



UPDate

A Project Update from The Douglas Company

Brooklyn Pointe

Assisted Living and Memory Care

Brooklyn, Ohio

Completion Date: September 2018

Contract Value: \$11 Million

Owner: Brooklyn Pointe, LLC

Architect: Davison Smith Certo Architects, Inc.



Brooklyn Pointe Brooklyn, Ohio

Brooklyn Pointe is a 68,136 sq. ft. assisted living and memory care community located in Brooklyn, Ohio. This \$11,074,878 project, which began construction in September 2017 was successfully completed in September 2018. Owner Brooklyn Pointe, LLC selected Davison Smith Certo Architects, Inc. to assist with the design of the community featuring 56 assisted living units with private or companion room options, a private bath with step-in showers, and 26 memory care units dedicated to residents living with dementia.

This community features many exceptional amenities with a contemporary elegance that will leave residents feeling relaxed and ready to enjoy their golden years. The arts and crafts room and greenhouse provide excellent places to enjoy new or old hobbies. Residents can catch a movie in the theater or read one of their favorite classics in the library.

The exterior is equally as entertaining with a sunroom and two beautifully landscaped courtyards with lounges, a firepit, and gazebo perfect for socializing. The Bistro and dining area create delicious, chef-prepared meals from the full commercial kitchen with private dining rooms available for residents and their families' use. At Brooklyn Pointe well-being is of the utmost importance. The wellness center is ideal for fitness and rehabilitation. Residents can enjoy a massage or soak in the whirlpool tub in the two spa rooms, and the salon will keep them looking their best.

The project incorporated a design-build method. The Douglas Company was responsible for both the design and construction, allowing for better budget management and an uncomplicated transition to construction with few change orders. There were only \$14,878 in change orders for the entire project, which kept the project's budget on track and eased the owner's concerns. Having worked with the architect before, The Douglas Company was able to maintain a close, professional relationship throughout the project. The Douglas Company completed the final inspections and punch list in a timely manner, aided the owner with presale team set up, and kept construction running smoothly.

The Douglas Difference

The Challenge: The project was over budget during the early stages of design.

The Douglas Company Solution: The Douglas Company offered value engineering solutions to reduce costs, allowing the client to feel comfortable moving forward with the project.

The Challenge: The owner required that model rooms be finished during active construction to better tour the community for interested potential residents.

The Douglas Company Solution: The Douglas Company special ordered and expedited shipping on the necessary materials, installed all the furnishings, and provided safe access to prospective residents, all while maintaining a strict construction schedule.

The Challenge: The City of Brooklyn had many permitting requirements including: curb cuts, oversizing the parking lot, and adding stop signs, in order to allow the sales trailer that the owner needed for marketing.

The Douglas Company Solution: The Douglas Company communicated directly with the City on behalf of the owner to sort out any confusion and attain the necessary provisions.

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.