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STAYING IN THE LOOP



Driver In The Loop rendering by Ghafari Associates

After 12-months of construction, the Roncelli, Inc. project team completed General Motors new Driver in the Loop (DiL) facility located at the Milford Proving Ground in Milford, Michigan. The two-story, 35,100 square-foot office is the latest in innovative testing facilities.

Roncelli delivered a cost-effective project to General Motors that met its functional and aesthetic demands. A unique architectural feature of the building is its dramatic, upward cantilever roof that extends over the facility's decorative patio. This design element allows the structure to appear to "float" over the patio and high-speed race track below. The DiL facility consists of a first-floor garage, shop, simulation laboratory, and outdoor viewing terrace. The second floor has meeting rooms and flex office space featuring an abundance of natural light and circulation to the building's

interior spaces. The new Driver in the Loop facility boasts of high-end interior finishes, accessories, lighting, and audio-video equipment.

Following the September completion, the new Driver in the Loop building is occupied and open for business.



Driver In The Loop rendering by Ghafari Associates

Time for a New Beginning

After many dormant years, Roncelli, Inc. is breathing new life into Detroit's famed State Savings Bank. The landmark which is part of Detroit's Financial District is being systematically restored and renovated to meet the needs of the owner, Bedrock.

In June, Bedrock sought to begin restoring the 1900 Neoclassical building and awarded Roncelli the construction management contract for the exterior restoration, selective demolition, and partial interior renovation. Over the course of 17 weeks, the construction team meticulously repaired and restored the State Savings Bank, delivering a functional facility that retains all of its grandeur.

The 100,000 square-foot, three-story building underwent 700 cubic yards of extensive demolition beginning with the existing mechanical systems. The project team removed the original boiler system and two large circa 1950 air handling units in the mezzanine. The air handling units located above the beautifully ornate plaster ceilings were dismantled with the help of sawzalls, using over 1000 blades. Then the pieces of the units were carried through a labyrinth of wooden catwalks where they were lowered 50 feet below through a 4' x 4' light fixture opening using a pulley system. Debris, duct work, and piping were carried and placed into live load dumpsters during off hours as to not impact pedestrian traffic.

To increase comfort within the building the construction team installed a new HVAC system, which included fan coil units throughout, new condensers and an Energy Recovery Ventilator (ERV). In addition to the highly efficient HVAC improvements, all existing lighting was upgraded to new custom LED fixtures. Roncelli also oversaw the complete overhaul of the toilet rooms. While maintaining their original style and like



Overview of the interior renovation of the Main Room

finishes of the space, the occupancy of the toilet rooms doubled, and new highly efficient fixtures replaced the old.

Even though the projects exterior restoration efforts are ongoing through the spring of 2018, they are equally intense. First, the team had to conduct lead and asbestos abatement to the windows and bronze frames, as required. The lead abatement was done methodically by hand to ensure the public's safety. Next, the wood mahogany window sashes were restored, and existing glass was replaced with insulated low E glass. Finally, the white marble and granite were carefully micro-blasted. With the stone cleaned, there were also components replaced and joints tuck-pointed to restore the exterior to its original state.



1900 Interior State Saving Bank.

The State Savings Bank project adds to Roncelli's list of current Detroit projects that include DTE Energy's Walker Cisler Building's 10th and 17th Floor renovations, Church of Scientology's new facility and Beacon Park.

WORKING TOGETHER Randolph Technical School

This summer, Roncelli donated trade labor and painting services to join volunteers from DTE Energy and other contractors to kick off a major renovation effort at Detroit's Randolph Technical School. The effort is part of a multifaceted project championed by the City of Detroit Workforce Development Board that included renovating several classrooms and most common areas, developing improved curriculum and programming, recruiting hundreds of new students and raising money for supplies and equipment. Roncelli secured painting services to paint the drafting/CAD classroom and our trade labor performed clean-up and debris removal.

PUBLIC SAFETY HEADQUARTERS BECOMES WCAA'S FIRST LEED CERTIFIED PROJECT

The Wayne County Airport Authority's Public Safety Headquarters project recently received Leadership in Energy & Environmental Design (LEED®) Certification. The design and construction teams of the Wayne County Airport Authority, Harley Ellis Devereaux, Professional Engineering Associates, and Roncelli, Inc. completed the requirements to achieve the rating. The United States Green Building Council. LEED® is recognized globally in the design and construction industry as a holistic approach to sustainability. It involves a rigorous and detailed approval process involving all aspects of the project planning, design, and construction. Projects pursuing LEED® certification earn points across several areas that address sustainability issues. Based on a required minimum number of points achieved, a project then receives a LEED® rating level. LEED-certified buildings are resource efficient.

The building is the first LEED® Certified project at Detroit Metropolitan Airport. The project consisted of converting a former American Airlines Freight Facility into the Public Safety



Headquarters. The 36,615 SF renovation and 22,000 SF addition now houses the Airport Police Operations, Emergency Dispatch Operations, and Public Safety Administration.

SEE WHAT'S HAPPENING

NEWLY
AWARDED



Nino Salvaggio International
New Marketplace Facility

Roncelli is serving as the construction manager for fruit market giant Nino Salvaggio's fourth store to be located at Maple and Telegraph Roads in Bloomfield Twp., Michigan. Roncelli will convert an old Kroger supermarket, transforming it into a 45,000 square foot premier marketplace featuring a cafe, fresh produce, unrivaled meat selection and artisan bakery among other things. A spring 2018 opening is set.

JUST
BEGINNING



Detroit Metropolitan Airport
Powerhouse Renovation

As general contractor for the Wayne County Airport Authority, Roncelli's team is renovating the 40,800 square foot powerhouse building. The work includes replacing three large chillers, air handling units, substation and switchgear, as well as, renovating office spaces and the main control room creating more modern accommodations to the building. Construction will be completed March, 2019.

UNDER
CONSTRUCTION



W.F. Whalen Company
Plant Renovation

Roncelli, Inc. is managing the construction renovations to W.F. Whalen Company's 480,000 square foot facility upgrade project in Riverview, Michigan. The construction improvements included select repair work, new roof, siding, fire protection and installation of electrical upgrades. This project is on track for completion in December, 2017.

WINDING
DOWN



St. Joseph Mercy Oakland
Mother Baby Relocation

In coordination with St. Joseph Mercy Oakland, Roncelli is the construction manager for the Mother Baby relocation project in Pontiac, Michigan. Roncelli relocated the Mother Baby unit from the hospital's 5th Floor North Tower to the 4th Floor East Wing. The new unit, a 13,250 square foot buildout has 20 patient rooms, nurses station, nursery, new air handling units and upgrades to the mechanical, electrical and plumbing systems. Completion is slated for October, 2017.