



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

In late 2004, The Thorson Company asked us to submit a proposal for a design-build "leaseback" opportunity for Buckeye Distributing, Inc., the licensed distributor for Red Bull® products for the state of Ohio.

It's all about the location. They secured one of the last remaining parcels in Westbrooke Corporate Park on for the new warehouse and office facility.

In March 2005, MCR was authorized to begin sitework.



TEAM

Shawn McAllister Architect, Inc.
Lewis Engineering, Inc.
Pomeroy & Associates, Ltd
Site Solutions Contractors, LLC
Unlimited Concrete Solutions, LLC
Miller Paving Construction, Inc.
Karst & Sons, Inc.
Pro-Seal Caulking & Masonry
McKee Door Sales of Columbus, Inc.
Starcraft Construction, Inc.
Mill Tech, LLC
Focus Floors, LLC
Freeland Contracting Company
Custom Air Conditioning & Heating Co.
Sprint Electric, Inc.

CHALLENGES

Stiff Schedule & Soil "Landmines"
The site had several challenges, including "trapped" topsoil pockets from the construction of Interstate 270 in 1962:

- ⊙ Removal, replacement and stabilization of deficient soils
- ⊙ Accelerated schedule to get our client into their new facility
- ⊙ Under roof within 60 days
- ⊙ Responsive to client—& tenant—needs and special requests
- ⊙ Post-Construction re-design for optimal dock approach at no added expense to our client

FEATURES

Double Warehouses Packs a "Double-Whammy" of Unique, Useful Features

- ⊙ 25,000 square foot facility with two separate warehouse /office facilities for Buckeye Distributing and their sister company
- ⊙ The dual warehouses have a masonry separation wall to eliminate the need for additional fire protection—while still allowing mutual access when required
- ⊙ Attractive and durable pre-cast concrete exterior walls
- ⊙ Metal roof and integrated drainage
- ⊙ Class A, 2-story office spaces with high-end finishes
- ⊙ Raised metal display panels in the hallways for photos & Red Bull® advertisements and sponsored athletic events
- ⊙ Additional improvements for the tenant after the building was turned over to the new owners

RESULT

Follow-Through Is Always Important
From conception to completion, this project raised the bar on project delivery.

MCR met—and bettered—the stiff schedule. The facility was under roof within 60 days and occupied ahead of schedule—without compromises to quality or safety. The project also won a Metal Building Industry award.

The client is proud of their new "showplace" and impressed with MCR's "get it done right" attitude—before, during and after project completion.

BUCKEYE DISTRIBUTING, INC.

BUCKEYE DISTRIBUTING, INC.
— RED-BULL WAREHOUSE —
3717 PARAGON DRIVE
COLUMBUS, OH 43228-9751

**PROJECT
PROFILE**

2004.198