

What we can do for you -

Case Study:

Feasibility study through post construction services



scil
animal care company

Remodel and Addition
151 N. Greenleaf Ave, Gurnee, IL

Design Studio C, Ltd.
Architects & Developers
Libertyville • Evanston

What we can do for you – Case Study:

Scil Animal Care, Gurnee, IL

Scil Animal Care, a local distributor for veterinary diagnostic equipment, was outgrowing its rental space in a Grayslake industrial park. They approached Design Studio C, Ltd. to help them select a new location for their growing business. They had narrowed down the choices to a greenfield site and a vacant office building with space to expand.

Design Studio C, Ltd. prepared feasibility studies demonstrating that adding onto the existing office building was the most economically viable solution.

Considerations included:

- Proximity to major highways and staff commuting distances
- Acquisition Cost
- Construction Cost
- Room for expansion

Services provided by Design Studio C, Ltd. during this phase:

- Programming and Needs Analysis
- Site visits including rough measured drawings
- Preliminary site and building plans
- Preliminary cost estimates
- Recommendations

During this phase, it became clear that the Gurnee site made the most sense. The owners made an offer on the building, contingent on getting zoning approval from the Village of Gurnee. Design Studio C, Ltd. prepared detailed measured drawings of the existing conditions as a base for true schematic design drawings. After the schematic design was approved by the client, we prepared presentation drawings for the zoning hearings, as well as coordinating with the Village. After the Village approved the plans, the purchase was finalized and we began the Construction Documents phase.



WEST ELEVATION



SOUTH ELEVATION

Construction Documents Phase:

During the Construction Documents phase, we prepare drawings that describe in detail how the building will be constructed. We also illustrate the relevant code issues for the permitting process.

Services provided by Design Studio C, Ltd. during the Construction Document Phase included:

- Detailed code analysis
- Building envelope design
- Demonstrate conformance with the energy code
- Coordination with structural and civil engineers
- Mechanical, electrical and plumbing design

Permitting and Bidding Services

Design Studio C, Ltd. handled the building permit process with the Village of Gurnee, answering all code issues as needed. Design Studio C, Ltd. was selected as the Construction Manager, and handled all bidding in an Open Book process so the client could see where the money was going. Once all of the subcontractors were selected, financing was procured (back in the days when this was a relatively straightforward process), and the permit was issued, construction began.

Construction Management as Architect-Led Design/Build - Construction begins!



Left - Demolition in the existing office area



Right - Foundation for the warehouse addition.



Warehouse addition -
Setting trusses





Above - Making the front entrance accessible.

Below - The final front entrance. The warehouse addition was designed to complement the existing office.





Above - updated reception area
Right - small conference room





Inside the warehouse addition, including areas for receiving, a small laboratory for testing and repairs, storing inventory, and a shipping area.



Summary and conclusion...

We hope this case study has shown you how having your architect as part of your development team can help in the overall process. A unique business which couldn't use a typical existing office or warehouse space was able to add onto an attractive but long-vacant building, while making it look like the addition had always been there.

Furthermore, the owners have already expanded more than their initial business projections. In 2008, they came back to Design Studio C, Ltd. to create more office space within the warehouse area. There is still plenty of room onsite to expand, as the company continues to grow.



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