

# IN REVIEW

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## IN THIS ISSUE

The Windsor Club Relaunches in Walkersville's Distillery District

**PAGE 1**

Rosati Launches Butler Cost Analysis Program

**PAGE 2**

A Windsor Mid-Century Modern Heritage Building Gets a New Lease on Life

**PAGE 2**

Rosati Assists IAT Global with Expansion Plans

**PAGE 3**

New Leamington District Secondary School Rising Rapidly

**PAGE 3**

Rosati Steps Up for a Whirlwind of Emergency Repairs

**PAGE 4**

Get Your Grow On with TEAM ROSATI

**PAGE 4**

## The Windsor Club Relaunches in Walkerville's Distillery District



**Breathtaking views & historical ambiance, coupled with Chefs Jonathan Reaume, unique culinary vision will provide an unparalleled 5-star dining experience.**

**The Windsor Club**, the area's premier private business and social club since 1903, has teamed up with another local icon by its recent move to the former **Wiser's Reception Centre** located on the waterfront in Walkerville's historic distillery district on Riverside Drive East.

The Signature Heritage Building was constructed in a mid-century contemporary style in 1964 and the venue enjoys a panoramic view of the Detroit skyline as well as of the classic **Canadian Club Brand Centre** and beautifully-landscaped gardens.

The Club approached **Rosati** to act as construction manager for the necessary renovations. **Rosati** worked with the club's architects, **BAIRD architecture** and **Architectural Design & Associates Inc.**, to review constructability and offer value engineering through the design phases, then prepared numerous alternative prices to provide a variety of options.

*"Rosati was chosen for several reasons, chief of which was its reputation for bringing in projects on time and on budget."*

■ **Federica Nazzani, Board of Directors**  
*The Windsor Club*

Construction was completed in two phases, resulting in a new executive commercial kitchen, a full service bar, renovated lounge and entrance areas, modernized washrooms, and a meeting room doubling as a private dining room complete with separate servery. The main hall received décor and lighting upgrades for an elegant, updated yet classic ambience.

**The Windsor Club** in its stylish new quarters offers a sophisticated atmosphere for any occasion. The ambience is a perfect backdrop for fine dining, company functions, business meetings, event hosting, weddings, presentations and themed parties. As well, the club offers the benefits of worldwide reciprocal clubs, and the services and social activities offered to members.

**Join the Club!**

**Corporate and individual memberships**

**New simplified cost structure**

**One fee, no monthly minimums**

**Please call 519.258.1465  
to arrange a private tour**

# Rosati Launches Butler Cost Analysis Program

## Comparing Life-cycle Data to Find Total Cost of Ownership Savings



Rosati and the newly developed industry leading program can help you understand all your building variable options and allow you to optimize your buildings total cost of ownership.

SmartView™ is a cost analysis tool by **Butler Manufacturing** that estimates your building's long-term energy, maintenance and replacement costs – based on real-world performance data. So you'll have a true picture of the factors you need to consider before you build.

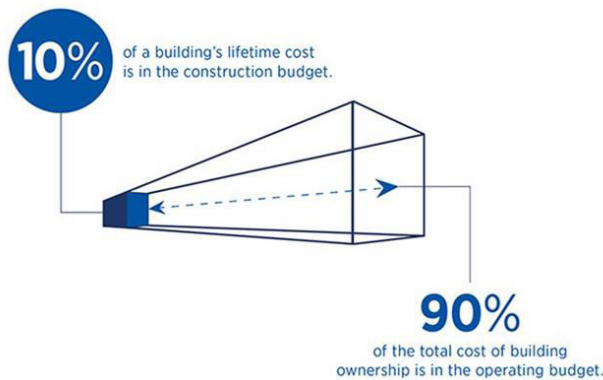
It all adds up to the bottom-line results. And it's only available through **Rosati's Butler Builder®** Program.

Expanding your operation goes beyond how much you spend to construct a new facility. What will your building cost to run and maintain? When will equipment need replacing? How can you be sure the choices you make at the planning and construction stage continue to pay off 10, 20, 30 years down the road?

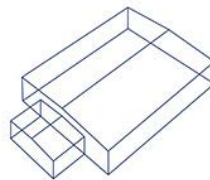
The SmartView™ report summarizes the financial performance of three building options. The original design (below, left) is the least expensive to build. But the optional designs below (center and right), are far more efficient to operate and maintain. Over the course of 30 years, this adds up to hundreds of thousands of dollars in savings.

Drastically streamlining the energy modeling process, SmartView™ generates an accurate energy model with less time and less input data than previously required so you can now make even more educated decisions about your building.

The software gives Rosati the ability to give our customers maximum saving options over the building life span rather than just quick initial savings. That's the kind of insight it takes to move your business forward.



ORIGINAL DESIGN



OPTION 1



OPTION 2



# A Windsor Mid-Century Modern Heritage Building Gets a New Lease on Life

The **Upper Midtown** building formerly an electrical substation has been transformed into a **1,700 sq.ft office studio**.

A unique structure in Windsor's downtown area has received a new lease on life, as **Rosati** has rejuvenated an elegant landmark building with a classic design. Formerly known as the "Windsor Utilities Commission Gordon H. Fuller Hydro Substation," the building at 1504 Pellissier Street was constructed in 1960, and designed with a Mid-Modern Century flare.

The structure comprises approximately 1,700 square feet, and is located on a corner lot at Shepherd and Pellisher including a small private parking lot as well as offering ample on-street parking.

Vince Rosati Jr., project manager for the redevelopment, said the solid building features an unusual high open structure to make a great office for a media, architectural or creative-type business.



*For leasing inquiries or more information, please contact Dan McCulloch at 519.734.6511*

# Rosati Assists IAT Global with Expansion Plans



When the Regency Group of Vancouver purchased Oldcastle-based Innovative Applied Technologies (IAT), the new owners were aware the plant had outgrown its current location and approached Rosati Group for options.

The new owners chose **Rosati** as design-builder and developer, and because of their distant location in Vancouver, they entrusted **Rosati** with responsibility for all development services including land search, design phases and coordination of all municipal processes as well as construction.

**Rosati** brought forward several parcels of available industrial land with various design proposals. As a result, a sleek new 27,930-square-foot facility with a high-tech look is rapidly approaching completion at 288 Patillo Road in Lakeshore, and includes 2,475 square feet of office space and a mezzanine for future office expansion. The plant has been designed with capability to expand to the east and north on its 4.46-acre parcel. Completion is slated for later this year, with **Regency** looking forward to occupancy before the end of the year.

*“We had gone through local knowledge and the Rosati name kept coming up. When we contacted them, they were very responsive, very knowledgeable and flexible. They showed us the history of what they have done in Windsor and it was extremely impressive. We were also very impressed by the speed with which they could get things done. I can’t say enough good things about Rosati. They work quickly, diligently and efficiently, always with the budget in mind. And since they really do have so many in-house capabilities, they can move quicker than any other construction team we have ever worked with. We are very satisfied with the work so far.”*

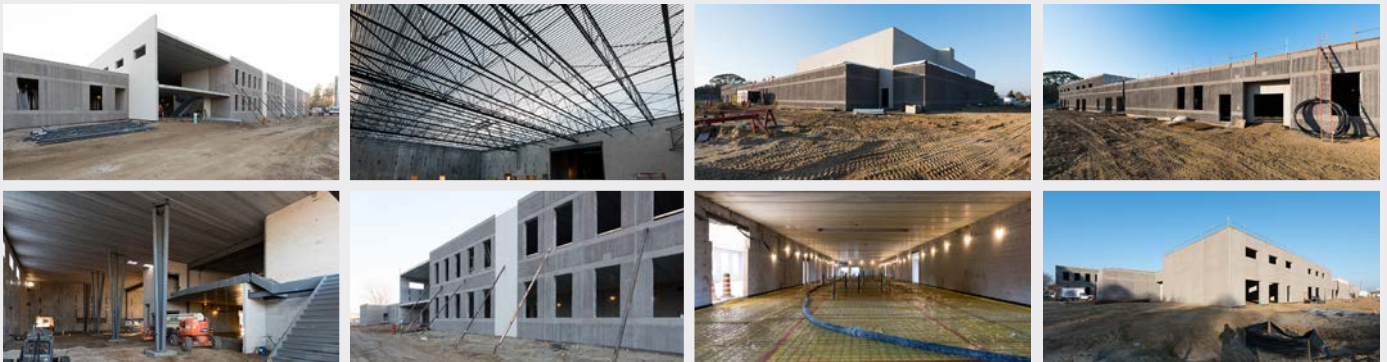
■ Aleem Ahamed, Managing Director, Regency Group



# New Leamington District Secondary School Rising Rapidly



Construction is progressing well on the new 121,000-square-foot Leamington District Secondary School being built by Rosati for the Greater Essex County District School Board.



The complex two-story structure includes about 31 classrooms, administration areas, a cafeteria/auditorium, and a variety of labs, shops, resource rooms and other specialized spaces.

Construction is now in its sixth month of the eighteen month schedule, and the project continues to progress on budget and on schedule.

To date, foundations, precast walls and precast floors have been completed; site work, roofing, poured slabs, HVAC and metal stud work are underway.

With all tasks on target, the school is expected to be ready for occupancy at the beginning of the 2017 school year as planned.

# Rosati Steps Up for a Whirlwind of Emergency Repairs



In late August and September this year our area was hit with two powerful storm systems. First came two destructive tornadoes touching down in Windsor and LaSalle. The second weather disaster was a torrential downpour of rain over the span of a couple of days.

One tornado, classed an F1, ripped a path through the Walker Road area, Walker Industrial Business Park, Central Ave. and EC Row, travelling as far as Pillette Road.

The tornado caused severe damage to several businesses including **Kautex**, **Ultimate Manufacturing**, **the Greenwood Centre** and the **Syncreon/FCA Logistics Centre** to name a few. The path of destruction tore through buildings and left some of these businesses fully exposed to the elements and unable to operate until emergency repairs could be completed.

**Rosati** took immediate action in the disaster recovery effort, assisting to get various damaged facilities up and running as quickly as possible. Countless man-hours and hundreds of workers going 24/7 were needed in a massive push to get these companies back into operation.

A few weeks later, the Tecumseh and Lakeshore areas were hit hardest by a torrential downpour lasting a couple of days. The extreme rainfall did not allow municipal storm systems time to keep up, causing severe flooding of streets, houses and businesses.

**Rosati** again acted quickly to assist with many repairs for companies such as the **Integram Windsor Seating** and **Vistaprint Canada** plants off Patillo Road. Dedicated to helping the many families affected by the flooding, **Rosati** crews also worked alongside Belfor Restoration to restore numerous homes to livable condition as swiftly as possible.

## Get Your Grow On with TEAM ROSATI

The men of Team Rosati have committed their faces to November's "GROW ON WINDSOR" fundraising campaign in support of men's cancer awareness, research and treatment for patients in Windsor-Essex.



It has become a custom that each November, men disregard their daily shaving, ignore heckling from family and friends, and let their mustaches and beards grow to bring awareness to the fight against types of cancer affecting men.

The **Windsor Cancer Centre Foundation** was established in 1996 to help make the cancer journey less stressful to patients and their families. The centre's mandate has grown over the years to include a commitment to support local cancer research. In that cause, the men of the Rosati

office pledged their best efforts to let the facial hair grow on through the month, and are asking friends, family and clients to donate to assist in the fight.

By the time of publication, Team **Rosati's** efforts had raised over \$24,000, and counting for this great cause.

[www.growonwindsor.com](http://www.growonwindsor.com)

