



# UPDate

A Project Update from The Douglas Company

## Harper's Station

Independent Living, Assisted Living  
and Memory Care

Gainesville, Virginia

Completion Date: April 2022

Contract Value: \$44.2 Million

Owner: Bourne Financial Group

Architect: John Marc Tolson Architecture, PLLC



## Harper's Station Gainesville, Virginia

Harper's Station is a new state-of-the-art senior living community in the Gainesville, Virginia area. The 55+ retirement community offers spacious, well-appointed Independent Living, Assisted Living and Memory Care apartments, residential cottage homes and a wide variety of amenities and services. The Douglas Company served as general contractor for the \$44 million upscale senior living community.

Co-Developers, Bourne Financial Group and Sage Development Group selected John Marc Tolson Architecture to design the 192 unit community. The 244,400 square-foot Harper's Station consists of a 3-story main building and three villa buildings, consisting of seven units. The amenity-rich community will also offer a variety of options for residents to enjoy, including a swimming pool, grand dining room, coffee shop, bistro, library, salons, fitness center, game room, yoga studio, putting green, exterior fireplace, fire pits, and gazebo. Architecturally, all buildings provide 360° architectural treatments that include high-quality building materials such as brick and stone veneer, Hardie Board, and decorative metal treatments.

Harper's Station is filled with resort-style luxuries to make life as relaxing and comfortable as possible. The advanced retirement community features all-inclusive, resort-style dining, daily social hours, wellness programs, complimentary housekeeping and a wide variety of indoor and outdoor activities. From life-enrichment seminars to cooking, fitness and health classes, live music and entertainment, movies, games, and arts and crafts, there is always an activity to discover. The community is also pet-friendly, so pets are welcome to move in with their humans.

Communication with all parties was key in making this project a success. The Douglas Company held weekly subcontractor meetings, monthly onsite OAC meetings, and bi-weekly OAC conference calls to update everyone on the progress of the project which in turn kept the operations running smoothly. These planning meetings allowed the team to identify issues in advance with adequate time to resolve issues to keep the project moving. The Douglas Company also provided value engineering throughout the planning and building process, recommending alternative and economical building materials.

## The Douglas Difference

**The Challenge:** A large retaining wall required 20 feet of soil for the final grade, but the soil was saturated from the winter weather and threatened to delay the project.

**The Douglas Company Solution:** The Douglas Company locked in cost-effective pricing to provide lime stabilization to dry the soil. This allowed the site contractor to continue working during winter with minimal impact to the schedule and provided a 60% savings from the original estimate.

**The Challenge:** The drywall manufacturer discontinued the production of Type C drywall required per the UL assemblies listed in the approved drawings.

**The Douglas Company Solution:** We worked closely with the architect, owner, supplier, manufacturer, and county to get an alternate drywall approved, meeting requirements with no cost impacts and no delays.

**The Challenge:** During the peak of Covid-19, the production of the specified green asphalt shingles was shut down as we released the order to meet the schedule.

**The Douglas Company Solution:** The Douglas Company coordinated with the design team and the suppliers to find alternate color options and availability while staying on schedule and within 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 100% employee-owned ESOP company since 2020 and a seven-time honoree on the INC. 5000 list of fastest-growing private companies, we have been providing construction services to clients for over 45 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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