

IN REVIEW

ISSUE ■ SUMMER ■ 2013



IN THIS ISSUE

Thunder Road Harley-Davidson®
roars into their new dealership

PAGE 1

Thames-Lea Shopping Plaza – renewed,
refreshed and rejuvenated!

PAGE 2

Thames-Lea Shopping Plaza
Renovations and New SportChek
– Now Completed

PAGE 3

WFCU “Branches Out”
into Amherstburg

PAGE 3

Phase one done – Rosati drives
into Phase Two

PAGE 4

Rosati is building a
greener environment

PAGE 4

LEED Gold – now
that’s a smart school!

PAGE 4

Thunder Road Harley-Davidson® roars into their new dealership



With construction complete, the expanded Thunder Road Harley-Davidson® dealership on Huron Church Road celebrated its transformation with a Grand Opening on July 27. "The dealership has a completely new look and feel," said Chris O'Neil, founder and owner of Thunder Road with his wife, Carol.

Rosati was chosen to design-build the major project, teaming up with **ADA Architects** for the design. The interior was planned by Montreal-based **Optima**.

"It is now an open concept, with a warm feeling," O'Neil said. "We used a lot of wood and brick for decor, and we have a burnished concrete floor which adds warmth to the building." The 20,000-square-foot expansion has increased the showroom space by about 6,000 square feet, he said. "Now we're able to warehouse everything under one roof, where before we used to have an off-site warehouse."

The expansion also made possible a larger accessories and parts department, a much larger service area, and upgrades to the wash and detailing bays and the dyno room. Customers will also enjoy the new lounge with wood-beamed ceilings, a stone and brick fireplace and a flat-screen TV.

A 12,800-square-foot pre-engineered structure from **Butler Building Systems** was chosen as part of the redesigned facility, combining the two current and separate buildings into one. **Rosati** is the distributor for **Butler Building Systems** in this area, and the company comes highly recommended.

(cont'd. on Pg. 3)

Thames-Lea Shopping Plaza – renewed, refreshed and rejuvenated!

The **Thames-Lea Shopping Plaza** in Chatham now has a new lease on life with a freshened, modern look. **Rosati** recently completed full façade renovations, giving new life to the existing facility that dates back to 1964.

"The project was completed as a two-phase undertaking," said Dean Bradley, President of plaza owner Brad-Lea Meadows. The first phase was the construction of the 25,000-square-foot **SportChek**, which was design-built with **Rosati** and **ADA Architects**. The second phase was the plaza façade renovations, which totaled over six hundred feet in length. **Rosati** completed Phase II as the construction manager, working with the design of **Petroff Architects**.

The façade project included the demolition of the old canopies and all of the old exterior finishes, including storefront glazing. These were replaced with new, modernized storefronts with contemporary finishes across the entire plaza, from **Canadian Tire** at one end to **SportChek** at the other. It has provided a whole new look, focused on individual tenants. The old look gave every tenant a uniform appearance – now each tenant has their own identity.

"We're very pleased with Rosati's work. The façade work was a much more involved and intricate process because they had to work around the existing tenants that were open during the renovations. That required a lot of co-ordination and flexibility, and they were successful at doing it in a very time-effective way."

■ **Dean Bradley, President, Brad-Lea Meadows**

Also as part of the plaza rejuvenation, **Target** converted the former **Zellers** store into one of its new retail locations, one of only two to be located south of London.



WFCU “Branches Out” into Amherstburg



In July, Windsor Family Credit Union (WFCU) opened the doors to its seventh retail location in the area. This attractive new building in the Town of Amherstburg was brought in on time and on budget by Rosati.



“Rosati was excellent to work with and, in partnership with ADA and WFCU, brought the project in on time and slightly below budget. WFCU would not hesitate to work with Rosati again under the proper set of circumstances, nor hesitate to recommend them to others. They made the entire project experience smooth and successful.”

■ **Marty Komsa, WFCU President and CEO**

Ground-breaking for the building, designed by **Architectural Design Associates**, took place in March, 2013, and construction of the 5,600-square-foot facility proceeded at a rapid pace. The full range of products and services offered will mirror those available at other **WFCU** locations, including the personalized conveniences of a drive-up teller window, full service drive-up ATM and private in-office service for any visiting the retail location.

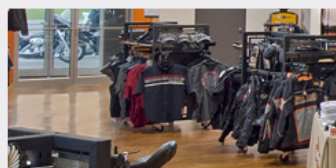
Rosati was the successful bidder on project construction following a tender issued to a select group of contractors. "Although we had not worked with **Rosati** before, we knew their reputation as a solid and dependable first-class organization," said **WFCU** President and CEO, Marty Komsa.

(cont'd. from Pg. 1)

"**Butler** is a premier pre-engineering building company that **Harley-Davidson®** uses in North America," O'Neil said, "and **Butler** even came down after construction to make sure everything was satisfactory for us. **Rosati** did a great job of designing the outside, and the **Butler** building gives us that industrial look Windsor was built on."

“We had construction meetings every two weeks. Rosati handled every problem professionally; they really look out for detail. There was never a ‘no, we can’t do that.’ If we requested it, they did it. Rosati made building this dealership fun and stress-free. They are a great company to deal with and I’m glad I chose them. The interior looks fantastic and they did a great job on the exterior. My staff and I are proud of what was done here.”

■ **Chris O'Neil, Owner, Thunder Road Harley Davidson®**



Phase one done – Rosati drives into Phase Two



With the construction of the Maintenance Building at the new Windsor-Detroit Tunnel Canadian Plaza complete, **Rosati** has now embarked on Phase II of the project, the new Canada Border Services Agency (CBSA) Building. **Rosati** teamed up with the **Coco Group** last year to submit a winning bid to the Ontario Ministry of Transportation for the tunnel plaza improvements project. **Rosati's** portion of the project is the construction of the two buildings, while **Coco** is completing the infrastructure and site work.

"The construction of the maintenance building turned out very well," said Nasser Shahatto, Contract Services Administrator for the Ontario Ministry of Transportation's Windsor Border Initiatives Implementation Group (WinBIIG).

"We are very pleased with the final product. The tunnel plaza project as a whole is on schedule," he said, "and everything is going well. **Rosati's** part of the project is vital to the whole plaza initiative. The two buildings are on the critical path for the contract."

"I'm very impressed with the work completed by Rosati. On all projects they have completed for us, they look ahead, and become familiar with the requirements in the contract. Their work is detail-oriented and issues are brought forward right away. I'm impressed with all the work." Nasser Shahatto, Contract Services Administrator, MTO WinBIIG Project Delivery Office.

Rosati is building a greener environment

A \$20,000-donation to the Essex Region Conservation Foundation by **Rosati** is boosting efforts to preserve and protect our local environment. The donation was made earlier this year at the Essex Region Conservation Authority's 40th birthday celebration, representing a contribution for each residential building lot **Rosati** has sold since 2004.

Richard Wyma, the Conservation Foundation's Executive Director, said **Rosati** has been a wonderful partner over the years, demonstrating a clear commitment to the preservation of the local environment. He congratulated Rosati on the leadership and vision shown by this initiative, in the hope it would inspire other developers to follow its example.

The Conservation Foundation supports ERCA by raising funds to protect remaining natural areas, plant new forests in strategic locations, restore wetlands, protect the area's cultural heritage and increase green connections through the region by acquiring and developing natural trails.



LEED Gold – now that's a smart school!



Following an extensive review process, the Canada Green Building Council has recently awarded LEED Gold designation to Ecole Secondaire de Windsor on Totten Road, designed by **Robertson Simmons Architects Inc.** and constructed by **Rosati**.

The school is among the first buildings in the Windsor-Essex County area to earn LEED Gold certification, based on the comprehensive and extremely detailed Leadership in Energy and Environmental Design (LEED) Canada rating system.

The structure was the third LEED Gold candidate school for the Conseil scolaire de district du Centre-Sud-Ouest, and the second LEED Gold candidate project undertaken by **Rosati**.

