



THE DOUGLAS COMPANY
100% Employee Owned



UPDate

A Project Update from The Douglas Company

The Sagefield

Multifamily Luxury Apartments

Jacksonville, Florida

Completion Date: May 2022

Contract Value: \$28 Million

Owner: Chance Partners, LLC

Architect: Dynamik Design Partners



The Sagefield Jacksonville, Florida

The Sagefield is a new multifamily residential development located in the heart of Jacksonville, Florida. This luxury residential community includes 234 spacious one-bedroom, two-bedroom, and three-bedroom units in two 4-story apartment buildings and two 2-story carriage homes with tuck-under garages. The Douglas Company served as general contractor for the \$28 million upscale development.

Real estate developer Chance Partners, LLC chose Dynamik Design Partners as the architect for the 274,590 square-foot space. The architecture features a contemporary farmhouse design, with gabled rooflines, vertical siding, and a striking dark red, charcoal, and white color scheme. Apartment upgrades include stainless steel appliances, granite countertops, Smart Home technology, sleek wood-like flooring, 10-foot ceilings, and upscale finishes.

The Sagefield is an integral part of the growing neighborhood providing the ultimate amenities and access to the River City Marketplace, Jacksonville International Airport, and major regional employers. The generous community facilities include a large clubhouse, co-working space, a 24-hour fitness center, e-scooter and bike share, and a coffee bar.

Outdoors residents can enjoy lush courtyards, a resort-style pool with private cabanas, an outdoor kitchen, and a fire pit. The Sagefield is also pet-friendly and provides a pet spa for tenants to pamper their furry companions.

Even though construction was completed during the height of the pandemic with all of its challenges, The Douglas Company proudly delivered this project ahead of schedule. When materials became scarce, the project team worked diligently to order supplies early and have them delivered on-site to avoid delays. Costs were also escalating during this time. By signing up subcontractors quickly and ensuring a lump sum deal, the team was able to avoid cost increases.

Chance Partners, LLC wanted to start leasing units and allow occupancy as soon as possible. The Douglas Company worked closely with the owner, architect and building department to develop a plan to turn over buildings individually and in phases. As a result, apartments were 60% leased before the last phase of the project.

The Douglas Difference

The Challenge: Utility transformers were to be installed on-site to provide temporary power to the job site, but the utility company postponed providing the required transformers.

The Douglas Company Solution: The Douglas Company installed pole-mounted transformers and overhead lines to provide power for construction and avoid any delays.

The Challenge: The lumber supply chain was increasingly challenging during the pandemic.

The Douglas Company Solution: The Douglas Company worked with our lumber supply partner and the owner to offer alternative products such as plywood vs OSB, and when materials were scarce, we reached out to our broad vendor network.

The Challenge: The specified window manufacturer was struggling to meet demands on previous projects.

The Douglas Company Solution: The Douglas Company, with help from one of our reliable suppliers, found a dependable window manufacturer that was able to meet delivery requirements and project specifications. The substitution was approved which significantly reduced lead time procuring windows.

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, and construction management through completion and turnover.