

# SOUTH COAST

Improvement Company

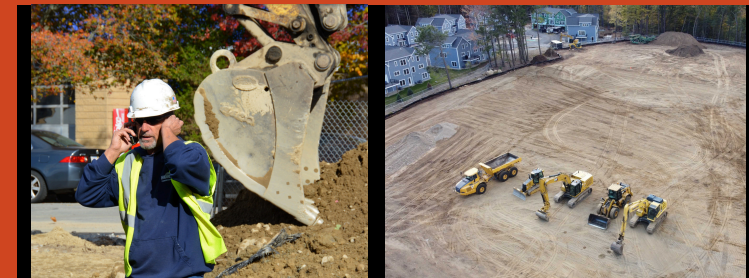
Construction • Renovation

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## SOUTH COAST

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## DESIGN-BUILD SERVICES

We are involved from initial design through completed construction, managing the complex risks and uncertainties related to the full design-build process.

# DESIGN BUILD

## DESIGN BUILD SERVICES

We are **involved** from initial design through completed construction, **managing** the **complex risks** and **uncertainties** related to the full design-build process.

Dive into a stress-free construction journey with our comprehensive Design-Build service that seamlessly integrates design and construction, eliminating conflicts and ensuring absolute accountability. From envisioning your project to witnessing its completion, let SCI transform your vision into a stunning reality with our innovative approach that navigates the complexities of the design-build process effortlessly.

South Coast Improvement Company is a **leading provider** of **design-build** project delivery services that offer a **single-source** responsibility, integrated design, construction planning, and accelerated schedules with **open communications** and **teamwork**.

With our design-build project delivery method, we can simultaneously perform the design and construction services, resulting in more efficient and streamlined project schedules compared to the traditional linear project approach. We act as a single point of contact to the client, directing the design and construction teams to identify functional requirements, define the budget, and refine the project schedule. We have the ability to identify long-lead items, develop smart bid packages, and prepare detailed construction schedules, yielding positive results by reducing unforeseen costs and potential delays, thus consistently saving clients time and money. Trust us to streamline your design and construction services with our exceptional project management skills.

"Contractors and designers aren't always on the same page. But South Coast is such a team player. They're collegial, flexible, and are more interested in the client's end result than advancing their own agenda."

Lisa Cini, Interior Designer,  
Mosaic Design Studios

### The Residence at Great Woods Norton, MA \$10 Million

Step into a world where sketches come to life and dreams are transformed into reality. In this remarkable award-winning construction project, over 110,000 square feet of space were revitalized in a mere 15 months, all stemming from a simple sketch by the visionary owner. Collaborating with EGA Architects, we turned skilled nursing rooms into exquisite memory care units and crafted new living spaces adorned with top-notch amenities. From sleek cabinets to upgraded common areas, every corner exudes innovation and meticulous care. The renovations included new MEP upgrades with a backup generator, a state-of-the-art fire alarm service, energy-compliant building upgrades, new roofing in select locations, and exterior enhancements including landscaping, asphalt resealing, car park lighting, and a stunning facade.

Since 1990, our year to year repeat business percentage hovers around **90%**.



The Residence at  
Great Woods  
LCB Senior Living

DESIGN-BUILD INSTITUTE  
OF AMERICA

2022 Bronze Award for  
Building Construction



### The Residence at Boylston Place Chestnut Hill MA \$12.6 Million

Step into luxury and comfort at The Residences at Boylston Place, where LCB Senior Living, LLC has transformed an empty building into a vibrant community. With the help of South Coast Improvement Company, the former skilled nursing facility has been redeveloped into exquisite assisted living apartments and a Memory Care wing. The meticulous phasing of renovations, seamless integration of two buildings, and innovative solutions to match existing conditions showcase a true blend of expertise and creativity. The result is the perfect harmony of old charm and modern convenience.

#### Project Highlights included:

- Team Collaboration by South Coast Improvement Company (SCIC) With EGA Architects, P.C. & BLW Engineers
- Skilled Nursing Facility Conversion into High-End Assisted Living Apartments
- Creation Of 18 Memory Care Units
- New HVAC Systems: Resident Room Electrical, Plumbing, Finishes
- Full Renovation of Common Areas, Activity Rooms, Bistro, Country Kitchen, and Salons