



THE DOUGLAS COMPANY  
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# UPDate

A Project Update from The Douglas Company

## John Arthur Flats

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Affordable Senior Apartments

Cincinnati, Ohio

Completion Date: November 2022

Contract Value: \$9.4 Million

Owner: Pennrose, LLC

Architect: New Republic Architecture



## John Arthur Flats Cincinnati, Ohio

John Arthur Flats located in Cincinnati, Ohio is the first LGBTQ+ friendly 55+ affordable senior housing community in Northside Cincinnati. The modern building contains 57 units offering studio, and 1- and 2-bedroom apartments. The Douglas Company was selected as the general contractor for the \$9.4 million development. This is the second project working with developer, Pennrose, LLC.

New Republic Architecture created a unique design with charcoal metal panels and a custom brick blend for the exterior. The 50,000-square-foot space consists of a 3-story building with elevator service. Impressive amenities include a fitness center, an inviting community lounge, a wellness center, an on-site laundry room, a dog park, and an outdoor terrace on the third floor. On-site social and medical services geared toward LGBTQ+ needs are also available to residents.

For this project, The Douglas Company provided value engineering throughout the planning and building process to add many amenities to the building while maintaining the owner's budget. Supplies were ordered early to avoid most supply chain delays and subcontractors were hired promptly with lump sum contracts to avoid costly price escalation. Onsite meetings with consistent communication were held to keep the project running smoothly and to maintain and meet the goals of the client.

## The Douglas Difference

**The Challenge:** A delay in electrical component manufacturing postponed procurement of the main electrical gear.

**The Douglas Company Solution:** Temporary breakers were utilized to bypass the delay and move forward with permanent power and electrical equipment installation.

**The Challenge:** Material manufacturing delays created the need to find an alternate for the fire alarm system.

**The Douglas Company Solution:** Even with a change to a new manufacturer, there was a shortage of pieces to make the system work. The Douglas Company scoured the market and was able to procure the devices from many different sources.

**The Challenge:** A bulletin was added shortly after the initial owner contract was executed, changing a fair amount of building detail.

**The Douglas Company Solution:** The Douglas Company was able to pivot and secure pricing quickly to avoid potential material delays.

## 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 multifamily housing in a wide variety of markets.

A 100% employee-owned ESOP company since 2021 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.