



THE DOUGLAS COMPANY
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UPDate

A Project Update from The Douglas Company

HarborChase of Stuart

Assisted Living and Memory Care

Stuart, Florida

Completion Date: October 2020

Contract Value: \$26.9 Million

Owner: Confluent Development /
Harbor Retirement Associates

Architect: Baker Barrios Architects, Inc.



HarborChase of Stuart Stuart, Florida

Harbor Chase of Stuart is a \$27 million assisted living and memory care community serving Stuart, Florida and the surrounding area. The Douglas Company worked with co-developers Confluent Development and Harbor Retirement Associates and designer Baker Barrios Architects, Inc. to create this stunning two-story, 127,798 square foot community.

With 134 units and countless high-end amenities, HarborChase of Stuart brings a five-star resort experience to Florida's Treasure Coast. Vaulted ceilings and a spacious layout produce an easy elegance, while multiple inviting sitting areas with large fireplaces perfectly marry comfort and luxury. There are plenty of dining options to choose from, including an exhibition kitchen with a pizza oven, a country kitchen, and a bistro bar, as well as multiple communal dining areas. The two salons and massage rooms keep residents feeling their best, and the large wellness center fosters an active lifestyle. HarborChase of Stuart provides a multitude of opportunities for fun and socializing inside and out. Residents can take up a class or hobby in the craft room, practice their green thumbs in the planting beds, head to the putting green to work on their short game, or relax in the shade by the fire pit or next to the dazzling fountains.

Construction costs can quickly skyrocket on any project. This is especially true when that project features many luxury design elements. Knowing this, The Douglas Company kept the clients' budget in mind after the start of construction by providing value engineering for interior finishes and several other packages, including doors/frames/hardware, lighting fixtures, and food services, which saved the clients in excess of \$1 million and allowed the project to stay within budget while keeping the high-end results. The Douglas Company also coordinated the installation of several owner-provided items within the original construction schedule. Additionally, The Douglas Company team held weekly conference calls with the design team and created a priority list to ensure quality, timeliness of completion, and controlled costs throughout the project.

The Douglas Difference

The Challenge: Confluent Development and HRA worked with a trusted contractor through design and were \$2.5 million over budget. After other successful project completions with The Douglas Company, they approached us to see if we could solve the problem.

The Douglas Company Solution: Without significant compromise to systems or aesthetics, The Douglas Company provided solutions that made the project feasible to move forward.

The Challenge: The Fire Marshal and Mechanical and Civil Inspectors caused many changes in the final stages of construction.

The Douglas Company Solution: The Douglas Company got new pricing and worked directly with the city to continue furniture and artwork installation while also fixing the design issues, finishing the punch list, and performing final inspections.

The Challenge: COVID-19 restrictions forced The Douglas Company's office staff to work remotely and caused material delivery delays from factory shutdowns during the peak of onsite manpower.

The Douglas Company Solution: The Douglas Company team pushed an aggressive schedule and kept the subcontractors organized, minimizing the delays, and completing the project on time.

The Douglas Company

The Douglas Company, headquartered in Holland, Ohio, with a second office located in Orlando, Florida, is a recognized industry leader in commercial construction, specializing in Senior Living and Multi-Family Housing in a wide variety of markets.

A seven-time honoree on the INC. 5000 list of fastest-growing private companies, we have been providing construction services to clients for over 40 years. As a result of our experience and knowledge, our integrated Integri-D Process was developed to ensure our clients' success! We manage every aspect of the client's project from up-front cost control, preconstruction services, construction management, through completion and turnover.

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