



GUNDLACH CHAMPION
SINCE 1898

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A Division of Champion, Inc.

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COMMERCIAL CONSTRUCTION



YOU NEED A CONTRACTOR THAT UNDERSTANDS YOUR BUSINESS

Gundlach Champion, Inc. (GCI) has decades of experience working on commercial construction projects. Our experience includes theaters, banks, hotels, breweries, retail spaces, and everything in between. Whether your project involves a new building, or the renovation of an existing space, we can do it all.

The insight we gain during this programming and design phase means your building will meet your exact needs with a positive impact on your operations.

We spend the time needed to learn about the goals of your project and your business. The insight we gain during this programming and design phase means your project will be tailored to meet the exact needs of your business operation, positively impacting your overall operation.

Since our establishment in 1898, GCI has evolved to become a one-stop shop, providing a variety of construction services. Our range of expertise and knowledge allows us to help walk you through the complexity of a commercial construction project.

From the very beginning of a project, we can help you select the best project delivery system, choose an engineering firm, work with the team through the design phase, bid the project out, and ultimately build it. If you need assistance with financing, we can assemble budgets of varying detail levels to meet the banking requirements to obtain loans for your project.

CASE STUDY: DELTA COUNTY HISTORICAL MUSEUM

This project consisted of renovating the existing 3,110 sqft museum and a 4,900 sqft addition built to house the museum archives, entryway, bathrooms, exhibit prep area, and exhibit display areas. Gundlach Champion was selected as the Design Builder for this \$1M project.

The building sits on the shores of Lake Michigan and was built using insulated concrete forms to help seal and protect the building from the harsh winds that are experienced during the winter months. New electrical, mechanical and plumbing systems were installed throughout the museum and were designed to reduce operating costs. Today the museum pays less in electrical and heating costs than it did before the project started and the square foot area of the building has more than doubled.



EXPERIENCED IN BUILDING SUCCESSFUL PROJECTS

We've worked on hundreds of projects ranging in size, scope, and complexity in every major market throughout Michigan's Upper Peninsula, Wisconsin, and Minnesota. Through our wide range of experience in the Northern Great Lakes region, we have established relationships with many trusted subcontractors and suppliers to get a quality job done safely, on time, and within budget.

We are pleased to work with skilled local subcontractors who are familiar with the area, and who will be available at a moment's notice should the need arise. It is our preference to hire field craft from the locale of the project whenever possible.

EXPERTISE YOU CAN DEPEND ON

Building in the Great Lakes region can present unique seasonal challenges. Given the extreme weather conditions we experience, GCI understands what it takes to complete our construction projects safely and on time. We have the flexibility to meet tight schedules. To accommodate your schedule or adverse weather, we will work overtime, multiple shifts, fast track schedules, or around existing operations.

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There are few things more frustrating to an owner than escalating budgets or change orders; we use all of our expertise to ensure that these do not occur. During the bid process, we perform a "scrubbing" of design documents to avoid costly mistakes. We employ value engineering

techniques to ensure that proper materials are used. If a change order is needed during any phase of the project, we will work with the project designers and owners to identify solutions that minimize cost.



CASE STUDY: UPPER HAND BREWERY

To expand their bottling and brewing capabilities, Upper Hand Brewery needed to expand. While building the addition, health code regulations required a clear separation between the construction areas and existing brewing and bottling operations. To adhere to state regulations, GCI coordinated with the owner to delay cutting into the existing building as long as possible. Once the cuts were made, temporary dust curtains were installed to maintain a sanitary space between the two working areas. GCI's ability to time construction phases precisely allowed the owner to continue operations while almost doubling production.



CASE STUDY: THOMAS THEATRE GROUP

GCI's client needed to upgrade their existing movie theatres with as little impact as possible to business operations. To make this possible, GCI worked with the owner to complete the project in two phases. The first phase involved new seating and temporary flooring in two theatres. Phase two required the shutting down of the theatre after students returned to school and their busy season ended. GCI then had a 6-8 week fast track schedule to complete construction in eight theatres, the front of house area, and several business offices. Because of GCI's flex scheduling, the owner was able to reopen on time and reported that sales have increased due to the improvements.



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