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# Breaking New Ground



The Wagner Place Construction Team L to R : Gino Roncelli, Tom Wickersham, Rick Haugh, Paul Day, Ryan White, Tom Trigger, Bill Parker, John Geer, Mike Cairns, Mike Dadas, Jim Carnacchi, Michael Krent, Jason Pociask, and Lynn Judd.

Work is officially underway on the Wagner Place project at Michigan Avenue and Monroe Street in downtown West Dearborn.

Roncelli, Inc.'s construction management team attended a recent site groundbreaking event with project teams from Ford Land and Neumann Smith Architecture. Also participating in the event were Michigan Governor Rick Snyder, Dearborn Mayor John B. O'Reilly, Jr., and Dave Dubensky, Ford Land Chairman, and CEO.

Mayor O'Reilly stated, "We're excited to welcome new businesses and our Ford Motor Company partners to West Dearborn, and look forward to the development bringing hundreds of employees to the area, new customers and a renewed energy to the community."

The overall project redevelops a two-block area into two mixed-use buildings totaling 150,000 square feet. The space will have shops and restaurants on the first floor, office space on the second and third floors, and a rooftop patio. This LEED Silver Certified development will feature outdoor green space, new stores, restaurants and corporate offices, which will be used to accommodate 600 Ford employees. As part of construction the 120-year old Wagner Hotel building will maintain its historical façade while undergoing comprehensive interior renovations. In addition, the newly constructed buildings will be set back from the street to create wider sidewalks to make the area more pedestrian friendly. A large green space will be created for the building occupants and public to enjoy future outdoor events.



# Come See Detroit's Newest Park

**Beacon Park opens with a four day grand opening celebration.**

The recently completed DTE Energy's Beacon Park is now open for the public to enjoy. The construction management joint venture team of Tooles–Roncelli, L.L.C. worked together to transform a vacant 1.5-acre lot into a new, dramatic public park on the western edge of Detroit's downtown business district. The triangular-shaped park borders Grand River Avenue, Plaza Drive and First Street, about one-half block east of DTE's corporate headquarters.



The 56,000 SF Beacon Park is sure to be a distinct gathering place with its open areas. The circular, open lawn is the largest of

any downtown Detroit Park and features recreational space for sports and relaxation, including a roll-in stage for entertainment. The park also has areas for food trucks and an exclusive zone for bicycle parking. The restaurant within the park has three moveable glass walls, which open out onto the green scape. The restaurant has a bar with a free-flowing design and an eating area that seats 75 guests. Some unique architectural features of the restaurant are its dramatic, upward cantilever roof that extends over the park's walkways. There is a rooftop dining area available for up to 50 guests with panoramic views of the park and nearby buildings. Not only is there sustainable green roof space but it is constructed to conserve and collect runoff water, repurposing it for the park's trees, grass and plants. The park is built to achieve LEED® Silver certification.

An immediate impact will be felt in the number of visitors to the park each year. Through a grant from the DTE Energy Foundation, more than 600 events will be planned for Beacon Park in 2017 by the

Downtown Detroit Partnership (DDP), which expects that the public space will attract one million visitors each year.



Additionally, Beacon Park opened with a four-day grand opening celebration that ran from July 20th to July 23rd and included an action-packed schedule of events beginning with a ribbon cutting ceremony program with DTE Energy Chairman and CEO, Gerry Anderson, and City of Detroit Mayor, Mike Duggan.



# First Summer Day Camp On Belle Isle

The Detroit Boll Family YMCA, of which Roncelli's Principal, Gino Roncelli is a board member, needed help to support their Summer Day Camp Program. The YMCA, which reached maximum capacity at their Downtown Detroit Headquarters for their Summer Day Camp Program over the last few years, needed a new home to expand participation. They received permission from the City of Detroit to utilize Belle Isle to develop their camp. They also received permission from ComePlayDetroit, LLC, who lease the Belle Isle Athletic Shelter and adjacent athletic fields. To be of use for camp, the Belle Isle Athletic Shelter needed electrical and carpentry work, floor covering replacement, and general cleaning. They solicited Roncelli for this help, and Roncelli delivered.



New Day Camp

Over the course of three weeks, Roncelli's team, led by Executive Vice President, Jim Tessmer, along with the support of Denn-Co Construction, Ferndale Electric, and Concrete Floor Treatment Inc., returned the building to operational condition. They began by fixing the electrical hardware to light the space, replaced the electrical outlets, patched drywall, fixed steps, cleaned debris, painted walls, removed floor debris and epoxied the floor, along with removing debris from the outside of the building. In conjunction with this effort, the YMCA harnessed 50 volunteers on Earth Day, which was also Belle Isle Cleanup Day, to clean the outside of the building, fix picnic tables, build gardens, playgrounds, and set the athletic fields. When asked for comment, Gino Roncelli said, "Being a Detroit Based Business means being a real part of the Detroit community and helping where we're able. We're proud of what the YMCA is doing for Detroit's youth, and Roncelli is pleased to have been able to help."

Thanks to the efforts of the Roncelli team, its friends and colleagues, and to the volunteers on Earth Day, the Boll Family YMCA now has a home base from which to run its summer camp operations. The Summer Camp, which began in May and runs the duration

of the season, is now slated to serve over 250 children, ages 5-15, on a daily basis, doubling its previous capacity. While there is a cost to attend the camp, the YMCA is a non-profit that allows many of these children to attend the camp on a scholarship, which is granted to those Detroit residents who need it most. It serves as a day care for the summer months, where many who use their services might not have another viable option. The camp is also about learning new skills, developing character, and making friends, with a different focus each week of the summer months that include physical activity, social activity, and educational activity.



Interior improvements to Belle Isle Athletic Shelter.



## NEW ADDITION PLANNED FOR MCLAREN MACOMB

McLaren Macomb's new 187,000 SF, five-story addition will be constructed by Roncelli, Inc. and will include:

- Lower Level:** Resident/Learning Center
- 1st Floor:** Emergency Department with 66 Stations + 18 CDU Rooms
- 2nd Floor:** Surgery Expansion – Shell
- 3rd Floor:** Intensive Care Unit – Shell 32 Beds
- 4th Floor:** Acute Care – Shell 32 Beds
- 5th Floor:** Acute Care – Shell 32 Beds



*Pollinator Garden volunteers L to R: Nick Contesti, Tony Roncelli, David Roncelli, Vicky Patrick, Steve Skaglin, Linda Wickersham, Tom Wickersham, Adrianna Bailey, Brittany Bailey, Carrie Carnacchi, and Jim Carnacchi.*



*Administrative Assistant, Brittany Bailey lends a helping hand to her daughter Adrianna as she exercises her green thumb.*

# Pollinator Garden Established

Roncelli, Inc. created a garden in the front of its headquarters in Sterling Heights, to attract a healthy mix of pollinators. Pollinators, the animals that move pollen from flower to flower to accomplish fertilization, are vital to the health and economy of flowering plants as well as many crops. Pollinator species include bees, butterflies, moths, hummingbirds, beetles, flies and, in some regions, bats. Our pollinator garden will attract these animals.

David Roncelli and Steve Skaglin spearheaded the pollinator garden project. They led a team of volunteers from Roncelli, which included family members, to complete the garden and coordinated the process with the Wildlife Habitat Council. "This is our way to demonstrate to the community and our customers Roncelli's commitment to

environmental sustainability and biodiversity, stated David Roncelli, Executive Vice President.

The project is intended to educate and inspire others to increase pollinator presence in their own gardens by growing plants that are a good source of nectar. "We want to encourage people to plant their own pollinator patches," Roncelli's Executive Director of Business Development, Steve Skaglin stated. Michigan native plants such as Asters, Bee Balm, Prairie Dropseed, Switchgrass, Beardtongue and Wild Strawberries, are a few of the many varieties of plants packed into the plot. A birdhouse centered in the garden will add habitat for birds, an added dimension to the garden. Roncelli is taking steps to have the new garden certified by the Wildlife Habitat Council.



## WALKING FOR A CURE

On Saturday, May 13th Roncelli, Inc. employees joined the Tessmer families of Jim Tessmer and son Jeff Tessmer, at the Detroit Zoo in support of Jeff's daughter Kaitlyn by participating in the 2017 Walk To Cure Arthritis. When asked to comment, Tom Wickersham said, "Roncelli believes in giving back, and this is another good cause we support."



## PREVENTING INJURIES

*Good housekeeping is the first law of accident prevention and should be a primary concern of all supervisors, foremen and the entire workforce. Poor housekeeping results in unsafe conditions and implies that the project is poorly managed and the work being done lacks professionalism.*

*A safe worker can do his best work easier and quicker if good housekeeping is maintained. Materials left on the job should be stored in a central location and stacked out of the way. When cleaning a job site dispose of combustible materials properly to curtail the possibility of fires. Tripping accidents can be reduced significantly by frequent clean-ups. Store sharp-edged and pointed tools away to prevent injuries.*

*Remember, good housekeeping promotes safety in the workplace, improves performance, protects you and the public, and just makes good sense.*

# New Seats Among Many Improvements for Theaters



BEFORE & AFTER Photos of MJR Chesterfield Auditorium 16

As part of ongoing renovation efforts by MJR Theater Group, Roncelli, Inc. installed recliner and high-back seating in four theaters located in Southgate, Waterford, Chesterfield and Universal Mall with more slated for next year. The cinema renovations come on the heels of adding self-serve soda machines, improved aisle lighting and adding lobby bar/concessions to many of the theaters. This thoughtfully planned project was carefully constructed in proximity, and adjacent to, ongoing cinema operations.

The experienced Roncelli project team led by Sr. Project Manager, Carl Roehl managed multiple theater renovations

with simultaneous phases, which involved select demolition, repairs, and temporary use areas in an active movie theater. As a result, Roncelli's team performed a substantial amount of the work at each theater after the final late night showing. This schedule allowed each theater to remain open to the public and helped to reduce the construction noise and dust to its patrons. Roncelli executed the remodel without disrupting theater operations or causing inconvenience to patrons. "We've built many cinemas over the years for MJR Theater Group and value them as a loyal client. Roncelli tries its best to exceed the customer's expectations for each theater we work on."

## LET'S EAT SEAFOOD

Joe Muer Seafood of Bloomfield Hills is now open to the public. Roncelli, Inc. recently completed the restaurant renovation located at the landmark Kingsley Inn in Bloomfield Hills. Roncelli transformed the 9,800 SF space into a "state of the art" eatery worthy of the Joe Muer tradition. The project underwent a complete demolition of the interior areas with new cabinetry, furniture, paint, flooring, ceiling, and tile work. Also, new kitchen equipment was installed, and modifications were made to the existing equipment. The results were the emergence of a newly renovated retro-modern restaurant with sunburst chandeliers, full wine rack, grand piano, raw bar, two spacious dining areas, and two outdoor patios, one of which will remain open year-round.



The restaurant opened June 12th and is the second location for the Joe Muer family of restaurants which began in 1929.