

Client

The Ferchill Group
 216.566.7676

Giffels Webster Contact

Paulin Modi, PE
 Partner

Completion Date

2008

Services Provided

Civil Engineering
 Surveying



Giffels Webster provided professional surveying and engineering services for the redevelopment of the Book Cadillac Hotel in Downtown Detroit. The 31-story building has been redeveloped into a 23-story Westin Hotel and conference center, with 67 residential units constructed on the 24th to 31st floors with panoramic views of the city skyline. A variety of public and private financial packages funded this \$178 million reconstruction of the building.

Our team provided detailed surveying and engineering plans for the exterior improvements around the perimeter of the building. Extensive utility coordination with mechanical design engineers, the City of Detroit, and private utility providers was also required to help meld the original design of the building utilities with the proposed 4-story addition to be located at the rear of the building.

However, the real challenge came in preparing the legal condominium documents to first subdivide the building into two primary units (the hotel and the residential condos) and then further subdivide the residential unit into 67 separate for sale residential condominium units. These units will enjoy all the services and perks afforded to the guests of the hotel. More specifically, the design team worked closely with the architect and project attorneys to develop an Exhibit B condominium package that encompassed the varying degrees of ownership associated with the redevelopment of a building such as the Book Cadillac.