



# UPDate

A Project Update from The Douglas Company

## Legacy Ridge

Memory Care

Gainesville, Virginia

Completion Date: May 2020

Contract Value: \$11.6 Million

Owner: Dillin LLC

Architect: M&A Architects



## Legacy Ridge Gainesville, Virginia

Legacy Ridge is a 41,189 square foot, single-story memory care community in Gainesville, Virginia. The Douglas Company was pleased to work alongside the developer, Dillin LLC, and architect, M&A Architects, on another exceptional senior living project. This \$11.6 million community features a blend of Hardi lap siding and beautiful brick veneer and includes stylish design elements such as architectural louvers, chimney pots, and large viewing windows. The 64 units offer built-in storage and walk-in showers with single or double occupancy options available.

Legacy Ridge combines contemporary elegance with a warm, inviting environment that is sure to create the feeling of home. Mealtimes are celebrated in the full-service kitchen and multiple dining rooms, featuring relaxing fireplaces, and restaurant-style dining options. The Fitness Center, Salon and Spa keep residents happy and healthy inside and out. Amenities feature multiple activity rooms which offer opportunities to enjoy new and old hobbies, and the life-skills nooks help residents easily practice fine-motor skills that can be affected by memory loss. Legacy Ridge provides a safe and welcoming community with multiple cozy parlors, sunrooms, and two beautifully landscaped interior courtyards.

The Douglas Company always strives to bridge the gap between owner, architect, and subcontractors, and working with the client on previous projects translated to a better understanding of the client's needs. During construction the Douglas Company team integrated both owner and operator personnel to ensure efficient and open communication from the jobsite. The team coordinated multiple owner provided scopes of work, and installed multiple owner furnished items, minimizing additional costs. The project management team was onsite every week to coordinate preconstruction, pre-installation, and subcontractor meetings and to oversee inspections. This kept all parties aware of potential problems and delays, and careful planning prevented numerous roadblocks.

## The Douglas Difference

**The Challenge:** Excavation revealed a large amount of heavy rock that required significant blasting.

**The Douglas Company Solution:** The Douglas Company allotted funds for blasting and rock crushing, repurposed the crushed rock for onsite fill material, avoiding the need to bring in material, and finished 20% under the allowance.

**The Challenge:** The landscape designs were incomplete at the start of the project.

**The Douglas Company Solution:** The Douglas Company assisted the owner by working with the subcontractor to propose a design for the incomplete drawings that stayed within budget, avoiding additional design costs.

**The Challenge:** The original HVAC system designs exceeded the project's budget.

**The Douglas Company Solution:** The Douglas Company met with several HVAC subcontractors to redesign a Value Engineered HVAC system that would fulfill the client's needs and fit the budget.

## 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.