



Grand Central Business Park Welcomes Global Automotive Supplier

GBIE is a second-generation family-owned company that develops, manufactures and distributes high-performance water-based coatings for automotive weatherstrip sealing systems worldwide.

As a single-source, turn-key company, **Rosati** was approached to find land and design-build a complex facility for **GBIE**. The project, located in Grand Central Business Park, entailed reviewing every single process in **GBIE**'s manufacturing process to redesign a super customized new facility. **Rosati** worked meticulously with the development team that included the owners and **Design Systems Canada**.

Recently completed, this highly industrial project measures 64,393 square feet and includes a 7,440-square-foot office, large R & D labs and tool room, and a manufacturing area with multi-level process mezzanines, packaging systems and warehousing facilities. The plant also includes features such as storm water reclaiming systems and private waste treatment for process operations, and loading docks.



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- David Bareich
President, GBIE

“Rosati spent the time and effort to flesh out our vague ideas and turn them into exactly what we needed. Working with Rosati was a brilliant collaboration; they figured out exactly what was required and built it into something fantastic! We're very happy with our new home.”

■ David Bareich, President, GBIE



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Spirol Adds on to Building with Butler



SPIROL

Spirol Industries - A leading global manufacturer of engineered fasteners, producing over two billion components annually, needed to expand its manufacturing and warehouse capacity.

Turning to **Rosati** again, the addition culminated into an expansive 33,040-square-foot pre-engineered **Butler** building system. The structure includes a new two-level in-plant office area complete with offices, lunch room, washrooms, locker rooms, training room and employee fitness room, as well as a new outdoor patio, loading docks and parking.

"The project came with an added layer of complexity, as a land swap and airport lease needed to be factored in. Rosati acted in good faith as a builder, giving me guidance when dealing with the City of Windsor on the land lease, and handed all the site plan control and city permitting, Rosati made it easy."

■ Tom Buchta, President, SPIROL Industries Ltd.

FCF Custom Fabricating is a Lifelong Rosati Client

FCF Custom Fabricating has steadily grown over the past 37 years. A local leader in custom steel fabrication, FCF offers laser cutting, waterjet cutting, CNC forming and powder coating.

Its facility on Roscon Industrial Dr. has relied on **Rosati's** single-source design-build services for three expansions, the latest being a 14,430-square-foot addition. When completed at the end of 2022, the plant will span 49,000 square feet.



"They've built my whole shop including all of my additions! I've used Rosati my whole life: Rosati is awesome, very detailed and so easy to work with."

■ Fred Falkner, Owner, FCF Custom Fabricating



New Facility for Growing New-Tec Tool

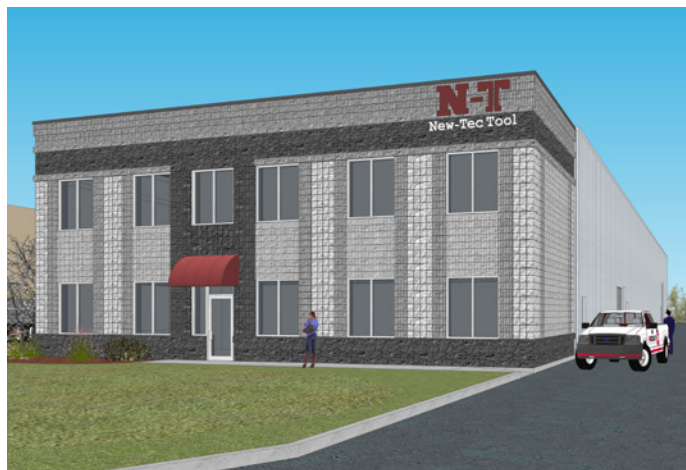
New-Tec Tool Ltd. has been a successful local tool maker since 1986. New-Tec approached Rosati for a design-build solution to manage its new facility.

Rosati designed the building to include an expandable office space on the second level and a plant area that is expandable, which will be equipped with a 10-ton crane. The result is a new 16,000 square-foot facility with 1,360 square feet of office space.



"Rosati provided a detailed list of what services they will provide and have taken care of everything. They actually surprised me with how quickly they constructed the new building."

■ David Patrick, President, New-Tec Tool





Islamic Association Breaks Ground on Apartment Complex for Muslim Seniors

Mayor Drew Dilkens, and fellow members of City Council joined Rosati and the Windsor Islamic community at the official ground breaking ceremony of a five-building, 30-unit complex project.

The Windsor Islamic Association Foundation was established in 1956. Since 1969 it has been operating at the corner of Dominion and Northwood, where the city's first mosque was built.

The development sits on 1.3 acres, adjacent to the east of the Windsor Mosque, and will consist of five buildings all at two storeys in height that will achieve a complementary design relationship between the new and the existing neighbourhood.

Each apartment building will have six individual suites that are geared to the Windsor Islamic senior population. The development will be beautifully landscaped including a common parkette the tenants can utilize.

"This project has been years in the making. We chose Rosati because of their reputation. They have been amazing with the planning and dealing with the City on the construction details. They are thorough, pay attention to all the details and they came well recommended. Rosati's work goes above and beyond."

■ Atiq Nakrawala, Windsor Islamic Association Foundation



New 75 Apartment Project Moving Forward in Amherstburg

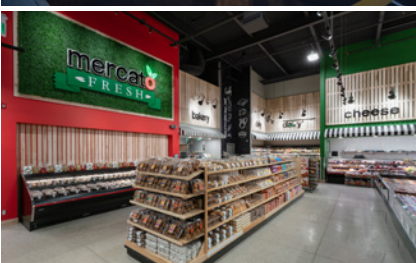
Rosati is set to begin construction on St. John Apartments. The 75-unit apartment building is a design-build project located in the historic Town of Amherstburg.

It is aesthetically designed to blend into the surrounding community, including stone that will complement St. John the Baptist Church and the Lofts at St. Anthony, both historical buildings in the neighbourhood.

The building will offer mostly two-bedroom and a few three-bedroom rental apartments. Each unit will include kitchens with islands and appliances, private laundry and a master bedroom with ensuite. The site will feature upgraded landscaping, with the first floor units facing Brock or Richmond receiving decorative black picket railings to provide the feel of private home appeal. Construction is expected to be completed in early 2024.

"There are a lot of great builders out there, but Rosati's attention to detail and customer service makes them our design-build contractor of choice on this project. Rosati does a great job; the entire team is very professional."

■ Terry Jones, Co-Owner, Jones Realty



Mercato Opens Fresh New Windsor Location

The new second location of boutique-style 16,000-square-foot store **Mercato Fresh** market is now open for business. The **Rosati** design-built Market offers a café, hot and cold prepared foods, Bakery, freshly prepared sushi and poke bowls, as well as dairy products, international cheeses, fresh produce, meat and fish.



"This location was built from the ground up, whereas the Chatham site was retrofitted," said Jonathan Reaume, co-owner of **Mercato Fresh**. "Since **Rosati** did the first store, they were well able to successfully manage this project." The Banwell store is branded with similar layout and design.

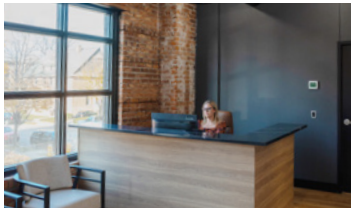
"We really appreciate that Rosati is a one-stop shop, from the initial design to the finished construction. They are really easy to work with, and you know it's just as important to them as it is to us that the project be done right."

■ Jonathan Reaume, Co-owner, Mercato Fresh

Historic Strathcona Building Welcomes Three New Businesses



The exterior restoration of the historical Albert Kahn-designed Strathcona Building is complete. New life has been brought back into what is now Walkerville's newest gem, located on Wyandotte Street East and Devonshire Road. The restoration of Strathcona is just the start of an overall revitalization of Olde Walkerville, and birth of the Distillery Square project.



MBL LLP Chartered Accountants' interior aesthetics are designed to take advantage of the rustic charm brought on with an exposed wood structure, existing brick walls and refinished wood flooring.



"We love Walkerville. It's a vibrant, lively area and we're enjoying the neighbourhood. Rosati took care of everything for our new office. It was a total turn-key operation, so we just had to move in. The renovations really exceeded our expectations. We're very happy."

■ Angelo Battisti, Partner, MBL LLP

Wiser Wealth Management's design is geared to be more efficient and more conducive to a collaborative workplace, with large windows throughout. The interior takes advantage of the original exposed brick and wood structure, for a modernized rustic aesthetic appeal.



"Walkerville has always been a desirable area. When we saw the plans Rosati had envisioned for the space, it was an opportunity we didn't want to pass up. Rosati has been excellent to work with. Everyone within their organization was attentive and quick to action."

■ Jason Campbell, Partner, Wiser Wealth Management

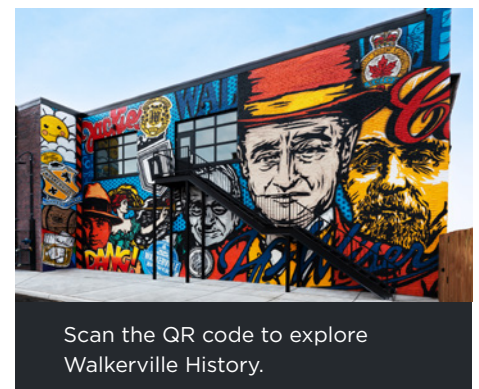


The well-known restaurant **The Twisted Apron** has launched its new location. The new eatery measures 3,374 square feet and was design-built by **Rosati** to have an open, bright look. It includes a large bar, and spacious dining areas.



"It is beyond wonderful, better even than I expected. I wanted a fresh new look to showcase my new brunch menu, and I got it. Rosati went above and beyond for me, truly. These guys are amazing. Any project I'd ever do in the future would only be with Rosati. They make me want to open another restaurant!"

■ Kate Robinson, Owner, The Twisted Apron



Scan the QR code to explore Walkerville History.

