



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

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### BACKGROUND

Llapa & Zhagui is a partnership formed for a unique Mark Pi's fast food restaurant in Cleveland, at the newly-renovated Westgate Mall.

The franchisor, Asian Concepts, Inc., an innovator of Asian foods and dining since 1984, wanted a unique interior to match the fresh, modern interpretation of Chinese food at Mark Pi's.

We were introduced to Lápiz Design, who was retained by Mark Pi's, to help with them update their new store interiors. We helped plan the project. After four months of design we mobilized on the site in October 2007.



### TEAM

Lápiz Design, LLC  
Applied Engineering Group, Ltd.  
Krug Holdings, Ltd.  
Lake Building Products  
Mill Tech, LLC  
Advanced Roofing Systems  
PRO-Build  
3-Form  
Zetts Construction, Inc.  
Blackwood Sheet Metal, Inc.  
Focus Floors, LLC  
TKO Fire Protection, Inc.  
Diamond Mechanical Contractors  
York Mahoning Mechanical Contractors  
Southshore Electric, Inc.

### CHALLENGES

#### Re-Branding on a Strict Budget

Mark Pi's was updating their "brand" but they needed help controlling the costs and developing a budget. Our contribution to this process included the following:

- ⊙ Value Engineering ideas
- ⊙ Creating several preliminary budgets as the ideas evolved
- ⊙ Adoption of a final, construction budget and schedule to make the project a reality
- ⊙ Co-opting Westgate Mall, their Agent (3rd Works Retail Development), the Designer, Owners and Mark Pi's into a functional and effective team

### FEATURES

#### Dramatic Effects at Westgate Mark-Pi's Asian Diner

- ⊙ 1,465 square foot new restaurant
- ⊙ State-of-the-art semi-open kitchen
- ⊙ All new stainless steel appliances
- ⊙ Unique, curved partition walls and counters throughout the serving and eating areas to add drama and provide partial screening and delineation of spaces within the restaurant
- ⊙ Bold color scheme that contrasts with neutral wall colors
- ⊙ Chinese-character wall decorations
- ⊙ Multiple floor finishes and materials that dovetail into each other, such as stone and pebble floor tiles finished with natural bamboo

### RESULT

#### Realization of the Designer's Vision

This job required painstaking craftsmanship. Detailed engineering was required to create various curves of the wall screens and counters. Our own Architectural Finishes Division completed the interior painting and finishes. All the working partners produced excellent results in their specialty trades.

As a result of the team's efforts, Mark Pi's opened in late February, 2008—ahead of schedule and under budget



**MARK PI'S CLEVELAND**  
**— WESTGATE MALL —**  
**3520 WESTGATE DRIVE**  
**FAIRVIEW PARK, OH 44126-1322**

**PROJECT**  
**PROFILE**

**# 2007.083**