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Cleveland Construction, Inc. marks 30 Years of Making a Difference

by Karen Wagner

In the basement of his home in middle America, Richard G. Small and his four sons founded a construction company called Cleveland Construction. Calling the firm “Small” Construction was not the vision the family had in 1980 and surely would not fit the profile of the firm today. Celebrating its 30th year, Cleveland Construction Inc. (CCI) and its related companies now employ 1,500 nationally. CCI has seven regional offices and is a factor in construction throughout the nation.

CCI remains a privately held company, managed by the founders, including brothers Mark, Jon and James. The company’s general construction division experience includes automotive, office buildings, retail, distribution centers, transportation facilities and adaptive reuse. CCI also self-performs interior and exterior trade contracts in the hospitality, educational, federal and healthcare sectors. Other divisions and companies have been started over the years, each one adding depth to the services and capabilities of the original construction business.

In 2004, the Smalls’ deep passion and understanding of construction and the steel industry led to the founding of Telling Industries LLC, a sister company that manufactures and distributes high-quality metal framing products and accessories.

CCI also recently created NorthPoint Building Systems, which offers design, fabrication and installation of load-bearing metal framing construction for mid-rise construction segments of the hospitality, assisted living, multi-family, and military and student housing markets.

The cold-formed metal framing division is currently working on load-bearing system installations at two military barracks projects, one at Fort Bragg, N.C., which involves prefabricating and installing more than 170,000 square feet of metal framing and metal roof decking, and another at Fort Stewart, Ga., which involves 200,000 square feet of the same work.

Combining CCI’s work force with widespread manufacturing capabilities gives NorthPoint Building Systems a nationwide source of comprehensive, efficient and cost-effective cold-



Cleveland Construction’s Headquarters located in Mentor, Ohio

formed steel framing solutions, according to the company. The entire family of companies creates a staple supply of services and coordination that ensures that CCI can deliver consistent quality, cost control and shortened construction schedules.

Client Focused

Despite its growth, CCI remains a client-based general contractor at its core. “Our current clients know that they can count on Cleveland Construction to turn over quality work at a low cost with a strong commitment to providing compliance programs,” says Keith E. Ziegler, vice president of construction.

The compliance programs that Ziegler refers to are what make up something called the “CCI Difference” – and what he says separates CCI from its competitors. The firm takes significant pride in these differences.

First among CCI’s differences is an award-winning safety program. The company maintains site-specific safety measures, based on pre-designed protocols that exceed the requirements of the OSHA. In a testament to the success of the program, the U.S. Army Corps of Engineers (USACE) Savannah District awarded Cleveland Construction its first contractor safety award ever. USACE has recognized CCI twice more since that inaugural award. By training and qualifying employees – from key managerial staff to front-line tradesmen – the company maintains an enviable safety record and helps clients avoid surprises, the company says.

Second – and perhaps the most vital CCI Difference from the client perspective – is quality control. CCI employs an experience-prov-

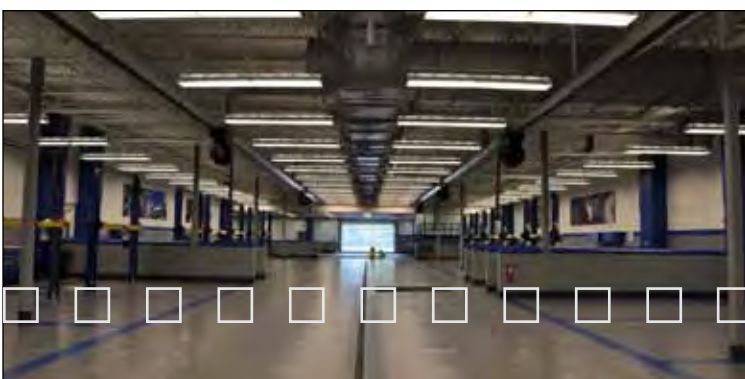
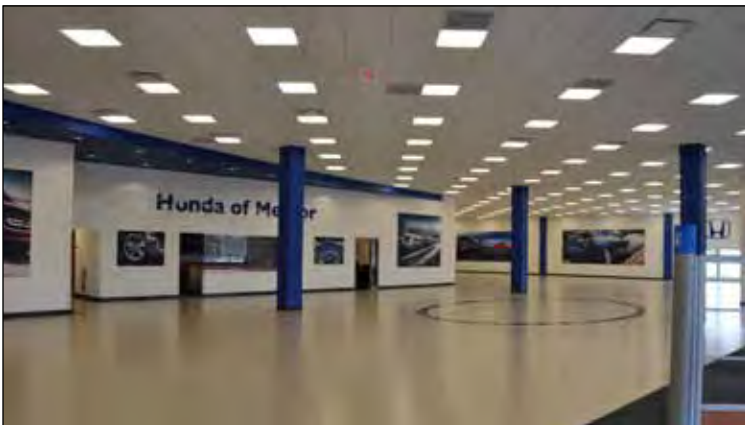
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Honda of Mentor Dealership Opens

The Honda of Mentor dealership is approximately 73,000 square-feet. Formerly a grocery store, the abandoned building was purchased by Penkse Automotive in the summer 2009 and planned to relocate and to expand their presence in Mentor. Cleveland Construction's was contracted to remodel the core and shell of the building, as well as the complete fit-out of the interior showroom and exterior facade. The new dealership includes a covered drive-up service drive with room for 15 cars; a 38 car service center with low rise and above ground lifts, customer lounge/info center, 13,500 square-foot vehicle showroom that displayed over 25 new vehicles, offices, conference room, 2 training rooms, large car wash and 5 detail bays. The exterior parking lot allows for 191 new and 116 vehicles to be displayed. The dealership is one now of the largest Honda dealerships in the Midwest. 🌐



Cleveland Construction Completes High School Auxiliary Gym Conversion

The Mentor High School Auxiliary Gymnasium conversion project is located at existing Mentor High School campus just off of Center St. a northeast suburb of Cleveland, OH. The project consisted of converting a former automotive technology classroom and wrestling room into two small gyms connected by a two-lane, 100-meter track. Each gym houses a nearly full-size basketball court and is lined for both basketball and volleyball. The new 40,000 square-foot auxiliary gym space allows for a broader range of fitness-oriented activities than those classes can currently take part in when held in the primary gym. 🌐



NEW PROJECTS

Progressive Insurance Service Center
Buffalo, New York

Schofield Building (Adaptive Reuse)
Cleveland, Ohio

Rockwell Building (Adaptive Reuse)
Cleveland, Ohio

Whole Foods Market
Houston, Texas

Kroger Store (Remodel)
Stubenville, Ohio

Bed Bath & Beyond (Remodel)
Vienna, Virginia

Cinemark Theater
Sandusky, Ohio





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en policy model for quality assurance. By establishing clear roles for quality accountability at every level – from project manager to superintendent to field engineer to tradesman – the client is assured of receiving the materials, systems and workmanship, on time, on budget, every time.

The third CCI difference is a commitment to the highest level of attentiveness for customer satisfaction during and after construction. Decades of experience helps CCI to counsel clients in ways that avoid warranty issues. Continual reporting and peer review during construction ensures attention to every detail. When construction on a project is complete, CCI's warranty manager provides a runaround-free single point of contact for any issues that require resolution.

CCI also focuses on industry best practices. For example, to protect patients during construction on healthcare projects, three CCI employees from the interiors division have received certification from the American Society of Healthcare Engineering. This knowledge was invaluable in recent projects for Johns Hopkins Hospital and the Walter Reed Medical Center. Also, in recognition of the diverse, sometimes conflicting local, state and federal rules pertaining to stormwater runoff, Cleveland has a certified erosion, sediment and storm water inspector (CESSWI) on staff. (The CESSWI program is offered by EnviroCert International, a certifying agency.) Several employees hold LEED certifications as well.

All-Encompassing

Taken together, the record of safety and compliance has produced tangible savings in reduced insurance premiums for clients, according to the company. The broad array of specialized skill sets available within CCI's staff ensures a coordinated effort that satisfies every regulatory requirement while delivering a high level of value to the client. Recently, right in its hometown, CCI contributed to the renovation of an historic retail structure. The former William Taylor & Son department store in downtown Cleveland was converted to upscale rental apartments. Now branded as 668 Euclid, the eight-story, 279,000-square-foot building and an adjoining five-story, 150,000-square-foot structure hold 236 one- and two-bedroom apartments. Joined by atrium lobby common spaces,

668's apartments offer every amenity, including stainless steel appliances, granite countertops, custom cabinets and walk-in closets.



The Residences at 668 Euclid Project

The building also includes 28,000 square feet of office space, a fitness center, sports bar, restaurant, courtyard, and underground parking. The structure is joined to the nearby architecture by a public plaza.

The project involved complete removal of the modern interior finishes to uncover and restore many of the original finishes of the space. New, energy-efficient mechanical, electrical and plumbing systems were also installed.


Core Competencies

CCI experienced its biggest year to date in 2006, when the general construction division was named one of the largest retail contractors in the country by Engineering News-Record.

The firm has used its strong relationships with clients and subcontractors to grow, even throughout the recession.

According to the company, CCI is keeping a strong focus on its retail clients in the near term but also expects to expand its experience in other categories by utilizing its new service offerings. Given the internal staff qualifications, expect CCI to be awarded contracts for office buildings, historic restorations, transportation and higher education facilities, too.

CCI approach has always been to please its diverse roster of current clients and tailor its services to meet their expectations.

Customer service, the CCI Difference and the commitment to implementing the latest methods and technologies virtually guarantees that CCI's next 30 years will continue the trend of strong growth, the company predicts. 



Cleveland Construction Member Profile

Successful Stormwater Compliance Hinges on Education



Rich York, CESSWI, Manager of Stormwater Compliance for Cleveland Construction, Inc. and Vice President of the IECA Great Lakes Chapter.

Rich York's path to working in the field of stormwater management has taken its share of twists and turns. After earning a degree in law enforcement and criminal justice in 1993, he joined the U.S. Navy to gain some experience in that field. Instead, he became an Aviation Boatswain's Mate (ABH) Yellow Shirt, directing aircraft movements on the flight deck of an aircraft carrier. Looking for a job on his way home after completing a three-year enlistment, York called a friend who told him of an opening for a carpenter with Cleveland Construction, Inc. York got the job. "Eventually, I was able to put myself in a position where I was given the opportunity to manage projects," he explains. "On one of the projects, I was impressed by the whole concept of controlling erosion and sediment to protect water quality. It became an interest of mine."

York, an IECA Emerald member and Certified Erosion, Sediment and Storm Water Inspector (CESSWI), has pursued that interest and is now the company's stormwater compliance manager, a position he's held for the past three years. The work involves ensuring that subcontractors on the company's various commercial and industrial construction projects around the country meet the NPDES requirements for managing stormwater in construction sites. "Because we work on such a wide range of projects, each with its unique conditions, every job has its challenges," he says.

One of the toughest tasks, he reports, is raising the level of

awareness among people working on a project about the importance of controlling erosion and sediment and how to do it effectively.

"The biggest challenge is getting subcontractors and, sometimes engineers to understand what the NPDES requirements are and to make sure that we're following them," York says. "So, we take a proactive approach to erosion and sediment control and stormwater management in order to stay ahead of the game."

This approach process includes mandatory instruction on stormwater management requirements. "The key to compliance is education," he says. "Instead of just sending contractors information about the various requirements, we give everyone involved with the project an on-site orientation about their role in the protecting stormwater quality."

Before anyone - whether an earthwork contractor, a painter or a mason - is allowed to work on-site, they must meet with the project superintendent to go through "Worker Registration." This process consists of a review of the site safety procedures, employment eligibility verification, watching a video of various types of BMP practices, review of the "site specific" SWPPP and discussion of NPDES permit requirements. In addition, the superintendent conducts a Storm Water pre-construction meeting with the project supervisors, the earthmoving contractors and representatives of agencies having jurisdiction over the project. "We go over the erosion and sediment control requirements and stormwater management planning right then and there," York says. "Depending on the Stormwater Pollution Prevention Plan, this meeting may last from about one hour to 4 or 5 hours."

A High-Profile Project

Currently, York is directing storm water compliance on a large hillside restoration project at a commercial development site in Sewickly, PA. Cleveland Construction was brought into the project in 2007 by a client.

The project, located near Pittsburgh, has been scrutinized closely by the various jurisdictions involved with issuing permits and approving design, to make sure all goes well, York notes. "The phasing and sequence of construction is far and above what is typically done on a development project," he says. "We've been re-

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moving all the materials on the slope down to stable grade and then putting it back in engineered, reenforced 8-inch lifts. Also, we're monitoring movement of subsurface water down to the bedrock as well as surface water."


Erosion and sediment control features a variety of practices and projects, including hydraulic seeding and mulching, straw wattles, rolled erosion control products, channels lined with grass, coconut blankets and rock filled gabion baskets.



Networking through IECA

"IECA has been a great source of information and contacts," says York, a member since 2005 and recently nominated to Vice President of the IECA's Great Lakes Chapter. Typically, he attends courses and technical sessions related to controlling erosion and sediment at construction sites, including the selection and installation of BMP's. "I try to fill the week with as many classes and I can, while also taking in the trade show where I can talk with exhibitors and learn about the many new products, he says.

Earlier this year, York, a member of the Great Lakes IECA Chapter, was involved with a Chapter workshop on the use of new effluent guidelines on linear construction projects. Also, since he's located in Pennsylvania, he attends the annual Mid-Atlantic Chapter conference.

"I'm a big advocate of IECA, and this is one way to get more of our staff involved," he says. "Also, Emerald membership increases our visability in various IECA publications and on the website to set Cleveland Construction apart from the competition." 

About Cleveland Construction, Inc.

Cleveland Construction is a full-service general contractor, construction management, design-build, and specialty contractor with a history of established leadership and financial strength. Cleveland Construction's experienced professionals operate out of 6 regional offices nationwide. Our commitment to providing multi-disciplinary design and construction expertise throughout the planning, design, construction process, enables us to maintain a competitive edge in the construction industry.

At Cleveland Construction, we bring an extraordinary depth of talent, creativity and technical skills to our client's construction projects. Founded in 1980, Cleveland Construction has been able to expand into new markets and locations over the past several years by providing these clients with exceptional service, value engineering options, an award-winning safety program, sustainable building features, and competitive pricing, redefining what it means to be dependable, dedicated, and dynamic.

PRIMARY SERVICES

- Pre-Construction
- General Contracting
- Construction Management
- Design + Build
- Specialty Contracting

MARKETS

- Retail
- Hospitality
- Healthcare
- Distribution
- Office



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