



Charter Senior Living of Oak Openings

Assisted Living and Memory Care

Sylvania, Ohio

Completion Date: December 2018

Contract Value: \$8.6 Million

Owner: EBS Sylvania, LLC

Architect: M+A Architects

UPDate

A Project Update from The Douglas Company



Charter Senior Living of Oak Openings Sylvania, Ohio

Charter Senior Living of Oak Openings is a 48,882 sq. ft. assisted living and memory care facility in Sylvania, Ohio. The Douglas Company worked alongside owner, EBS Sylvania, LLC, and architect, M+A Architects, to create a stylish, home-like environment totaling 52 units.

Combining a contemporary design with first-class amenities, Charter Senior Living strives to provide a comfortable community, offering spacious floor plans with studio, one and two bedroom apartments. Residents will experience fine dining from the full service kitchen in an elegant dining room or enjoy a more casual dining experience at the bistro and ice cream parlor. The library and living rooms complete with fireplaces and cathedral ceilings, create a relaxing ambiance; while the salon and spa provide a pampered retreat. From the beautifully landscaped exterior courtyards with patios and a walking path, a billiards room, group activity areas, and a fitness room, there is no shortage of opportunities to make new friends. With available transportation, all of Sylvania's shopping, dining, and entertainment options are within close proximity.

Having worked with both the owner and architect on previous projects, our team understood the client's expectations, achieving the highest quality of work in a timely manner while staying within budget. Daily communication with the client ensured that the best interest of all parties was the top priority and aided in coordinating with the design team and subcontractors. Not only did The Douglas Company develop a trusting relationship with the client, by reaching out to neighboring properties we minimized disturbances to local businesses as well. Our experienced team was able to predict potential problems, notify the client, and implement cost-saving options before construction could be impacted, ultimately saving \$133,863.

The Douglas Difference

The Challenge: The project had a winter start date, which made laying concrete and foundation work difficult.

The Douglas Company Solution: The Douglas Company's expertise in managing tricky schedules resulted in no impact to the timeline or quality of work while also reducing the client's winter conditions costs by over \$24,000.

The Challenge: There were many allowances in the AIA contract, placing a challenge to the budget and schedule.

The Douglas Company Solution: The Douglas Company was able to design-build several money-saving features of the project after construction was underway, including a light fixture package, landscaping, and site improvements, while maintaining the strict schedule.

The Challenge: The owner and operator had many of their own subcontractors and consultants on this project, leading to input from many directions.

The Douglas Company Solution: The Douglas Company team organized communication and coordination between the client, design team, subcontractors, and consultants, formulating strategies in line with everyone's goals.

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.