

## Campbell/Manix Continues Push Into Condominium Construction

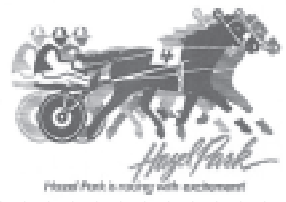
Campbell/Manix Inc. is underway with two new multi-phase condominium projects for Brown Properties Corporation. Wellesley Gardens is a 36 building development located in Pittsfield Township. Cherry Hill Gardens is a 21 building development in Canton Township. The two story buildings consist of six or twelve units and are constructed utilizing a wood frame system. These luxury condominiums are designed by SmithGroup with classic brick exterior, limestone accents and distinctive cupolas.



“Bringing the discipline we have developed in the commercial side of the business to a residential project has been very beneficial,” says Douglas W. Manix, President of Campbell/Manix Inc. “We look forward to pursuing more condominium projects in the future”.

## Hazel Park Raceway

Campbell/Manix is currently underway with the new grandstand and entertainment center for the Hazel Park Raceway. The original antiquated 5,000 seat grandstand was demolished and the site is undergoing a \$30 million upgrade to improve its racing operation; which will include new grandstands, a gaming facility with a sports bar, fine restaurant, and live entertainment.




Campbell/Manix is working for Hartman & Tyner, Inc., to design and construct the first two phases of the new facility. The new grandstand will have 500 seats for up close live racing action, along with a new 5,000 sf. press box to handle the live racing events. The gaming facility is 56,000 sf and will be constructed utilizing a Varco Pruden pre-engineered building. The Campbell/Manix team has worked diligently with the Owner, The Michigan Racing Commission and The City of Hazel Park to facilitate live racing operations while the construction of the new buildings is in progress.



*When we mention the concept of Design/Build, it elicits different reactions from Owners, Architects, and Contractors. There are many delivery systems available to a client to design and construct their project. What some clients don't understand is that Design/Build can be utilized on a variety of different building types and across industries. Ultimately, the client is best served when they have a strong contractor teamed up with an architect experienced with their type of project, all working toward a common completion date and budget.*

*At Campbell/Manix Inc., we don't automatically utilize our own in-house architectural group, We assess the project on an individual basis and hire the best architect for the job. As an example, on the Michigan Humane Society project we teamed up with the Blue Sky Collaborative based in New Hampshire, due to their experience designing animal shelters. We have also handled such diverse projects as a Racino/Grandstand project for the Hazel Park Raceway and a golf course clubhouse for the Fieldstone Golf Course in Auburn Hills on a Design/Build basis. In essence, we operate as a virtual corporation and assemble the best talent for each job.*

*In past years, architects often viewed Design/Build firms as potential competitors. We now find these same firms have adapted and are willing to work on a design/build team. The Owner benefits from the single source accountability, value engineering, and time savings. As always, we look forward to your comments and questions. My email is dmanix@campbell-manix.com*



**Douglas W. Manix**  
President

## Fieldstone Golf Club of Auburn Hills

The home of the “Buick Open Qualifier,” finally gets a home. Fieldstone Golf Club of Auburn Hills opened the 2004 season with a 12,000 sf. clubhouse designed and built by Campbell/Manix Inc.

A tight schedule dictated by the city of Auburn Hills required an October 2003 ground breaking and a May 2004 grand opening.

The clubhouse was designed to accommodate 200 people for special events, outings, and banquets.

The building design has distinctive roof and eave lines, open truss details, and elegant fieldstone columns. The Pro Shop and Dining Room areas share a panoramic view of the course.



## DFCU Canton



This 6,500-square-foot full service branch was custom-designed to provide members with the best possible experience. It features a welcoming “Home-town” theme and will serve as a model for all future newly constructed branches for DFCU Financial. The building was designed by Arconcepts of Northville and built by Campbell/Manix Inc.



## What's New at Campbell/Manix?

- Dave Endres promoted to Vice President from Senior Project Manager. Dave recently handled the successful eight story Skylofts Condominium project in Royal Oak. He has been with Campbell/Manix Inc. for 15 years.
- Duane Allison hired as a Project Manager - Mechanical/Electrical. Duane will oversee all mechanical, electrical, and fire protection design, bidding, and field installation. Duane was formally with Edgewood Electric.
- ISO Certification - Campbell/Manix Inc. initially received certification for ISO 9001 in June 2001 for the standard three year period. Auditing and subsequent recertification was recently obtained for another three year period, until 2007.
- Construction Safety - Campbell/Manix Inc. recently received a Construction Safety Excellence Award 2003 from the Associated General Contractors for an incident rate of zero.