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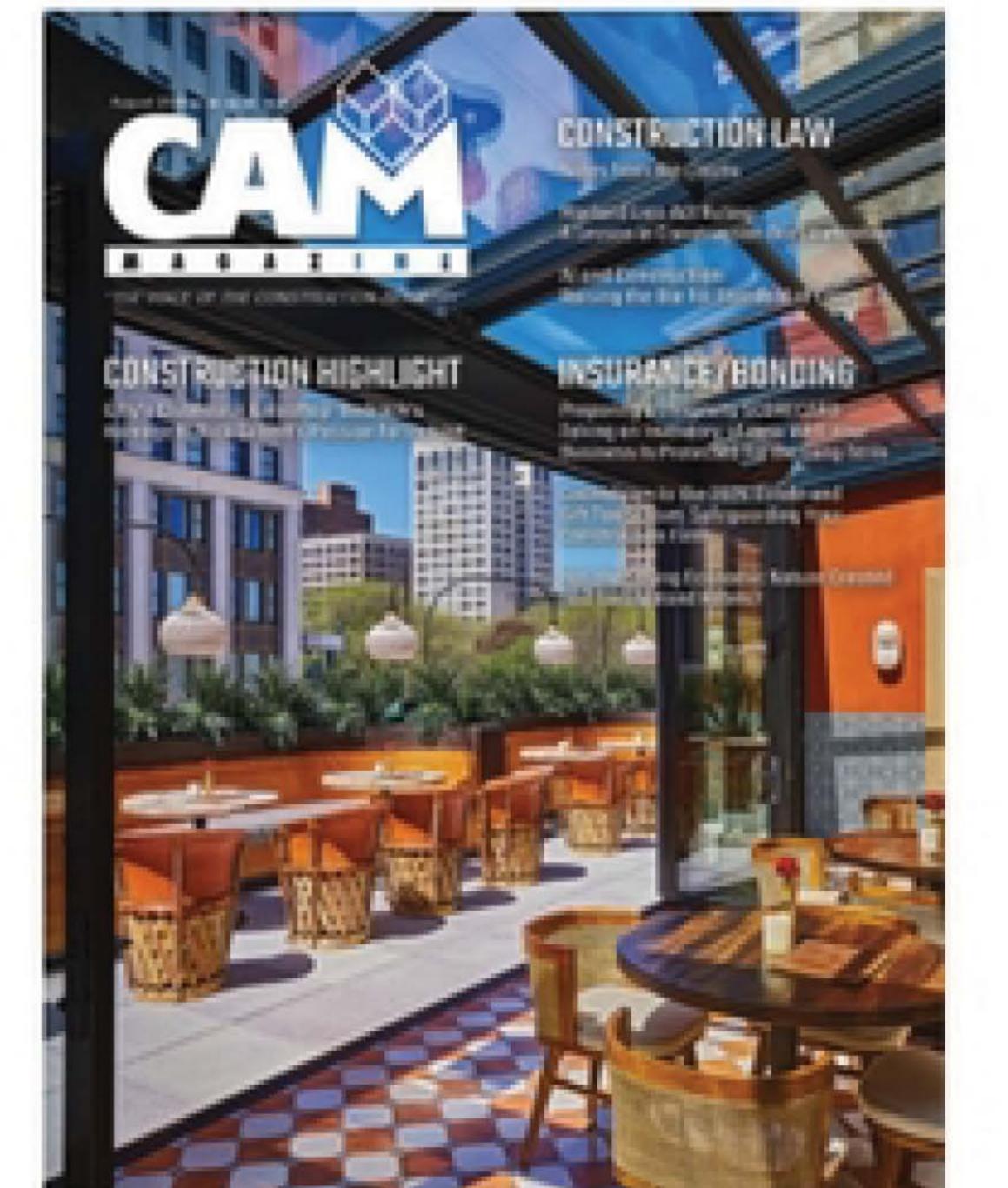
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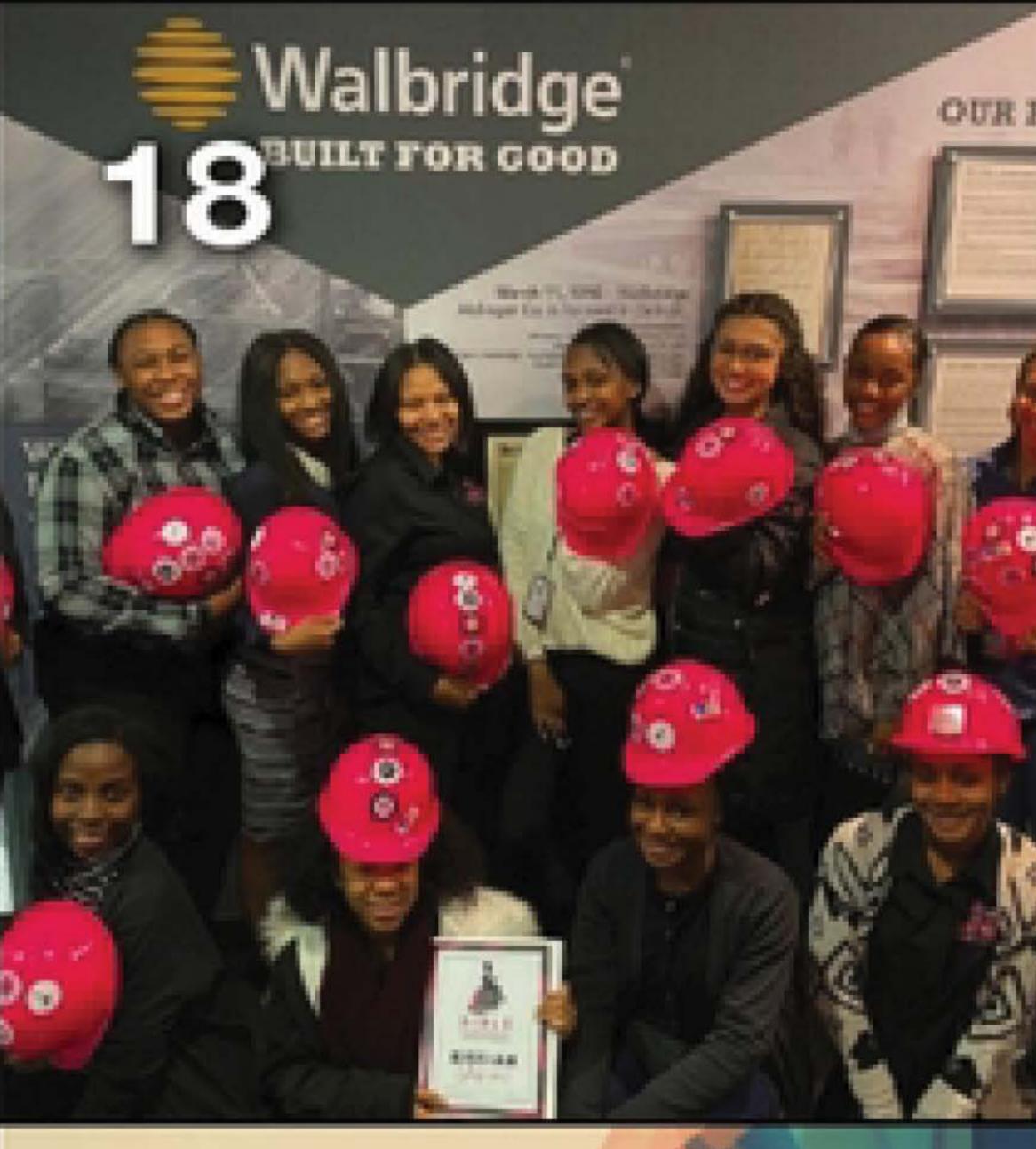


Gilly's Clubhouse & Rooftop, located in Detroit's Central Business District, honors the late Nick Gilbert, son of Dan and Jennifer Gilbert. Developed by ROCK and Bedrock Detroit, with construction managed by Advanced Building Group and architecture by McIntosh Poris Associates, Gilly's offers a vibrant mix of dining and sports. Interior design was crafted by Coeval and Pophouse.

Photo courtesy John D'Angelo Photo

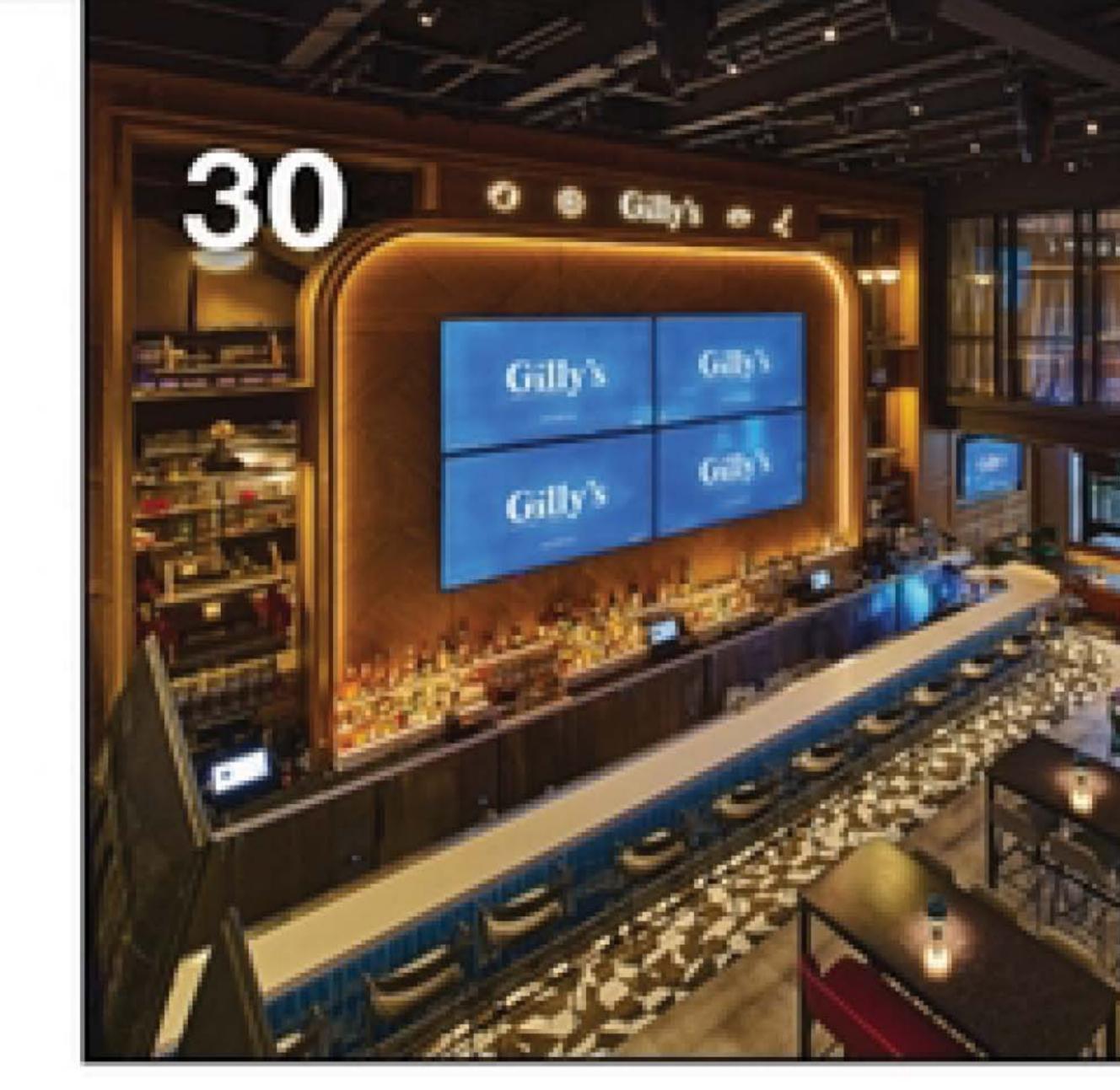
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GILLY'S CLUBINOUSE & ROOFTOP BEDROCK'S HOMAGE TO NICK GILBERT'S PASSION FOR DETROIT



isiting Gilly's Clubhouse is an experience. The new dining and entertainment venue is located within just a shout of Grand Circus Park, at 1550 Woodward Ave., where Detroit's Entertainment and Central Business Districts converge. I remember the space from when I worked downtown through the 1990s and would ramble through the area with coworker friends heading to a show or looking for the next great dive bar. Many buildings were boarded up and panhandling was especially common in this Lower Woodward area. Boy has it changed. In recent years, you may recall this site as having the Instagram-powered and trendy Kelsey Montague-created #WhatLiftsYou stretched-out angel wings mural on the black painted building.

I visited Gilly's with family on a beautiful late afternoon in early May, just after its grand opening. The glass garage doors were raised, allowing sunshine and Woodward's lively energy to spill into the indoor space. The Tigers were playing at Comerica a few blocks over that night, and the overall vibe was electric. We ate, we drank, we toured all floors, and we liked it all a lot. There is a lot to take in at Gilly's. The following article highlights the features and construction process for this new downtown destination, and hits on the emotional inspiration behind it.

A new hub of entertainment has emerged in Detroit's Central Business District. Gilly's Clubhouse & Rooftop is an elevated hospitality concept that offers a multifaceted experience, combining dining, sports excitement, and a vibrant atmosphere. More than just a venue for dining and entertainment, it stands as a heartfelt tribute to the late Nick Gilbert — son of influential businessman Dan Gilbert and his wife Jennifer Gilbert — who was affectionately known as "Gilly" by his friends. The sports and entertainment concept was a passion project that Nick had been working on the last few years prior to his May 2023 passing at the age of 26 due to complications from neurofibromatosis.

The 14,000-square-foot, three-story structure was developed on the site of the old Kay Baum Building, which had sat vacant since 2004. Detroit-based Advanced Building Group (ABG) was brought in as construction manager. The accelerated construction schedule kicked off in February 2023 with the target of finishing before

the 2024 NFL Draft and 2024 Detroit Tigers Opening Day. The building sits in the Lower Woodward Avenue Local Historic District but was considered a non-contributing structure as it "retains little original fabric and what does remain was constructed outside the period of significance for the district" (1886-1941), according to Detroit Historic District Commission (HDC) documents. Nonetheless, the project did undergo a review and approval by the Detroit HDC since a partial teardown of the existing building was sought.

Constructing Gilly's: Collaborative Engineering & Design

A rigorous milestone schedule was essential to meet the 14-month project deadline. A fast-tracked turnover demolition package was permitted in April 2023, a core and shell package was permitted in June 2023, and a tenant improvement package was permitted in September 2023. ABG worked closely with McIntosh Poris Associates (architect), Resurget Engineering (structural), Clark Trombley Randers (MEP), and Coeval Studio and Pophouse (interior design) to identify areas of

know Nick was to know a person with a true zest for life and celebrating with those around him," said Dan and Jennifer Gilbert in a joint statement. "Gilly's combines Nick's love for food with his love for sports and entertainment right here in the heart of Detroit — a city he loved tremendously."

lead times and installation duration in order to keep the project moving forward at rapid pace. ABG and its steel subcontractor, Sav's Welding Services, partnered with Resurget Engineering to develop the structural design and fabrication drawings, eliminating the need for the usual structural

review time.

The project consisted of

the demolition of the majority of the existing two-story Kay Baum Building. Demolishing a building bordered occupied two by structures, Woodward Avenue in front and an active alley behind, posed a considerable challenge. Most of the structure and remaining MEP systems were removed, leaving only the existing north wall, a small section of the east wall, and the first-floor slab on deck. The lower-level (basement) floor was removed in its entirety to make way for all new underground MEP work as well as modifications to the existing structural foundations, support steel, and new footing

and foundation work to support a new three-story steel structure.

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Early in the project, ABG and RAM Construction Services worked on the restoration of the existing core and shell portions that were scheduled to remain. In addition to the structure and restoration work, the millwork and finish carpentry portions were continually being refined as the design progressed. ABG partnered with BJ Construction, Inc. to streamline the millwork and finish carpentry design, shop drawings, and submittal processes to ensure timely material procurement, fabrication, and installation dates.

Mechanically, due to the addition of three separate kitchens, significant challenges encountered were rooftop-mounted equipregarding multiple make-up including ment, air units, a dedicated outdoor air system (DOAS) unit, three heat pump condensers, a 26-ton air handling unit (AHU), and four condensing units for the coolers. ABG, the MEP subs, and the A/E worked closely to come up with a space plan to meet code requirements and serviceability options on the roof. Electrically, an entirely new incoming service was installed to support the amount of equipment and infrastructure required for the new build.

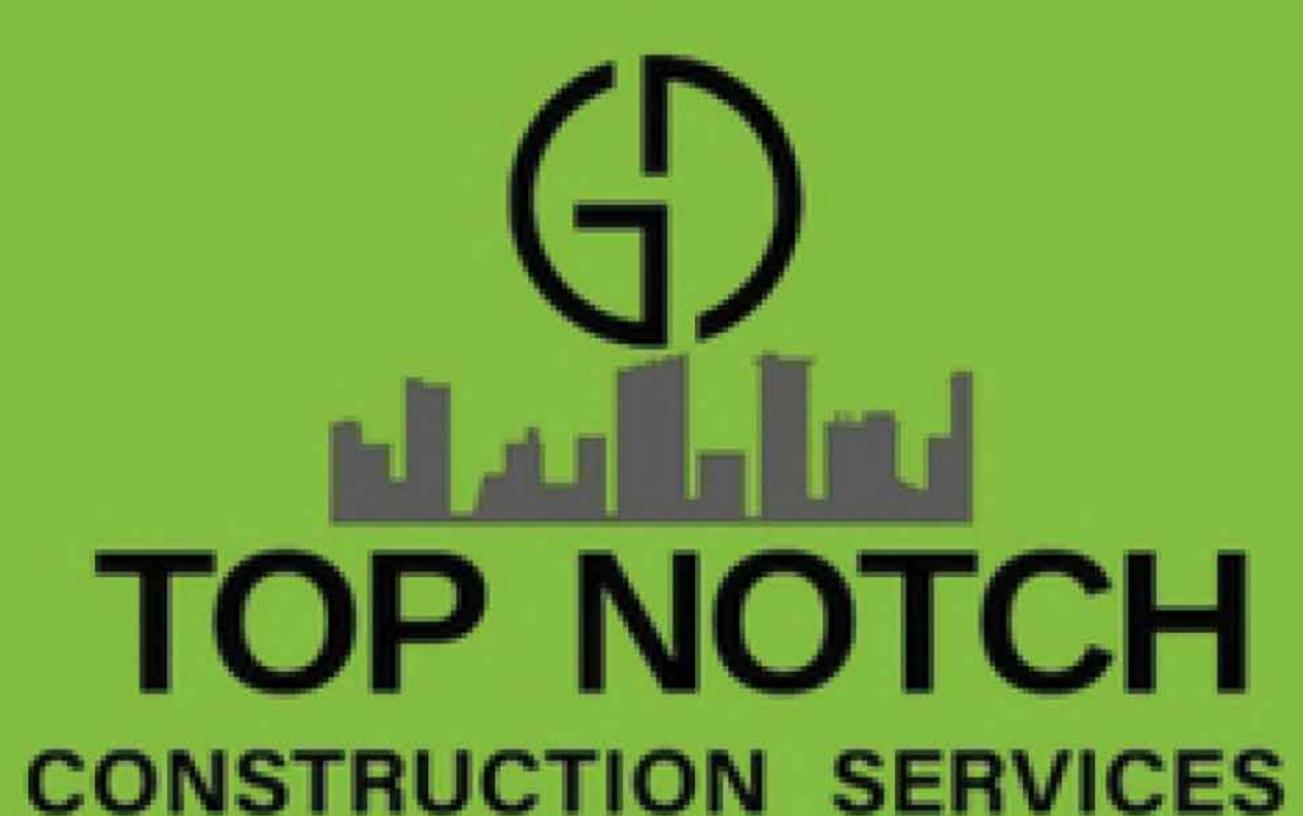
remarkable element of the project is its third-level rooftop, which includes a structurally glazed system supported by custom steel trusses to create an entirely glass roof. Accordion doors lead to a terrace with banquet seating and views of downtown Detroit.

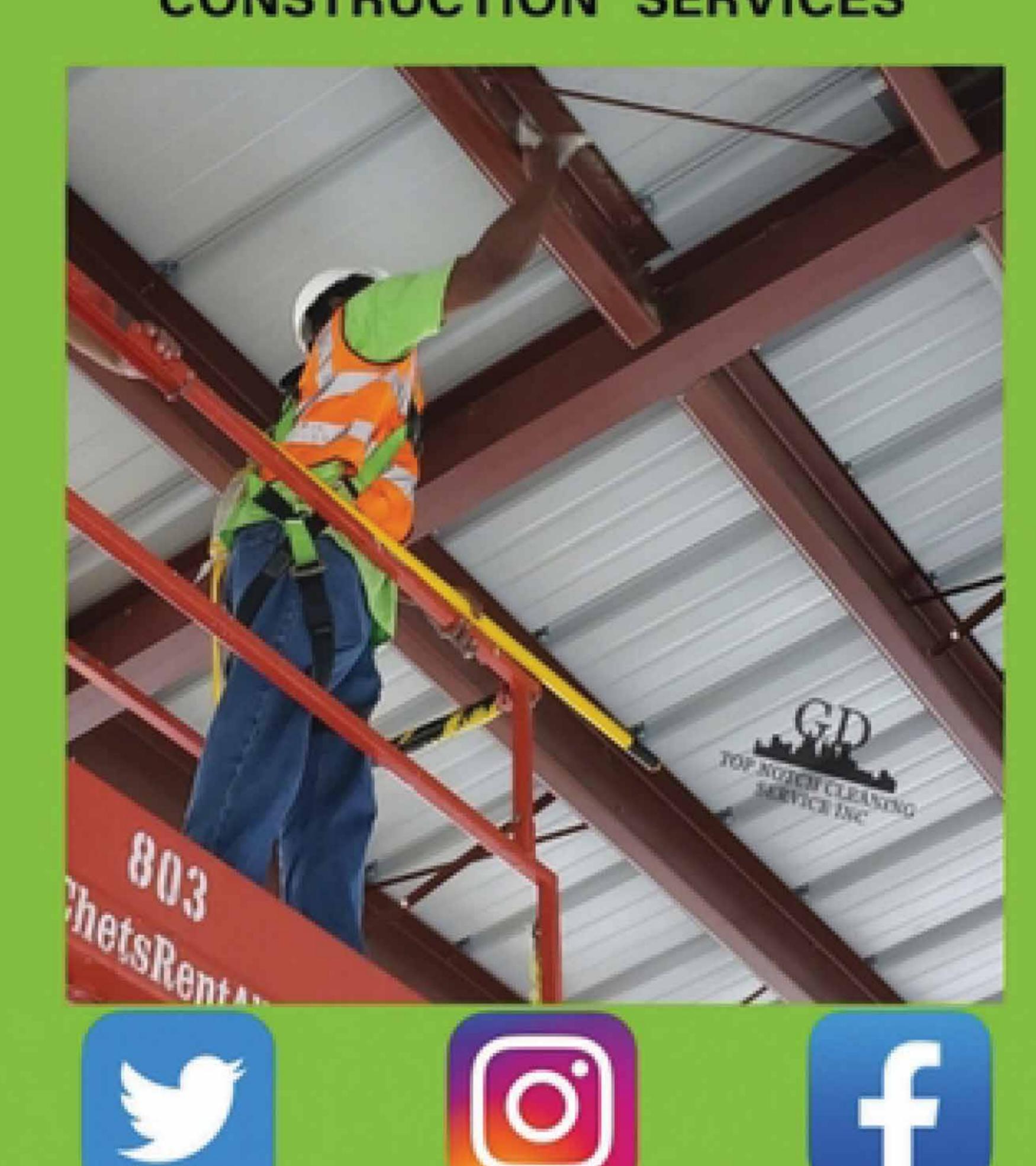
Throughout the various entertainment concepts within the building, intense overhead and in-wall MEP work as well as well-thought kitchen concepts and custom finishes line each space in addition to state-ofthe-art lighting and lighting controls as well as custom audio-visual activations.





Proud to be a participant in the cleaning of Gilly's Clubhouse and Rooftop, Saksey's Lounge













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Inside Gilly's: Unveiling the New Space

The multi-concept design of Gilly's Clubhouse includes an upscale sports bar on the first and second floors, with seating available for more than 350 guests. A 120-square-foot television is strategically placed behind a 35-footlong bar spanning almost the entire south side of the first floor to enable optimal viewing from both the first floor and mezzanine above. Glass doors open to merge the interior with the exterior. Outdoor dining spaces include a first-floor patio and a rooftop terrace.

The interior was designed by Coeval Studios, drawing inspiration from Detroit's past and present with rich wood paneling, relaxed modern furnishings, and custom curated artwork. Blending upscale sports bar aesthetics hospitality modern and and vintage elements with industrial aesthetics, the design integrates old and new, enhancing every corner of the Gilly's experience. Adorning the space are original contributions from local artists, including multiple pieces by Tyrell Winston, one showcasing Nick Gilbert's signature, and a painting by

Detroit artist Davariz Broaden. The venue showcases an array of signed jerseys, framed photographs, and memorabilia from various sports teams and athletes.

The Rooftop at Gilly's (pictured at left) features an entirely different dining and cocktail experience. Featuring a hacienda-

inspired design, the large, open space includes a glass ceiling and retractable doors to a rooftop terrace, offering views of Detroit's historic skyline year-round. Mexican street classics are served from an in-house food truck and paired with top-shelf tequila and drinks.



On the lower level of Gilly's Clubhouse & Rooftop is a new cocktail lounge whose name pays tribute to a similar business once co-owned by Dan Gilbert's father, Sam, Saksey's Lounge and Restaurant in Detroit. Guests enter through a bespoke alley entrance off John R. Shareable plates, craft cocktails, and tableside mixology service are offered in a cozy, softly lit ambiance. Visitors step into an opulent sensory experience meticulously created by Jennifer Gilbert's Pophouse design, featuring custom millwork, lacquered wood, upholstered walls, mirrored ceilings, custom murals, velvet drapery, and ambient lighting. With a capacity of just eight tables and 55 seats, the dining area and bar create an intimate and exclusive dining experience. The revival of Saksey's not only honors family legacy but also seeks to blend historical significance with modern design, creating a space that resonates with both nostalgia and contemporary appeal.