

500 Block and Rowe Inc. Developments Flint, MI

CONTRACT VALUE \$9,000,000
PROJECT SIZE 82,000 square feet
TYPE OF CONTRACT Construction Management
Design/Build
OWNER/LOCATION 500 Block Investors, LLC
Flint, MI
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ARCHITECT THA Architects/Engineers
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PROJECT MANAGER Sonia Beshay
COMPLETED Estimated September 2009



SCOPE OF PROJECT

Project included re-use of three historic buildings on the west side of the 500 block of Saginaw Street in Downtown Flint, MI. Built between 1880 and 1920, the buildings were renovated into one modern office-loom-retail building with a soaring four-story lobby atrium. This project utilized federal funds through a HUD Grant.

The development included new construction as well as the renovation of three existing buildings. The second and third floors were transformed into offices for Rowe Inc. while restaurants are located on the main level, a nightclub occupies the basement and eight loft apartments fill up the fourth floor.

The focal point of the project is a new four-story glass atrium. A suspended catwalk bridge connects the north and south ends of the building, while exposed brick and windows into the atrium give the development an industrial aesthetic.

The project was especially challenging since all three buildings were constructed at different times and with different construction methods. Carlton's Stationers, the shortest of the three existing buildings, was built using large steel beams and concrete, while the other two buildings were constructed out of steel girders and wood. To make the project more challenging, all three buildings have different floor levels which were adjusted with ramps and stairs to create one continuous office floor. A third and fourth floor were added to the Carlton's building, a fourth floor was added to the former Jewelry World building and the second, third and fourth floors to the former Maas Building were removed and rebuilt.

The eight loft-style apartments range in size from 1,400 - 2,500 square feet. Each of the apartments feature lofted bedroom levels and game rooms. The apartments have hardwood floors.



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