

OCTOBER 2011 VOL. 32 • NO. 10 • \$4.00



CAM

M A G A Z I N E

"VOICE OF THE CONSTRUCTION INDUSTRY"

A large word cloud centered on the page. The most prominent words are 'CONSTRUCTION' (in large blue letters), 'TECHNOLOGY' (in large red letters), 'DESIGN' (in large purple letters), 'INDUSTRIAL' (in large grey letters), 'BUILDING' (in large blue letters), 'PROJECT' (in large purple letters), 'STRUCTURE' (in large orange letters), 'STEEL' (in large orange letters), 'WORKER' (in large blue letters), 'CONTRACTS' (in large blue letters), 'PERSPECTIVE' (in large blue letters), 'LIFE' (in large yellow letters), 'SYSTEM' (in large blue letters), 'PLANNING' (in large blue letters), 'METHOD' (in large blue letters), 'SCHEME' (in large blue letters), 'IDEA' (in large blue letters), 'SHAPE' (in large blue letters), 'ROOFING' (in large blue letters), 'PATTERN' (in large blue letters), 'STYLE' (in large blue letters), 'CONCEPTION' (in large blue letters), 'ENGINEER' (in large blue letters), 'MODEL' (in large blue letters), 'WORK' (in large blue letters), 'MATERIAL' (in large blue letters), 'METAL' (in large blue letters), 'OUTLINE' (in large blue letters), 'STUDY' (in large blue letters), 'BUSINESS' (in large blue letters), 'CONSTRUCTION' (in large blue letters), 'DESIGN' (in large purple letters), 'INDUSTRIAL' (in large grey letters), 'BUILDING' (in large blue letters), 'PROJECT' (in large purple letters), 'STRUCTURE' (in large orange letters), 'STEEL' (in large orange letters), 'WORKER' (in large blue letters), 'CONTRACTS' (in large blue letters), 'PERSPECTIVE' (in large blue letters), 'LIFE' (in large yellow letters), 'SYSTEM' (in large blue letters), 'PLANNING' (in large blue letters), 'METHOD' (in large blue letters), 'SCHEME' (in large blue letters), 'IDEA' (in large blue letters), 'SHAPE' (in large blue letters), 'ROOFING' (in large blue letters), 'PATTERN' (in large blue letters), 'STYLE' (in large blue letters), 'CONCEPTION' (in large blue letters), 'ENGINEER' (in large blue letters), 'MODEL' (in large blue letters), 'WORK' (in large blue letters), 'MATERIAL' (in large blue letters), 'METAL' (in large blue letters), 'OUTLINE' (in large blue letters), 'STUDY' (in large blue letters), 'BUSINESS' (in large blue letters).

SPECIAL ISSUE
CONSTRUCTION 2011

VOTE FOR YOUR FAVORITE PROJECT, IN THE 'SPECIAL ISSUE PROJECT OF THE YEAR AWARD' CONTEST!

FALL 2011 SPECIAL ISSUE:

- 12 Detroit People Mover/
Millender Center**
Bringing Dazzle to the D
- 20 Midwest Medical Center,
Dearborn**
Cornering the Market for Quality Care
- 26 Helen DeVos Children's Hospital**
Building a Circle of Healing
- 34 U of M Football Stadium
Expansion & Renovation**
Building Year (and then some)
- 40 Hillside Place Apartments/
Michigan Tech University**
Finding Gold in Michigan's Upper Peninsula
- 48 Quicken Loans World
Headquarters**
Built to Suit
- 54 University Prep Science
and Math High School**
Reading and Writing on the River
- 62 Marysville High School**
The Three R's Revisited
- 68 Washington Township
Fire Station No. 1**
First on the Scene in Washington Township
- 74 Detroit Arsenal
Administration Building**
Providing for a Steadfast Defense
During Changing Times

- 80 Marycrest Heights
Retirement Community**
Respecting Your Elders at Marycrest Heights
- 86 Saginaw Valley State University
College of Health & Human
Services**
Project Team with the Lamp
- 90 Project Subcontractor Lists**

CAM
MAGAZINE

**SPECIAL ISSUE 2011
PROJECT OF THE
YEAR AWARD**

FEBRUARY 8TH • MOTOR CITY CASINO

Each year, CAM Magazine will be awarding a Project of the Year Award to one of the outstanding projects featured in this Special Issue 2011. It will be announced and presented during the CAM Annual Meeting and Special Issue Awards February 8, 2012 at the Motor City Casino Hotel.

Votes will be cast online by you, our readership, and our electronic magazine subscribers ONLY. To ensure you receive your electronic ballot, sign up for a free e-subscription to CAM Magazine at www.cammagazine.com. Ballots will be emailed at the end of October, and must be counted by December 31st, 2011.

**VOTING ENDS
DEC. 31ST!**

Detroit People Mover/
Millender Center
 Midwest Medical Center, Dearborn
 Helen DeVos Children's Hospital
 U of M Football Stadium
Expansion & Renovation
 Hillside Place Apartments/
Michigan Tech University
 Quicken Loans World
Headquarters
 University Prep Academy
Science & Math High School
 Marysville High School
 Washington Township
Fire Station No. 1
 Detroit Arsenal
Administration Building
 Marycrest Heights
Retirement Community
 Saginaw Valley State University
College of Health & Human Services



DETROIT PEOPLE MOVER, MILLENDER CENTER STATION LIGHTING ENHANCEMENT

FALL 2011 SPECIAL ISSUE

- 12 Detroit People Mover/
Millender Center**
Bringing Dazzle to the D

- 20 Midwest Medical Center,
Dearborn**
Cornering the Market for Quality Care

- 26 Helen DeVos Children's Hospital**
Building a Circle of Healing

- 34 U of M Football Stadium
Expansion & Renovation**
Building Year (and then some)

- 40 Hillside Place Apartments/
Michigan Tech University**
Finding Gold in Michigan's Upper Peninsula

- 48 Quicken Loans World
Headquarters**
Built to Suit

FROM THE EDITOR

We are proud to present CAM Magazine's 16th annual Special Issue. This year's projects celebrate new construction, the renovation of older structures, and improving the environment around us. The talents of Michigan's construction and design community are showcased beautifully in the following 12 projects.

For the second year, we will be asking the CAM Membership to vote on the "Project of the Year" from among these 12 Special Issue winners. Please see page 8 for details, and watch for your ballot to arrive electronically this October. Voting will also be available via the CAM website at www.cam-online.com, and votes will be accepted until December 31, 2011. The overall winner will be announced, and the award presented, at the CAM Annual Meeting in February 2012.

Meanwhile, sit back, relax, and enjoy this edition of Special Issue 2011.

Amanda Tackett
Editor





HELEN DEVOS CHILDREN'S HOSPITAL

FALL 2011 SPECIAL ISSUE

- 54 University Prep Science and Math High School**
Reading and Writing on the River

- 62 Marysville High School**
The Three R's Revisited

- 68 Washington Township Fire Station No. 1**
First on the Scene in Washington Township

- 74 Detroit Arsenal Administration Building**
Providing for a Steadfast Defense
During Changing Times

- 80 Marycrest Heights Retirement Community**
Respecting Your Elders at Marycrest Heights

- 86 Saginaw Valley State University College of Health & Human Services**
Project Team with the Lamp

- 90 Project Subcontractor Lists**

SPECIAL ISSUE 2011 PROJECT OF THE YEAR AWARD

FEBRUARY 8TH • MOTOR CITY CASINO

Once again, *CAM Magazine* will be awarding a *Project of the Year Award* to one of the outstanding projects featured in this Special Issue 2011. It will be announced and presented during the CAM Annual Meeting and Special Issue Awards February 8, 2012 at the Motor City Casino Hotel.

Votes will be cast online by you, our readership, and our electronic magazine subscribers ONLY. To ensure you receive your electronic ballot, sign up for a free subscription to *CAM Magazine* at

www.cammagazineonline.com.

Ballots will be e-mailed at the end of October, and must be counted by December 31st, 2011.





HELEN DEVOS CHILDREN'S HOSPITAL

FALL 2011 SPECIAL ISSUE

- 54 University Prep Science and Math High School**
Reading and Writing on the River
- 62 Marysville High School**
The Three R's Revisited
- 68 Washington Township Fire Station No. 1**
First on the Scene in Washington Township
- 74 Detroit Arsenal Administration Building**
Providing for a Steadfast Defense During Changing Times
- 80 Marycrest Heights Retirement Community**
Respecting Your Elders at Marycrest Heights
- 86 Saginaw Valley State University College of Health & Human Services**
Project Team with the Lamp
- 90 Project Subcontractor Lists**

CAM
MAGAZINE

**SPECIAL ISSUE 2011
PROJECT OF THE YEAR AWARD**

FEBRUARY 8TH • MOTOR CITY CASINO

Once again, CAM Magazine will be awarding a Project of the Year Award to one of the outstanding projects featured in this Special Issue 2011. It will be announced and presented during the CAM Annual Meeting and Special Issue Awards February 8, 2012 at the Motor City Casino Hotel.

Votes will be cast online by you, our readership, and our electronic magazine subscribers ONLY. To ensure you receive your ballot, sign up for a free e-subscription to CAM Magazine at www.cam-magazine.com. Ballots will be emailed at the end of October, and must be counted by December 31st, 2011.

VOTING ENDS DEC. 31ST!

Detroit People Mover/
Millender Center
 Midwest Medical Center, Dearborn
 Helen DeVos Children's Hospital
 U of M Football Stadium
Expansion & Renovation
 Hillside Place Apartments/
Michigan Tech University
 Quicken Loans World
Headquarters
 University Prep Academy
Science & Math High School
 Marysville High School
 Washington Township
Fire Station No. 1
 Detroit Arsenal
Administration Bldg.
 Marycrest Heights
Retirement Community
 Saginaw Valley State Uni.
College of Health & Human Services



Built to Suit

BY DAVID R. MILLER, ASSOCIATE EDITOR
PHOTOS COURTESY OF QUICKEN LOANS

Retail vacancies are often advertised as “Build to Suit,” demonstrating the owner’s willingness to reconfigure the space to meet the needs of a potential tenant. Quicken Loans took this phrase quite literally as the firm reconfigured four floors of Detroit’s Compuware Building to create a new headquarters that suited the unique needs of its team members. Though Quicken Loans includes an entire family of companies, most team

members employed at the new headquarters work in the residential mortgage industry. These workers need to have sharp minds, good people skills, and a strong work ethic, as the job can entail tedious hours of calling potential clients. A project team led by construction manager Sachse Construction, Birmingham, and von Staden Architects, Birmingham, delivered an office space that embodies the Quicken Loans culture.



a major transformation was necessary to transform it into an environment in which Quicken Loans could operate. Over 1,700 team members were transferred from the company's facility in Livonia, with more on the way pending the completion of additional renovations. The existing floorplate simply was not designed to accommodate that many people. Fortunately, flexibility was a part of the original design.

"The building has really good bones," said Gail von Staden, AIA, LEED AP, principal, von Staden Architects. "The building supports changes and will continue to do so in the future."

Von Staden praised the building's underfloor air system because it made it much easier to reroute distribution points for the new floorplan. Demountable partition walls also facilitated easy removal and reconfiguration. Though the structure of the building was well suited for renovation, other elements were less desirable, at least from a logistical standpoint.

"We weren't just working in an occupied building, we were working in a Class A occupied building," explained Todd Sachse, LEED AP, president of Sachse Construction. "It wasn't like a Greenfield site where we could just bring stuff in and take it out any time and anywhere we wanted. There were very strict policies for material handling and how people could come in or go out of the building. We had up to 300 people working here every day, but we had to get people and materials in and out on a very tight schedule."

Since Quicken Loans would occupy floors 9-12, the elevators at the Compuware Building were regularly used for material delivery. The building

lacked a freight elevator, so all materials needed to be broken down to fit into one of two smaller service elevators. Material deliveries were also prohibited during normal business hours. Popular restaurants at the Compuware Building extended working hours well beyond the norm, but the project team was able to accept deliveries while the restaurants were open because the loading dock is located on the other side of the building. Timing of material deliveries was just one jobsite variable that was tightly controlled to prevent disruptions within the Compuware Building.

"Noise was a very big issue," said Sachse. "Floors nine and 12 were the most sensitive because they were adjacent to the Compuware floors. We couldn't use hammer drills or anything like that on those floors during the day. Sometimes we couldn't even make general construction noise on those floors because there might have been meetings going on. Many times, we were able to coordinate with them and work out a schedule in advance, but there were a couple of times where we were shut down in a few areas for impromptu meetings."

In spite of the restrictions that came with working in a bustling Class A office environment, the Compuware Building was a natural fit for Quicken Loans. The appeal of the structure and its prime Detroit location was too strong to ignore.

"We looked at building a brand new building in Detroit and we toured quite a few others before we settled on the Compuware space," said Melissa Price, director of business office services and facilities for Quicken Loans. "Compuware is absolutely a Class A building that offered plenty of



The vibrant color scheme might be unusual, but clockwork efficiency lies beneath the colorful milieu. Workstations and other spaces are uniquely suited to fit the Quicken Loans workforce.

WORKING AT COMPUWARE

The 16-story Compuware Building added one million square feet of Class A office space to Detroit when it was finished in 2003, 235,000 of which are now occupied by Quicken Loans. Even though the building is a recent addition to the Detroit skyline,



The project team completed this project in 100 days. The sheer size of the Compuware Building gave them one advantage, as they could spread workers out over 235,000 square feet.

amenities for our team members, including parking and a Central Business District location right on Campus Martius. There is a lot going on and being a part of it, and in the heart of it, is part of why we decided on this building.”

Once the decision had been made, the project team needed to find a way to deliver on the promise of the Compuware Building. Overcoming a daunting schedule emerged as a key challenge.

THE QUICKEN SCHEDULE

Sachse readily admits that most of the work performed at Quicken Loans consisted of routine tasks for contractors. The biggest challenge was in simply getting them done on time.

“There is nothing on this project that was so difficult from a construction standpoint,” said Sachse. “Its just metal stud, drywall, glass, millwork, lighting, and so on. It has all the normal components. They were assembled in a very creative, fun way, but it was doing the work in the time allowed that was the challenge.”

Given the quantity of work and the special finished involved, Sachse estimated that a typical schedule for a similar project would allow about 180 days, but the project team cut that nearly in half by completing the job in 100 days. Workweeks were stretched to seven days with two or three shifts each, but the project team could not meet this problem by merely working longer. They would need to work smarter, as well. The architect contributed to this effort by creating a design that could be built within the allotted time.

“It was an extremely aggressive schedule,” said von Staden. “We had to identify materials that were not long lead items and we had to develop means and methods that would allow trades to work simultaneously. All of the underfloor work was taking place at the same time as the above floor work, but Sachse [Construction] did a pretty amazing job.”

In addition to working with an architect who had a solid understanding of how long the work would take, the construction team also benefited from the

SANI-VAC

SERVICE, INC.

Ductwork and Exhaust System Cleaning Since 1975

*Commercial & Industrial
NADCA Certified • State Licensed*

Cleaning & Sanitizing of Ductwork • Heating Ventilation & Air Conditioning Units
Kitchen Exhaust Degreasing

Free Estimates!

5750 Enterprise Court, Warren, MI 48092-3462
(586) 558-9200

200 Lamoreaux Dr. NW, Comstock Park, Michigan 49321
(616) 827-0910



www.sanivac.com



AOUN & CO., P.C. CERTIFIED PUBLIC ACCOUNTANTS

"Serving the Construction Industry for Over 20 Years"

Financial Statements
Banking, Bonding & Equipment

Tax Planning & Preparation
Offers in Compromise, Payment Plans
& Audit Representation

Valuations
Bookkeeping
QuickBooks Training

www.AounCPA.com

(734) 261-9800

29701 Six Mile Rd. • Suite 120
Livonia, MI 48152-8602

cpa@aouncpa.com



sheer size of the space.

"We had 235,000 square feet in which to spread manpower," said Sachse. "We could put a lot of manpower on the site at one time and we could work in a lot of different areas."

By specifying materials carefully and paying close attention to the sequence in which construction tasks could be performed, the architect played a key role in keeping workers occupied within the space. Price and her Quicken Loans team members also kept the project team busy, which was not always a good thing.

"As a company, we [Quicken Loans] move very quickly and we make decisions very quickly," said Price. "We also make changes all the time because that's what's best for our business. Having a team that could respond to that was critical, whether it was the architect turning drawings around 24 hours after I just told her that I needed to double the size of the space, or Todd [Sachse] coming in and making the changes."

Though most of the changes were minor, there were many of them, nearly resulting in what Sachse called "Death by 1,000 Cuts." Occasionally, more significant changes that could have potentially delayed completion were made, but adding time to the schedule was never considered. Sachse always found a way to meet the original deadline.

"It isn't my job to say 'no' to my team members and Todd [Sachse] helped to support that," said Price.

There was some sparing over the feasibility of the schedule, but the team shared a mutual respect that kept these issues from getting personal. In what is perhaps the greatest testament to a successful project, the parties involved are still talking to and working with one another. The finished project also speaks to the team's ability to work together, as it is perfectly suited for the unique culture that defines Quicken Loans.

THE QUICKEN CULTURE

Any successful workspace must be consistent with the individual culture of the company's workforce.

"From our standpoint, a 'win' of a space would be one that matches our culture," said Price. "We got input from all of our team members. We asked people what they liked and didn't like about our existing space. Did they want more color? Did they want more writable surfaces? How did they feel in their chairs? You name it, we asked it."

When asked to define the Quicken culture with a single word, Price immediately said "fun." She was quick to point out that emphasis on supporting work habits, client service and technology also drove the design, but it was probably the fun elements that seemed the most unusual to the design team. After all, how many office designs include scratch and sniff wallpaper? As long as it was consistent with the way Quicken Loans operates, no concept was too outlandish for consideration. Ideas were compiled and placed on a board in von Staden's office under the heading "Things that make you go hmmm."

"Dan [Gilbert, founder and chairman of Quicken Loans] challenged us to create something that challenged conventions about corporate

environments," said von Staden.

The environment that Quicken Loans inhabits inside the Compuware Building might not suit everyone, but it is ideal for the company's energetic workforce. Creativity is practically dripping from the walls, which are adorned with an unusually vibrant color palette and images that celebrate Detroit's rich cultural heritage. Even necessary elements were given a playful tweak. Instead of using simple silhouettes to identify restrooms, the Quicken Loans marketing team developed a tug 'o

war graphic in which male or female teams stand near the appropriate doors. This theme is carried on each floor and in a true display of gender equality; the winning team varies on different floors.

Shades, a Detroit-based graffiti artist, was also hired to put his distinctive signature on walls and floors. Many graffiti designs represent "isms," a list of core values instilled into everyone who works at Quicken Loans. Company team members can also put their own artistry on display, as writeable

Using our signatory contractors guarantees a customer gets the best trained masons for the best quality workmanship.

Do not settle for inferior training!

Our brick, tile, and cement masons undergo rigorous education in these training areas:

MASONRY SCIENCE I
MASONRY SCIENCE II
BLUE PRINT I
BLUE PRINT II
JOURNEYMAN UPGRADING SEMINARS
WELDING CERTIFICATION - MCC
OSHA 500
OSHA 10 HOUR 1926
OSHA 30 HOUR 1926
GROUT CERTIFICATION
CPR/FIRST AID
ACI - Cement Certifications
AAC - Block Training
JAHN STONE PATCHING
SUSPENDED SCAFFOLD COMPETENT PERSON TRAINING

SCAFFOLD USERS TRAINING
MUST SAFETY MODULES & DRUG SCREENING
SELF RESCUE ROPE TRAINING
STONE UPGRADING CLASS
TILE UPGRADING CLASS
MARBLE UPGRADING CLASS
TERRAZZO UPGRADING CLASS
TERRAZZO TERRA TOP CERTIFICATION
FOREMAN TRAINING
SUPERVISOR TRAINING
FLASHING CERTIFICATION
CONFINED SPACE TRAINING
HYDROMOBILE USER AWARENESS
MASONRY WALL BRACING/RESTRICTED AREA TRAINING

BRICKLAYERS AND ALLIED CRAFTWORKERS UNION

Local #1 • 21031 Ryan Road • Warren, MI 48091
ph. 586-754-0888 • www.bricklayers.org

Sponsored by: Bricklayers Labor Management, Bricklayers /Cement Masons Apprentice Training Committee, Tile Marble Terrazzo Labor Management, and the Tile Marble Terrazzo Apprentice Training Committee.



Shades, a Detroit-based graffiti artist, was hired to put his distinctive signature on walls and floors. Many graffiti designs represent "isms," a list of core values instilled into everyone who works at Quicken Loans.

surfaces are abundant. Instead of a standard level three paint and drywall finish, a level five finish was needed for the specialized paint that was used to create these surfaces.

"All of the drywall was skim coated in plaster so the paint wasn't applied directly to the drywall,"

said Sachse. "Some people refer to a level five finish as a museum finish."

Brinker Team Construction Co., Detroit, needed to adjust to this labor-intensive process while meeting the accelerated project schedule. The paint also needed an entire week to cure, which put

the last contractors who worked in the space under considerable deadline pressure, particularly Master Craft Carpet Service, Inc., Redford, as the firm adjusted to what Sachse called the "absolute craziness" that defined the project's final stages.

Those who are accustomed to more traditional work environment might be tempted to describe the finished space as crazy too, but only if they fail to notice the clockwork efficiency that lies beneath the colorful milieu. Each floor features a core of community and support spaces around which individual workspaces are clustered. This arrangement places workstations near the perimeter of the building, so all receive a healthy dose of natural light. Almost all workstations can easily be adjusted to accommodate a sitting or standing position, which lets team members select what is most comfortable for them, or even change their positions during their shifts. These six-foot-square spaces are only separated by 42-inch walls.

This arrangement may not work for every company, but it fosters a sense of teamwork and collaboration at Quicken Loans. Even the company's extensive IT team works from small mobile work stations that can be linked together, while the IT "closet" isn't a closet at all. Instead, an existing staircase was converted into glass-enclosed area that eliminates the feeling of isolation often felt by IT workers.

Overall, a great deal of thought was needed to

SMRCA Spells the Best in ROOFING SERVICES

SAFETY ... A safe jobsite is assured because SMRCA crews complete the M.U.S.T. Safety Training and Drug Testing.

MULTIPLE SERVICES ... A SMRCA Roofing Contractor has the ability to provide the roof you need because of our expertise in a variety of roofing applications and techniques.

RELIABLE ... SMRCA Contractors are Union trained professionals bringing an industry leading standard of service, quality and knowledge to every project.

CONFIDENCE ... Projects completed by SMRCA Contractors provide a Michigan roofing contractor 2 year standard workmanship warranty.

ACCOUNTABLE ... SMRCA Contractors are established companies with years of experience in providing responsive service, superior workmanship and exceptional value.

Call us today at **586.759.2140** to receive our free "Roofing Facts" brochure or contact one of the SMRCA Contractors below for a no-cost estimate on your next roofing project or visit us at www.smrca.org.



SOUTHEASTERN MICHIGAN ROOFING CONTRACTORS ASSOCIATION MEMBERS

T. F. Beck Co.
Rochester Hills MI
248.852.9255

J. D. Candler Roofing Co., Inc.
Livonia MI
313.899.2100

Christen/Detroit
Detroit MI
313.837.1420

Detroit Cornice & Slate Co.
Ferndale MI
248.398.7690

LaDuke Roofing & Sheet Metal
Oak Park MI
248.414.6600

Lutz Roofing Co., Inc.
Shelby Twp. MI
586.739.1148

M.W. Morss Roofing, Inc.
Romulus MI
734.942.0840

Newton Crane Roofing, Inc.
Pontiac MI
248.332.3021

North Roofing Co.
Auburn Hills MI
248.373.1500

Dave Pomaville & Sons, Inc.
Warren MI
586.755.6030

Royal Roofing Co.
Orion MI
248.276.ROOF (7663)

Schena Roofing & Sheet Metal Co., Inc.
Chesterfield MI
586.949.4777

Schreiber Corporation
Wixom MI
248.926.1500

create a functional workspace that would accommodate the unique way in which Quicken Loans works.

MAKING IT WORK

Creating a fun office environment is easy, but incorporating whimsical building elements into a functional office design is less so. For example, Razor® scooter stations on each floor let Quicken Loans team members zip around the facility, but even the most cautious two-wheeler will eventually make contact with a wall. Core areas feature a 12-inch base made of Trespa®, a durable plastic laminate that keeps accidental collisions from marring finish materials. Every floor also features a snack area with an emphasis on Michigan-made products and even its own slushy machine. Since spills are inevitable, an Antron® nylon carpet was specifically designed for the project and it looks as nice as it did on the day that Quicken Loans moved in. Durability was an important consideration that guided material choices.

"Melissa [Price] told us that this wouldn't be a typical work environment. It had to perform more like a school," said von Staden. "Eventually I realized that it wasn't like a school, it was more like a frat house. That became our manta: 'Would this idea work in a frat house?'"

Sustainability was another aspect of the Quicken Loans culture that needed to work inside the office

environment. Silver-Level LEED certification is anticipated for the project. Given the amount of research and deliberation that typically marked a decision by Quicken Loans, Sachse was amazed by how quickly the company embraced LEED. According to Sachse, the decision to pursue LEED took only about 15 minutes to make, but discussions about the level of this commitment weighed against how it would impact other facility goals were far more in-depth. Some materials, like the paint needed for writable surfaces, were so specialized that they might not be available from a local source. Either way, settling for something that did not meet the needs of Quicken Loans was not an option that would be considered.

"We do things that make sense for our business," said Price. "Meeting our team members' needs is vitally important, as well. Not having writeable surfaces doesn't fit who we are and what we need."

In many cases, sustainability fit Quicken Loans and the company's needs just fine. Countertops are made from recycled bottles and a hard-to-achieve LEED credit is being sought for using a substantial percentage of FSC-certified wood for the office's large quantity of millwork. Quicken Loans is even investigating the possibility of earning a LEED innovation credit for processes that govern daily operations, including a drastic transformation into a paperless office.

Most office spaces are not built to the LEED-Silver standard, but most also do not include tree

fort and sandbox themed meeting rooms, orange shag carpeting, or ping pong tables. Quicken Loans is definitely focusing on the future by embracing sustainability, as dwindling resources will undoubtedly force green building into the mainstream, but what about the more eclectic touches at Quicken Loans Headquarters? Is Quicken Loans the office of the future or a unique application?

"I think it is a little bit of both," said von Staden. "I wouldn't try to put any other company in this space, because I think it is uniquely Quicken, but I do think that it has the characteristics of the generation that will be going to work in the next 10 years. The value systems of the Generation Y'ers are so different then the Baby Boomers. They value things like daylight, natural ventilation and collaborative space. They don't value things like having a door for their office."

Quicken Loans' headquarters includes small spaces where team members can have private phone conversations, but they are rarely used. Workers who grew up in a world that always had cell phones have become accustomed to simply turning away and using a lower tone when discussing something of a private nature. The Quicken Loans environment may not work for everyone, but it is ideal for the young and energetic workforce that the company has now, and will continue, to attract in the future. It was, indeed, built to suit. ♦

**Cash to
Run Your Business**

We buy invoices or contractor billings at a discount – so you can get the working capital you need now!

- **Fast**
- **Easy**
- **Affordable**



Providing working capital for business



Fred Wicks
561-685-6742
fwicks@interfacefinancial.com
www.interfacefinancial.com/wicks

Interface is North American's largest alternative funding source for small business



**residential development
malls
offices
stores
commercial properties
restaurants
data networks
video networks
telecommunications**

**Protect your
business
investment.**

Use trained, experienced, licensed union electrical contractors for reliable, quality maintenance, service, design and installation at competitive rates.



(734)424-0978
A complete list of contractors is available at:
www.ibewneca252.org



Look for the Free 5-year New Homeowners Electrical Protection Plan

