



Major Renovations Position WFS for Growth

WFS Ltd., formerly known as **Windsor Factory Supply**, has been a fixture of the Windsor community for the past 64 years. Founded in 1955, the company decided it was time for major renovations to the North Service Road building it has called home since 1971.

The extensive upgrades now being carried out by **Rosati** will position **WFS** to be well prepared for the changing landscape of business and provide a better experience for customers and team members, said Branch Manager Victor Milosevski.

The project encompasses interior renovations including repositioning some departments, a new, larger plumbing showroom, a new training/lunch room, additional offices and meeting spaces and washroom upgrades. A full facelift for the exterior façade will modernize the building aesthetics, and a new parking area for customers and visitors will be added.

“When we were planning our renovation project we wanted to partner with an organization that has a similar understanding and care for their customers. The decision to select Rosati was an easy one. The Rosati name carries a great reputation for experience, knowledge, quality, customer service and professionalism, which aligns perfectly with WFS’ core values.”

■ **Victor Milosevski, Branch Manager, WFS Ltd.**



The decision to select Rosati was an easy one.

- Victor Milosevski
Branch Manager, WFS Ltd.



IN THIS ISSUE

PAGE 2

Major Expansion Completes Master Plan of Industrial Site

Offers New Space with Old World Charm

PAGE 3

Rosati Wins Performance Award

Pre-Engineered Steel The Clear Choice Over Wood

Butler Quality Key to Project

PAGE 4

For 50 Years Rosati Trucks Are Built Ford Tough

Rosati Website Re-Launched

Rosati Ranked Again as Top Contractor

Major Expansion Completes Master Plan of Industrial Site

Large Scale Project on the Rosati Fast-Track Program

In 2000, the original goal for 625 Sprucewood was a large scale logistics and industrial park. The original master plan called for four large facilities for industrial use or logistic warehousing. The initial intent of the properties are coming to fruition with a few revisions to suit tenant goals.

Rosati is currently developing an expansion of the first building for a new tenant. When completed, the expansion will add a

total 205,855 square feet, bringing the overall facility to over 300,000 Square feet.

The expansion is being conventionally-constructed, and will include a new two-storey office area. The new space will also incorporate eight loading docks, and machine foundations to accommodate specialty equipment, and will be outfitted with 25 and 10 ton crane systems.



Offers New Space with Old World Charm

Windsor landmark **Antonino's Original Pizza** is very busy serving its famous pizzas from a new restaurant right next door to its previous location in South Windsor.



The new and much larger pizzeria was designed by **Archon Architects** to maintain the charm of an old-world Italian trattoria. The first floor of the two-storey structure has about 2,200 square feet that includes an open-concept kitchen, a take-out area and a self-serve dine-in space with seating for 25 patrons.

The seating has been a great addition and has been very popular with customers. Customers can now sit down and eat pizza off of a wooden cutting board. The ample kitchen space has allowed the addition of two more ovens, decreasing wait times for patrons, and giving staff a more productive environment.

"Rosati was great to work with. Their attention to detail was exceptional and much appreciated. We are ecstatic with the larger space, and would recommend Rosati to anyone. In fact, I have already referred them to friends who have construction projects."

■ **Joe Ciaravino, owner, Antonino's Original Pizza**



Rosati Expands into New Markets with Butler Pre-Engineered Building Systems



Rosati Wins Performance Award

For the past 17 years, **Rosati** has teamed with **Butler Manufacturing** as the Local **Butler** Builder for Windsor-Essex County. **Butler** is the foremost leader in quality in the pre-engineered building industry worldwide.

This spring, **Rosati** was visited by **Butler's** Southwest Ontario's Area Manager, Josh Vanden Hengel, and presented with a "High Performance Builder Award" in recognition of **Rosati's** Performance and project volumes in 2018.



Pre-Engineered Steel The Clear Choice Over Wood

TUSCANY
CENTRE

Butler Building Chosen For Greater Lifespan and Cost Efficiency



For Leasing Information please
contact John Rauti or Peter Valente
at 519.966.7777

The project at Tuscany Centre is comprised of a retail plaza, business warehouses and a self-storage unit development on Malden Road in LaSalle. Three of the buildings, originally designed with wood structures, will now be replaced with a **Butler** steel structure for increased quality and longevity.

Peter Valente and John Rauti, co-owners of **Tuscany Oaks Ltd.**, were aware **Rosati** was not only a leading local design-build company, but also the regional representative for **Butler**. **Rosati** was able to offer a more efficient and lower-cost alternative to a wood framed structure.

"Rosati submitted an attractive price on the Butler Buildings, and we were impressed with the product, construction assembly and the cost. Their team has been extremely responsive and great to work with."

■ Peter Valente, Co-owner, Tuscany Centre

Butler Quality Key to Project

After meeting with several contractors, a Ruthven company chose **Rosati's** pre-engineered **Butler** Buildings System for its compelling combination of superior quality and competitive pricing.

Rosati developed various master plan options. As a result of the strategic planning, Phase 1 has been constructed, consisting of a pre-engineered 33,000-square-foot **Butler** building with two separate units, a cooled warehouse unit for the greenhouse industry and a shop area. The **Butler** structure was specifically designed with an off-set roof and centre columns, to eliminate columns in the units, while creating cost efficiencies.

"I met with various contractors and was comfortable with Rosati's professionalism and their commitment. The Butler Buildings have superior qualities above the other manufacturers, and they were very price competitive. We were very happy with the results. We have absolutely no doubts about working with Rosati."

■ Reno Vespa, Building Owner



For 50 Years Rosati Trucks Are Built Ford Tough

Restoration of 1st Rosati Work Truck Recently Completed to Commemorate 50 Year Anniversary

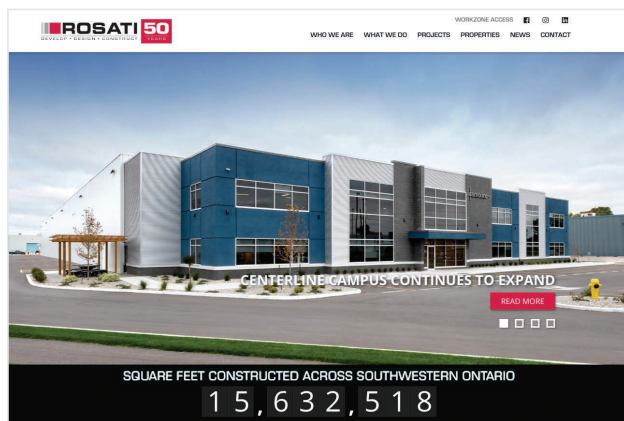
When Vince and Olivia Rosati first started **Rosati Construction** in 1969, one of their first work vehicles was a 1969 Ford F250 pick up. The truck was used to go from job to job, moving supplies and equipment between various job sites. To commemorate **Rosati's** 50th anniversary of quality and experience, an original 1969 F250, matching that first **Rosati** truck, was found and restored to its original glory, while a brand new 2019 Ford F250 was purchased to go alongside the historic vehicle, also commemorating a 50-year span in between the vehicles.



Rosati Website Re-Launched

As part of **Rosati's** 50th Anniversary celebrations this year, we are very proud to announce the re-launch of our online home www.rosatigroup.com. The website has been completely overhauled to be more user-friendly, and to highlight the **Rosati** brand and our various design/build services.

The new website is now live at:
www.rosatigroup.com



Rosati Ranked Again as Top Contractor

For the third time in five years, **Rosati's** commitment to customer satisfaction and top quality performance has been recognized in a national ranking. **Rosati** once again earned the Top Spot in On-Site Magazine's prestigious list of "Top 5 Contractors with 50 Employees or Less" across Canada.

The June 2019 issue of On-Site, one of Canada's leading construction industry publications, featured **Rosati** in the top position based on 2018 data. **Rosati** is the only contractor in the region to make this Top 5 list, a competitive honour the local company has maintained for a number of years now.

