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## A Successful Collaboration – Building Our Core CBSA building, an attractive new addition to Windsor's downtown



After almost a decade in planning (as part of the federal-provincial Let's Get Windsor-Essex Moving strategy), the new Canada Border Services Agency (CBSA) building at the Windsor-Detroit Tunnel Canadian Plaza has added an attractive new aspect to downtown Windsor.

This is the second building constructed by **Rosati** for the improvements to the **Tunnel Plaza** and completes their role on the project. Providing improvements to traffic flow at key infrastructure points, and designed to enhance trade between Windsor and Detroit, the reconfiguration and reconstruction took place while active tunnel operations continued as usual. And, due to the busy downtown Windsor location, the project also had to accommodate traffic and maintain clear access to the tunnel and surrounding streets and businesses.

**Rosati** teamed up with **Coco Group** in 2012 and was successful in winning the bid for the **Ontario Ministry of Transportation** and **Transport Canada's** planned improvements to the Canadian plaza. **Rosati's** role was construction of two new buildings, while **Coco** was tasked with completing all infrastructure

and site work. The first building constructed as part of the project was a maintenance building, completed in 2013. The collaboration proved to be a successful one, resulting in a very attractive and functional addition to Windsor's downtown core.

The **CBSA** facility consists of more than 10,000 square feet. The project was architecturally-designed with a combination of architectural veneer, carved detailing panels, expansive curtain wall glazing and architectural aluminum panels, as well as wide-span canopies. The building was a more complicated undertaking than most, due to the sophisticated communications, electrical and security systems required for its crucial government functions.



## Come and See Leo's Sleek New Digs

After 35 years in business, the family-owned dealership decided to enlarge and modernize its facilities, as the second generation of the **Racicot** family moved into leadership roles.

Coming highly recommended, **Rosati** was chosen as design-builder for the redevelopment project. Features included expansions of the sales showroom and parts areas, renovation of administration offices, creation of enhanced customer areas, and even a convenient two-bay drive-through and drop-off addition to the service area to keep customers out of the weather.

**Racicot** Treasurer Denise Cascadden, daughter of founder Leo Racicot, said they are very happy they chose **Rosati** and have nothing but praise for the way the job was done. "It was a long project that had to be done in stages," she said. "We never closed for a day, and Rosati worked with us to make that possible. We told them we didn't want to have to close and they found a way to make it happen."



*"We had heard Rosati did good work. Now, we're the ones who can tell others of our positive experience. We would definitely recommend Rosati – all the staff is great, from the office staff and the guys doing the work, to the administration and project managers. Everyone is very pleasant to deal with. They don't forget about you; they make you feel like your job is first and foremost."*

■ Denise Cascadden, Treasurer, Racicot Chrysler.

## LaSalle's Home Hardware Now Open in Spacious New Store



**Countryside Home Hardware in LaSalle has made the move to a spacious, modern new retail outlet anchoring the Trinity Plaza commercial development on Malden Road.**

**Rosati** and their Design-build Team developed the attractive facility that welcomes customers to the new areas that includes retail and a warehouse. A 3,000-square-foot secured canopy provides space to showcase outdoor seasonal products.

Owned by Ryan, Shane and Chad Seguin, the fourth-generation family firm moved from a short distance down the street. The new 18,000-square-foot location allows for a much larger selection of products in all departments, as well as space to offer several new lines, including lumber.

"The new building turned out exactly as we had envisioned," said Ryan Seguin. "The design and material used on the outside of the store were

selected to give it an elegant but sophisticated look you don't find at many home improvement retailers. The inside was more about functionality. We wanted customers to feel they could easily navigate the sales floor while feeling at 'Home.' From the colours we used to the new departments we added, the idea was for customers to feel comfortable."

*"Rosati was fantastic to deal with. From our first meeting to our last, they went above and beyond to make sure we were getting what we expected. I couldn't imagine doing this project with anyone but them."*

■ Ryan Seguin, Co-owner, Countryside Home Hardware

Join a successful neighbour. Additional Pad sites are available. Call Dan McCulloch for more information at 519-734-6511.



# Bright new Dental Clinic and Laboratory – New Patients Welcome

## Dental facilities shine with Rosati's Design and Construction Services



The 16,000-square-foot professional facility is owned by Smirk Investments. Within the multi-tenant building, the new location for the Dental Health Centre offices is equally attractive.



DENTAL HEALTH CENTRE  
COSMETIC & FAMILY DENTISTRY

Rosati worked with **Henry Schein Dental** professionals to develop a design suited to the needs of a busy dental practice. The 8,700-square-foot facility encompasses a large waiting room, administration areas, employee areas, laboratory, support spaces, and 18 operatories and hygiene rooms. With seven dentists and staff sharing the space, the offices were planned and finished to function smoothly and seamlessly. Dr. Jennifer Valente, one of the **Dental Health Centre** professionals and also a partner in **Smirk Investments**, expressed full satisfaction with the completed project and **Rosati's** ability to be flexible and accommodating to changing needs.

*“From the design phase through construction, and even now in the maintenance phase, Rosati has gone above and beyond our expectations. Rosati most competently got our project completed when we needed it. Rosati’s attention to detail complemented our own perfectionist tendencies. We would highly recommend Rosati and are very happy that we chose them for our project.”*

■ **Dr. Jennifer Valente, Dental Health Centre**



ONTARIO CERAMICS  
DENTAL LABORATORY

When the **Ontario Ceramics Dental Laboratory** envisioned a spacious and welcoming dental studio as the goal for its new location, **Ontario Ceramics** President Raffaele Ranieri called on **Rosati's** skills and vision as design-builder for the interior fit-ups. The results create an improved, more comfortable patient experience for the 2,300-square-foot space. “We went over and above what a dental lab usually is,” said Mr. Ranieri. “In fact, some people who come in think it’s a spa.” The space features boutique-style aesthetics and décor with high ceilings and bright, open lab areas, along with a colour room for client colour-matching and a boardroom doubling as a training room.

*“We are very happy with Rosati’s design-build process and the way it worked for the interior design elements. Everything about the relationship was great. Things went pretty seamlessly between Rosati and our staff. Any issues that came up were taken care of quickly, with no problems. I would definitely use them again. They are a great company to work with.”*

■ **Raffaele Ranieri, President, Ontario Ceramics Dental Laboratory**

# Full Financial Services on UWindsor Campus



WINDSOR FAMILY CREDIT UNION



**Rosati** has completed the leasehold improvements for the newest **Windsor Family Credit Union (WFCU)** retail location, a 4,300-square-foot space designed by **ADA Architects** and located in the University’s new Innovation Centre. The project was awarded following an invited tender process, marking the fourth project **Rosati** has completed with **WFCU** over the years.

Opening for business in mid-August, the **UWindsor** retail location marks **WFCU's** ninth location. In addition to serving the University community, the new **WFCU** retail location provides a convenient and inviting source for financial services for all west side residents and businesses. Members will enjoy the same personalized conveniences as other locations, including a café lounge area, full service ATM, no teller lines and private in-office service for financial transactions.

# Now Open on the West Side – St. Vincent de Paul Society Shoppe – Fills a Need Indeed

Opening Ceremonies were held recently with Bishop Ronald Fabbro and members of **St. Vincent de Paul** on hand to bless the new facility, along with the **Rosati** Family, Ron Jones, City Council and Mayor Elect, Drew Dilkens. The newly-built **St. Vincent de Paul Society Shoppe** warehouse, resale and distribution centre is now helping those in need on the west side of Windsor. Located on the grounds of the former **Blessed Sacrament Church**, the 5,000-square-foot facility on King Street was developed by **Rosati's** Design-build Team.

Pam Baksi of **St. Vincent de Paul** said the **Society** is thrilled with the neighbourhood's response to the new facility. Baksi expressed deep appreciation for the assistance and consideration **Rosati** brought to the undertaking, given the charitable society's financial constraints, saying the building turned out to be better than they ever envisioned.

*"Rosati went way above and beyond for us. They recognized our funds are extremely limited and did everything they could to help us by increasing their initial \$20,000 donation to over \$50,000. They went out of their way to make this place welcoming. We could not have improved on the quality of the work we got from Rosati. They made something that was super-challenging very easy for us. It added a missing piece to the community in that area."*

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



## A Tier One Supplier Calls on Rosati – Just in Time!

**HBPO**  
THE MODULE COMPANY



*"Tony and Nick Rosati are great to deal with – it is like dealing with family. I would highly recommend them as they will ensure all is done in a timely manner and are very flexible meeting our crazy working schedules in the automotive industry. They go out of their way to ensure very little disruption occurs to our production of six days a week."*

■ Gary Poole, Plant Manager, HBPO Windsor.

The expansion currently underway is a design-build project awarded to **Rosati** adding more than 20,000 square-feet of space for manufacturing and assembly to satisfy the demand of a local Tier 1 supplier.

**HBPO**, a dynamic Tier 1 supplier to **Fiat Chrysler**, is in the midst of expanding its Central facility to meet increased demand from the **Chrysler** minivan plant.

In Windsor, **HBPO** delivers just-in-time and just-in-sequence front-end modules to **Fiat Chrysler's** Windsor Assembly Plant. "In 2007 we chose **Rosati**, as they had the best reputation in Windsor with on-time and on-budget construction," Poole said. For the current project, **Rosati's** familiarity with the building from the original construction was a definite asset.



## Rosati Ranked by On-Site Magazine – Top 40

**Rosati** made the list of Canada's Top 40 Contractors. In addition to making the prestigious Top 40 list, **Rosati** also received the great honour of being named Number One on the list of Canada's Top 5 Companies with 50 or Under Employees. This is an excellent accolade for an ambitious, hard-working local firm, demonstrating the **Rosati** team's work ethic and willingness to go the extra mile to satisfy its clients' needs.