

# PROJECT PROFILE

DB-63

## Client:

Ace Hardware Corporation  
2200 Kensington Court  
Oak Brook, Illinois 60523

## Objective:

Design build renovation and expansion of an existing warehouse for operation as a regional wholesale distribution facility, supporting over 300 hardware retailers in four western states (including Hawaii) without any interruption of services during construction.

## Performance Results:

Design Commenced	Jan. 2003
Demolition/Renovation Start	April 2003
New Construction Start	July 2003
Racking/Merchandising Start	Jan. 2004
Fully Operational	April 2004

## Perspective:

BlueScope Construction (BSC) began providing design-build construction services for Ace Hardware's Retail Support Centers in 1991. BSC has since built twelve new facilities and expansions all across the United States for Ace, totaling just over six million square feet. Each site presents new challenges but BSC collects the learnings from each project, continually improving process and product every time.

Unique to this instance, Ace purchased an existing building that had to be renovated and reconfigured to accommodate their logistics and material handling patterns. Besides adding another ten acres under roof in the expansion, the site required significant improvements to infrastructure in the public right-of-way. In less than nine months, Ace was able to begin shipments to the retailers supported by this facility, in a transition they term unprecedented and seamless. The purpose for abandoning their "greenfield" site approach, and the greatest payoff by far for both Ace and the continued Rocklin work force, is the close proximity to the center this facility replaced.



**Location:** Ace Hardware Rocklin Retail Support Center  
3301 Industrial Avenue  
Rocklin, California 95765

**End Use:** Regional distribution center and support facility

**Size:** 616,000 square foot renovated offices and warehouse  
404,000 square foot warehouse expansion

**Features:** 84 dock doors

**Structure:** Hybrid utilizing a Landmark™ building system primary structure and bar joists

**Walls:** Butlerib® II metal wall system and concrete abuse panels

**Roof:** MR-24® metal standing seam roof system

**Insulation:** Walls: R-13 (4")  
Roof: R-19 (6")

**Architect:** Calpo, Hom and Dong Architects,  
Sacramento, California

**Engineering:** BlueScope Construction, Inc., Kansas City,  
Missouri



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