

Cady Street Mixed Use Building

Northville, Michigan

General Contractor & Estimator

D.J. Maltese Construction Corporation



Photos Courtesy: D.J. Maltese Construction Corporation

Features of the new building encompass a contemporary style, with masonry, steel, and glass.

In 2019 a previous client contacted D.J. Maltese Construction Corporation to build new offices with tenant lease space in downtown Northville, Michigan. Maltese was able to find a prime parcel of land that could contain a small footprint, three-story mixed use building, and designed the building with the first floor for tenant retail, the second floor for tenant offices, and the third floor for the client's offices.

The approval process was very difficult due to the site's location in this small historical town. Approvals were eventually obtained from the City planning commission, the historical commission, the downtown business authority, and the County. The project was designed, developed, and built as design-build.

The start of construction included the site, building structure, and third-floor build-out.

Features encompassed a contemporary style, with masonry, steel, and glass. The building included a clerestory structure over the third-floor conference rooms. The site included a major retaining wall, as the property was approximately fourteen feet lower in front than at the back. It also included decorative masonry walls, an art garden, and an outside patio area.

The interior offices featured an exposed ceiling, polished concrete floors, electronic glass walls, 8'-high laminate interior doors, special lighting,



The front of the building features a bold design at the entrance.

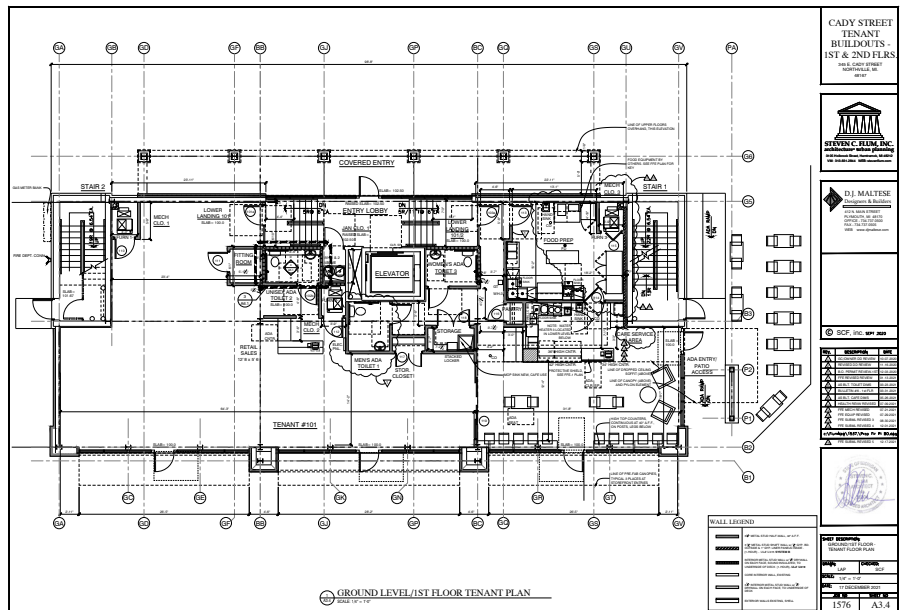


The clerestory structure over the third-floor conference rooms adds natural light.

and a white sound system. The initial design included a twelve-foot-deep basement.

During the excavation of the basement, an artisan well was discovered about eight feet below grade. After a month of pumping over 50,000 gallons of water a day from the well, Maltese decided to shorten the basement to a deep crawl space to avoid the water problem.

Upon completion of the third floor, the Owner decided to take the second floor for his offices and the first floor for his wife's fashion shop and café. The completed design and construction of the first and second floors included the same finishes and look as the third floor. The first floor also included exposed ceilings and special lighting. Other items included a sliding glass wall between the two suites, a complete build-out for the fashion shop, and a complete build-out for the café — including a full front bar and kitchen. The final stage was the exterior building signage.



Product Information
 Window: Kawneer
 Entrances & Storefronts: Cross Aluminum
 Elevators: Otis

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D.J. Maltese Construction Corporation
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Project Team

Architect

Steven C. Flum, AIA
 3105 Holbrook
 Hamtramck, MI 48212

Structural Engineer

JMS Engineering Services
 32401 West 8 Mile Road
 Livonia, MI 48152

Mechanical Engineer

RSJS, LLC, 3835 Lakeview
 Orchard Lake, MI 48324

Project General Description

Location: Northville, Michigan
Date Bid: Oct 2019
Construction Period: Mar 2020 to Mar 2022
Site: .55

Total Square Feet: 13,044*

Building Sizes: Basement (deep crawl space), 4,018*; first floor, 4,018; second floor, 4,513; each additional floor, 4,513; total, 17,062 square feet.

Building Height: Basement, 6'6"; first floor, 12'; second floor, 12'; each additional floor, 10'; total, 34'.

Number of Buildings: One.

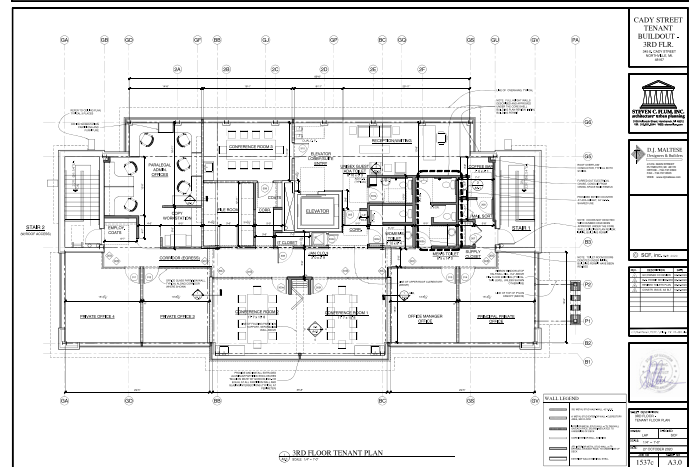
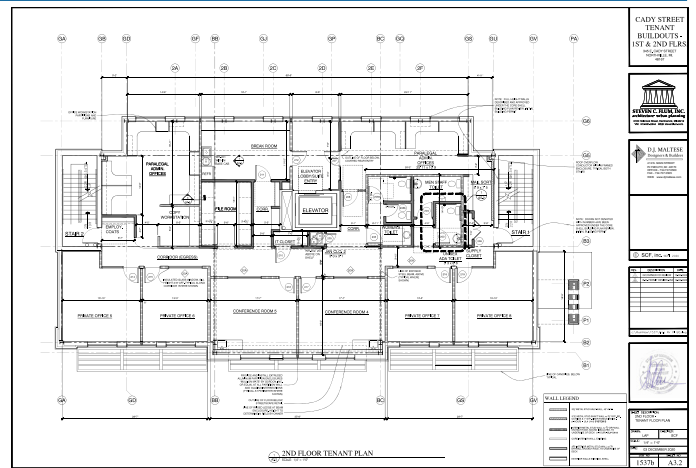
Basic Construction Type: Steel structure.

Foundation: Cast-in-place, slab-on-grade.

Exterior Walls: CMU, brick.

Roof: Membrane. **Floors:** Concrete, steel pan.

Interior Walls: Metal stud drywall



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ	354,000	9.56	27.14	—
GENERAL REQUIREMENTS	112,103	3.03	8.59	—
CONCRETE	106,754	2.88	8.18	Cast-in-place.
MASONRY	431,679	11.66	33.09	Unit.
METALS	494,540	13.35	37.91	—
WOOD, PLASTICS & COMPOSITES	243,666	6.58	18.68	Rough carpentry, finish carpentry.
THERMAL & MOISTURE PROTECTION	315,845	8.53	24.21	Roofing & siding panels, membrane roofing.
OPENINGS	276,400	7.46	21.19	Doors frames, hardware, entrances, storefronts, glazing.
FINISHES	237,194	6.40	18.18	Plaster & gypsum board, ceilings, flooring, painting & coating.
SPECIALITIES	39,460	1.07	3.03	Information, interior, exterior.
EQUIPMENT	74,600	2.01	5.72	Food service.
SPECIAL CONSTRUCTION	109,504	2.96	8.39	—
CONVEYING SYSTEMS	142,658	3.85	10.94	Elevators (1 passenger).
FIRE SUPPRESSION	47,216	1.27	3.62	—
PLUMBING	204,600	5.52	15.69	Piping & pumps, fixtures.
HVAC	211,500	5.72	16.22	—
ELECTRICAL	301,560	8.15	23.13	Electrical, lighting.
TOTAL BUILDING COSTS	3,703,279	100%	\$283.91	
EXISTING CONDITONS	27,400			Demolition & structure moving.
EARTHWORK	473,500			Earthwork.
EXTERIOR IMPROVEMENTS	174,671			Bases, bollards, & paving, site improvements, planting.
UTILITIES	21,000			—
TOTAL PROJECT COST	4,499,850			

*Square foot cost based on 13,044 square feet (17,062 square feet less basement square footage).

UPDATED ESTIMATE TO AUGUST 2022: \$279.89 PER SQUARE FOOT

Regional Cost Trends
 This project, updated to August 2022 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta, GA	\$295.65	\$3,856,436	Dallas, TX	\$284.13	\$3,706,185	Los Angeles, CA	\$487.63	\$6,360,615
Pittsburgh, PA	\$418.52	\$5,459,110	Kansas City, KS	\$407.00	\$5,308,860	Las Vegas, NV	\$468.43	\$6,110,197
New York, NY	\$575.94	\$7,512,537	Chicago, IL	\$522.18	\$6,811,367	Seattle, WA	\$430.03	\$5,609,361

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