This is what creates culture. Means Group believes in transforming visions into a thriving reality. Through development, construction management, and facility management, we have successfully done so for over 40 years. We strive to keep creating and pushing the needle of what is possible.
ABOUT US
Eric J. Means, CEO

Eric Means, founder and CEO of Means Group Inc., is a hands-on development professional with more than 21 years of experience.

Eric served in the United States Navy and received his degree in Engineering at the University of Florida. In 1995, Eric became a Michigan licensed builder and continued his advancement by becoming a certified PMP, pursuing an MIB in business, practicing curriculum through the Construction Association of Michigan, Associated General Contractors, and the Urban Land Institute.

Since 1998, Means Group and its affiliates have successfully generated over $300 million dollars in revenue and developed strong partnerships and relationships.

With a personal interest in philanthropic endeavors, Eric has been fortunate to be involved with the Focus Hope, Detroit Hispanic Development Corporation, the Ways and Means Community Foundation, as well as various fraternal organizations, local colleges, and community development corporations.

Means currently continues his successes in urban areas with an emphasis on community place making, asset bolstering, dwelling preservation and creative land solutions.
Our strong relationships and commitment to excellence allow Means Group to achieve a strong financial position for our partners. For over 40 years, we have been known for our versatility and uncompromising representation on behalf of our clients. Our approach creates a sustainable path that leads to positive outcomes for all—tenants, residents, clients, and investors.
What We Do

Means Group is a creative land solutions company. We’re a full-service construction management company and construction consulting firm founded in 1998 by Eric Means. Since our inception, Means Group has strived to create and optimize capital and assets that improve the physical landscape we live in.
IT’S NOT ALL ABOUT ON TIME AND ON BUDGET, IT’S ABOUT PURPOSE

All projects start with a vision and proceed with an execution plan. Our goal is always to deliver projects within budget and on time. Beyond that, Means Group strives to create living, working, and shopping destinations that excite people, pull them in, and maximize ROI.

Innovative transformations from old spaces to new vibrant communities is what makes projects a success. With solid relationships and collaborative community support, our new spaces offer broad market appeal and opportunity that the past left behind.
SERVICES INCLUDE:

✓ Needs assessments
✓ Market surveys
✓ Site procurement and development
✓ Selection of architect and technical consultants
✓ Financing and budgeting
✓ Contracts and legal agreements
✓ Development of architectural design program
✓ Development of lifestyle design program
✓ Project marketing
✓ Media relations
✓ Management planning
✓ Property management
Construction Management

EXCEEDED BUDGETS, DESIGN FLAWS, AND DRAWN OUT TIMELINES HAPPENS ALL TOO OFTEN.

Our goal is to make construction management an efficient and cost-effective solution to ensuring projects are completed in excellence. Instead of our clients experiencing the above common issues, Means Group is involved from the vision to its inception. Through construction management disciplines we establish controls and leadership to perform administrative and management functions.

The benefits of this option include early design input, cost estimating, systems, communication trees and most importantly, a guaranteed maximum price established from the onset of construction. It is our experience unwarranted architectural, engineering and consultant fees are kept to a minimum by following this process.
Construction Management

SERVICES INCLUDE (PRE-CONSTRUCTION PHASE SERVICES):

✓ Programming Assistance
✓ Design Management
✓ Entitlement/Agency Processing Management
✓ Project Scheduling
✓ Construction Estimating
✓ Budget Development
✓ Constructability Review/Value Engineering
✓ Specialty/Supplemental Consultant Selection
Construction Management

SERVICES INCLUDE (CONSTRUCTION PHASE SERVICES):

✓ Bid Management
✓ Contract Development and Administration
✓ Construction Administration
✓ Site Supervision
✓ Owner Vendor/Consultant Coordination
✓ Project Accounting
✓ Budget and Schedule Monitoring
✓ Closeout Services
ARE YOU MAXIMIZING THE VALUE POTENTIAL OF YOUR ASSET?

Each real estate asset has untapped possibilities. Knowing the condition of your asset is the first place to start. Next is understanding the asset’s unique processes and creating efficient systems.

Means Group is the all-in-one solution for facility and real estate management to achieve this. Through effective lifecycle management of your unique assets and processes, we ensure that clients continuously extract maximum value over the entire lifecycle.
SERVICES INCLUDE:

✓ Design workflows
✓ Condition assessment
✓ Capital budgeting
✓ Informative planning
✓ Project management functions
✓ Integrated systems
✓ Management analytics
✓ Streamline maintenance decisions
✓ Maximize asset performance
Garden Center

A four Phase Planned Upscale Development which established the values that are presently considered the norm in Midtown today:

**Phase 1:** 300 car secured enclosed Parking Structure, serving all phases of the development.

**Phase 2:** Commercial Development, containing The Class A tenants, such as; Wayne State Medical Administration, Great Lakes Roasting Co., Flagstar Bank, U of M Design Center and the Kresege Foundation.

*Continued on next page...*
Garden Center

**Phase 3:** The restoration of the Garden Theater, originally built in 1912, a historic structure containing 32,000 sf with the ability to handle an occupancy of 1,200 patrons for an entertainment venue, the theater services incorporate a full service bar and restaurant;

**Phase 4:** A five story, secured, high-end apartment complex, complete with balconies and exciting views of Midtown, New Center and Detroit Entertainment Areas.

Total project development cost: $25 million.
Located in the heart of downtown Detroit, a nondescript high-rise apartment building was completely renovated. The addition of upscale amenities and its prime location, this has enabled this project to transform into one of the most desired properties, with full occupancy and a waiting list. Within walking distance, tenants can enjoy the Riverwalk, entertainment venues, such as theater, hockey, baseball and football, as well many of the local cuisine eateries. Another feature is the stunning views of Downtown Detroit and Canada, readily available from many of the tenant spaces.

Total project restoration cost: $10 million
Lafayette Towers

Located in a Historical Architectural Section of Lafayette Park. The twin towers have a historical classification. The complex has undergone a complete restoration. Parking requirements are handled with surface areas and an enclosed multi-level parking structure. The roof deck contains a “Green Roof Garden” with the incorporating, large pool with a semi-private screening surround, a generous deck and seating amenities. Large green space, flower beds, patio areas for tenant and visitors enjoyment. The towers internally have 24-hour fitness centers and laundry facilities surrounding areas, such as, Detroit Skyline, Riverfront views and is within walking distance of Easter Market, Greektown, Downtown Business District, Dequindre Cut, any many local eateries. The Towers offer breathtaking views for a number of miles in all directions.

Total project restoration cost: $15 million
Metropolitan Building

A beautiful high-rise Gothic Revival structure. This historic office building construction started 1924 completed in 1925. The project has a floor count of 15 stories. When the restoration is complete, the building will contain 111 extended stay units, upscale retail areas, full service restaurant, and terrace gathering/clubhouse areas on the roof top. The location of this structure in the heart of the downtown business and entertainment districts will allow access to many venues, all within walking distance from the Detroit River to the New Center Area.
Other Successful Projects

- Ford Motor Company
- Midtown Co-Lab
- Walsh College
- Wayne State University
- Red Truck Fresh Produce
- Barber School
- Parks & Recreation
- Kresge Foundation
Next Steps

If you are excited about collaborating to make your vision become a reality, the next step is to reach out to set up a meeting.

We’d love to have a personal chat and get to know you and your ideas. Please give me a call or send me an email and we'll set one up.

We look forward to meeting you!

Eric Means, CEO

313.263.3665
info@meansgroup.com