

DISCOVER THE POWER OF

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INDUSTRIAL BUILDING RENOVATION

THE CHALLENGE

In the summer of 2020, as the world grappled with the onset of the COVID-19 pandemic, a group of entrepreneurs from Sparc Holdings identified an opportunity to create a year-round, indoor sports facility in Novi, Michigan. Their vision was to repurpose a vacant 40,000 square foot industrial building, which had previously been used for manufacturing robotic weld-cells, into a dynamic sports arena suitable for volleyball, badminton, cricket and pickleball.

The scope of the project included a substantial structural modification—raising a 160' x 160' section of the building's roof by 10 feet. The project involved comprehensive design and construction efforts, encompassing electrical systems, steel structures, HVAC, plumbing and general building modifications. The principal challenge was executing this intricate project with limited availability of supplies and significant vendor delivery delays. Ensuring safety, managing supply-chain disruptions and maintaining project timelines under these constraints required careful planning and adaptability.

LOCATION

Novi, MI

DEPARTMENTS INVOLVED

Building, Electrical, Foundations, HVAC, Piping Fitting, Mobile Crew Millwrights, Project Management, Weld Fabrication, and Safety.

THE RESULTS

Following a successful planning and permitting phase, including collaboration with the city of Novi and Sparc's team, Lee Contracting initiated the physical transformation of the building in the winter of 2021. The project began with the demolition of existing walls and electrical setups to make room for the new sports courts. Despite facing extended lead times on key materials, such as building siding and rooftop HVAC units—some stretching from the usual four weeks to over six months—Lee Contracting was able to easily navigate these challenges. The team was able to ensure a continuous flow of information and resources to keep the project on track and within budget.

A critical component of the construction was the manufacturing of new structural steel for the roof raise, which included the integration of larger girder beams necessary for the removal of two building columns. This phase culminated in a coordinated five-day process where the roof was elevated in one piece, facilitating the creation of expansive, unobstructed court spaces.

The project not only included the structural enhancements but also the installation of new HVAC systems, construction of modern offices, bathrooms, locker rooms and a spectator mezzanine. Upon completion of the renovation, Sparc awarded a 2nd phase to Lee Contracting that includes raising another 180' x 80' section of the building to help their operations meet the growth of their new business.