

Fawn River

Integrating Cultivation, Processing, and Retail Through Specialized Design

Location: Constantine, Michigan · **Facility:** Vertically integrated cultivation, processing & retail · **McCormick Role:** Specialized technical advisor



Flower room aisle — mature two-tier canopy, Fawn River facility.

63,000 SF

Total facility — cultivation, processing & retail

~18 Months

Cultivation operations support

2019

McCormick involvement begins (approx.)

PROJECT OVERVIEW

Project Overview

Fawn River was developing a privately financed commercial cannabis cultivation and processing operation in Michigan. With substantial design work already completed and construction beginning, the ownership team engaged McCormick CEA Solutions to provide specialized technical expertise.

Unlike projects where McCormick served as the general contractor, its role at Fawn River focused on cultivation infrastructure, technical systems integration, processing facility design, and operational readiness.

Refining the Cultivation Infrastructure

McCormick worked with the project team to evaluate the facility's vertical cultivation strategy and refine critical environmental and production systems.

A primary focus was the selection and coordination of appropriate HVAC equipment and environmental controls to support commercial cultivation requirements.

McCormick also helped develop a more robust irrigation and fertigation approach, recommending an H.E. Anderson-based system incorporating extensive automation and control capabilities.

These recommendations were intended to improve the integration of environmental management, nutrient delivery, and cultivation workflows.



Fertigation room — H.E. Anderson controller and injector bank.



Fertigation room — pump distribution skid and storage tanks.

Cultivation design assistance		Irrigation & fertigation automation
Processing design & equipment selection	HVAC & environmental controls	SOP development & staff training
	Construction-phase technical oversight	

The facility itself is vertically integrated — cultivation, processing, and a dispensary under one roof across approximately 63,000 square feet. McCormick's contracted responsibilities centered on the cultivation and processing infrastructure; the distinction between the overall project footprint and McCormick's technical scope is maintained throughout this case study.

CONSTRUCTION-PHASE INVOLVEMENT

Technical Oversight During Construction

As construction progressed under the project's general contractor and other responsible parties, McCormick maintained periodic involvement to review installation of the specialized infrastructure.

The objective was to help ensure that the systems being installed reflected the intended cultivation requirements and technical design.

McCormick's participation was advisory and technical rather than responsibility for overall general contracting or construction management.



Mechanical corridor — AAON air handlers serving the cultivation rooms.

Processing Facility Design

McCormick assumed responsibility for the processing facility's functional design and equipment selection, developing the layout and identifying the equipment necessary to support the client's intended processing operations. This work complemented McCormick's cultivation infrastructure expertise and helped align the facility's processing capabilities with its broader production strategy.

OPERATIONAL READINESS

From Technical Design to Operational Readiness

McCormick's involvement at Fawn River extended beyond design assistance and construction-phase technical coordination.

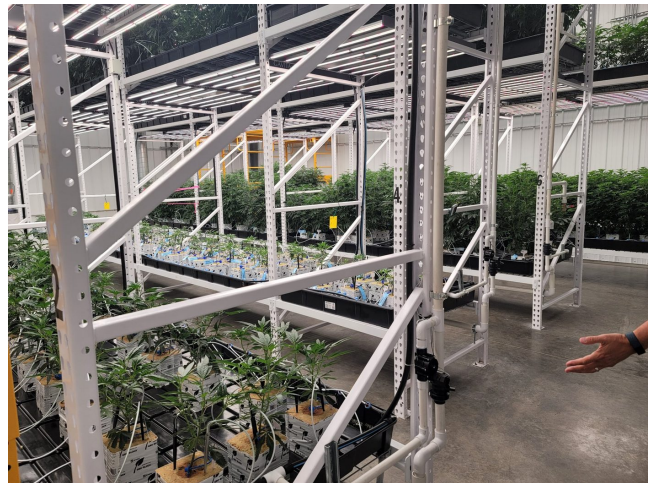
A second major component of the engagement involved operational cultivation oversight. The team assisted with developing standard operating procedures, training cultivation personnel, and establishing practices appropriate for commercial-scale production.

McCormick maintained an on-site presence through approximately the first 18 months of cultivation operations, supporting the transition from facility startup into ongoing production — and supporting a successful operational startup.

Through that period, McCormick helped translate facility infrastructure into operating procedures, staff capabilities, and commercial production practices. The engagement demonstrates the value of connecting cultivation expertise with facility design and systems integration from the outset.



Clone and propagation room in operation.



Vertical flower room in production.

McCormick doesn't simply understand how cultivation facilities are built. We understand what those facilities must accomplish once construction is complete.

THE VALUE OF SPECIALIZED EXPERTISE

Expertise That Strengthens the Construction Offering

Fawn River demonstrates that specialized cannabis facility expertise can add value even when an owner has already engaged its design and construction teams.

By integrating cultivation knowledge into equipment selection, building-system coordination, processing design, and operational preparation, McCormick supported the project through both construction and the early stages of commercial cultivation.

Understanding how a facility will operate is essential to making informed decisions about how it should be designed and equipped.



Dry room — harvested plants on a Pipp mobile rack.



Cure and storage room.

Planning a Cultivation or Processing Project?

McCormick CEA Solutions supports facility owners through specialized design-build construction, technical systems integration, facility improvements, and operationally informed project planning.

DISCUSS YOUR CONSTRUCTION PROJECT