



# Maple-Leaf News

Spring 2011

*Laugh a little, learn a little & take a break from the daily grind*

## Through To Completion...

**D**uring the late fall, Maple-Leaf was hired to complete the shell and site work portion of San-Lau Realty's First & Main Marketplace project in North Andover, Mass. When a national retailer completed a new store, their former location became vacant and required major code upgrades, utility relocations, site development, storefront modifications and aesthetic upgrades to prepare the space for future retailers.

Following Maple-Leaf's introduction of local architect Landry Architects to the shopping center owners, Landry's team of architectural, structural, mechanical and electrical engineers were brought on board to review the recently-vacated structure.

Upon final assessment, Maple-Leaf began work on structural reinforcement, electrical, plumbing, sprinkler, and site upgrades, including a full underground venting system due to a prior environmental clean-up performed at the site. Floor slabs were poured, and new restrooms, along with HVAC units and electrical distribution, were completed. Storefront construction accented the existing strip plaza.

Once the infrastructure was finished for the interior and exterior aspects of the project, Maple-Leaf prepared various spaces for future tenants, including the construction

*A view of the new Converse Community Store in North Andover, Massachusetts, looking from above the customization desk area.*



of demising walls and restrooms, installation of acoustical ceilings, painting and more.

A few short weeks into the project, San-Lau's owner's group was approached about leasing two of the plaza's key locations, and Maple-Leaf went on to fit-out both spaces for the new tenants, Converse, Inc. and Frederick's Pastries.

### **Converse's Community Store**

During the construction of the San-Lau Realty's First & Main Marketplace project, our client was approached by the locally-headquartered Converse, Inc. to lease a 13,700-square-foot space for a Community Store. Upon execution of the lease, we were given four short weeks to complete the build-out to Converse's specifications, which included perimeter and stockroom fixturing, stockroom construction, changing rooms, power, security and data, as well as completion of their interior décor and new customization station. This station offers customers the ability to get their Converse shoes, apparel and accessories inked with pre-made or custom designs.

The Community Store features open bar



*A look at the customization station, capable of screen printing various designs on your newly purchased Converse footwear.*

joists painted with "Dry Fall" white paint, exposed ductwork, buffed concrete floors and full store and display track lighting.

The complete fixture package was turned over to our crews for installation, including rear rolling stock shelving, wall mount retail fixtures, interior bleacher displays and cash wrap counters.

Maple-Leaf would like to extend a warm welcome to Converse, Inc. as it joins our ever-growing list of commercial retail clients.

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# 15 Years and Counting

Maple-Leaf News, the very same newsletter you're now holding in your hands, recently completed its 15th year of uninterrupted publication!

Over the years, we've consistently received lots of positive comments and an e-mail or two disputing the answer to a trivia question—all of which tells us you're reading it. We hope the newsletter has told you a bit about our company, our projects and our people, as well as entertained you. And that's exactly what we set out to do when we began mailing it out in the fall of 1995.

Thank you for making Maple-Leaf News a success. Please continue to offer your feedback at [president@mlccinc.com](mailto:president@mlccinc.com), and we promise to continue to work to make both the newsletter and our company the best they can be.

# Completion... continued from page 1

## **Frederick's Pastries: Oh, So Sweet!**

One of the "sweetest" projects we've ever completed was the 1,500-square-foot fit-up for Frederick's Pastries. With the holiday season fast approaching, Maple-Leaf's goal was to finish before the Thanksgiving baking started.

Work began with the demolition of the existing concrete floor and VCT floor tile, making way for new vinyl floor tile and a floating floor system. Acoustical ceiling tile was replaced with vinyl-faced gypsum tile, and fiberglass-reinforced panels were put in throughout the work area. Sprinkler heads were relocated and new plumbing for water, waste and vent piping for owner-supplied fixtures was installed.

A new 200 amp electrical service was set up to provide power for refrigeration, freezer equipment and the convection cookie oven, and emergency lighting was modified to meet current code requirements.

Open-faced base cabinets with plastic laminate countertops were installed at the work area and sales counter, along with a three-bay sink, mop sink and hand sink. The bakery's appearance was completed by painting the walls with our client's preferred choice—purple. That was the "icing on the cake."



*The customer area of the newly-opened Frederick's Pastries, completed in just under four weeks, in time for the holiday season!*

## **Planning A Project? Have Questions? Give Us A Call!**

We are happy to be your one-stop resource for any questions you may have...whether we constructed your building or not, we're here to serve you. Call one of our commercial project managers at 603-882-7498 or e-mail Loren Dubois, President, at [ldubois@mlccinc.com](mailto:ldubois@mlccinc.com).



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