

# IN REVIEW

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## Major Law Firm Announces Relocation Second Reincarnation for Historic Church



The building at 1561 Ouellette will undergo extensive renovations, including a large new addition in order to meet the needs of the law offices of Sutts, Strosberg LLP.

A beautiful former Anglican church (built around 1948) will soon receive its second reincarnation.

In 2004, the building received major renovations converting it into commercial offices for an architectural firm. **Sutts, Strosberg LLP** has engaged **Rosati** as design-builder for the current project including an addition of about 4,000 square feet.

The addition has been architecturally designed to provide a modernized but seamless blend. The addition's office area has been designed to match the church with exposed wood decking and structural steel. An elevator will provide

accessibility for all three levels and an employee courtyard will be an added amenity.

The existing church will undergo strategic renovations to create new offices while maintaining its cathedral ceilings.

*"Rosati has assisted with a lot of ground work on the project, helping with site selection as well as the design, layout, site plan control and city permitting process."*

■ Sharon Strosberg, Partner

**SUTTS, STROSBERG**  
LAWYERS

# Customer Demand Propels CenterLine Expansion



CenterLine (Windsor) Ltd. on Morton Drive in LaSalle is expanding its main Special Machinery Division. Driven by an increased level of customer demand it will benefit from Rosati's fast track design build program.

"We have seen a significant increase in business over the past three years and have had to lease some space," says Steve Renaud, CenterLine's

Vice President of Operations. "The auto industry has been strong, creating opportunities for us. Due to this business growth, we made the decision to add on to our facilities," he adds.

The expansion will encompass 31,489 square feet of new manufacturing space, conventionally constructed with a 90-foot crane span. Three client offices, washrooms and a new CMM room will be included.

The exterior of the expansion will be designed to match the existing building and additional parking space will create greater efficiency for staff and customers.

*"After about seven projects with Rosati, we have a long-standing relationship. They are very thorough, and they definitely understand our business needs and are good at coming up with solutions for us. We are very satisfied with their delivery of projects, for sure."*

■ Steve Renaud, Vice President of Operations, CenterLine (Windsor) Ltd.

## DEVELOP ■ DESIGN ■ CONSTRUCT ■ PARTNERSHIP Select Tool Grows with Rosati Partnership Program



**A thriving tool shop in Oldcastle is adding a second plant with the assistance of Rosati's Partnership Program, which sees clients partner with Rosati to provide assistance with capital requirements.**

Select Tool is adding a second plant on North Talbot next to its recently completed headquarters, also built by Rosati under the Partnership Program. The new 21,000-square-foot facility will include a two-story office area and will be Select's CNC machining centre.

"We had very positive customer feedback when we built our main facility and that led to increased opportunities and growth," says Select Tool VP Dave Tomassi. "We are already using a second facility and we are out of space there. We will be adding more machines and transferring over the existing ones," he added.

Construction on the new plant began in June and is slated for completion early next year.

*"We went back to Rosati due to the ease of working with them. Because they were willing to partner with us again, it also made it easy, and we felt very positive about the Rosati Partnership Program. They were able to facilitate the property and add the building next door, which was ideal as well. Our customers have been very impressed."*

■ Dave Tomassi, Vice President, Select Tool



# Groundbreaking of Leamington District Secondary School Public High School to Serve New Generations of Leamington Families



After a very competitive tender process, Rosati has begun construction on the new Leamington District High School for the Greater Essex County School Board, slated to open for the 2017 school year.

Rosati has the benefit of previous school experience, having completed major projects such as constructing a new French Catholic High School for the Conseil Scolaire de District des écoles Catholiques du Sud-Ouest (now **Conseil Scolaire Catholique Providence**).

Rosati has also carried out expansions at elementary schools such as Essex Public School, Queen Elizabeth Public School and East Mersea Public School.

The new Leamington Secondary School was designed for the **Greater Essex County District School Board** by **Glos Associates Inc.**, incorporating 121,437 square feet over two stories. The complex project includes about 31 classrooms and will have computer labs, culinary classes, theatre arts, a construction shop, transportation shop, weight and exercise room, sub-dividable triple gym with a music stage, a library resource room, administration areas, and a student commons and cafeteria/auditorium space.

## Malden Dental Shines Bright in LaSalle - New Patients Welcome



The newly opened Malden Dental offices in LaSalle were designed and built by Rosati Group, taking advantage of the Rosati Partnership Program.

Owned by dentists Dr. Lara Souliere and Dr. Michael Jacobs, the building at 5955 Malden Rd. comes in at 5,096 square feet and includes a main level and lower level. The structure incorporates 12 operatories, lab and sterilization space, administration offices and a beautiful reception and waiting area.

“The plan was to inject a feeling of warmth to decrease any anxiety caused by visiting a dental office,” said Dr. Jacobs. “The owners wanted to bring a more positive, small-town atmosphere of customized dentistry, while also meeting and exceeding the highest standards of cleanliness with state-of-the-art technology,” he adds.

The building is conventionally-constructed using the post and beam method with a poured concrete foundation for the lower level. Unique exterior aesthetics include a blended combination façade brick, punched aluminum windows, EIFS and strategically located accents of stone and architectural wood siding.

*“We picked Rosati because they are tremendously experienced. Besides the advantage of working with a local contractor, they build awesome buildings and bring a level of detail that is hard to find. We were trying to customize every detail and we found a contractor with the same beliefs. The team we were privileged to work with has been instrumental in making the project as outstanding as it turned out.”*

■ Dr. Michael Jacobs, Co-owner, Malden Dental



# Vince and Olivia Rosati Honoured with the 2016 Champion Award by Multicultural Council



The hard work and community contributions of Rosati Construction founders Vince and Olivia Rosati were recognized by the Multicultural Council of Windsor and Essex County with this year's Champion Award. This outstanding achievement was celebrated with a presentation at the annual Herb Gray Harmony Awards Gala.

With the Windsor area having the fourth largest immigrant population in Canada, the Champion Award was created to honour significant contributions made by first generation Canadians. Recipients were identified and selected by the Multicultural Council Board of Directors.

Vince and Olivia founded Rosati Construction in 1969 and, by the mid-1970's, branched out into general contracting, custom design and building work, and land development and leasing. They have never forgotten their roots and the hardships they experienced as immigrants.

With sons Tony and Nick, they have given back to the community through a combination of construction work, materials and cash donations. Their dedication, hard work and generosity have made a difference in the lives of many people in Windsor-Essex.



Above: Vince and Olivia Rosati along with Marty Komsa (recipient of 2016 Harmony Award) and wife Janis Komsa

*"Leaving home and starting over in a new country is never easy. It often means leaving your family, starting from scratch and learning a new language. The Champion Award is for those who overcome these hardships, build successful lives here and give back to the community"*

■ Vince and Olivia Rosati, Founders, Rosati

## Rosati to Revitalize Award-Winning Development

Rosati is proud to announce the acquisition of Lakeshore Oasis at the corner of Patillo Road and the Expressway. The project was originally design-built by Rosati for a developer in 2008.

The development consists of 10.75 acres that includes two 28,500 Sq. Ft. commercial buildings with an excellent mix of Health and Wellness tenants such as Physiotherapists, Dentists, Hair Salon, Walk in Clinic, a Pharmacy and restaurants. The development also has 3.9 acres of ready-to-build pad sites, that can be built-to-suit.

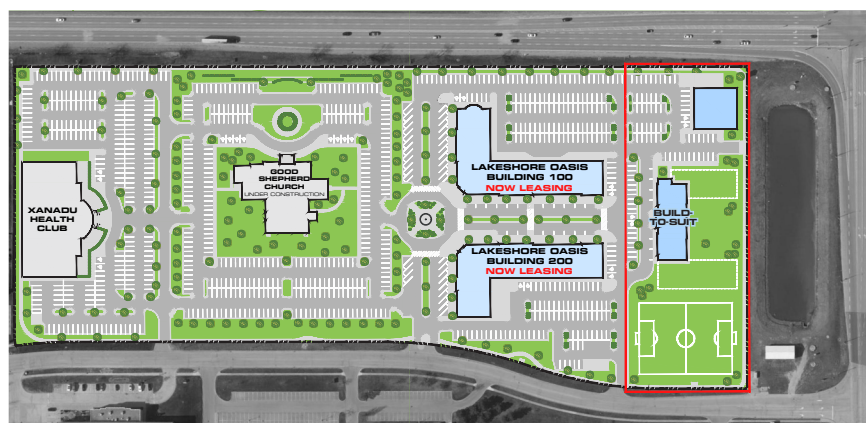
With the **Good Shepard Church** currently under construction immediately adjacent, the area is sure to be revitalized. When completed it will interconnect the entire 22 acre park with easy access from **Lakeshore Oasis** all the way to the **Xanadu Health Club**. Moving forward we plan on aggressively attracting additional tenants for the development with a

# LAKESHORE OASIS

continued focus of Health, Wellness and service providers that will benefit the over 6,000 employees in the adjacent Industrial Park as well as the surrounding Lakeshore Community.

*"We believe this is a prime development that has not yet reached its full potential, our intentions are to create the commercial hub it was originally intended to be. We are already in discussions for several of the spaces to be leased, with some exciting announcements coming soon."*

■ Tony Rosati, Co-owner, Rosati



For more information please call Dan McCulloch at 519-734-6511.