

IN REVIEW

ISSUE ■ WINTER ■ 2013



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Auto Dealer Regenerating for the Next Generation



Celebrating 35 years in business, family-owned Racicot Chrysler in Amherstburg is proud to announce an expansion and renovation project that will modernize the facility as the second generation of the Racicot family steps into the leadership role. The project will allow the dealership to expand in space, while enhancing customer service to its valued clients. The dealership will remain open as the three phases of the project move forward.

Rosati was chosen as the design-builder in the redevelopment of the facility. The finished product will feature an expansion of the sales showroom, renovation of the administration offices, creation of enhanced customer areas and expansion of the parts area.

The south side of the building will see a new two-bay service drive-through and drop-off addition that will improve the service customers' experience. This will include a new customer service/pick-up desk and parts desk, as well as a welcoming waiting area with TVs and an internet bar. The shop area will also be expanded and renovated to allow for improved efficiency and an increased service offering.

"This is a huge project for us," Denise said. "It's about as big a renovation as you can do working with an existing building. When it's finished, it will increase efficiency, provide a better working environment for our staff and,

most importantly, we will be able to provide our customers with better service."

"In addition to the fact that Rosati came highly recommended, we had also seen some of the good work Rosati has done in Amherstburg. They seemed to work quickly and do a great job. They have been very pleasant and very professional to deal with."

■ Denise Cascadden, Treasurer, Racicot Chrysler



Three generations of the Racicot family.

Centerline – Expanding Towards Excellence With a \$1.1 Million Grant



Centerline (Windsor) Ltd. on Morton Drive is heading toward completion of a major project, which was originally split into five phases. The project was undertaken to regain valuable manufacturing space as well as restructure the company's internal office departments.

This expansion project will enable Centerline to create a Centre of Excellence in Welding, which has recently received a \$1.1 million grant to assist with development costs from the Southwestern Ontario Development Fund. The award was just announced by MPP Teresa Piruzza at an event at Centerline.

Centerline approached Rosati to develop a plan which would accomplish its aims, create additional space for efficiency and allow for future growth. The project involves a two-storey, 14,000-square-foot office expansion, coupled with one- and two-storey renovations encompassing 22,000-square-feet.

Steve Renaud, General Manager of the Machinery Division, said Centerline went to Rosati because of a good working relationship and successful collaborations in the past. "This is our fifth project with them," he said. "We've had good success, and we find them very accommodating and professional." Among assets Rosati brings to the table, Renaud said the company "...looks out for our best interests, and are flexible and accommodating to our schedule."

"There are several distinct phases we established to execute the project. The entire project must be planned to accommodate our own logistics of having to move staff and operations as each phase progresses. The flexibility in Rosati's schedule has allowed us to deal with the construction phases required to support our operations."

■ Steve Renaud, General Manager, Machinery Division, Centerline (Windsor) Ltd.



For more information visit the website at Ontario.ca/southwesternfund or call the SWODF office at 800.265.4743

Accucaps and Rosati – Powerful Partners Encapsulating Growth!



ACCUCAPS
POWERFUL PARTNERSHIPS.
ENCAPSULATING EXCELLENCE.

Following a successful 2010 partnership, Accucaps Industries has again called upon Rosati's construction management expertise to complete additional renovations and conversions of their existing pharmaceutical manufacturing plant in Strathroy, Ontario.

Larry Cichon, Director of Strategic Projects for Accucaps, said the current conversion is being driven by corporate growth from a manufacturing perspective. "Corporate sales growth is prompting us to add more manufacturing capacity. Changes in our plant are business-related, with projects driven by sales. We also have an active research and development department continually driving innovation throughout the organization."

This pharmaceutical-grade project is being accelerated for quick completion and includes specialized components such as encapsulation suites, drying tunnels, sorting rooms, pressurized airlock systems and medicine preparation areas. Of key importance is attention to detail and surroundings, as the project is being

constructed in the centre of a fully-operational facility with very sensitive products being produced directly adjacent to the construction area. Accucaps is a global partner to both major brands and pharmaceutical customers with an array of services that include product solutions along the product development continuum, from molecule to market.

"The 2010 project was our first partnership with Rosati on a major construction project. They were able to deliver on plan and on budget. They have proven themselves, and we are happy to work with them again."

■ Larry Cichon, P.Eng., Director of Strategic Projects, Accucaps Industries Ltd.

Fourth Generation Nails Down New Location



Construction on LaSalle's new Countryside Home Hardware is set to begin. The project is the first phase of an exciting new commercial plaza being developed in the heart of LaSalle's business district

Countryside Home Hardware owners Ryan, Shane and Chad Seguin felt they had outgrown the current site, just a few hundred feet down Malden Road, where this fourth-generation family business has served the LaSalle area since 1965. "The location limited the ability to expand the sales floor and our product selection," said Ryan Seguin. "The new location will have an expanded selection in every one of our departments, as well as adding several new departments, such as lumber."

The facility is being design-built by Rosati. Designed to the most current standards of the Home Hardware brand, the building will incorporate over 15,000-square-feet of space and includes a larger retail area, a large warehouse area, a shipping and receiving area with a loading dock and administration offices. In addition, a 3,000-square-foot secured canopy to feature seasonal outdoor products, lumber and garden centre items is planned.

"This new Home Hardware will stand apart from the traditional Home



Hardware stores. The exterior architecture has been designed to brand standards, but also incorporates many upgrades. It's going to be a very attractive building," said Denis Gauthier, Rosati's VP of Project Development.

"Rosati has been in LaSalle for as long as we have, and over the years we have developed a great relationship with them. They are one of the best contractors in the area and they have the knowledge and expertise to bring our vision to reality."

■ Ryan Seguin, Co-owner, Countryside Home Hardware

Prime Space in the Heart of LaSalle!



For more information, contact the sales representative, Dan McCulloch, at 519.734.6511

With Home Hardware set as the development anchor and construction beginning, the remainder of the Trinity Plaza development is actively inviting other tenants.

The development has five remaining pad locations with the possibility of multiple tenants in each. The units can be sub-divided from 1,500 to more than 12,000-square-feet. Two prime locations, with direct frontage on Malden Road, are still available. With numerous occupancies available, the development features an attractive blend of architectural finishes, including stone masonry. The site will be professionally landscaped to have a neighbourhood feel that will set this development apart from the rest. This development also offers excellent leasehold improvement allowances for the right tenant. Don't hesitate to call for more information!

Upbeat Location in Downtown Windsor

If you're looking for prime downtown space in an upcoming area, we have the location for you! Strategically located in the downtown core, 185 Wyandotte Street East offers easy access to the Detroit-Windsor Tunnel, Hôtel-Dieu Grace Hospital and City Hall Square. The existing 3,800-square-foot building would be an excellent location for a medical office/pharmacy combination (schematic layouts available). Other potential occupancies would include restaurants, retail and business offices. The site also features mature landscaping, ample parking and an existing drive-through if needed.

For more information, contact the sales representative, Dan McCulloch, at 519.734.6511.



Two New Tenants Biting into Bright New Central Location



For information on space available for lease, contact Smirk Investments at 519.258.7141 or dhcleasinfo@gmail.com.

Construction is proceeding quickly on an exciting new 16,000-square-foot professional office building located at 3475 North Service Road at Central Avenue. Owned by Smirk Investments, this Rosati design-build project was designed with Rosati teaming up with ADA Architects. The building façade will feature an attractive blend of architectural features with finishes such as smooth and rough cut stone masonry, brick masonry and punched and curtain wall window systems. The site will feature free parking, with beautiful landscaping and enhanced sidewalks to round out the aesthetics.



With the goal being able to offer the client a centrally located, accessible office, The Dental Health Centre (currently located in the 700 Building on Howard Avenue) is relocating to the Smirk Investments building at 3475 North Service Road. Rosati worked closely with the Henry Schein Dental professionals to develop a design that suits the needs of this large and very busy dental practice. The result is a 6,900-square-foot facility that can have up to 18 operatories and hygiene rooms. The **Dental Health Centre** will be home to Dr. Jennifer Valente, Dr. Angelo Sorge, Dr. John Selim, Dr. Carlita Macchiavello, Dr. Norman Highton, Dr. Donald Allen, Dr. Carmen Siara and their staff.

"Rosati has been fabulous. We call with any small issue and they deal with it right away. It's wonderful to just have to go to one person to handle everything. Dental offices are very complicated and full of complex equipment and connections. They're very accommodating – our schedules are crazy and they've been very good about dealing with that."

■ Dr. Jennifer Valente, Dental Health Centre



A family-owned and operated business since 1974, founder Luciano Ranieri and his son, company president Raffaele Ranieri, intend to change the atmosphere of the new office from a dental lab to a dental studio for a better and more comfortable patient experience.

Ontario Ceramics' new lab and office will be over 2,300-square-feet in area, featuring boutique-style aesthetics and décor with high ceilings and open, bright lab areas. The space will also feature a colour room for client colour matching, and boardroom that doubles as a training room.

"We chose Rosati because it is another family business with a good reputation. I'm very impressed with how the team works. People tell you when you do construction to expect a lot of headaches, but the experience with Rosati has been very smooth. We have our weekly meetings and they let us know what's going on, and the process overall has been pretty comfortable."

■ Raffaele Ranieri, President, Ontario Ceramics