

Volume V  
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## LGC Wins Bid for McNamara Federal Building Renovations

*Historic McNamara Building Getting Major Upgrades*



LGC is contracted to renovate 3 interior floors of Detroit's historic Patrick McNamara Building located at 477 Michigan Avenue in the city's downtown. It opened with fanfare as a Class-A 27 story skyscraper in 1976, and takes up an entire city block between Howard and Second Streets and Cass and Michigan Avenues. LGC's renovations will be on the 12th, 13th, and 14th floors which are used as office space by the Veterans Business Administration. Employees are being moved to other areas of the building during the two-year work project. LGC has an impressive portfolio of renovations to historic government and buildings and military structures.

The building houses the Consumer Product Safety Commission, Army Corps of Engineers, Defense Contract Management Agency, Federal Bureau of Investigation, U.S. Dept. of Housing and Urban Development, Internal Revenue Service, Peace Corps, Social Security Administration and more.

The McNamara Building is named after a former U.S. Senator from Michigan. The brutalist style building with reinforced concrete is a sound structure that has won several awards including Building of the Year from the Building Owners and

## The Chairman's Corner

### *LGC's Commitment to Detroit's Growth*



Avinash Rachmale, Chairman

I founded my company in 1994 with just myself and a couple of employees in a small office on 8 mile Road. I did not yet have clients, but what I had was a vision, specific goals and a plan. I have said on numerous occasions that when I left India for the United States, Detroit was very big on the world map. I made it my home because I saw so many possibilities. Upon

earning a master's degree from the Wayne State University Engineering School, I was excited to delve in and help bring new life to a city that was losing population and jobs. Fast forward to the present. I knew it would not be easy, but hard work and a can-do attitude have positioned LGC to be the one of the most recognized firms of its kind. We are extremely proud of this hard-earned accomplishment.

Before the start of 2018 our Executive Management Team (EMT) met offsite for a day long planning session to review the previous year and to set specific goals moving forward. We outlined goals for each of LGC's key areas of work (Municipal, Federal and Facility Management). We then developed a 5-year plan which involves very robust growth initiatives. Each of the initiatives is being led by what I refer to as a "Champion". These initiatives are focused on several essential areas. Safety/Training, led by Larry Redfearn; Talent Recruitment and Project Controls led by Tushar Patel; Bids/ Proposals/Estimates led by Shashi Shastri; and Team Building led by Jinash Shah.

Our "Team Champions" will co-opt additional members and prepare quarterly milestones. We exceeded our

financial goals in 2017 and we expect to see rapid and sustainable growth as we proceed in 2018.

Detroit is changing at a very rapid pace. From downtown to Midtown along Woodward Avenue is vibrant. New companies and small businesses are taking up residence in downtown, midtown, and the New Center area. Over 200 new retailers, restaurants and bars have opened in the past 18 months. The Filmore Theatre is undergoing a major renovation. Apartments and condos are leasing quickly. As the influx of new tax revenues start to add up, neighborhoods are being revitalized and more people are moving into the city. It is good news for sure.

So what does this mean for the average Detroiter who has endured during the rough times, and the long-time business owners who have struggled to survive? For many it means exploring new opportunities and a chance to be a part of the city's resurgence. Several non-profit agencies such as Motor City Match and Hatch Detroit are awarding thousands of dollars to entrepreneurs who show promise. The rough times are not completely gone, but Detroit is certainly proving that it can pick itself up and thrive again.

LGC is proud to be part of Detroit's renaissance. Our company works with Detroit Public Schools Community District, the Detroit Water & Sewerage Dept., the Great Lakes Water Authority and various other projects. Two of our latest projects are with the Federal Government. We have begun a two-year renovation project at the McNamara Federal Building in Detroit, and another project at the historic Fort Riley Army Base in Kansas. You can read about both in this issue.

Detroit is making a comeback and we can all play a role in making the city a better place to work, live and play.

## **LGC Employee News**

### *Welcome New Team Members*

**SriValli Veerapaneni - Civil Engineer**

**Dan Heaps - Project Manager**

**Bhagu Patel - Director of Engineering**

**Fred Feliciano - Marketing**

**Rohit Reddy Bokka - Civil Engineer**

Managers Association, The Toby Award in the government category, and has earned ENERGY STAR designations every year since 2008. The work being done by LGC will add upgrades and essential technology that will bring new life to the work spaces, and help the building retain its status.



Mukesh Patel  
Site Supervisor



McNamara Federal Building



Dan Heaps  
Project Manager

Project Manager is Dan Heaps whose work team has begun preliminary work. ***“We will have all boots on the ground by March 1st and we look forward to being a part of such an important project at this historic building. We’re ready.”***

**Project Description Under the direction of Site Superintendent Thomas Roark:**

- Project includes everything on floors 12, 13, & 14 except structured steel and windows
- 6- Phase Process over a 2-year span
- Upgrades to entire office space on 3 floors
- New Heating & Cooling Systems
- New Electrical
- Installation of State-of-the-Art IT System
- All New Flooring and Wall Coverings

## Fort Riley Restoration Project

### *LGC Crews Busy at Work*



Ajay Attawala  
Project Manager

The historic Fort Riley Army Base in Kansas is familiar territory to Lakeshore. The company completed an \$8.2 Million construction project of two new structures in 2007 and 2008. Project Manager Ajay Attawala is confident that the current project involving a historic building will

be restored and preserved in a manner that will retain the historic integrity of the building. ***“We are experienced at this, and we pride ourselves in client satisfaction”***

Building #760 will receive a variety of upgrades and repairs. Local hires are working under the supervision of LGC Project Manager, Project Superintendent, and a Quality Control Manager.

**Start Date:** December 11, 2017

**Estimated Completion Date:** December 10, 2018

**Scope of Work:** All historic features will be preserved and restored to original designs. This includes upgrades to glazed windows to meet anti-terrorism standards. Exterior masonry will be repaired and restored. A new asphalt parking lot will be constructed... Interior upgrades include adding modern amenities in restrooms, upgrades of toilet facilities and new flooring throughout.



Fort Riley Renovation Project

**EXTRA! EXTRA! ♦ EXTRA! EXTRA! ♦ EXTRA! EXTRA!**  
*Celebrations, Holiday Fun & Community Outreach*

**Employee Holiday Party**  
*Detroit Marriott Hotel*



**Client Appreciation Reception**  
*LGC Headquarters*



**Community Outreach**

*LGC Teams with Detroit Police Department to Help Families in Need*



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