

LOCATION

Wallingford, CT

OWNER

Orafol

DELIVERY METHOD

Construction Manager

ROWLAND TECHNOLOGIES

Improvement & expansion without interruption.

Rowland Technologies is a specialty manufacturer of high-performance plastic films that are used just about everywhere and in everything – think passports, car dashboard components, signage, iphone cases, drum kits, (and on and on). Their unique process for creating these materials and proprietary in-house tooling techniques has them in high-demand and manufacturing 24/7 as they continually fulfill orders around the world. To accommodate their growth and support efficiencies, Milestone was hired as construction manager in 2018 for renovation improvements to 50,000 sf of existing building area which followed in 2019 with a 37,000 sf expansion that included a new warehouse and offices.

It was mission critical to their operations that during all phases on construction, their manufacturing could never be shut down. Because they operate on a 24/7 schedule, we worked closely with them to develop a logistical plan that would ensure interruptions to their work would never happen. To do this we operated on off hours and phased upgrades to specific areas of the building, so their work could continue as we completed it in stages.

Our initial interior renovation work included polishing and finishing of concrete floors , building of concrete divider walls to match the perimeter walls, demoing ceilings, installing new HVAC systems, and an updated painting scheme. Upon completion we then began the warehouse/office addition that included new parking lots and landscape around the building. As the expansion was taking place we continued additional interior renovations to the existing warehouse's maintenance and shipping area, upgrading HVAC units and ducting in their extrusion area (5 AAON air handling units were installed on the roof).



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When the Covid-19 pandemic hit in February/March of 2020, we incorporated safety precautions provided by the State of CT and the CDC, keeping employees and Rowland workers safe while the project moved forward and stayed on schedule. We even held an stripped back outdoor (masked and distanced) topping-off ceremony to celebrate that on-time milestone.

Completed in the summer of 2021, the new entry and welcome areas of the building offer stunning views of the surrounding landscape through floor to ceiling height windows. Daylight floods the corridors and conference rooms from skylights above and a curved window wall along the offices creates a unique modern architectural feature that connects the new expansion to the original building. The new warehouse maximizes the floor space with shelving that reaches nearly 30 feet. Electronic guidance technology keeps the forklifts accurately centered in the aisles and able to move materials throughout with ease and precision. All these improvements support their continued growth and keep them at the forefront of delivering outstanding quality and service — worldwide.

