



PROGRESSIVE MECHANICAL'S EXPERTISE BRINGS LIFE TO THE SCHAAP CENTER FOR THE PERFORMING ARTS

Across the construction industry, no two projects are exactly alike, but some stand out for their ability to combine technical innovation with lasting benefits for local communities. Industry experts point to these standout projects as examples of how construction firms are increasingly focused on delivering not just quality workmanship, but also meaningful contributions to the areas they serve. That's exactly what happened at the A. Paul & Carol C. Schaap Center for the Performing Arts and The Richard & Jane Manoogian Art Gallery—a striking, state-of-the-art cultural venue located on the border of Grosse Pointe Park and Detroit.

The 49,000-square-foot facility on a 2.4-acre site features a two-tiered theater with 424 seats, world-class acoustics, advanced lighting, and a hydraulic orchestra pit to support diverse productions. It also includes the Richard and Jane Manoogian Art Gallery, offering climate-controlled space for rotating exhibits, a permanent collection, and community and visiting artist showcases. Scheduled to open in October 2025, the center has been envisioned as a regional hub for both performing and visual arts, aiming to provide high-quality experiences and serve as a prominent gathering place for the community and the broader metropolitan Detroit area.

Serving as the primary mechanical and plumbing contractor, Progressive Mechanical, Inc. (PMI) was responsible for building out the complete HVAC and plumbing systems for the new facility. From the ground up, the team delivered a wide range of critical infrastructure, including chilled water piping, heating hot water systems, refrigerant



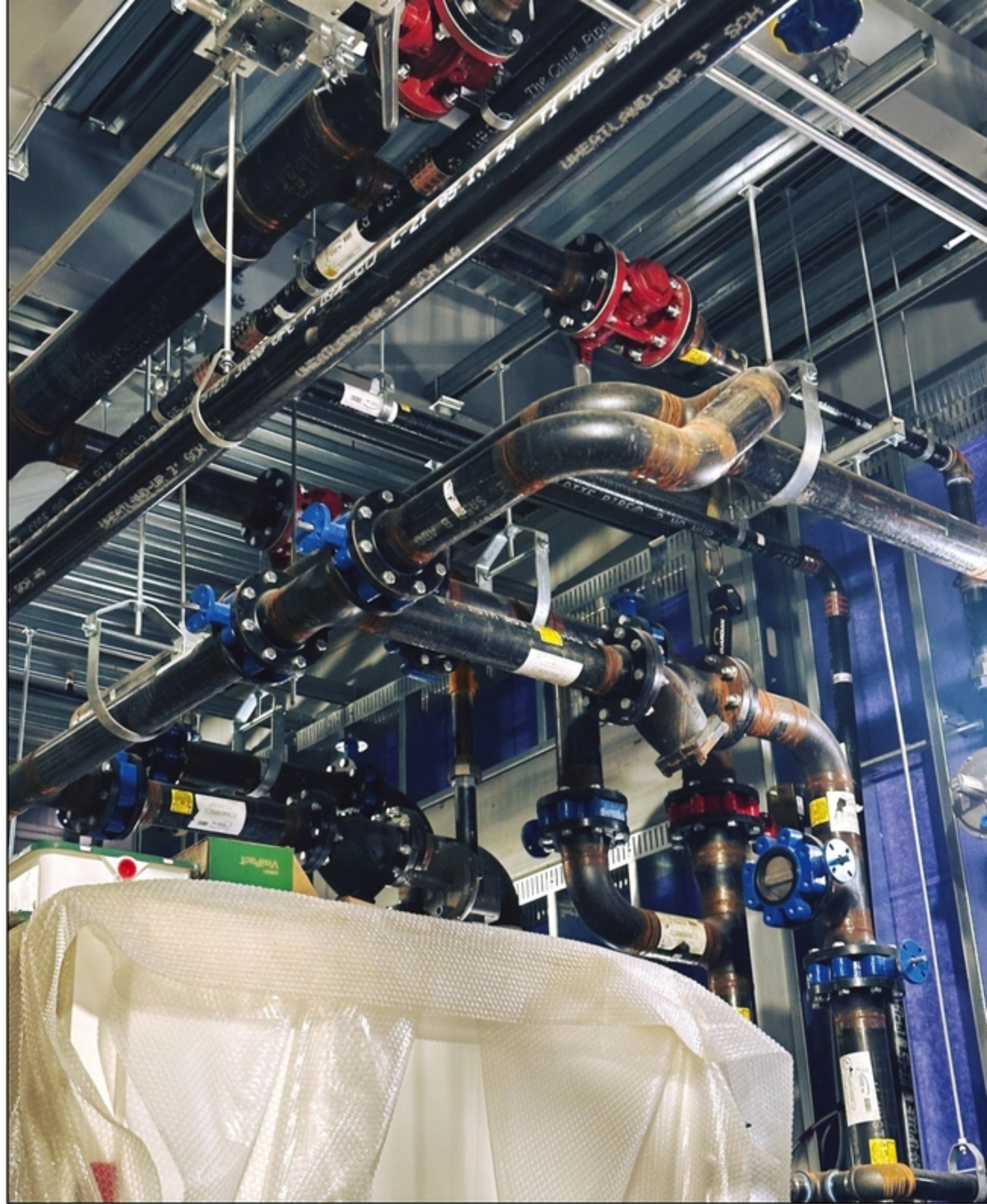
A prefabricated system of plumbing carriers installed by Progressive Mechanical, Inc. illustrates the precision and expertise behind the Schaap Center's high-performance facility. Prefabrication not only reduced install time and waste, but also helped maintain quality control on such an important project. Photo courtesy of Progressive Mechanical, Inc.

LEFT: The upcoming A. Paul & Carol C. Schaap Center for the Performing Arts in Grosse Pointe Park is poised to become a dynamic destination for arts, culture, and community engagement—made possible in part by the expert HVAC and plumbing work of Progressive Mechanical, Inc. Rendering courtesy of Raymond Cekauskas Architecture LLC/SmithGroup

RIGHT: The Progressive Mechanical team delivered a wide range of critical infrastructure, including chilled water piping, heating hot water systems, refrigerant piping, and domestic hot and cold water lines, using both carbon steel and copper materials throughout the facility. Photo courtesy of Progressive Mechanical, Inc.

piping, and domestic hot and cold water lines, using both carbon steel and copper materials throughout.

While the building's artistic design—conceived by SmithGroup and managed by general contractor PCI Dailey—offered a fresh kind of challenge, it was the acoustic sensitivity of the space that demanded great attention to detail. Because performance venues require minimal mechanical noise and vibration, PMI had to engineer and install vibration-treated systems to meet strict acoustic criteria.







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Every line, every bracket, and every route had to work in harmony with both the building and the performances it will one day host.

A project manager at PMI described the center as a standout showcase building. "Since it's an art space, the expectations for both form and function were higher. It's not our typical industrial environment—which made it all the more exciting."

To maintain efficiency and precision, the majority of the piping systems were prefabricated at PMI's Bay City fabrication shop, with a small portion completed at the company's Clawson facility. Prefabrication not only reduced install time and waste, but also helped maintain quality control on such a high-profile project.

Progressive Mechanical's work at the A. Paul & Carol C. Schaap Center for the Performing Arts and The Richard & Jane Manoogian Art Gallery demonstrates the growing emphasis on integrating advanced building systems into projects that enrich both their communities and the built environment.

From sleek architectural elements to its future as a cultural anchor in the community, the Schaap Center is unlike anything the company has tackled before. And yet, the team's commitment to excellence, precision, and adaptability made them the perfect partner to bring it to life. "We're really proud of this project," said PMI's Executive Vice President Charles J. Hosler. "It's not every day we get to work on a building that's this visible and unique. It pushed us to think differently and bring our best, and that's something the whole crew can feel good about." 



Air handling units and piping installed by Progressive Mechanical deliver efficient climate control and reliable air quality throughout the Schaap Center for the Performing Arts. Photo courtesy of Progressive Mechanical, Inc.



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A hydronic buffer tank installed by Progressive Mechanical at the Schaap Center helps regulate temperature and improve energy efficiency by storing and distributing heated water throughout the building's advanced HVAC system. Photo courtesy of Progressive Mechanical, Inc.

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