

EPSTEIN

Design Profile

JULY/AUGUST 2005

ARCHITECTURE

ENGINEERING

CONSTRUCTION

INTERIOR DESIGN

GRAPHIC DESIGN



A New Life

Anyone who has undertaken a major home rehab project understands the satisfaction one can experience when the project is complete and you breathe new life into an outmoded or underused space. The same sense of accomplishment exists for commercial rehabs when a structure or space takes on an entirely new life often in a completely different form.

Adaptive reuse of existing structures is an exciting, cost-effective alternative to constructing new facilities. Many major downtown areas first experienced adaptive reuse when aging, often vacant warehouses were converted to loft living spaces for urban professionals. Today numerous companies are taking this approach one step further and redeveloping structures ranging from shuttered department stores to vacant hotels. Well-positioned properties can offer users added value through the addition of state-of-the-art building systems and attractive, updated interiors. For the structures that are occupied, creative phasing can allow existing tenants to stay in the facility and remain productive through to the completion of the renovation.

Epstein has successfully undertaken a number of such reuse projects ranging from old warehouses now serving as office and research and development facilities to a former department store being transformed into modern residential spaces. Innovative approaches such as roof-raising often are incorporated into the rehabilitation process, adding additional square footage quickly and cost-effectively. These finished facilities boast exciting new interiors and provide clients with timely structures from those that once were completely outmoded.



Alberto-Culver Corporate Offices and R&D Laboratory

MELROSE PARK, ILLINOIS

Epstein's design and construction staff provided this well-known manufacturer of personal care products with two distinct structures that effectively reused underutilized facilities and additionally incorporated roof-raising as a cost-effective means of providing additional space. Epstein's architecture, engineering, and construction units joined forces with ISI, the firm's interior design group, to transform a single-story, 17,000 square foot structure into a two-story, 34,000 square foot facility for Alberto-Culver's world headquarters. Based on that success, the firm designed and constructed a three-story, 60,000 square foot R&D facility and salon from another single-story, 20,000 square foot warehouse again using roof-raising to provide two additional floors. The resulting structures are highlights for first-time visitors to the Alberto-Culver campus and are used as a recruiting tool for new hires.

Book-Cadillac Hotel Renovation

DETROIT, MICHIGAN

As a number of older, industrial cities revitalize their downtown areas, Detroit looks to rehabilitate the elegant Book-Cadillac Hotel into a combination of luxurious hotel rooms, conference facilities and apartments. Epstein provided architectural design services as well as mechanical, electrical, plumbing and structural engineering services along with interior and environmental graphic design services to bring back this hotel to its former glory after sitting vacant for more than 20 years.



WMS Gaming, Inc. Headquarters

CHICAGO, ILLINOIS

An existing industrial facility was transformed into exciting corporate offices using creative, colorful and cost-effective design solutions produced by Epstein and ISI. A town square atmosphere was developed to reflect the 'people first' philosophy of this gaming manufacturer. The existing building's infrastructure was key to the design's success with painted brick walls, concrete flooring and high ceilings purposely left exposed. Splashes of color not only brighten the offices but also are used as wayfinding systems throughout the space. The success of the space's design was recognized by *Midwest Construction* magazine as its 2003 Project of the Year in the Interior Design/Fitout category.



Neisner Building Condominium Conversion

SAN ANTONIO, TEXAS

Epstein's design for the conversion of an historic downtown department store into high-end condominiums is setting the standard for the adaptive reuse of an existing structure. Built in 1945, the art deco design of the Neisner Building is being maintained even as four floors are being added to meet the needs of today's discerning urban dweller. A simple glass curtain exterior with in-building patios provides a modern look to the structure while respecting the lines of the original design. Through a coordinated effort of planning and design, Epstein developed creative solutions to meet the challenges of rehabilitating one of San Antonio's elegant, older structures.



Ruiz Food Products, Inc. Food Processing Facility

DENISON, TEXAS

Epstein is providing a fast, efficient solution to the processing needs of Ruiz Foods of Dinuba, California, the world's largest manufacturer of hand-held, frozen Mexican foods through the adaptive reuse of an existing food processing facility. Epstein is providing design/build services for the renovation of a 262,000 square foot vacant facility with the rehabilitated plant to include 65,000 square feet of freezer space, 50,000 square feet of process space and 20,000 square feet of loading docks. The rehabilitation is being designed and completed on an extremely aggressive schedule to meet Ruiz' year-end goal for the completion of this project.



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