

THURSDAY, JUNE 18, 1992

BUILDING SCENE

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BUILDING SCENE'S NAMES & PLACES

Wilson joins McNabney

Theodore A. Wilson of Bloomfield Hills has been hired as an associate broker for McNabney & Associates, a commercial real estate company with offices in Bloomfield Hills. Wilson will specialize in the leasing and sale of office, medical and industrial space.

County earns award

Oakland County was a recipient of the Michigan Quality-Based Selection Coalition award for its Computer Services Building, designed by Minoru Yamasaki Associates, Rochester Hills.

Dan Mallinowski, manager of facilities engineering for the county Department of Public Works, was also honored for continuous use of the QBS system.

The QBS award recognizes governmental bodies that follow a qualifications-based selection process rather than a price-driven method for contracting out project work to design firms (architects, engineers and surveyors). The goal is to assure quality, improve project planning and prevent costly mistakes.

"Too often governmental bodies select design professionals through low bids or cronyism," Mallinowski said. "The result is frequently mediocre buildings with budget over-runs."

"Through the QBS process we avoided even a hint of favoritism. Experience was the deciding factor in our selection."

New VP at Trerice Tosto

Stephen Gamache of Birmingham has been promoted to vice president of the industrial division at Trerice Tosto, Birmingham. He will share responsibility for sales management activities for the industrial division, which includes recruiting, hiring and training sales personnel. He had been manager of the industrial division.

40 years and counting

Karney Deitman Sr., president of Crown Contracting, is marking his 40th year in business. Specializing in chimneys and roofs, he started his business in Livonia in 1952 and is now located in Novi.

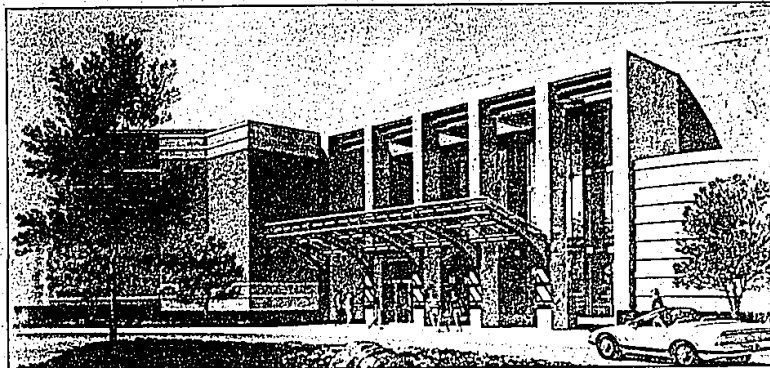
Technical center

Mitsubishi Electronics America dedicated its new 88,000-square-foot office, warehouse and technical center on Commerce Center Drive near M-14 and Beck Road, Plymouth Township. The company supplies auto manufacturers with audio equipment.

Clean Air Act changes

Building owners and homeowners can learn about changes mandated by the Clean Air Act regarding the disposal of refrigerants that go into effect July 1 in separate booklets produced by the Air Conditioning Contractors of America. After that date, it is illegal to release chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) into the atmosphere because of damaging effects to the earth's ozone layer. Refrigerants used in commercial air conditioning and refrigeration systems are CFCs or HCFCs. The refrigerant used in residential air conditioners and heat pumps is HCFC-22.

Building owners and managers can receive a free copy of "Changes in Commercial Air Conditioning and Refrigeration: What Building Owners and Managers Need to Know" by sending a self-addressed, stamped envelope to ACCA, 15113 16th St., NW, Washington, DC 20036.



On the outside: The exterior walls are defined horizontal belt courses of Mankato stone breaking up the expanse of brick and creating a sense of human scale.

Somerset: mall as architectural statement



BY DALE NORTHRUP
SPECIAL WRITER

When developer Sam Frankel decided to build an upscale Somerset Mall in

1969 on a patch of scrub growth in Troy, people thought he was nuts. Frankel could justify such a maneuver by enlisting two major anchor tenants — Saks

Fifth Avenue and Bonwit Teller.

The New York retailers were the icing on the cake that prompted other haute couture merchants to become part of the action. The mall filled the needs of fashionable, affluent shoppers who found the fleece of the mall golden.

The mall was originally designed by Southfield architect Louis Redstone. Working within a limited budget, Redstone created an enclosed complex of shops with bland, beige brick walls on the outside, that complemented randomly placed precast, aggregate columns.

Together they visually conveyed a look of understated elegance. Somerset tended to look like other shopping malls, but it was unique. It marketed high-fashion merchandising that could satiate the appetites of upper-income clientele under one roof.

It preempted the later efflorescence of highrises on the commercially coined "Golden Corridor," Big Beaver Road in Troy. Big Beaver began to mushroom with potential consumer motorists, and Frankel's fancy for a larger mall became the developer's logical response.

He wanted to add 56,000 square feet, which, according to zoning laws, would require additional parking spaces. In 1987, Frankel asked the Troy city council for a variance that would reduce the required 6.9 parking spaces per 1,000 square feet. The council refused, and from then on, it was the ongoing saga of

plaintiff Sam Frankel vs. the City Council of Troy.

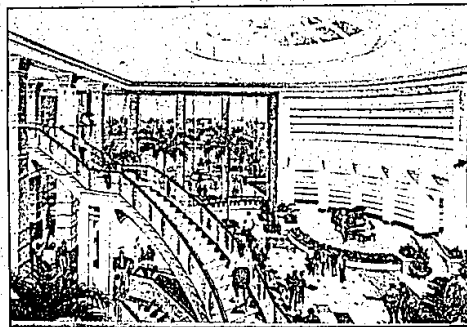
The matter was settled when Frankel entered into a joint partnership with real estate developer Forbes-Cohen. They expanded Somerset from 110,000 to 230,000 square feet, accommodated by a parking structure for approximately 500 cars to offset the original parking issue. The mall has been renamed the Somerset Collection, which, like an art collection, has the names of such masters in retailing as Neiman Marcus, Barneys New York, FAO Schwarz and Tiffany & Co.

The Somerset Collection was designed by architect James Ryan of Farmington Hills, who specializes in shopping mall design. Ryan was a logical choice since he was responsible for the design when Somerset was remodelled in 1986.

He also designed a mall for Forbes-Cohen in Palm Beach Gardens, Fla. in 1988. The partnership of the two developers made Ryan the logical choice. The new Somerset Collection is built around the original building — a remarkable accomplishment as business was not interrupted in the process.

Unlike the original mall, which lacked presence, the new mall extends outward appearing almost to touch Big Beaver Road. The curved, streamlined modern facade encloses a three-story interior rotunda dramatically defined

See SOMERSET, 2G



On the inside: The rotunda area will be used for public performances and events. It leads to the central two-story pedestrian corridor that defines the major shopping axis at Somerset.

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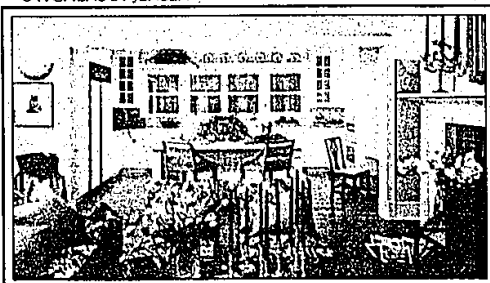
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