



Extreme Building Overhaul For Award-Winning Limousine Fleet

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HAVERHILL, MD ([PRWEB](#)) January 06, 2012 -- Mark Mollica, president and owner of Black Tie Limousine, is happy to have a total building makeover for his newly renovated limousine facility. But building from a pre-existing, time-weathered structure was a challenge that few builders could tackle.

The company was growing exponentially and, in order to accommodate the growth, needed a larger, up-to-date facility. After researching his options, Mollica had found an old 66,000 square foot hat box production facility that was the perfect fit for his successful limousine company. It was cavernous, ideally situated, and cost-effective for his needs. But it was in a state of disrepair. And the problems with the structure were beyond the capabilities of most builders. From the leaking roof to the unsuitable steel columns, the need for a specialist was evident.

"You should have seen this place," Mollica recalls. "It was a fantastic location; perfect for a limousine business because it was near the highway. But the downside was that it needed a complete makeover. We needed a builder that was familiar with extreme building overhauls."

Starting from a pre-existing structure often proves to be a more cost-effective solution than building a new facility, as was the case with the Black Tie Limousine facility. After deciding that building a new facility wasn't the best solution for his business, Mollica turned his attention to finding specialized builders that could handle the complexities of working on revitalizing pre-existing structures.

"We found Dutton & Garfield and knew that, as a [Butler Builder®](#), they could handle the intricacies of this major renovation project," Mollica said. "Having a structurally sound facility was crucial to me, especially with 41 extremely expensive automobiles within its walls."

The Butler product name carried a lot of weight with Mollica. Because Butler Manufacturing is the world's leading producer of steel building systems, he felt that working with an experienced builder who used top of the line products would be the right fit for his project. Mollica knew that this Butler Builder was the perfect match.

Steve Webster, President of Dutton & Garfield, Inc. is a second generation Butler Builder and knew that he was up to the task. Additionally, he knew that [Butler's roof system](#) would be the ideal solution for Black Tie Limousine. Having a weathertight roof was a priority for Mollica. So, Webster took advantage of Butler's support during the planning, pricing and ordering phases of the project, coming up with a good solution for Mollica's needs.

"The pre-existing 66,000 square foot structure was an ancient hat box production facility and was a challenge," Webster recalls. "The MR-24® roof system over metal engineered roofing was the choice to overcome the existing off module situation. This project was an extreme overhaul. Roof, walls, steel columns, and complete interior renovation."

The contractor suggested Butler's MR-24® roof because it is the most specified standing-seam roof on the market, not to mention Butler's 25-year warranty. Unlike standard metal roofs, one of the unique features of



MR-24® roof system is its exclusive Pittsburgh double-lock standing seam. The edges of the seam are folded over twice to eliminate leaks, even under the harshest of conditions. Additionally, the roof has special energy saving thermal blocks to prevent heat loss in the 66,000 square foot facility.

Having the peace of mind knowing that even under the most extreme conditions, Black Tie Limousine's facility would stand up to the test is a source of great relief for Mollica, because he understands the need for a sturdy structure. During the Blizzard of 1993, the garage roof of his 3,000 square foot industrial condominium collapsed under the weight of the snow, jeopardizing his limousine business.

Years later, as a result of hard work, impeccable service, and the vision to take an old hat box production facility and turn it into a first-class business, Mollica was named Limo Digest's 2010 Large Operator of the Year. He now has a weathertight roof and energy efficient steel structure to house and protect 41 limousines, including a white 1960 Rolls Royce once owned by actor Nicolas Cage. Business has never been better.

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