

PROJECT DATA

ART VAN RETAIL CENTER
WARREN, MI

Client

Art Van Furniture Stores, Inc.
6440 Fourteen Mile Road
Warren, MI 48092
Warren Calcaterra
586.939.2100

Architect

Hartman Architects/Engineers
6905 Telegraph Rd.
Suite 101
Bloomfield Hills, MI 48301
George Hartman
248.258.5811

Cost

\$1,400,000



With the shifts and relocations of commercial and residential centers integral to the dynamics of urban expansion, architects and construction, contractors must deal with the conversion of building sites from one type of use to another. This requires a thorough understanding of past uses of a parcel, comprehensive testing of soils and then adapting structural plans to the conditions uncovered. This was the case when JM Olson began site work for the Art Van Retail Center in Warren.

Art Van Elslander opened his first furniture store in 1959, and 1973, the Art Van in Warren was relocated from 12 Mile Road and Van Dyke to 14 Mile Road and Mound to accommodate the company's headquarters and a new, larger warehouse. Investigations indicated that soil conditions at this one-time landfill site would not support the desired structure without custom engineered footings. We met this challenge by installing engineered footings to the specific depths and widths required for the site.

Olson responded to tests by environmental engineers for hazardous waste on the site. In order to satisfy the Department of Natural Resources and the Environmental Protection Agency, an old fuel tank from a hardware store previously located on the site was removed.

Our hands-on project management and detail oriented field supervision from site work through construction, combined with competitive pricing saw the project completed on schedule and within the constraints of a lump sum contract.

