



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

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BACKGROUND

VinylMax, based in the Cincinnati-Dayton area for 20 years, is family-owned and operated. They manufacture custom, energy-efficient vinyl and wood windows.

In late 2005, James & Donohew, one of our operational partners, contacted us to provide preliminary design and budgeting for this manufacturing facility. In spring 2007, after much fact-finding and design work, the development opportunity became a Construction Management joint-venture.



TEAM

- Shawn McAllister Architect, Inc.
- ME Companies, Inc.
- Geotechnical Consultants, Inc.
- Steven Shaefer Assocs, Inc.
- KPPE Mechanical
- Nucor Building Systems
- 2Reveal, LLC
- City of Hamilton, Ohio
- Trucco Construction, Inc.
- Easy Living Landscapes
- Highland Steel Erectors, Inc.
- Tru Wall Concrete, Inc.
- VFP Fire Systems
- Nixco Plumbing, Inc.
- G-Mechanical, Inc.
- Ohio Valley Electrical Services

CHALLENGES

New Headquarters in Developing Park

- ⊙ Final site chosen in Hamilton Enterprise Park in Butler County
- ⊙ Extensive earthwork—including removal of stockpiled soils from previous roadway work
- ⊙ New roadway installed to site
- ⊙ All contracts directly with client, arranged and managed by MCR on Owner's behalf
- ⊙ Updated schedules, estimates and renderings regularly provided
- ⊙ Developed relationship with Butler County agencies to expedite work on site

FEATURES

Large Manufacturing Facility has Easy-Maintenance Features

- ⊙ 150,000 square foot new manufacturing and office warehouse
- ⊙ Engineering for installation of heavy production machinery and installations
- ⊙ Special electrical substation required for equipment
- ⊙ Pre-engineered primary framing with metal bar-joists
- ⊙ Precast concrete exterior with decorative elements
- ⊙ Metal roof
- ⊙ Finish landscaping

RESULT

Managing Work for a Hands-On Client

As a result of the intense Site-Development work and the building produced during the construction phase, VinylMax / Window Solutions now has a new headquarters and manufacturing facility with room to grow.

Their new location is still in the Cincinnati-Dayton-Kettering area corridor, close to the family's home and former location. They have room to grow and were able to take advantage of tax benefits provided by Butler County; a truly strategic and successful project.



WINDOW SOLUTIONS
— NEW OFFICE / MFG. FACILITY —
2921 MCBRIDE COURT
HAMILTON, OH 45011

PROJECT PROFILE

2005.156