

## **BIERLEIN CLEARS THE HISTORICAL INDUSTRIAL BROWNHOIST SITE FOR FUTURE DEVELOPMENT WHILE GENERATING REVENUE FOR CITY COFFERS**



perform the demolition, asbestos abatement, recycling and asset recovery of the entire 48-acre site. Bierlein approached Bay City with an offer that made the demolition option very palatable and impossible to turn down—Bay City would actually be paid by Bierlein for the rights to demolish the structures. The large amount of recyclable steel used to construct the buildings more than offset the cost of razing the structures. Caterpillar excavators equipped with hydraulic shears, grapples and concrete pulverizers required only 38 days to demolish the structures that took six years to build in the late 1800s.

Industrial operations on site can be traced all the way back to the 1870s, beginning with a small foundry called Industrial Works. During the 1930s Industrial Works merged with Brown Hoisting Machine Company of Cleveland and became Industrial Brownhoist Corporation. I-B cranes were used to build the Panama Canal, Mackinaw Bridge and the Trans-Siberian Railroad; an I-B crane raised the USS Maine, sunk in Havana harbor before the Spanish-American War in 1898, and hoisted the arch on the Mississippi River at St. Louis, Missouri. The site employed thousand of workers and had the production capability of building up to 20 cranes simultaneously. Brownhoist built the first steam wrecking crane and first steam-engine crane with the crane and boiler mounted at opposite ends. The firm's cranes were shipped all around the world, working in major seaports loading and unloading ships and played a pivotal role in World War II.

Bay City is currently seeking development firms for the site and with Bierlein's help is now left with a marketable waterfront property, not to mention money added into the city's coffers. The parcel, with nearly one half mile of frontage along the Saginaw River and only two miles away from Lake Huron, is expected to draw interest from national and international developers. ■

**F**or 136 years, the unique buildings of Industrial Brownhoist greeted people heading into Bay City, whether by river or by road. The huge structures were once the largest buildings north of Detroit. The original structures, built before the advent of commercial power availability, were constructed of steel framing surrounding glass windowpanes. Glaziers in the late 19th century installed over 100,000 panes of glass in the sidewalls and roof to illuminate the structure and allow workers to build steam-powered cranes.

After years of trying to entice developers and hoping to rehabilitate the buildings, the city partnered with Bierlein Companies to

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**O**n Center Software continually works to improve its products to meet the ever-changing needs of construction professionals. By applying customer feedback to our software updating process, On Center Software is able to create and deliver current, easy-to-use software with periodic updates that address the advancing technology environment.

Coinciding with the release of Microsoft Windows® 7, On Center Software's Quick Bid and On-Screen Takeoff® have been

upgraded to Versions 4.9 and 3.7, respectively. Among their many new advanced features, Quick Bid 4.9 and On-Screen Takeoff 3.7 now offer full compatibility with the Windows 7 operating system. This means an overall improvement of system performance built upon the new Windows platform. The new versions of Quick Bid and On-Screen continue to build upon On Center Software's ultimate goal—create a fully integrated system of takeoff and bidding software that work together to create faster, more accurate estimates. ■