



# From Sketch To Dream Come True:

How Claris Construction Built Something Special for Basement Systems





**Back in 2003, Larry Janesky**, founder of Basement Systems Inc., had a problem. He needed a new building for his growing business. But in that booming construction era, no contractors had time for him – or his small project. However, when Claris Construction owner Phil Clark heard about the project, he immediately met with Larry. Phil wasn't desperate for work. He just loved to help people build.

Fast-forward to today. Basement Systems and Claris Construction have partnered on six construction projects. One of these projects, 33 Progress, in Seymour, Connecticut, illustrates their incredibly productive relationship. This 73,000 square-foot conventional and pre-engineered hybrid structure consists of office space, large warehouses, and a kitchen/dining area. But more than a beautiful modern building, **33 Progress stands as a symbol for a better way to build.**



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Phil Clark  
Architect, President & CEO | Claris Construction

## 33 Progress:

### How To Build A Building That Makes Money

Seems counterintuitive, right? After all, construction is expensive. But there's another way to look at the building process – as an investment with measurable ROI. 33 Progress was built to make money. It was built to maximize Basement Systems' recognition – and productivity.

When Larry first approached Phil with the concept for 33 Progress, it was a mere sketch on a sheet of paper. It was a T-shaped building with wings. It was modern with a lot of glass and architecturally unique. A culmination of his entire career, it was Larry's dream building. After this building, Larry said, he'd never build another.

Larry showed Phil his drawing. "As soon as I saw the sketch, I knew it had to be a Butler building," said Phil, who is a licensed architect. "Butler has the tools, products, and systems to do anything."

To understand how Phil, (and everybody at Claris) thinks, you have to understand their strategic partnership with Butler Manufacturing. It's a relationship that goes back many years, and it's based on a shared can-do culture and steadfast appreciation of the design/build process. Butler helps Claris provide some of the highest quality and most innovative solutions anywhere.

And that's what 33 Progress needed. Innovation. Specifically, it needed an innovative hybrid solution. The main part of the building would be conventionally built with structural steel. The rest was to be pre-engineered, and it all needed to fit together seamlessly. Of course, it also needed to be strikingly beautiful, incredibly durable, cost-effective, and energy-efficient... the list went on.

**33 Progress needed innovation. Specifically it needed an innovative hybrid construction solution.**





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## 100% Collaboration

### A Game-Changing Experience

On the jobsite a couple times a week, Larry was central to Claris' collaborative process – a major benefit of the design/build approach. “Collaboration is what we do best, said Phil. “Our method lets us change things on the fly. Larry loved that he could come in and tweak this or that, bounce ideas off everybody, from architects, engineers, contractors, construction managers, and interior designers. Larry was 100% involved.”

Progress 33 was a dream fulfilled for Larry – and a game-changer for his business. With his entire operation now under one roof, his efficiencies expanded exponentially. He cut costs and drove productivity. The building has also become a hub for the entire region, hosting special events, training, and more.

Phil was pleased, too. “It’s a beautiful building that’s making a tangible, every day difference for Basement Systems – and the community,” Phil

said. “It’s amazing to think this relationship started all those years ago with a small project that nobody else wanted.”

When asked if he'll miss building with Larry, Phil just laughed. “Forget all that stuff about Larry never building again. He called me a month after we finished 33 Progress and said he wanted to start a new project – an 80,000 square-foot warehouse.”

Some relationships are just too good to end.

Claris/Butler: 33 Progress, Basement Systems Inc.





## For the 33 Progress project, the Claris/Butler partnership came through. Big time. Here are some highlights:

**1** 73,000 SF  
(hybrid of pre-engineered and conventional steel by Butler)

**2** 3 Pre-engineered Butler warehouse/garage “wings” –  
12,000 SF, 13,500 SF, and 12,000 SF respectively

- 47 oversized overhead garage doors for vehicular drive in access
- 5 loading dock door locations for dumpsters, compactor, and deliveries
- 2 at 60' clear span and 1 at 80' clear span

**Roof System:**  
Butler MR-24®

**Wall System:**  
Stylewall™  
Flat Wall System

**Architecture & Construction:**  
Claris Construction

- White masonry split faced block walls with white Butler Stylewall metal panels above
  - Butler Stylewall™ Flat Wall System is a flat look panel that provides a very clean look
  - Integrated bands of PacLad blue horizontal siding to tie into main building on the front section

- 2 wings have raised corner towers of glass to tie in central building aesthetics
- Butler MR-24® standing seam roof system
- Canopies over all garage doors as part of Butler pre-engineered system



### 3

#### Central 4 story Butler conventional steel structure for finished areas

- 3 full floors at about 11,000 SF and 1 open mezzanine on upper level at about 600 SF
- Conventional structural steel with steel deck and cast in place concrete slabs
- Horizontal metal panel façade with expansive glass and slim canopy extensions
- Central open steel stair with open stainless cable railing wrapped around glass elevator shaft – a focal point of building – “wow” factor
- EPDM roof system
- Conventional steel coordinated to bear on raised cast in place concrete retaining/foundation wall at front side of building

#### 1st Level

- Cafeteria, training, locker rooms, and parts distribution areas for the 3 wings

#### 2nd Level (Main Entrance Level Of Building)

- Main reception area
- Integrated curved exterior canopy over main entrance
- Combination of open and closed office areas
- Perimeter windows looking down into 3 warehouses

#### 3rd Level

- Larger offices and meeting rooms
- Integrated recessed exterior porch with stainless steel railings at “presidential” office
- High end coffee lounge area with curved counters and open seating/lounge areas. High open ceiling area open to partial mezzanine above
- 180 seat theater with angled acoustical ceilings and center raised stage/presentation area

#### 4th Level Mezzanine

- Extended lounge/work area with stainless steel cable railing open to lounge area below



## Know Your Options

### Buy Or Build?

If you need office space, a warehouse, or any facility, you'd probably first check with a broker or realtor. They would show you what's listed, and you'd have to decide if what's available will work. Often it won't. Every business has unique space needs. Finding the perfect building (in a tight market, especially) is difficult. So, you might decide to build instead.

### Design/Bid/Build (Traditional Approach)

Building usually starts with an architect. You tell them what you need, and they design it. Since most architects aren't builders, your next step is to bid out the project to general contractors. This can get interesting. You'll get low bids, high bids, and everything in between. It's up to you to decide who to trust – and who is just trying to get your money. Once selected, the contractor will (hopefully) build the building you need without major issues. Unfortunately, design/bid/build is beset with contractors who low-bid projects based on best-case scenarios and wishful (or deceitful) thinking. When they inevitably run into “unforeseen” problems, they issue what's known as “change orders.” Change orders cost money. Sometimes a lot of it.

### Design/Build (A Better Way To Build)

But there's another way to build. It's called design/build. This method gets rid of the unwieldy bid process. Even better, design/build is a much more inclusive and integrated building experience. One company takes care of everything – from idea to completion. Overall, the building experience is more personal, transparent, and economical. Design/build gets you the building you want at the best price.

***33 Progress is the perfect example.***

