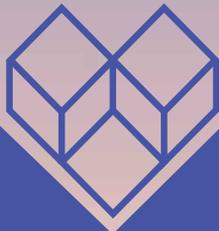


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A Building for **BLUE-SKY** Thinking

By Mary E. Kremposky, Associate Editor

In the world of advertising, clients demand magic. Clients crave the slogan, the brand identity, the advertising campaign that will ignite consumer demand. McCann Erickson, the largest advertising agency in the world, has to pull rabbits out of its hat at a high rate. Bringing imagination to the marketplace, cultivating the fragile tendrils of creativity – the Big Idea, the Eureka Moment – requires a refreshing and vibrant working environment. The design and construction industry – having to pull its own share of rabbits out of the magic hat of the human mind – was up to the task of creating McCann Erickson's new Detroit area office in Birmingham.

Stretching creativity and problem-solving to the max is all in a day's work for the four companies who converted the old Jacobson's Department Store on Maple and Bates Roads into McCann's open, light-filled offices. Under building owner Ted Fuller, Christopher J. Longe Architects and MTS Construction, LLC dramatically reshaped the base building, altering virtually everything except the footprint. Under contract to McCann Erickson, New York City-based BergerRait Design Associates, Inc. and the Special Projects/Interiors Division of Turner Construction Company's Michigan Office delivered the interior of McCann's dreams.

"It was difficult to visualize when BergerRait started bringing drawings in what those drawings on a flat piece of paper would look like when we actually walked into the building," said Garry F. Neel, executive vice president and CEO of McCann Erickson Detroit. "When we



Above photo: The contemporary interior welcomes clients and promotes connectivity among staff.

Left photo: This dramatically restructured space currently offers a display area for McCann's automotive clientele.

came in on Jan. 3 it was exactly what I had envisioned – bright, open and vibrant."

The new Client Presentation Room captures the spirit of the interior. Unlike boardrooms heavy with dark wood and black leather chairs, the presentation room is flooded with sunlight, and its white conference table and

fabric-mesh chairs have a refreshing lightness. The furniture rests on a broad square of clear-stained maple in a carpet border, and the entire room overlooks a newly constructed rooftop terrace. Equipped with an integrated lighting, sound and audio system, a single console lowers the blinds, dims the lights and turns on the large presentation screen set in a light maple frame. The room is the perfect setting for communicating bright ideas.

The entire interior of this 95,000-square-foot building is perfect for collaboration and brainstorming, for letting in the sunshine of new ways of thinking. Opened in 1939, McCann Erickson Detroit services mainly automotive companies, with General Motors as its largest client. Immediately after 9/11, McCann generated General Motors' Keep America Rolling campaign for zero percent financing – an entire advertising campaign produced in only 48 hours. From its new offices on Maple Road, the Detroit area office also handles Buick, Delphi, Honeywell, and Preston Antifreeze. The company's main office in New York City handles such American staples as Coca-Cola and Master Card.

SHOPPING FOR SPACE

McCann Erickson spent almost three years combing the commercial office market in Oakland County and downtown Detroit in search of that perfect building able to provide a large floor plate, abundant natural light, and a creative environment for its hard-working staff of 320. At the time, the McCann staff were scattered across six different floors in the Top



This inspired structure serves as both staircase and grandstand-type seating for company meetings and events.

of Troy building, a dark wood and marble-clad enclave in the heart of the suburban office market. "We're in a collaborative business, and it worked against people working together," said Neel.

Jacobson's bankruptcy was McCann's gain. Cushman & Wakefield, McCann's astute realtor, contacted Ted Fuller shortly after the prominent Birmingham developer purchased the Jacobson's building. The 50-year-old building in downtown Birmingham had that rare attribute coveted by McCann: a massive amount of space arranged in an incredibly large floor plate. The former home of the old retail giant offered McCann over an acre of space to reshape on the second floor alone.

McCann's entire staff could be housed on three as opposed to six floors, each with a larger floor plate per floor than its former leased space. "Not a lot of building stock has a large floor plate able to accommodate an abundance of staff on one floor, except perhaps a warehouse," said David Midthassel, BergerRait's senior project manager and project architect. "They were fortunate to find this building in Birmingham." Inspired by the floor plate size and Birmingham's appealing downtown, McCann began "negotiating with Ted Fuller literally right after he bought the building," said Neel.

McCann's early engagement in the project permitted the full expression of the owner's

original vision. As a tenant, McCann had the rare opportunity to influence even the base building and bring both BergerRait and Turner on board at an early date. "Obviously, the exterior was the responsibility of Ted Fuller, but he was very willing to work with us on exterior ideas," said Neel.

SPRING CLEANING

December 2002 marked the official beginning of the old store's transformation. MTS Construction gutted the interior in only two months, removing the shelving, lighting, kiosks, and changing rooms that once serviced scores of shoppers. A cleanly gutted but dimly lit space greeted BergerRait and Turner on their first site visit. "Our first trip here was pretty daunting," said Midthassel. "The second floor was dark and had hardly any windows on that level."

Christopher Longe Architects devised a much more open wall system with 10- to 12-foot-tall windows and a series of linear skylights, letting the sunshine into this cavernous structure that originally had only four or five windows. A dramatic new entrance lobby with a skylight soaring 43 feet above the floor and a light well drawing daylight into the lower level transformed this heavy masonry retail establishment into an open and light-filled space. This fresh tonic of light helped realize McCann's vision of a bright, spacious work place. "I think light makes people fresh," said Neel. "We need people who work long hours to be fresh, enthusiastic, and creative."

The dramatic transformation of the base building consumed a year, with major construction beginning in earnest in the spring of 2003. "The only similarity between the former building and the new one is the footprint," said Christopher Longe, AIA, principal of the Birmingham-based architectural firm bearing his name.

MTS Construction began exterior demolition of the building façade in the springtime, removing the building's two different facades, one composed mainly of brick and the other of bolted-on, aggregate panels on the Willets Road and back elevations.

Given the diverse building skin, "We had to shift gears several times to implement a different system for a different type of demolition," said Mauro Bianchini, president of MTS Construction. "The aggregate panels were large pre-cast structures that basically were bolted onto the building. It was almost like a pre-engineered building. We actually swung them off the exterior. We were able to rig the panels, torch the bolts off them, and swing them off whole before cutting them into pieces for disposal."

FOUR BUILDINGS IN ONE

The building's diversity was more than skin deep. "The building is basically four different buildings," said Longe. "There were three additions to the original building, and in fact, the structural systems are all different."

Jacobson's in Birmingham began as a modest, single-level store at the intersection of Maple and Bates. The new lobby marks the former main entry and the footprint of the original store built in the late '40s. Over the course of several decades, a second story was added to the original store; north and west additions expanded the growing retail establishment.

All the structural systems varied and the basement floors differed in height. "The original portion of the building was a joist and deck, and the decking was a circa 1950 mesh with a paper on it that retained the concrete," said Bianchini. "The second addition was a pre-cast T-beam structure, and the third system was a composite structure, which is basically steel beams and concrete for spanning greater distances."

The hodge-podge of different additions impacted the work of both MTS and Turner Construction. An elevation difference of 18

inches marks the divide between the original store and west addition, requiring Turner to insert ramps and steps in this lower level area. "We had to make structural modifications to the foundation wall to basically create certain openings," said Tim Makar, Turner's project manager.

For MTS, the amalgamation of additions was poorly aligned on the exterior, making it difficult to properly align the new brick façade. "Because of the different structural systems, the building jogged in and out of alignment," said Bianchini. "That wasn't really evident until well into the demolition process. The steel itself was out of alignment in many places, including where two different building sections came together, as well as within the individual sections themselves."

Plotting the placement of studs and/or steel framing was a challenging task. MTS confronted a different building condition every 15 feet around the building perimeter. "In some instances, there was no place to set a stud wall, because the floor slab and/or columns were too far back," said Bianchini. "At times, we had to design support systems to accept the studding. In other instances, the systems were too far out, and we had to cut it

back. Regardless, we had to resolve all these problems while we were working on the building. Probably the most difficult area was the pre-cast sections, as well as the segmented sections as we went around to the back curve of the building."

Circumnavigating the perimeter, MTS rebuilt the building skin with the skill of a surgeon carefully executing reconstructive, cosmetic surgery. The new building skin of brick and a base, window details, and cornice of Texas Leuters limestone now grace the streets of Birmingham and create a building with a clean, crisp line. "The diverse building was basically knitted together with the new skin," said Longe.

A NEW WINDOW ON THE WORLD

Completing the new building envelope, MTS installed tall, oversized windows that now ring the perimeter of the building on both levels and create virtually a see-through structure. Unlike most buildings, the windows are actually taller on the second floor. "The window heights were established by the existing structure," said Longe. "Basically, the ceilings on the second floor are three-and-a-half feet higher than the ceilings on the first floor, trans-

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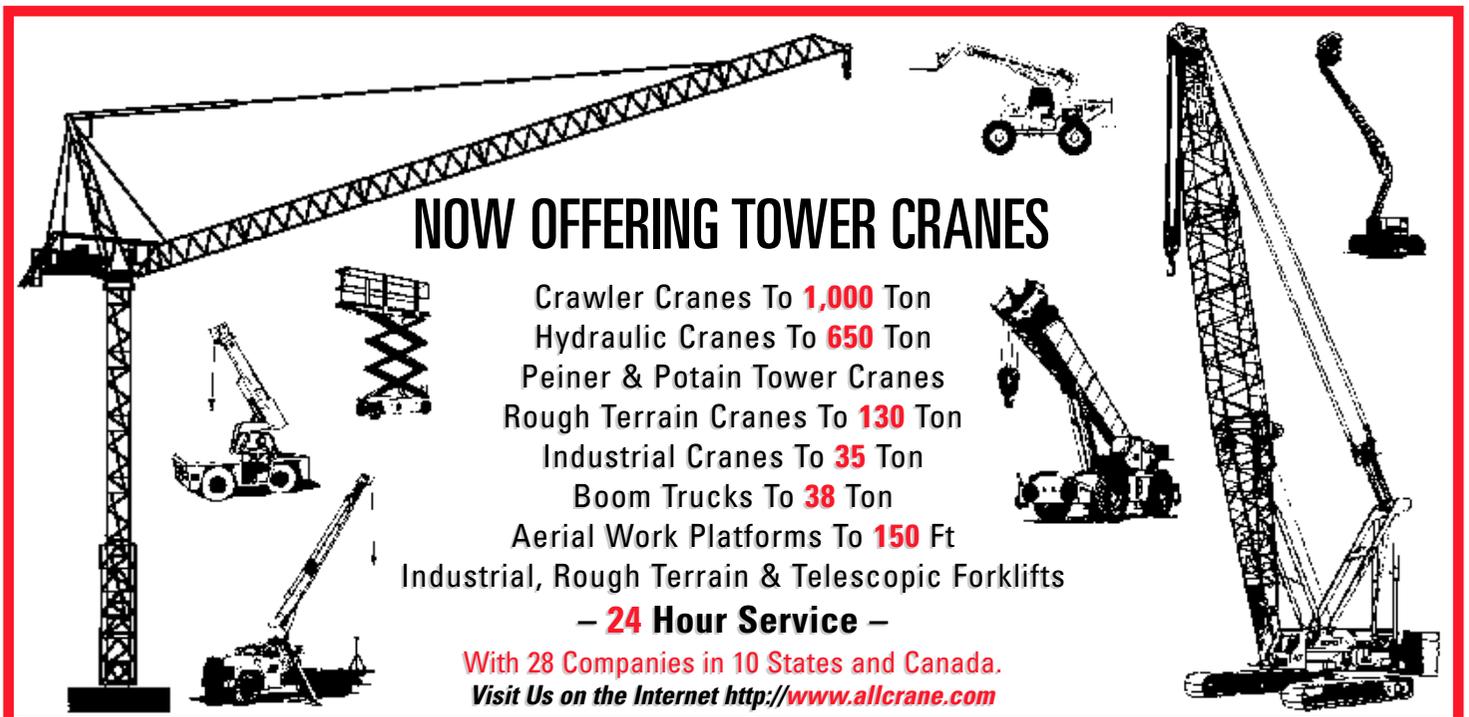
McCann's Client Presentation Room has a refreshing lightness that offers the perfect setting for communicating bright ideas.

lating into 12-foot-tall windows on the upper and 10-foot-tall windows on the main level. It's the reverse of what you would typically see in a commercial building."

MTS also cut a 10-foot swath of floor along the basement perimeter to draw daylight into the lower level. Linear skylights, one of which travels half the length of the building, brighten the second floor with natural light.

The most difficult task was transforming the old entry and original single-level Jacobson store into a new lobby – a two-story space rising 33 feet to a ceiling soffit and 12 additional feet to the apex of a drum-shaped skylight. To gain building height, MTS Construction installed 10 steel columns, cutting openings through the main floor to the basement below to install new foundations. "The skylight itself was actually assembled as a whole off-site. They then dismantled it, re-assembled it whole on the roof, set it and then glazed it in place."

The entry and skylight is now the focal point of this contemporary building whose brick and limestone skin easily blends with Birmingham's traditional tone. Four metal wings in crisp, square lines flank the skylight, giving the building a fresh, contemporary edge. "The building straddles the fine line



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between corporate and edgy," said Longe. "It's not terribly edgy, but it's not what they came from either, which is a very suburban interior."

The wings are illuminated at night with a subtle wash of color, courtesy of computer-controlled LED lights. "The lights – ranging from blue, fuchsia, and red to and green and orange – change on a ten-minute cycle," said Longe. "The idea was to highlight the halo (the four metal wings). The foyer is lit at night, making the drum skylight visible."

Glass dominates the lobby walls and rests in a seamless, structural glazing system with spider clamps. "The glass had to be perfectly plumb, and when working with a structure of that height, if you're off a quarter inch, it's very noticeable," said Bianchini. McCann's motto, "Truth Well Told," is engraved in the glass wall separating the entry lobby from the reception area and main expanse of the first floor. McCann Erickson began the tradition of trademarking a company slogan by first creating and trademarking its own motto almost one hundred years ago.

Diverse materials – including impeccably executed stainless steel detailing – are interwoven throughout the interior and exterior of the glass lobby. Masonry towers frame the glass walls and support the metal wings. Metal grills mesh with portions of the upper glass wall, and stainless steel cables support the entry's cantilevered glass awnings. "We also had to mesh in the stainless steel door headers with the glass for a very techy look," said Bianchini.

All the diverse materials – glass, metal, masonry, and some exterior granite, plus a stainless steel frame for the revolving door – had to be built to tight tolerances in a relatively small area crowded with different trades. "We had many meetings with the architect and subcontractors together," said Bianchini. "It involved the glazing contractor, the mason contractor, and the mechanical contractor, because there's actually mechanical that runs up the two towers."

As part of the building's transformation, MTS added structural steel to support all the new window openings and to the center of the roof to support new mechanical equipment. The creation of a rooftop terrace, an inviting plaza with trees and outdoor furniture for special McCann and client events, required substantial structural steel reinforcement, added Bianchini. MTS's work on the base building included the restrooms with its iridescent mosaic tile and imaginative resin countertops and the renovation of the parking structure, as well.

THE PERFECT CANVAS

The transformed base building offered the perfect canvas for McCann Erickson's new

Detroit office. The empty white box of a building was converted into a bright, refreshing interior with the large floor plate broken into neighborhoods, offices with glass walls, and unique circulation pathways, all designed to promote McCann's objective of maximum collaboration. "Within the first week of working in the new building, a number of people said they met people at the agency they'd never met before," said Neel. "... At that point, I knew

we'd accomplished what we set out to do."

The interior links people, workstations, and offices into an open, light-filled company "commons." The first level houses an inviting central hub for the entire organization, complete with a small café, a coffee bar, and a pool table. Unconventional circulation pathways include the original escalator from Jacobson's and elevators, which like the rest of the building, go beyond the ordinary. Rows of overhead

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lights, configured like dominos, fill the renovated elevator with a soft purple glow.

The grandstand staircase – an assembly of clear-stained maple with a single wall of cobalt blue glass – is a custom, dual-purpose structure rarely seen in any commercial office interior. The assembly is configured similar to grandstand bleachers with a dual function as both staircase and seating for large, company-wide meetings and events. Two rows of clear glass panels march up the stair and divide the grandstand's large Trenton risers from the functional staircase. "I don't think I've ever seen anything like this before," said Makar.

No one has ever built such a structure before, making the grandstand's construction the most difficult task in the interior. Turner began cutting the grandstand's 30-by-40-foot structural opening – carved straight through the heart of the building and linking all floors – at the very beginning of the project. "We actually had to go to the column and add structural steel support downstairs to pick up the floor again," said Makar.

Building the grandstand staircase took the work of five highly skilled subcontractors, including demolition, steel, finished wood, concrete, and glass and glazing. "There was not much room for error in the building of the

grandstand," said Makar. "It was down to a sixteenth-of-an-inch tolerance."

The grandstand's execution – diverse materials closely and expertly fitted together – paralleled the high level of cooperation needed to plan and design this unique assembly. Turner and BergerRait worked closely with the city of Birmingham to meet code and emergency egress requirements for both a grandstand seating and stair, tweaking and tailoring the grandstand to stay true to the original design vision and still meet code. In one instance, stainless steel rods, originally slated to run parallel with the handrail, were replaced with solid glass panels, effectively shielding a fall into the open stairwell of the lower level, said Makar. The glass alteration actually improved the openness of the grandstand design, acting in sync with the building's open sensibility.

DELIVERING THE GOODS

Turner's adept management of the budget ensured McCann was able to preserve the grand staircase and attain its vision for the entire interior. "At one point, we thought of replacing the wood tread and showing painted steel with sealed concrete," said Makar. "We found other parts of the project's scope of

work to cut costs on in order to retain this grandstand that was important to the owner."

By joining the project in the conceptual design phase, Turner's Interiors Division aided the budget, the schedule and eased project execution. Smoothing project delivery, Turner's early arrival facilitated the selection of experienced subcontractors, including Limbach Mechanical, Motor City Electric, and Turner Brooks as the drywall contractor.

"It made it a completely different type of delivery," said David R. Hodgson, division manager of Turner's Interiors Division, a Turner group that has been delivering beautiful interiors since about 1907. "It wasn't just a construction project, it was a matter of working through the fine details of delivery and execution. ... We worked very closely in the beginning with BergerRait. We examined every facet of the project, not just the bricks and mortar, but every item from the data and technology to the furniture. It involved an assessment of costs against priorities to make the total project be what it needed to be for McCann."

Turner successfully converted money and blueprints into the spacious, creative environment envisioned by McCann. "We wanted a space that felt like an ad agency, that felt like a creative environment," said Neel. "We wanted



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The building's newly constructed rooftop terrace and two-story lobby grace the streets of Birmingham.

a vibrant building where people can walk in and actually feel the energy." McCann also wanted a classically creative building rather than a trendy interior that was radical, outlandish and quickly dated. "I think ten or fifteen years from now this interior will still feel contemporary and fresh," said Neel.

BUILDING OUTSIDE THE BOX – IN A BOX

BergerRait undertook the challenge of bringing Neel's vision to life. Big and boxy, the building's large floor plate, square configuration, and 16-foot-high ceilings were less than ideal for conversion into an inviting interior. "For any interior designer, it is extremely hard to plan on a large floor plate, especially given the proportions of this building," said Midthassel. "It's a square building that sits on 250 feet by 250 feet of street front."

Particularly problematic, the cavernous second floor was one contiguous space. "The challenge was how do you break down that one acre into manageable and livable components," said Midthassel. As a solution, BergerRait divided the large floor plate into neighborhoods. Some neighborhoods are islands of self-supporting office pavilions whose narrow hallways suddenly expand into open workstation areas. In other "neighborhoods," perimeter office pavilions surround pockets of open workstations. While not an unknown solution, "we definitely utilized the

neighborhood plan to its fullest potential, juxtaposing the built offices with the work stations," said Midthassel.

The pavilions' glass walls, along with the two linear skylights, draw daylight into the building's core and also lend flexibility to the neighborhood configuration. "The pavilion walls are actually furniture walls that can easily be disassembled and relocated," said Makar.

The self-supporting pavilions do not extend to the roof deck, helping to bring the 16-foot ceiling down to a more human scale, but also presenting the team with some structural concerns. "The surrounding construction had to be able to support itself and not rely on this glass furniture wall as the support," said Midthassel. "There was definitely much discussion between my office and Turner about how we would frame the actual headers above these offices."

BergerRait and Turner were able to coordinate their efforts throughout the project despite the distance gap between their offices. "Normally on projects of this scale, where the various design and construction teams are spread across the country, the norm is that the projects experience a lot of hiccups," said Midthassel. "I think that this project was the exception to the rule. No one missed a beat on this project. There was definitely adequate representation from New York out to Detroit, and Turner simply made the process

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easy to manage.”

BergerRait and Turner extended the same ease of communication to the offices of McCann Erickson. Unlike the conventional office cubicle farm, workstations are arranged similar to loft-style living space with furniture clustered for group interaction. “All the workstations are turned in toward one another in groups,” said Midthassel.

BergerRait also altered the basic shape of a

typical office cubicle. “A typical cubicle might be 8-by-8 feet,” said Midthassel. “We elongated these workstations and truncated the width to allow us to take advantage of the center section of these workstations. Mostly in the creative department, there is some movable furniture and some filing islands that are meant to be communal areas.” Like coffee tables in a living room, the islands invite people to gather. Plus, comfortable furniture in a bold rain-

bow of colors fills the space and encourages the easy exchange of ideas.

The custom cubicles are lower in height and clad in an array of maple, metal, and fabric, ranging in color from ruby red to cinnamon. “They are not your typical gray, single-fabric cubicles,” said Midthassel.

The neighborhood groups and cubicles arranged like living rooms shelter eight divisions of the McCann Worldgroup on the second floor, including McCann Erickson, the firm’s flagship division and advertising agency, Weber Shandwick Worldwide, the world’s largest public relations firm, and Momentum Detroit, the division devoted to event/experiential marketing. Designed for interaction, these well-planned spaces help McCann’s creative staff conjure up national advertising campaigns for Buick, commercials featuring Tiger Woods, and even an Internet movie called the Tiger Trap, a popular hit among avid golfers that is viewable on the Buick website.

A WARM RECEPTION

Above the well-configured offices, an equal amount of thought was given to the placement of the intricate network of sprinkler pipe, cable trays, and the facility’s fairly massive ductwork in the exposed ceiling. Turner attained an appealing and ordered arrangement, carefully coordinating the different elevations of ductwork and even using the diffusers as a source of design inspiration - the light fixtures mimic the shape and configuration of the diffusers themselves.

Turner began coordinating MEP (mechanical, electrical and fire protection) placement in early June 2004. Placement of this intricate network of conduit and pipe was carefully planned, given the exposed ceilings and the cramped conditions in the basement or lower level. “There was very little head room between the acoustical ceiling and the joists above,” said Makar. “The layout had to be pre-planned on drawings before anything was installed in order to avoid conflicting placement with that small amount of headroom.”

Turner worked swiftly to install MEP in 95,000 square feet of space. “It was a bit of an aggressive schedule,” said Makar. “The key thing was completing installation of all of our duct work and overhead items before any of the framing went up. That allowed us to complete the overhead mechanical work at a fairly rapid pace, because there were no walls to conflict with.”

After six months of tenant build-out beginning in June 2004, the McCann staff moved into their new dwelling in January 2005. The building has enjoyed a warm reception from clients, the community, and staff. “Normally, we visit our clients, but now they want to come

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here," said Neel. "In fact, on bring your son or daughter to work day, we had a client bring his children to this building instead of to his own office."

The building is fast becoming a new community landmark in Birmingham with community groups hosting events, such as the VIP preview for the Birmingham/Bloomfield Art Center's annual festival. The building has enjoyed rave reviews from corporate executives, art lovers, and even a few canines. "We've even had some of our people bring their dogs to work and sit with their poodles on their desk," said Neel. This open and dynamic building can accommodate all sorts of needs – all for the sake of conjuring a creative, relaxed atmosphere and generating bright, new ideas for McCann's clientele.

As important as the Stock Exchange is to its clients, the "idea exchange" is the lifeblood of a company devoted to the art and business of communication. Together, these four companies – Christopher Longe Architects, MTS Construction, BergerRait, and Turner's Interiors Division – have delivered a building that projects a vibrant image for the world's biggest image-makers.



The following individuals were part of BergerRait's interior design team:

Miyoung Huang, senior designer; Natalia Alvarez, senior designer; and Victoria Aldenese, job captain.

Consultants for the base building under Central Park Properties include:

- Electrical Engineering** – MLS Associates, Bloomfield Hills
- Material Testing** – Testing Engineers & Consultants, Inc. (TEC), Troy
- Subcontractors for the base building are as follows:**
- Building Alarms & Safety Systems** – Applied Building Technologies, Inc., Detroit
- Stainless Steel** – Axion Custom Metal Works, Troy
- Resin Countertops** – Bam Bam Designs, Industry, CA.
- Structural Steel** – Casadei Steel, Inc., Sterling Heights
- HVAC Counter Systems** – Controlled Temperature, Inc., Walled Lake
- Electrical** – Deere Electric, Tecumseh
- Mechanical** – Denny's Heating and Cooling, Walled Lake
- Limestone** – Dixie Cut Stone & Marble, Inc., Bridgeport
- Glass & Glazing** – Edwards Glass Company, Livonia
- Brick** – General Shale Brick, Chicago, ILL.
- Ceramic Tile** – Empire Tile and Marble Co., Inc., Eastpointe
- Metal Stud & Drywall** – Howard Pingston Company, Dearborn

- Masonry** – M & R Contracting, Romulus
- Lumber** – M.C. Gutherie Lumber Co., Livonia
- Paint** – Mastercraft Coatings, Livonia
- HVAC Equipment** – McQuay International/Thermal-Netics, Inc., Berkley
- Asphalt Paving** – Nagle Paving Co., Novi
- Bathroom Accessories** – Phoenix Wire Cloth, Inc., Troy
- Pipe Insulation** – Pipe Covering, Inc. WBE, Warren
- Asbestos Abatement** – Pointe Environmental, Grosse Pte. Farms
- Dumpsters** – Rizzo Services, Warren
- Doors & Hardware** – Russell Hardware Co., Bloomfield Hills
- Roofing** – Single Ply International of Michigan, Inc., Livonia
- Plumbing** – Solomon Plumbing, New Hudson
- Elevators and Escalators** – ThyssenKrupp Elevator Corp., Oak Park
- Fire Protection** – TriStar Fire Protection, Inc., Plymouth
- Foundations and Flatwork** – MTS Construction/Van Horn Concrete, Auburn Hills
- Caulking & Waterproofing** – Western Waterproofing Co., Livonia
- Chair Lift** – Wright & Filippis, Inc., Rochester Hills.

The following firms served as McCann consultants:

- Owner's Consultant** – Beechwood Engineering, Inc., Farmington Hills

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CANADIAN OFFICE
 13 Holland Drive, Unit 12, Bolton, Ontario L7E 1G4
 T. 905-857-9244 F. 905-857-9243
www.pearsonconsulting.net

Owner's Structural Consultant – Consulting Structural Engineering, Rochester

A/V Owner's Consultant – Lipp A/V Design, Inc., Buffalo Grove, IL

Owner's Consultant – MLS Associates, Inc., Bloomfield Hills

Owner's Consultant, Material Testing and Review of Structural Steel Elements – NTH Consultants, Ltd., Farmington Hills

MEP Consultant – Peter Basso Associates, Inc., Troy
Engineering Serv. – Professional Engineering Associates, Inc., Troy

Owner's Consultant – Shiner & Associates, Inc., Chicago, IL

Furniture by Owner – Lane Office Furniture, New York, NY

The following firms were part of Turner Construction Company's subcontracting team:

Flooring – Airex, Inc., Farmington Hills

Audio Visual Work – Audio Visual Innovations, Walled Lake

Window Treatments – Birwood Drapery Services, Detroit

Misc. Iron & Structural Steel – C.B.N. Steel Construction, Novi

Misc./Arch/Ornamental Metal – Couturier Iron Craft, Inc., Comstock Park

Access Flooring – Data Supplies Company, Plymouth

Glass – Edwards Glass Company, Livonia

Trash Removal/Recycling – Grove Recycling Services, Detroit

Millwork – JD&M Building Co., Troy

Concrete – J.J. Barney Construction Company, Rochester Hills

Demountable Office Front Partitions – KI Michigan Furniture Associates, Brighton

Mechanical & HVAC – Limbach Company, Pontiac

Painting – Madias Brothers, Detroit

Electrical – Motor City Electric Co., Detroit

Demolition – Professional Abatement Services, Inc., Melvindale

Telecommunications – SER Communications, Madison Heights

Roofing – Single Ply International of Michigan, Inc., Livonia

Plumbing – Temperature Engineering Corporation, Sterling Heights

Elevators – ThyssenKrupp, Inc., Oak Park

Stone & Tile – Southeastern Tile, LLC, Clinton Township

Fire Protection – TriStar Fire Protection, Inc., Plymouth

Drywall – Turner Brooks, Inc., Madison Heights

Acoustical Ceilings – Turner Construction Company - Interiors, Troy

Wheelchair Lift Furnishing/Installation – Wright & Filippis, Inc., Rochester Hills

Door/Frame/Hardware – Century Architectural Hardware, Inc., Wixom

Kitchens & Bath Appliances – Specialties Showroom, Berkley

MEP & Toilet Accessories, Carpet Material Supplier – Turner Logistics, Detroit

Blue Prints – Westside & Detroit Reprographics, Detroit

Note: The general contractors/construction managers identified the subcontractors listed in the Construction Highlight.

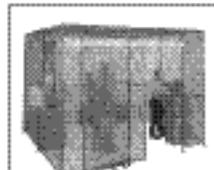


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Mezzanine

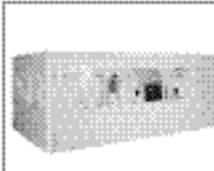


Wire Partitions



Racks

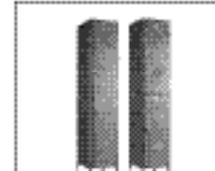
- Shelving
- Pallet Racking
- Lockers
- Mezzanines
- In-Plant Office
- Wire Partitions
- Workbenches
- Electrostatic Painting



In-Plant Office



Shelving



Lockers