

IN REVIEW



IN THIS ISSUE

Build-to-Suit at Grand Central Business Park

PAGE 1

Branching out again! WFCU grows into downtown

PAGE 2

New Subway served up on Dougall

PAGE 2

Rosati Breaks ground on new plant in Oldcastle

PAGE 3

Redoe Mold expansion increases operational efficiencies

PAGE 3

New St. Vincent de Paul facility to serve west end residents

PAGE 4

Butler Classic II Buildings an economical choice

PAGE 4

Build-to-Suit at Grand Central Business Park Gearing up for a new wave of Chrysler Suppliers



For Build-to-Suit and Leaseback opportunities please call 519.734.6511

Rosati, an experienced local design-build, is primed and ready for development and can offer “Build-to-Suit and Leaseback” programs to suit the specific needs of their clients. Clients can also take advantage of the Rosati fast-track construction process, which contributed to the 755,000 sq. ft. Chrysler/Syncreon Logistics facility being constructed in just 11 months.

The Chrysler/Syncreon Logistics facility has been up and running for over a year now, and its smooth operation is proof that the central location and proximity to the minivan plant offer a great advantage. **Grand Central Business Park** is strategically situated between Central Avenue and Pillette Road and also abuts a rail yard to the south. The remaining 67-acre property is one of the largest shovel-ready parcels in our region.

The property is zoned as a first-class industrial site, intended to attract industries such as tier suppliers, manufacturing, R & D facilities, light assembly, logistics centres and many others. **Grand Central** is primed to become the next generation supplier park due to its two-minute distance from the Assembly Plant, which drastically reduces logistics operational costs.

A key feature of **Grand Central** is its direct access to the North American rail system. Much of the site consists of hard surface which can be used for staging or temporary storage abutting the existing **CN** rail yard. This strategic location provides access to both U.S. and Canadian rail networks through **CN** and **CP** rail lines.

"Grand Central Business Park is one of the largest, ready-to-build industrial sites in Windsor-Essex. It's primed, ready for development and in a key strategic location."

■ Tony Rosati, Co-Owner of Rosati

GRAND
CENTRAL
BUSINESS PARK

Branching Out Again! WFCU Grows Into Downtown.



Windsor Family Credit Union is putting down roots in downtown Windsor, soon to serve the bustling area from its ninth retail branch at the corner of Ouellette and University East. Slated to open in late June, the high-profile location in the newly-renovated Palace Theatre Building at 300 Ouellette will offer full financial services to the thousands of people who live, work, visit and attend school downtown.

Rosati was awarded the contract after an invited tender process with a select group of Contractors. After a successful project with **WFCU** in the construction of its Amherstburg branch in 2013, **Rosati** gained the trust and respect of **WFCU** by bringing the project in on time and slightly under budget.

The 4,850-square-foot leasehold space designed by **ADA Architects** will bring the same great retail service environment offered at other locations to city core clients. Members will be greeted at the door, and invited into an office setting to meet a **WFCU** staffer and conduct their financial business. Personal, commercial, institutional and organization banking products and services will be offered, including investment, insurance and trust services as well as **WFCU's** core product, a full range of financial services.

"Downtown has always been part of our retail expansion plan, and we are so pleased **WFCU** has this opportunity to be part of this amazing newly-renovated space," said Marty Komsa, **WFCU** President and CEO, when making the announcement about the new branch.

With the coming influx of **University of Windsor** and **St. Clair College** students adding to the revitalization of the downtown, **WFCU** expects to be a dynamic addition to the services offered in the heart of the city.

New Subway Served up on Dougall

Rosati has just completed their fifth **Subway** franchise location. The latest location along busy **Dougall Road** near the **Rose Bowl** is now open for business and reflects the welcoming new **Subway** image.



With five previous **Subway** projects successfully accomplished with various clients, **Rosati** has become an expert in fulfilling the **Subway** brand themes set out by U.S. Corporate headquarters. Projects are schematically and interior-designed by the **Subway** Corporate design group. The remainder of the design-build construction drawings are completed by **Rosati's** design team, to ensure all local codes and bylaws are met.

The new plaza location at 2470 Dougall features **Subway's** latest look, an upscale Metro design with a beautiful stacked-slate wall, warm wood cabinets and trim, and warm colours to enhance the customer experience. "We love the way the store looks. It's a great atmosphere," said Chris Clarke. "The new décor looks fantastic. **Rosati** did a great job from top to bottom."

This is the second time Clarke has chosen **Rosati**, since completing work at another one of his locations at **Lakeshore Oasis** in 2011. He chose **Rosati** again, he said, because it was such a positive experience. "The work was done well and done on time. The finishing touches were spectacular. The **Subway** people who came to look it over are responsible for more than a thousand stores, and they were very impressed. If they said it was a good job, you know it was."

"We're probably one of Rosati's smaller clients, but they make you feel as if you're one of the biggest. They are always easy to reach. It's been a pleasure working with them. Subway outlets get updated and refreshed every seven years, and we're excited to update our existing stores to the new theme. We plan to use Rosati for that, as well as for future expansions of our chain."

■ **Chris Clarke, Subway Franchisee**



Rosati Breaks Ground on New Plant in Oldcastle



Select Tools facility a positive sign for local economy

As one of the first new plants in the tool and die industry to be built in this area in a few years, this construction is a positive sign the local economy is headed in the right direction. At well over 32,000 square feet, the Select Tool Inc. facility now under construction by Rosati Group at 3015 North Talbot Road will include a spacious two-storey office area along with plant support space.



The shop area will be fully outfitted with cranes, compressed air systems, two large assembly bays, a full-service fabrication area for large and complex weldments, and a self-contained 50' x 60' CMM room with dedicated HVAC controls. The office space will house engineering, program management, sales and administration personnel.

Rosati assisted Select with researching available land options and locations, as well as the property purchase and development of the complete design-build process. Rosati gave Select several options and scenarios for the facility, such as leasing, purchase options and possible partnership options.

Select Tool is an established organization that provides full design and manufacturing solutions of gauges, fixtures and automation. Select Tool will be moving from its current facility on Delduca Drive in Oldcastle when the project is completed toward the end of the year. The new facility will allow for greater efficiency and organization, as well as positioning the company to provide enhanced full service capabilities for its check fixture and automation products.

"We wanted to stay in the Oldcastle area to be close to both our CNC machine facility and our sub-suppliers. We also wanted to have the increased exposure that being on a main road such as North Talbot can give our company. Rosati was instrumental in helping us secure that piece of property for our new engineering and manufacturing headquarters."

■ Dave Tomassi, Co-Owner, Select Tool

Redoe Mold Expansion Increases Operational Efficiencies

Redoe Mold, a world-class designer and manufacturer of tooling for global automotive and industrial markets, has undertaken a 14,868-square-foot plant expansion at 6115 Morton Industrial Parkway. The company made the decision to consolidate manufacturing operations from two buildings into one, streamlining workflow and providing space for growth.



Groundbreaking for the project took place last November, and Redoe was able to make the move into the shop area in May 2014. The office space will be complete and ready for possession early in June.

very helpful. They put a lot of effort into many proposals that helped shape the scope of the project."

Rosati won the project through an invited tender process, with a previous good relationship ensuring the company's opportunity to bid. "Rosati built the original Plant 2 building that is being expanded now," said Dave Sanders, Redoe Mold general manager. "Our previous experience with Rosati has shown them to be very competitive and

"Our experience with Rosati has been outstanding. Denis and Nick have kept us completely informed of the progress, in detail, throughout the project. They went out of their way to provide options and creative solutions for decisions that had to be made along the way."

■ Dave Sanders, General Manager, Redoe Mold.



New St. Vincent de Paul Facility to Serve West End Residents

The **Society of St. Vincent de Paul** will be expanding its west-side coverage later this summer with a new warehouse, distribution and resale facility on King Street near Prince Road. A groundbreaking ceremony was held in April at the former site of the now-closed Blessed Sacrament Church,

The new 5,000-square-foot warehouse and resale facility was design-built by **Rosati**, with all the structural design services donated by **D.C. McCloskey Engineering Ltd.** **Rosati's** aim is to design the building as economically as possible, to allow the society to save money for the future.

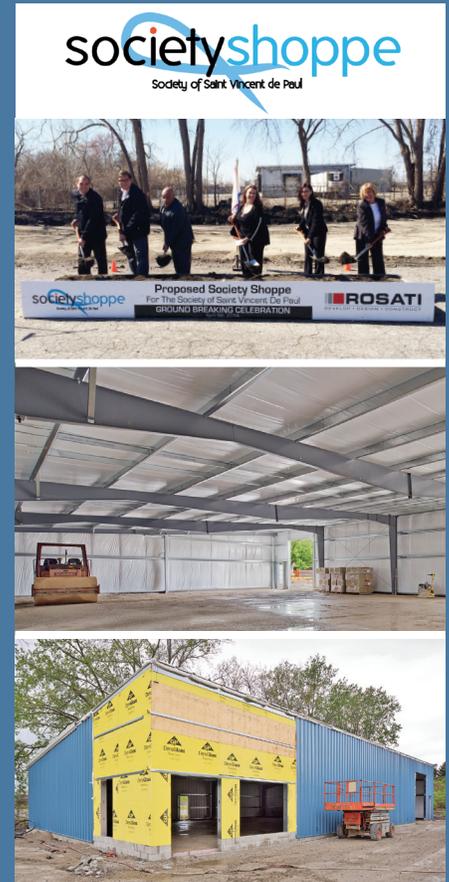
The church building itself is in use as a food hub, while the new facility is being constructed across the parking lot. When resources allow, and following consultation with the community, the Society hopes to be able to renovate the church as a hospitality centre for adults.

The new resale Society Shoppe will be a real benefit to people in the area looking for affordable goods, said **SSVP Windsor Essex Central Council** President Pam Baksi. But not all donations to the Society are sold, she pointed out. Much of the donated goods received are given to those in need, at no cost, through a voucher system. Revenue raised from the resale shop provides funding for the many charitable aspects of the Society's mission.

The **Rosati** family has a personal connection to the site of the new facility – Blessed Sacrament was the family's first parish over 40 years ago. The **Rosati Family Foundation** committed a \$20,000-donation toward the project.

"Once we made the connection with Rosati Group, we could start to see progress toward the realization of our goals. Tony has been very helpful, and the donation from the Foundation is a wonderful bonus. They have come up with creative ideas on how we can do this on a shoestring budget. The whole project is coming along quickly, and Rosati has been a pleasure to work with. I have complete confidence in them."

■ **Pamela Baksi, President, Windsor Essex Central Council, Society of St. Vincent de Paul**



Butler Classic II Buildings an Economical Choice



With economy and quick delivery time in mind, the new Classic II line from Butler Buildings was chosen for construction of the west-side St. Vincent de Paul facility.

Classic II buildings are specifically conceived as a standard stocked product, with components within specific design parameters.

Although **Butler** specializes in comprehensive and innovative design solutions for all types of building needs, the Classic II line was created for those who just want to return to the basics with a simple, quick, cost-effective standard line of structures. Classic II buildings are suited to many applications, including warehouses, maintenance, agricultural, retail and office structures.

"Butler is proud to have worked with Rosati Group for the past 10+ years. They are a very professional group who don't cut corners – if they say it will be done you could bank on that. The Rosati team has constructed many Butler buildings during their tenure, from industrial assembly plants to commercial retail outlets, all with an eye to quality. It is a good partnership, we feel."

■ **Ed Helm, Area Manager - SW Ontario, Butler Buildings (Canada)**