

CASE STUDY · CANNABIS FACILITY DESIGN-BUILD

Redbud Roots

Three Facilities. Three Contracts. One Continuing Relationship.

Location: Buchanan, Michigan · **Program:** 2017–2020 · **Total:** Approximately 51,000 SF · **Project Type:** Commercial cannabis cultivation and processing · **McCormick's Role:** Design-Build General Contractor



Vertical cultivation racking installed in a Redbud Roots cultivation room, Buchanan, Michigan.

51,000
SQUARE FEET

3
FACILITIES

3
SEPARATE CONTRACTS

2017–2020
PROGRAM

Project Overview

Between 2017 and 2020, McCormick CEA Solutions partnered with Redbud Roots to deliver three separate commercial cannabis facilities in Buchanan, Michigan.

What began as a 10,000-square-foot cultivation project evolved into a continuing relationship spanning three independently contracted developments totaling approximately 51,000 square feet.

Each project incorporated vertical cultivation techniques and extensive automation, reflecting the increasing sophistication of commercial cannabis production.

Three Projects, One Continuing Partnership

Project One — 10,000 SF Cultivation Facility

McCormick delivered a commercial cultivation facility incorporating vertical cultivation techniques and automated building and cultivation systems.

Project Two — 23,000 SF Cultivation and Processing Facility

Following the first project, Redbud Roots returned to McCormick under a new contract for a larger facility integrating commercial cultivation and processing capabilities.



A Redbud Roots cultivator opening a mobile rack aisle in a flowering room.

Project Three — 18,000 SF Cultivation Facility

Redbud Roots again selected McCormick under a separate contract to deliver an additional automated, vertically configured cultivation facility.

Across all three projects, McCormick served as the design-build general contractor, coordinating design, construction, systems integration, commissioning, and turnkey delivery.

Building at the Front End of Michigan's Commercial Cannabis Industry

The Redbud Roots projects were developed at the very front end of Michigan's commercial cannabis licensing efforts, when regulatory requirements, permitting processes, and inspection standards were still evolving.

McCormick CEA Solutions worked alongside project stakeholders and state and local authorities to navigate the challenges of delivering technologically advanced cultivation and processing facilities within this emerging regulatory environment.

These early projects required more than conventional construction experience. They demanded an understanding of cultivation operations, automated building systems, and the practical requirements of commercial-scale cannabis production.

That combination of construction and operational expertise helped McCormick navigate an evolving industry while delivering three successive design-build projects for Redbud Roots.



Two-tier flowering room at Redbud Roots, with overhead air-handling units serving the upper canopy.

Beyond Construction: Supporting Operational Readiness

The transition to commercial-scale cultivation also revealed a challenge that extended beyond the physical buildings.

Operators accustomed to smaller cultivation environments were now responsible for substantially larger facilities incorporating vertical production, automation, and complex environmental systems.

While McCormick's original contracts focused on design-build delivery, opportunities for additional operational assistance emerged after construction.

Because McCormick's team already included experienced cultivation professionals, the company was able to provide support with personnel training, operational practices, and the transition into early commercial production.

This assistance developed in response to client needs rather than as a predefined component of the original construction agreements.

That experience reinforced the value of incorporating cultivation expertise into facility design, equipment selection, systems integration, and construction decisions from the outset.



Harvested plants on mobile drying racks in a Redbud Roots dry room.



Flowering canopy under LED lighting at Redbud Roots.

The objective isn't simply to complete a construction project. It's to earn the opportunity to build the next one.

The Value of a Continuing Client Relationship

Perhaps the clearest measure of the relationship was Redbud Roots' decision to return to McCormick for two additional facilities under separate contracts.

Each successive project provided an opportunity to apply lessons from the previous development while responding to new facility requirements.

Planning Your Next Facility?

Whether developing a new cultivation facility, expanding processing capacity, or modernizing an existing operation, McCormick CEA Solutions brings commercial construction experience informed by an understanding of how these facilities are actually operated.

DISCUSS YOUR CONSTRUCTION PROJECT