

PROJECT DATA

**WELLPOINTE MEDICAL OFFICE BUILDING**  
ROCHESTER, MI

**Client**

WellPointe Medical Properties, LLC  
44199 Dequindre, Suite 108  
Troy, MI 48085  
Robert Martel  
734.994.7500

**Architect**

Harley Ellis  
26913 Northwestern Hwy.  
Suite 200  
Southfield, MI 48034  
Thomas Brockway  
248.262.1500

**Size**

116,000 sf

**Cost**

\$16,986,437



The WellPointe Medical Properties, LLC needed to expand their existing space to accommodate future growth. The facility is approximately 120,000 sf spread over three floors including a basement. The challenge for this project was building out the tenant spaces with minimal disruption to daily operations.

JM Olson Corporation (JMOC) was hired by WellPointe Medical Properties as the Construction Manager. JMOC coordinated its efforts with the architect and tenants to stage the construction in phases allowing designated areas to be utilized while others were being constructed. The timing was crucial in order to minimize patient care disruptions and discomfort and still maintain necessary daily operations.

WellPointe Medical houses 17 different medical suites and provides service on an out-patient basis. Services include Urgent care, physical rehabilitation, general practioner, general practice, ophthalmology, adult medicine, family medicine, obstetrics and gynecology, cancer care, urology, pharmacy, gasroenterology and cardiology.

The building features two different facades to complement the building's high visibility to a major freeway and its adjacent streetscape. On the northside of the building a glass curtain wall with banding of striped glass was used. The southside features a precast brick veneer. The east and west facades combine both brick and glass.

Significant savings were realized on the project through the construction of wood and stone corridors and amenities not usually found in a medical office building.

