

# BIERLEIN

## *Recently Completed Commercial/Institutional Projects:*

### **Downtown Saginaw Redevelopment Project – Saginaw, MI**

Bierlein Companies, Inc. partnered with AKT Peerless Environmental and Energy Services to perform environmental remediation and demolition services at the Downtown Saginaw



Redevelopment Project in Saginaw, Michigan. The scope included the demolition of the eight-story Crowne Plaza Hotel and the adjacent 160,000 sf Downtown Saginaw Mall. Environmental efforts included the abatement of nearly 200,000 sf of asbestos fireproofing and universal waste removal. Upon completion of demolition activities, site restoration was performed to prepare for new construction activities.

Prior to the commencement of environmental and demolition activities, Bierlein partnered with local non-profit agencies Gleaning for Jesus, Habitat for Humanity, Peace Lutheran Church, Ames United Methodist Church and Simpson Park Camp to provide furniture, bedding, fixtures and blankets to those in need. More than \$50,000.00 worth of materials were removed from the structure and donated to the various charities for distribution. In addition, over 98% of the building materials were recycled, including 2,500 tons of steel and 12,000 tons of concrete. Demolition and environmental activities were both performed on a “fast-track” basis to insure the upcoming Ontario Hockey League season at the neighboring Dow Event Center would not be affected. The project, which was performed for the Saginaw County Building Authority, was completed ahead of schedule with no environmental or safety concerns. The \$4.2 million project will add 6 acres of parking to the Dow Event Center.

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## City of Bay City - Bay City, MI

For 136 years, the unique buildings of Industrial Brownhoist greeted people heading into Bay City, whether by river or by road. The huge structures were once the largest buildings north of Detroit. The original



structures, built before the advent of commercial power availability, were constructed of steel framing surrounding glass windowpanes. Glaziers in the late 19<sup>th</sup> century installed over 100,000 panes of glass in the sidewalls and roof to illuminate the structure and allow workers to build steam-powered cranes. After years of trying to entice developers and hoping to rehabilitate the buildings, the city partnered with Bierlein Companies to perform the demolition, asbestos abatement, recycling and asset recovery of the entire forty-eight acre site. Bierlein approached Bay City with an offer that made the demolition option very palatable and impossible to turn down - Bay City would actually be paid by Bierlein for the rights to demolish the structures. The large amount of recyclable steel used to construct the buildings more than offset the cost of razing the structures. Caterpillar excavators equipped with hydraulic shears, grapples and concrete pulverizers required only 38 days to demolish the structures that took six years to build in the late 1800's.

Industrial operations on site can be traced all the way back to the 1870's, beginning with a small foundry called Industrial Works. During the 1930's Industrial Works merged with Brown Hoisting Machine Company of Cleveland and became Industrial Brownhoist Corporation. I-B cranes were used to build the Panama Canal, Mackinaw Bridge and the Trans-Siberian Railroad; an I-B crane raised the USS Maine, sunk in

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Havana harbor before the Spanish-American War in 1898, and hoisted the arch on the Mississippi River at St. Louis, Missouri. The site employed thousand of workers and had the production capability of building up to twenty cranes simultaneously. Brownhoist built the first steam wrecking crane and first steam engine crane with the crane and boiler mounted at opposite ends. Their cranes were shipped all around the world, working in major seaports loading and unloading ships and played a pivotal role in World War II.

Bay City is currently seeking development firms for the site and with Bierlein's help is now left with a marketable waterfront property, not to mention money added into the city's coffers. The parcel, with nearly one half mile of frontage along the Saginaw River and only two miles away from Lake Huron, is expected to draw interest from national and international developers.