

IN REVIEW

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LaSalle's Thirst Quenched With New Long Anticipated LCBO **LCBO**



Another major commercial anchor will soon join Starbucks and Home Hardware in LaSalle's Trinity Plaza, at the corner of Malden Road and Wyoming.

Another major commercial anchor will soon join **Starbucks** and **Home Hardware** in LaSalle's **Trinity Plaza**, at the corner of Malden Road and Wyoming. A gleaming new **LCBO** outlet is taking shape in the heart of LaSalle's business district to bring an enhanced level of service to the booming area.

The 8,000-square-foot retail location is being design-built by **Rosati** in accordance with the **LCBO's** design guidelines. Now under construction, the store is expected to open in 2018.

Pad locations are still available east of **Home Hardware** in this highly desirable commercial development owned and managed by **Decade Group Inc.** With three major retail cornerstones, this location will be a huge magnet for shoppers and a sought-after site for high-quality prospective tenants.

The overall site is roughly five acres and with the three main anchors already in place it leaves 16,000 square feet to be developed, said Jeff Willick of **Decade Group Inc.**

A residential component may also bring even more people to the bustling area. In the planning stages, Willick said the company is looking at the merits of a four-storey, 39-unit apartment building as an eastern bookend at the corner of Trinity and Wyoming.

For information on available sites in this marquis development in LaSalle, contact Jeff Willick at 519-672-1585, ext. 236.

"Rosati is our constructor of choice in that area. We have been very pleased with their work as our construction partner. They built the Home Hardware and the Starbucks, and it's only natural we continue that partnership with the new LCBO outlet."

■ **Jeff Willick, Developer, Decade Group Inc.**

Strosberg Sasso Sutts LLP Settle Into New Digs



A 4,000-square-foot addition design-built by Rosati has transformed a former church into a beautiful and functional office for the law firm of Strosberg Sasso Sutts LLP.

The former Anglican church at 1561 Ouellette Avenue was built around 1948, and had previously received major renovations in 2004 when it was occupied by an architectural firm.

The firm wanted to utilize the high ceilings and lovely bones of the original building, but needed more space. **Rosati** was chosen to renovate the existing structure and add the addition. **Rosati** worked with **ADA Architects** to help provide a modern vibe seamlessly blended with the existing church's architectural elements. The new office area was designed to have the same feel, featuring exposed wood decking and structural steel as the original church. Adding large

window areas in the new addition was instrumental in establishing a bright, spacious feel for the entire structure.

"We have worked with Rosati before. They have tremendous attention to detail and stick to their timelines, something we were concerned about. We had a firm deadline when we had to be out of our previous office. Rosati knew that and went the extra mile to make sure we had no issues. They did a great job. Every day when I walk through the doors, I'm happy. Even more importantly, staff members are very happy."

■ Jay Strosberg, Partner, Strosberg Sasso Sutts LLP

Revamped Courthouse Breathes New Life Into St. Thomas Business District



A former industrial structure last serving as Elgin County's temporary courthouse is getting a new lease on life as a 37,000 square feet/12 unit commercial/retail complex.

Rosati was selected as design-build contractor for the renovation project, converting the structure into an up-to-date multi-tenant business complex. The exterior façade will be upgraded to improve the aesthetics from the former industrial look to an attractive modern style with professional appeal.

The building is designed to attract consultants, professionals, real estate agents, and personal services. **Rosati** is also carrying out leasehold improvements for the first two tenants, **Mood Massage Therapy + Wellness** and **Action Financial Group** and an announcement of a third tenant will be made soon.

"Rosati's design-build expertise allowed them to take my ideas and put them on paper from a concept and then to a master plan. During any renovation there are always surprises, and this project was no different. When there was an issue, Rosati would tackle it right away, not only with what the problem was but also showing us different options on how to fix it with minimal delays."

■ Jon Palmer, H.D. Palmer & Associates Ltd

Amherstburg's The Fort Family Fun Centre Will Be Essex County's Newest Entertainment Hot Spot



The former Verdi Club on Texas Road will soon be transformed into an exciting family entertainment destination by the vision of new owners Terry Jones and Brad Hearn.

The design-build and construction management services of the **Rosati** were called upon to facilitate the conversion and development process.

The new owners' vision of the fort theme, a nod to the historical significance of the Amherstburg area, encompasses a first phase including upgrading the former restaurant area into "The Barracks Restaurant and Pizzeria," upgrades to the outdoor pavilion called "The Bunker" and also the addition of four sand volleyball courts. These are now fully operational and available for rent.

The second phase, already underway, is renovating the existing building to construct six bowling lanes for the new "Cannonball Alley," as well as a new arcade and a large combat area for Laser Tag. A full exterior facelift will transform the venue to look like an old-fashioned fort. The third phase will focus on the outdoor zone, adding a go-kart track and a campground with amenities serving about 200 campsites.

"We have worked with Rosati on other projects, and they are just good people. When it comes down to pricing and their ability to make changes according to challenges, Rosati seems to be able to adapt and just go forward."

■ **Brad Hearn and Terry Jones, The Fort Fun Centre**



"Greatest Of All Time" Coming to LaSalle

The trendy new G.O.A.T. Tap & Eatery (Greatest of All Time), is coming soon to the Malden Square Plaza in LaSalle's hot commercial district.



Rosati was successful in the bid to construct the new restaurant, designed by **ADA Architects** and developed by **Komsa Group**. Matt Komsa, one of the owners, said the group was looking to open its first venue outside the city core and chose LaSalle. "We felt LaSalle was missing that sit-down lounge feel. We want to appeal to families and the lounge and late-night crowd," he said.

The interior design of the 3,580-square-foot space will feature a sports theme that incorporates about 20 large-screen TVs for sports enthusiasts. A large central bar will anchor a lounge area with raised tables and booths. A segregated dining section will be focused on diners and families. A combination of tables and booth-style seating will accommodate about 160 patrons, while an outdoor patio will add to the atmosphere.

The owners know how to run successful establishments, already operating a string of flourishing restaurants including **The City Grill**, **The Pub Club**, **The Soup Market**, **Level 3 Vodka Emporium** and the Windsor and London branches of **The Bull and Barrel**.

"This is our first time working with Rosati. With their strong LaSalle presence and their amazing reputation, we felt it was a great opportunity to work with them."

■ **Matt Komsa, G.O.A.T. Tap & Eatery**

Contributions to Community Earn Rosati 2017 Believe Award

WINDSOR-ESSEX REGIONAL
Chamber of Commerce

After 48 years of building Windsor-Essex, both commercially and charitably, the contributions of **Rosati** were recognized with this year's Believe Windsor Essex Award by the **Windsor-Essex Regional Chamber of Commerce**.

Founded by Vince and Olivia Rosati in 1969, **Rosati Construction Inc.** prospered with hard work and commitment into one of Southwestern Ontario's largest general contractors. Now run by the second generation, brothers Tony and Nick Rosati have bolstered the company's reputation for excellence in building and design, as well as generosity toward the community.

In the past **Rosati** has also been recognized by the Chamber with other awards such as Lifetime Achievement, Company of the Year and also Good Neighbour awards.

"We are truly humbled and appreciate the recognition with this award, giving back has always been a part of who we are."

■ **Tony and Nick Rosati. Co-Owners of Rosati Construction Inc.**



Rosati Property Recognized with 2017 Built Heritage Award



Rosati's Heritage Building at 1504 Pelissier Street was one of seven local buildings recognized recently with a "Built Heritage Award" by the City of Windsor's Planning, Heritage and Economic Development committee.



The awards are presented to owners acknowledged for their long-term good property stewardship or well-done rehabilitation. The properties must be in Windsor, but are not required to have heritage designation.

Rosati recently rejuvenated the landmark building into a unique leasable office facility, taking advantage of its Mid-Modern Century Flare.

The building was formerly known as the **Gordon H. Fuller Windsor Utilities Substation**.

The building is currently available to lease. For leasing inquiries or information please contact Dan McCulloch at 519.734.6511.



Rosati Ranked Once Again as Top Contractor

Rosati was named "Top Contractor with 50 Employees or Less" in the June 2017 edition of On-Site Magazine.

This is the second time **Rosati** has earned the honor as Number One on the Top 5 list in this category from On-Site, one of Canada's leading construction industry publications. The keys to such levels of success, according to On-Site, are found in having great people, an innovative approach to business and tenacity to power through challenges.

Denis Gauthier, VP of Project Development, attributes the company's continued success to its focus on customer satisfaction, commitment to quality work, and eye on bringing excellent value to every client.

