepared meals close to home at the Grill, Bistro, and Bar & Lounge, with full-service kitchens including an exhibit kitchen and pizza oven. Communal areas featuring vaulted ceilings, comfortable seating, and cozy fireplaces, create the perfect, relaxing ambience. Multiple activity areas and classrooms allow residents to try out a new hobby or continue their favorite past-times. The wellness center keeps residents healthy with exercise equipment and fitness classes, or they can opt for a bit of pampering from the salon and spa. Two beautifully landscaped interior courtyards offer a putting green, planting beds, footpaths, and ample seating with fountains and fireplaces.

The initial cost of the project exceeded the owner's budget, threatening to halt construction. The Douglas company saved over \$300,000 in value engineering by finding smart substitutions, like cedar wrapped columns instead of heavy timber; our team maintained the high-end finishes the owner desired at a fraction of the cost. Weekly conference calls with the design team kept all parties up-to-date and ensured timely progress. The Douglas Company coordinated the installation of owner ordered items, including interior signage, a nurse call, and low voltage products, and provided additional labor to assist with last minute furnishings.

The Douglas Difference

The Challenge: The county had a very strict and lengthy permitting process which threatened to cause delays.

The Douglas Company Solution: The Douglas Company met with building officials to assess the requirements and provided the design team with red-line drawings that showed all the necessary changes which they could then incorporate into their designs before making costly errors.

The Challenge: Many design problems were found in the mechanical systems throughout the project.

The Douglas Company Solution: The Douglas Company worked with the mechanical subcontractor to identify the issues and work on solutions for the mechanical engineer.

The Challenge: There were stabilization issues in the soil designated for the parking lot which would have depleted the budget to undercut and replace.

The Douglas Company Solution: The Douglas Company provided a geogrid product that met the stabilization needs while staying within budget.

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.