



**MCR SERVICES, INC.**  
MANAGEMENT • CONSTRUCTION • RENOVATION

638 East Fifth Avenue  
Columbus, OH 43201-2965



(614) 421-0860

(614) 421-0865

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

### BACKGROUND

Stavroff Venture Corporation is a full-service development company based in Dublin, Ohio.

In late 2002, they approached MCR with the opportunity to help design and construct two mixed-use buildings in Jerome Township near Plain City, Ohio. In order to determine the viability of the project for our client and their realtor, we initially provided them with a working budget. After developing the scope of work and drawings, we were awarded the full construction contract in 2003.



### TEAM

JBA Architects, PC  
ADR & Associates, Ltd.  
Gulf States Manufacturing  
RTS Construction Services, Inc.  
Tolliver & Curl Paving Contractors, Inc.  
Schmitz Irrigation  
Buckeye Landscape  
Unlimited Concrete Solutions, LLC  
Central Ohio Masonry Services, LLC  
Therm-All, Inc.  
Wayne Dalton of Columbus  
Guardian Building Products, Inc.  
Koorsen Protection Services  
Freeland Contracting Company  
MJB Electric Service, Inc.

### CHALLENGES

#### New Speculative Construction

Key elements that determined this work:

- ⊙ We were able to explore Value Engineering opportunities to realize savings in material costs and construction time
- ⊙ MCR worked closely with Gulf States to engineer and fabricate the metal building for the best positioning & "footprint" on site
- ⊙ Using the Design-Build Approach allowed the Owner to get the exact scope of work and schedule they needed to make the project successful

### FEATURES

#### Building & Site Features Geared Towards Immediate Occupancy

- ⊙ Two identical 12,000 square foot buildings combining mixed office & warehouse space
- ⊙ Custom-engineered metal buildings
- ⊙ 83 parking spaces to meet future tenant demands
- ⊙ Buildings configured for tenant spaces in 2,000 square foot increments up to and including full building occupancy
- ⊙ Zoned M-1 for Light Industrial Use
- ⊙ One shared truck dock (well dock) between the two buildings
- ⊙ Certificate of Occupancy issued immediately upon completion

### RESULT

#### Teamwork In A New Business District

The developer, architect and contractor worked as a partnership team with Jerome Township to secure this work.

The finished buildings were located in a newly developing business district to get "ahead of the curve" to meet a growing demand for mixed-use facilities in the area.

The abundant parking, easy access and durable finishes have made these two buildings a successful commercial venture for the Owner.



**MS3 INDUSTRIAL BUILDINGS  
WAREHOUSE/OFFICE FACILITY**  
8055 & 8059 CORPORATE DRIVE  
PLAIN CITY, OH 43064-9208

**PROJECT  
PROFILE**

**# 2002.202**