



Request for Qualifications for  
Construction Manager at Risk

Cleveland Heights - University Heights  
City School District

**CLEVELAND HEIGHTS HIGH SCHOOL PROJECT**

October 17, 2013

# Turner

Turner Construction Company  
The Hanna Building  
1422 Euclid Avenue, Suite 1400  
Cleveland, Ohio 44115

October 17, 2013

Mr. Steven Zannoni  
Project Management Consultants  
127 Public Square, 39<sup>th</sup> Floor  
Cleveland, Ohio 44114

RE: Cleveland Heights – University Heights City School District  
Request for Qualifications for Construction Manager at Risk Services

Dear Mr. Zannoni:

We are pleased to present the following information in response to the Cleveland Heights – University Heights City School's request for Construction Manager at Risk Services.

I will be the principal contact, and the project team will be based out of our home office located at:

The Hanna Building  
1422 Euclid Avenue, Suite 1400  
Cleveland, OH 44115  
216.522.1180 | Phone  
216.522.0540 | Fax

The process of selecting the construction professionals that will assist you in successfully completing your project is a challenging task. It is our hope that when evaluating our firm you realize that while Turner is the largest general contractor in the country with an unmatched resume of success, we are a local company employing many of your local community members and more than 300 people across the State of Ohio. We are a part of the Cleveland community!

Our K-12 success at Turner is based on our staff of dedicated professionals who are actively involved in their communities and are passionate about their work. The Turner/KBJ project team will consist of professionals with backgrounds and licenses in engineering, business, marketing, safety, construction management, and construction trades. This composition offers you the very best team of construction professionals in the area.

Please feel free to contact us should you need clarification of any of the materials included in the submission. We look forward to working with you on a successful project.

Sincerely,



Jason M. Jones  
General Manager

# table of contents

## A.

### FIRM PROFILE

1. Cover Letter
2. Company Overview
3. Standard Qualifications
4. Bonding/Insurance

## B.

### PROJECT SPECIFIC INFORMATION

1. Project Experience
2. Personnel / Staffing
3. EDGE Participation
4. BIM
5. Sustainability
6. Management Systems
7. Self-Performed Work
8. Estimating
9. Other Considerations
10. The Building as a Teaching Tool
11. Usability



2. **Company Overview.** Company overview must include; (a) years of existence, (b) legal form of firm, (c) location of home office, (d) general firm history.

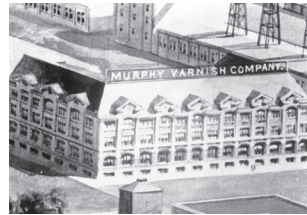
## YEARS OF EXISTENCE AND HISTORY

Turner Construction Company was founded in 1902 by Henry C. Turner, who continued his active direction of the company as its President and Chairman of the Board until his retirement in 1946. Mr. Turner's core values of Teamwork, Integrity, and Commitment still guide the company after 110 years of operations.



Supported by a network of 46 offices and 4,500 construction professionals, **our position and strength enables us to provide innovative solutions, the most experienced staff, and market leverage to our clients.** With our national presence, we bring the very earliest access to construction trends and cost indicators. Our 100 year history and success in the Cleveland construction market provides us with the purchasing strength that is unmatched in the region.

Turner's Special Projects Division (SPD) is a division of Turner Construction Company that was created over thirty years ago with the singular purpose of serving select clients with capital improvement projects of a limited scale. The Turner SPD team delivers upon Turner's tradition of excellence in project management and construction operations with an efficient and streamlined staff that specializes in exceeding our client's expectations. In fact, over 70% of our business comes from repeat clients, a statistic that is a strong indication of our dedication to serving our client's needs.



## LEGAL FORM OF FIRM

Turner Construction Company is registered in the state of New York, with operations throughout the USA. It is a wholly owned subsidiary of The Turner Corporation, headquartered in New York.

The Turner Corporation was acquired in 1999 by HOCHTIEF AG, one of the world's leading international construction companies.

## LOCATION OF HOME OFFICE & GENERAL FIRM HISTORY

In 1964 Turner established the Cleveland home office with its headquarters located in The Hanna Building at 1422 Euclid Avenue, Cleveland, Ohio 44115. As a leading general builder in Northeast Ohio, our staff is skilled in how to bring the latest technology in the most cost-effective manner to our clients. The combination of these attributes, when utilized to buyout this project, will allow Turner to bring competition, quality and performance to the Cleveland Heights-University Heights School District.

Turner completed its first Northeast Ohio project in 1907 with the construction of the Murphy Varnish Company in Cleveland Ohio. Since the early 1960s, Turner has maintained an office in Northeast Ohio. At the present, Turner Construction Company employs approximately 170 full time residents of Northeast Ohio.

Turner uniquely provides its clients with the depth of resources of a national company delivered at the local level by employees who live, work, and are dedicated members of this community.



*3. Standard Qualifications. Complete and provide a Contractor's Qualification Statement using AIA A305.*

Within this section you will find our AIA A305 Statement of Qualifications and 2012 Financial Statements.



# AIA® Document A305™ – 1986

## Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

| **SUBMITTED TO:** Cleveland Heights-University Heights City School District

| **ADDRESS:** 2155 Miramar Boulevard, University Heights, OH 44118

| **SUBMITTED BY:** Turner Construction Company

| **NAME:** Jason Jones, General Manager

| **ADDRESS:** 1422 Euclid Avenue, Suite 1400, Cleveland, OH 44115

| **PRINCIPAL OFFICE:** 375 Hudson Street, New York, NY 10014

|  Corporation

|  Partnership

|  Individual

|  Joint Venture

|  Other

| **NAME OF PROJECT:** (if applicable) Cleveland Heights High School

**TYPE OF WORK:** (file separate form for each Classification of Work)

|  General Construction

|  HVAC

|  Electrical

|  Plumbing

|  Other: (Specify) Construction Manager at Risk

### § 1 ORGANIZATION

| § 1.1 How many years has your organization been in business as a Contractor? 111

| § 1.2 How many years has your organization been in business under its present business name? 111

§ 1.2.1 Under what other or former names has your organization operated?

| Not applicable.

| § 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: May 6, 1902

§ 1.3.2 State of incorporation: New York

§ 1.3.3 President's name: Peter J. Davoren, CEO

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1.3.4 Vice-president's name(s)

Joe Lazzaro, Vice President and Operations Manager

§ 1.3.5 Secretary's name: Steve Christo, Vice President

§ 1.3.6 Treasurer's name: Diane Reinking, Director of Asset Management

§ 1.4 If your organization is a partnership, answer the following: Not applicable.

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following: Not applicable.

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

The company operates as general contractors, construction managers and construction consultants out of its 45 offices in the U.S. and abroad. The Cleveland office has been a licensed General Contractor in the City of Cleveland since 1962, License No. CR12014811.

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

Not applicable.

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

We provide preconstruction and construction services which encompass estimating, value engineering, systems, analysis, scheduling, purchasing, preparation of trade contractors, and all field coordinating and supervisory activities. It is our standard practice to subcontract with specialized firms for the majority of the direct cost portion of the project. We normally perform the general condition items such as safety, cleaning, hoisting, temporary protection, etc. with a laborer directly on the Turner payroll and may also perform demolition and finish carpentry work with our own forces as needed and directed by our clients as being in the best interest of the project.

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No.

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

As a major construction company with an annual volume of approximately \$8 billion dollars, Turner is unavoidably involved in some litigation. The litigation in which Turner is currently involved can be summarized in two principal categories.



The first category encompasses the majority of all litigation. This includes personal injury and property damage claims. These actions are exclusively handled by our insurance carrier. In addition, since Turner's standard form subcontract includes "hold-harmless" language, the ultimate liability is typically borne by the subcontractors or their respective insurance carriers.

The second category pertains to contract disputes, which are raised by subcontractors against Turner. The frequency of this form of litigation is minimal when considered relative to the volume of subcontracted work which Turner performs each year. The vast majority of these claims are settled prior to actual trial. Turner's experience in the industry and force in the marketplace has consistently yielded effective dispute resolution. Should the trade contractors submit any claims, our staff has the technical expertise to access their validity and review them on behalf of the client. Clear and accurate documentation of project events is the best tool for the management of claims. Our project management database allows for daily input of significant construction events and, more importantly, quick recall of information, if needed. Claims and problems should be addressed early; allowed to fester, they will be more difficult to resolve.

Turner Construction Company does not have any pending legal issues which would in any way impact your project. No judgments for negligence adverse to our firm have been rendered. In no case has Turner Construction Company ever failed to complete or provide services associated with a project.

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

See above response..

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No.

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See Attachment A

§ 3.4.1 State total worth of work in progress and under contract:

See Attachment A

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See Attachment B

§ 3.5.1 State average annual amount of construction work performed during the past five years:

Cleveland average \$190,000,000; Nationally \$9 billion.

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See Attachment C

## § 4 REFERENCES

§ 4.1 Trade References:

See Attachment D

§ 4.2 Bank References:

The Bank of New York  
One Wall Street  
21<sup>st</sup> Floor  
New York, NY 10286  
Mr. Anthony Filorimo  
Phone: (212) 625-7519  
Fax: (212) 809-9526

Fifth Third Bank  
Fifth Third Center  
28 Fountain Square Plaza  
MD 109046  
Cincinnati, OH 45202  
Mr. Mike Mendenhall  
Phone: (513) 534-6915

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Travelers Casualty & Surety Company of America – Lead Surety  
One Tower Square, 3PB  
Hartford, CT 06183

Federal Insurance Company  
15 Mountain View Rd.  
Warren, NJ 07601

Zurich American Insurance Company  
3910 Keswick Rd.  
Baltimore, MD 21211

§ 4.3.2 Name and address of agent:

AON Risk Services, Inc.  
Construction Services Division  
10 Lanidex Center West  
Parsippany, NJ 07054  
  
Phone: (973) 884-4000

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

See Attachment E

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Deloitte & Touche, LLP  
JP Morgan Chase Tower  
2200 Ross Avenue, Suite 1600  
Dallas, TX 75201-6778

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

No

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

Parent Organization

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6 SIGNATURE

§ 6.1 Dated at this 17th day of October 2013

Name of Organization: Turner Construction Company

By: Jason Jones

Title: General Manager, Turner Construction Company

§ 6.2

M r. Jason Jones being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 17th day of October 2013

Notary Public: *Linda L. Husted*

My Commission Expires:

**LINDA L. HUSTED**  
Notary Public, State of Ohio  
My Commission Expires May 2, 2017



## **Certification of Document's Authenticity**

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:49:06 on 10/15/2013 under Order No. 9133476770\_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ – 1986, Contractor's Qualification Statement, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

  
\_\_\_\_\_  
(Signed)

Jason M. Jones

General Manager  
\_\_\_\_\_  
(Title)

10/17/13  
\_\_\_\_\_  
(Dated)

**AIA 305: ATTACHMENT 'A'  
MAJOR CONSTRUCTION IN PROGRESS**

<b>Project Name</b>	<b>Product Type</b>	<b>Owner Name</b>	<b>Owner Contact</b>	<b>Architect</b>	<b>Contract Amount</b>	<b>Complete</b>
KeyBank Integrated Branch Strategy	Commercial	KeyBank	Peter Hemme	Vocon	varies	2013
Westlake City Schools	K-12	Westlake City School District	David Puffer	MKC Associates, Inc.	\$125,000,000	August 2013
CCF Fairview Hospital Emergency Department & Intensive Care Unit	Healthcare	Cleveland Clinic	Ron Lawson	Design Group	\$40,000,000	August 2013
Global Center for Health Innovatin & Cleveland Convention Center	Commercial	Cuyahoga County	Ed Fitzgerald	LMN Architects	\$349,000,000	2013
Beachwood High School	K-12	Beachwood City School District	Robert Hardis	Stantec	\$35,600,000	August 2013
Hollywood Gaming at Mahoning Valley Race Tr	Entertainment	Hollywood Gaming	Norm Nelms	Urban Design Group	\$84,000,000	End of 2014
University Hospitals Euclid Health Center	Healthcare	University Hospitals	Crandall Miller	Moody Nolan	\$10,000,000	Summer 2014
CCF G3 PACU	Healthcare	Cleveland Clinic	Ron Lawson	Perspectus Architecture	\$2,200,000	October 2013
CCF Hillcrest Family Maternity HVAC Upgrade	Healthcare	Cleveland Clinic	James Senick	DeWolff Partnership Architects	\$2,505,120	December 2013
CCF Hillcrest Hospital Main Tower Renovation	Healthcare	Cleveland Clinic	James Senick	Perspectus Architecture	\$17,400,000	January 2014
CCF Hillcrest Hospital Family Maternity	Healthcare	Cleveland Clinic	James Senick	DeWolff Partnership Architects	\$12,000,000	April 2014

**CLEVELAND CLINIC MARYMOUNT HOSPITAL SURGERY CENTER**, Garfield Heights, Ohio

Marymount Hospital Surgery Renovation and Expansion Project, an owned member of the Cleveland Clinic: The construction of a new 45,000 s.f. 3-story surgery addition and 2<sup>nd</sup> floor renovation of existing surgery suites into new pre-op/ post-op and PACU beds. The project included a new entrance lobby and site reconfiguration. The project was delivered under the OCTPD model with incorporation of Building Information Modeling (BIM), partnering and LEAN construction principles. The project will be completed in four phases.

**This project received LEED Gold-Certification from the USGBC.**

**Client:**

Rob Lawson  
Marymount Hospital  
9500 Euclid Avenue, CC41  
Cleveland, OH 44195  
216.445.2031

**Construction Volume:** \$30,000,000

**Completed:** April 2013

**Architect:**

Mr. Robert Bostwick  
Bostwick Design Partnership  
2729 Prospect Avenue  
Cleveland, OH 44115  
216.621.7900

**WADSWORTH HIGH SCHOOL & COMMUNITY CAMPUS**, Wadsworth, Ohio

The Construction Management team of Resource/Turner was selected by the Ohio Facilities Construction Commission (OFCC) to provide construction management services for the Wadsworth High School and Community Campus Project. **Phase 1** included the construction of a 454,000 s.f. high school for approximately 1,875 students, grades 9 - 12. 75,000 s.f. of the facility was constructed for the City of Wadsworth and included a community recreation center, indoor pools, a health and wellness center, a senior center and library. **Phase 2** included the construction of three (3) new 55,000 s.f. elementary schools. LEED attributes included a geothermal system to provide efficient heating and cooling for the entire building.

**This project is registered with the USGBC for LEED Silver Level Certification.**

**Client:**

Mr. Joe Magnacca  
Director of Facilities  
360 College Street  
Wadsworth, OH 44281  
330.336.3571

**Construction Volume:** Phase 1: \$112,000,000  
Phase 2: \$38,000,000

**Completed:** February 2013

**Architect:**

Mr. Robert Bostwick  
Bostwick Design Partnership  
2729 Prospect Avenue  
Cleveland, OH 44115  
216.621.7900





## AIA 305: ATTACHMENT 'B'

### CONSTRUCTION PROJECTS COMPLETED IN PAST 5 YEARS

#### **CLEVELAND CLINIC BOARD OF GOVERNORS**, Cleveland, Ohio

The Cleveland Clinic Board of Governors Relocation Project included a two-phase renovation including consolidation of an existing two-story library into one floor, and build-out of new Executive Administration offices for the Cleveland Clinic. The library project included minor demolition, HVAC, electrical, and interiors work in order to consolidate from two floors to one. Executive Administration construction consisted of a structural steel infill of existing two-story atrium, major interiors, HVAC, and electrical demolition, with new MEP systems throughout. Twenty-seven new executive offices, with thirty administrative workstations, all with custom millwork, individualized temperature control, and integrated AV/IT technology were used to fit-out this high-end space. A total of five high-tech conference rooms, including one telepresence room, were built.

**Client:**

Mr. John Olach  
Cleveland Clinic  
9500 Euclid Avenue/CC41  
Cleveland, OH 44195  
216.444.6410  
[olachj@gmail.com](mailto:olachj@gmail.com)

**Construction Volume:** \$10,600,000

**Completed:** July 2012

**Architect:**

Mr. Bryan Wahl  
Bostwick Design Partnership  
2729 Prospect Avenue  
Cleveland, OH 44115  
216.621.7900

#### **MIDVIEW LOCAL SCHOOLS**, Grafton, Ohio

The Construction Management team of Resource International and Turner was selected by the OFCC to provide construction management services for this project. The project was designed in accordance with the Ohio School Design Manual and included the construction of a new, one-story, 77,000 s.f. middle school.

**Client:**

Mr. Scott Goggin  
Ohio School Facilities Commission  
Midview Local School District  
Grafton, OH 44044  
440.926.3737

**Construction Volume:** \$17,500,000

**Completed:** July 2012

**Architect:**

Mr. Phil LiBassi  
Lesko Architects  
27955 Clemens Road, Suite A  
Westlake, OH 44145  
216.835.0850



**CUYAHOGA COUNTY PUBLIC LIBRARY – WARRENSVILLE HEIGHTS BRANCH**, Warrensville Heights, Ohio

The new “Greenfield” 27,675 s.f. library is the first project of Cuyahoga County Library’s renovation and expansion program which will take place over the next decade. The property is located on a 4.2 acre parcel of land in the city of Warrensville Heights.

Turner assisted the library system in 2009 in the development of their master plan program to address their renovations and addition to their 28-library system.

**Owner:**

Mr. Roger Riachi  
Cuyahoga County Public Library  
22035 Clarkwood Parkway  
Warrensville Heights, OH 44128  
440.238.0209  
[rriachi@aol.com](mailto:rriachi@aol.com)

**Construction Volume:** \$9,618,696

**Completed:** February 2012

**Architect:**

James Shook  
Holzheimer Bolek + Meehan  
7227 Chagrin Road  
Chagrin Falls, OH 44023  
440.247.9800

**ALLEN THEATRE RENOVATION**, Cleveland, Ohio

The Allen Theatre was originally constructed in 1921. In 1997 Turner construction renovated the stage house of the Allen Theatre. The venue now seats 500 people instead of 250. This allows PlayhouseSquare to have more intimate shows at the theatre. The renovation of this theatre modernized the acoustic and stage lighting capabilities of the Allen while preserving the existing architecture. The Addition to the Allen Theatre consists of two new theatres that are located in the surface parking lot adjacent to the Allen. The “Second Stage Theatre” seats roughly 300 people and the “Lab Theatre” seats roughly 150 people. This new building serves as a corridor to transport people from the parking garage North of Dodge Court to the Euclid Avenue Theatre District. Both these theatres will be used by Cleveland Play House and Cleveland State University.

**Owner:**

Mr. Thomas Einhouse  
PlayhouseSquare Foundation  
1501 Euclid Avenue, Suite 200  
Cleveland, OH 44115  
216.348.5300  
[einhouse@playhousesquare.org](mailto:einhouse@playhousesquare.org)

**Construction Volume:** \$26,400,000

**Completed:** August 2011

**Architect:**

Mr. Matt Janiak  
Westlake Reed Leskosky  
1422 Euclid Avenue, Suite 400  
Cleveland, OH 44115  
216. 522.1350



**BALDWIN-WALLACE UNIVERSITY CONSERVATORY OF MUSIC**, Berea, Ohio

Turner Construction Company provided Construction Management services for a renovation of three historic buildings along with adding a four level connector building between the existing properties. The historic properties include a performing arts center, classroom, hall, and church. The new building connected the church and administrative building. It involved the use of precast planks to help with the tight floor to floor heights of the existing buildings. The mechanical and electrical systems required a high level of planning to be able to fit within the space and still allow adequate space for maintenance of the equipment over its lifetime.

**Client:**

Mr. Bill Kerbusch  
Baldwin-Wallace University  
33 Seminary Street  
Berea, OH 44017  
440.826.2900  
[bkerbusc@bw.edu](mailto:bkerbusc@bw.edu)

**Construction Volume:** \$12,000,000**Completed:** August 2011**Architect:**

Mr. David Thal  
Weber Murphy Fox  
1801 East 9<sup>th</sup> Street, Suite 1500  
Cleveland, OH 44114  
216.623.3700

**CLEVELAND CLINIC TWINSBURG FAMILY HEALTH & SURGERY CENTER**, Twinsburg, Ohio

The Cleveland Clinic Twinsburg Family Health and Surgery Center includes a four-story medical office building (Family Health Center) and a two-story Ambulatory Surgical Center that combines a total of 190,260 s.f. on an 80-acre site, 40 of which were set aside as a conservancy area. The Ambulatory Surgical Center includes a 24 hour emergency department, four operating rooms, four radiology rooms, a CT scan and MRI room and a helipad.

**This project received LEED Gold-Certification.**

**Client:**

Mr. Ron Lawson  
Cleveland Clinic  
9500 Euclid Avenue/TT33  
Cleveland, OH 44195  
216.444.0264

**Construction Volume:** \$58,000,000**Completed:** July 2011**Architect:**

Mr. Phil LiBassi  
Westlake, Reed, Leskosky, Architects  
1422 Euclid Avenue, Suite 400  
Cleveland, OH 44115  
216.522.1350



**CLEVELAND CLINIC MAIN CAMPUS CLINICAL BACKFILL**, Cleveland, Ohio

The Cleveland Clinic Backfill project represents renovation work across six buildings. As departments from the existing hospital buildings were relocated into the new Miller Pavilion and Glickman Tower buildings, the spaces vacated were renovated to support new functions. Work varied from cleaning only through light renovation up to heavy renovation and MEP upgrades.

**Client:**

Mr. John Olach  
Cleveland Clinic  
9500 Euclid Avenue, CC41  
Cleveland, OH 44195  
216.444.6410  
[olachj@gmail.com](mailto:olachj@gmail.com)

**Construction Volume:** \$48,000,000**Completed:** April 2011**Architect:**

Westlake Reed Leskosky  
1422 Euclid Avenue, Suite 400  
Cleveland, Ohio 44115  
216.522.1350

**BALDWIN-WALLACE UNIVERSITY THOMAS FAMILY CENTER FOR SCIENCE & INNOVATION**, Berea, Ohio

The project included 63,000 s.f. of phased classroom and laboratory renovations on all floors of the existing Life Earth Science Building and Wilker Hall, and the complete demolition and rebuilding of the 9,000 s.f. McKelvey Hall. McKelvey Hall is centered in between Wilker and Life Earth Science and connects both buildings. The work in these buildings included classrooms, lecture halls, offices, labs, and new mechanical and electrical infrastructure.

**Owner:**

Mr. William Kerbusch  
Baldwin-Wallace College  
33 Seminary Street  
Berea, OH 44017  
440.826.2900  
[bkerbusc@bw.edu](mailto:bkerbusc@bw.edu)

**Construction Volume:** \$20,000,000**Completed:** August 2010**Architect:**

Ms. Marcella Robertson  
Stantec  
3700 Park East Drive, Suite 200  
Cleveland, OH 44122  
216.454.9995





## AIA 305: ATTACHMENT 'B'

### CONSTRUCTION PROJECTS COMPLETED IN PAST 5 YEARS

#### KEYBANK CLEVELAND SERVICES RELOCATION PROJECT, Cleveland, Ohio

Turner was selected as Construction Manager by KeyBank for the complete interior build-out of floors 6, 8, and 9 at the Higbee Building at Public Square to accommodate the relocation of its Cleveland Services staff to the new space. The 200,000 s.f. office space includes general and private office areas, training and conference rooms, secured elevator lobbies on each floor, as well as special technologies rooms, eating areas and kitchens, and typical office support space.

**Client:**

Mr. Milan Zuzek  
KeyBank National Association  
127 Public Square  
Cleveland, OH 44114  
216.689.9415  
[milan\\_d\\_zuzek@keybank.com](mailto:milan_d_zuzek@keybank.com)

**Construction Volume:** \$22,000,000

**Completed:** January 2010

**Architect:**

Ms. Michelle Thomas  
Vocon, Inc.  
3142 Prospect Avenue  
Cleveland, OH 44115  
216.588.0800

#### HATTIE LARLHAM CENTER FOR CHILDREN WITH DISABILITIES, Mantua, Ohio

The project consisted of a new assisted living care addition totaling 9,000 s.f. (22 bed addition for children dependent upon medical technology), a new multipurpose facility totaling 18,000 s.f. (including physical therapy, vocational lab, greenhouse, play space, lobby, hydrotherapy pool, and related spaces), interior renovations totaling 45,000 s.f. (existing residential, therapy, office, activity and healthcare space), site parking for 200 cars, loop road reconstruction and new helipad construction on their nine acre site.

**Owner:**

Mr. Darryl Mast  
Hattie Larlham Foundation  
9772 Diagonal Road  
Mantua, OH 44255-9128  
330.274.2272  
[Darryl.Mast@hattielarlham.org](mailto:Darryl.Mast@hattielarlham.org)

**Construction Amount:** \$12,000,000

**Completed:** August 2009

**Architect:**

Mr. Bruce Horton, AIA, LEED AP  
Principal, Bialosky + Partners, Architects  
2775 South Moreland Blvd.  
Cleveland, OH 44120  
216.752.8750



**LAKEWOOD CITY SCHOOLS, SEGMENT I & II, Lakewood, Ohio**

Turner, in Association with Regency Construction, was awarded Segment 1 and 2 for the Lakewood City School's district-wide improvement plan. The Segment 1 improvement included the demolition of four schools and the construction of two elementary (Harrison & Hayes) and two middle schools (Garfield & Harding). Construction of the new schools started in November 2005 with the first school completed in April 2007.

Segment 2 included the renovation of two elementary schools (Horace Mann & Emerson) and the addition and remodeling of the existing Lakewood High School.

**Owner:**

Mr. Rick Berdine  
Former Treasurer/Director of Operations  
Lakewood Board of Education  
1470 Warren Road  
Lakewood, OH 44107  
216.529.4210

**Contract Amount:**

\$59,900,000

**Completed:**

Phase 1: August 2007  
Phase 2: July 2009

**Architect:**

Mr. Dana Mitchell, RA  
URS Corporation  
1375 Euclid Avenue, Suite 600  
Cleveland, OH 44115  
216.622.2400

**CLEVELAND CLINIC MAIN ENTRY ALLEE, Cleveland, Ohio**

Primarily a site work project, the Allee project was the creation of a nearly seven-acre tree-lined boulevard between Euclid and Chester Avenues. This street, East 93rd Street, currently supports two-way traffic. This four-phase project installed new utilities, and roadways, six concrete reflecting pools with pumps and filters, street and pedestrian lighting, new traffic signals, and some 275 new trees, along with sidewalks and lawns. This new street serves as the new main entry route for the Cleveland Clinic's main hospital facility in Cleveland.

**Owner:**

Penrose Wolf  
Cleveland Clinic  
9500 Euclid Avenue/CC41  
Cleveland, OH 44195  
216. 445.8297

**Construction Amount:**

\$8,900,000

**Completed:**

August 2008

**Architect:**

Paul Buchanan  
Peter Walker Partners  
739 Allston Way  
Berkeley, CA 94710  
510.849.9494



**NATIONAL CITY DATA CENTERS, Cleveland & Cincinnati, Ohio**

Turner Construction was selected to provide both preconstruction and construction services for two existing data centers in both Cleveland and Cincinnati.

The Cleveland Data Center project included 40,000 s.f. of new information systems data processing as well as certain bank back office operations. The improvements to the site included construction of new bank operations supports spaces, data processing equipment areas, and mechanical and electrical central plants, and modifications to existing mechanical and electrical infrastructure. The Cincinnati data center project was comprised of information systems data processing operations. The improvements to this site included conversion of existing office space to new data processing equipment areas, construction of a new 32,000 s.f. mechanical and electrical central plants, and modifications to existing mechanical and electrical infrastructure.

**Owner:** No longer available – Now PNC  
**Construction Amount:** \$78,000,000

**Completed:** Cleveland – March 2008  
 Cincinnati – April 2008

**Architect:**  
 Mr. Terry Angle  
 HWH Architects, Engineers, Planners, Inc.  
 1300 East Ninth Street  
 Cleveland, OH 44114  
 216.875.4020

**OHIO SCHOOL FACILITIES COMMISSION LORAIN CITY SCHOOLS, Lorain, Ohio**

Turner was selected by Lorain City Schools and the Ohio Schools Facilities Commission (OSFC) to provide construction management services for the Lorain City School District Phase One Construction. The project consisted of demolition of five structures, new construction of seven elementary schools and two middle schools. The total project was projected to be \$90 million in construction volume.

**Owner:** Mr. Daniel J. DeNicola  
 Lorain City Schools  
 Charleston Administration Center  
 2350 Pole Avenue  
 Lorain, OH 44052  
 440.233.2252  
**Contract Amount:** \$90,000,000

**Completed:** September 2007

**Architect:**  
 McDonald, Cassell & Bassett, Inc.  
 600 West Spring Street  
 Columbus, OH 43215  
 614.628.0630



**CLEVELAND HOPKINS AIRPORT TSA IN-LINE BAGGAGE SYSTEM  
FOR CONTINENTAL AIRLINES, Cleveland, Ohio**

This project consisted of the furnishing and installation of an in-line baggage handling system conveyor at Cleveland Hopkins International Airport as Phase #2 of the expansion work by Continental during Phase #1. The total working area for the in-line baggage system is approximately 13,500 s.f. The project included the construction of an interior office room (OSR room), installation of a steel support platform for five L-3 Security and Detection System machines that will be installed by TSA, relocation of existing electrical panels, installation of new lights for the area, installation of a new in-line baggage system to serve the L-3 equipment, and installation of sprinklers as required to meet NFPA 13.

**Owner:**  
Transportation Security Administration  
701 South 12<sup>th</sup> Street, 10<sup>th</sup> Floor  
Arlington, VA 22202

**Contract Amount:** \$5,087,000

**Completed:** March 2007

**Architect:**  
Cage, Inc.  
777 Main Street  
Fort Worth, TX 76102



**AIA 305: ATTACHMENT 'C'**  
**KEY STAFF PRESENT COMMITMENTS**

Each of the key staff listed below are involved in all current projects:



**JASON JONES**  
General Manager



**JOE LAZZARO**  
VP & Operations Manager



**ED PAPANONE**  
Business Manager



**DOMONIC DELUCA**  
Special Projects Division (SPD)  
Manager



**JACK KELLOGG**  
Preconstruction Manager



**JAMES R. VALENTY**  
Financial Manager



**DARCY ANDECOVER**  
Northern Ohio Safety Manager

**ARCHITECTS**

**Westlake Reed Leskosky**

Mr. Paul Westlake  
1422 Euclid Ave., Suite 400  
Cleveland, OH 44115  
216.522.1350

**Bostwick Design Partnership**

Mr. Robert Bostwick  
2729 Prospect Ave.  
Cleveland, OH 44115  
216.621.4610

**ENGINEERS**

**Karpinski Engineering**

Mr. Jim Cicero  
3135 Euclid Ave.  
Cleveland, OH 44115  
216.391.3700

**Barber and Hoffman**

Mr. Bob Jordan  
1100 West 9<sup>th</sup> St.  
Cleveland, OH 44113  
216.361.1400

**CONTRACTORS AND SUPPLIERS**

**OCP Contractors**

Mr. Brian Exl  
3900 Ben Hur, Suite 10  
Willoughby, OH 44095  
440.951.9727

**Dependable Painting Company**

Ms. Cindy Friedmann  
4403 Superior Ave.  
Cleveland, OH 44103  
216.431.6670

**Giorgi Interior Systems**

David Giorgi  
5075 Taylor Rd.  
Bedford Hts., OH 44128  
216.581.7355

**CONTRACTOR UNIONS**

**Cleveland Bldg. &  
Construction Trades Council**

Loree Soggs, Executive Secretary  
3250 Euclid Ave., Suite 280  
Cleveland, OH 44115  
216.361.8077

**Electrician's Local 38**

Mr. Gilbert Steele  
1590 East 23<sup>rd</sup> St.  
Cleveland, OH 44114  
216.621.3090

4. **Bonding / Insurance.** Provide evidence of capacity to provide bonding and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability and professional liability.

## BONDING

Turner completes over \$8 Billion in construction each year and supports a robust Surety Line. We have the capacity to secure bonds up to \$1 Billion and an aggregate amount of \$6.5 billion. Please see attached letter from our surety indicating that we have plenty of capacity to provide a bond for your project.

## INSURANCE

Our standard insurance limits for projects is a \$12M Umbrella Policy that includes General Liability, employer's liability, and auto liability.

For your project, we would recommend an alternative approach that will reduce the cost of insurance premiums, provide a project specific \$200M Liability Policy, and cover every worker and subcontractor on the project.

## TURNER CONTRACTOR CONTROLLED INSURANCE PROGRAM

Turner developed its Contractor Controlled Insurance Program (CCIP) in 1999 to mitigate the lack of consistent coverage by subcontractors, and the resulting un-reimbursed litigation. The CCIP ensures subcontractor indemnification, and allows Turner better Risk Management through expanded limits, coverage and control of claims management.

Turner's CCIP operates as a first dollar, guaranteed cost program. There are no deductibles and the savings cannot be eroded regardless of the project's loss experience. All potential risk is borne by the insurance carriers, and claim reporting and oversight is the responsibility of Turner. This method allows the Owner a unique hands-off approach to insurance. Turner's CCIP is underwritten by Liberty Mutual Insurance Company and administered by Turner Surety and Insurance Brokerage (TSIB).

The coverage includes:

- General Liability & Workers' Compensation coverage
- \$200 Million in project-specific limits, reinstated each year
- No deductible, no co-pay
- 100% Risk Transfer for the Owner to Turner and its carriers
- Owner can close books at project completion
- Guaranteed Cost at project inception for the life of the project

- One carrier, one broker, uniform coverage and limits for all contractors
- Separate limits established for Completed Operations
- Coverage is extended through the Statute of Repose
- Defense costs do not erode policy limits
- Enhancement of Small Business Competition
- Terrorism and Mold coverage are included in program pricing
- Comprehensive Return-to-Work Program
- Turner manages all administration (no involvement necessary by owner)
- Turner manages all claims (no involvement necessary by owner)
- Proven experience in Claims-Safety-Operations coordination







October 15, 2013

Steven Zannoni  
 Project Management Consultants  
 127 Public Square, 39<sup>th</sup> Floor  
 Cleveland, OH 44114

**RE: TURNER CONSTRUCTION COMPANY  
 Request for Qualifications Construction Manager at Risk Services (RFQ) for  
 The Board of Education of the Cleveland Height-University Heights City School  
 District for Cleveland Heights High School**

Dear Mr. Zannoni:

This letter confirms that Turner Construction Company ("Turner") is a valued client of Turner Surety and Insurance Brokerage, Inc., as bonding agent, and the co-surety of Liberty Mutual Insurance Company, Travelers Casualty and Surety Company of America, Zurich American Insurance Company, Federal Insurance Company, The Continental Insurance Company and XL Specialty Insurance Company ("co-surety").

Throughout its long history, Turner has successfully completed over \$150 Billion of construction projects. Given this unique track record of performance, the co-surety has developed tremendous confidence in Turner's capabilities in all facets of general building and civil construction. With respect to Turner Construction's bonding capacity, the co-surety will consider supporting single projects approaching \$1 Billion with uncompleted backlogs in the range of \$6.5 Billion.

Please understand that this letter is not an assumption of liability, nor is it a bid, performance or payment obligation. Should we receive a request from Turner to provide bonding support for this project, any co-surety involvement will be contingent upon the full satisfaction of all underwriting terms and conditions at the time of the request. Further, any statement of potential surety support contained herein should be viewed as a general bonding reference and, as such, the co-surety assumes no liability to third parties, or to you, by this issuance of this letter.

Each co-surety participant is listed in the United States Department of Treasury Circular 570 dated July 1, 2013 and is licensed to transact business in all 50 states. Should you need additional assurance regarding the technical ability or bonding capacity of Turner Construction Company, please do not hesitate to contact this office.

Sincerely,

  
 Sherryanne M. DePirro  
 Surety Analyst

300 Tice Boulevard 2<sup>nd</sup> Floor North, Suite 250 | Woodcliff Lake, NJ 07677 | phone 201 664 2500 www.tsibinc.com





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/28/2012

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Turner Surety and Insurance Brokerage, Inc. 300 Tice Boulevard - Suite 250 Woodcliff Lake, NJ 07677	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 201-644-2500	FAX (A/C, No):	
	<b>E-MAIL ADDRESS:</b>		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>	
<b>INSURED</b> Turner Corporation Turner Construction Company 3 Paragon Drive Montvale, NJ 07645	<b>INSURER A :</b> Liberty Mutual Insurance Company		23043
	<b>INSURER B :</b> Liberty Mutual Fire Insurance Company		23035
	<b>INSURER C :</b> Liberty Insurance Corporation		42404
	<b>INSURER D :</b> Liberty Insurance Corporation		42404
	<b>INSURER E :</b> National Union Fire Insurance Company of Pittsburgh, PA		19445
<b>INSURER F :</b>			

**COVERAGES**

**CERTIFICATE NUMBER:**BJ2M4QSS

**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			TB1-625-092815-041: Ea. Occ. Dam to Rent Prem, Pers & Adv Inj: \$250k. TL1-625-092815-081: Ea. Occ. Pers & Adv Inj, Dam to Prem: \$1.75mm. Total Aggs at right.	11/01/2012	11/01/2013	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 12,500,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS  <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			AS2-625-092815-011	11/01/2012	11/01/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
E	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED RETENTION \$			BE-25030570	11/01/2012	11/01/2013	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC7-625-092815-030 Employer's Liab./Stop-Gap OH, ND, WA, WV, WY	11/01/2012	11/01/2013	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
D	EXCESS OHIO W/C & STOP GAP			EW5-62N-092815-061	11/01/2012	11/01/2013	Excess Coverage Over \$250,000 SIR. Employer's Liability Limit: \$1,000,000 \$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
FOR EVIDENCE PURPOSES ONLY

**CERTIFICATE HOLDER**

**CANCELLATION**

EVIDENCE ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

**1. Project Experience.** Relevant projects of similar nature, in particular construction experience in public schools. Include: (a) descriptions of the project and the services your firm provided for the project; (b) start and completion dates for each project; (c) name, title and telephone number of the client contact most familiar with your services on the project.

For more than 111 years, we've taken pride in our history of building complex projects in the cities where we work. This is especially true in Ohio and Cleveland.

The references and projects we have shared represent the quality of work that Turner provides on all of our projects, and the care we take to ensure that Turner-built facilities exceed our client's expectations.

It's important to note that our experience goes beyond the local region - offering our clients the benefit of a construction manager that can reach out nationally for the latest trends, historic construction cost data, and innovative methods and technologies that save owners time



and money. Such is the case with **Turner's K12 experience.**

## BEST PRACTICES AND LESSONS LEARNED COME FROM EXPERIENCE

*In the past 10 years Turner has been responsible for the successful completion of **over 250 schools in Ohio**, representing **over \$4.2 billion in construction.***



### Proven Performance

#### Ohio K-12 Education Experience

Baltimore Local Schools - Bellevue City Schools - Blessed Sacrament (Private) - Central Catholic HS (Private) - Lake Local SD - St. Francis de Sales HS (Private) - St. Joan of Arc (Private) - St. Joseph School (Private) - St. Ursula Academy (Private) - Toledo Public SD



#### Toledo

#### Cleveland

Avon Lake City SD - Avon HS - Beachwood City Schools - Beaumont School Spiritual Life Center - Brunswick City SD - Cleveland City SD - Cleveland Music School Settlement (Private) - Hawken School (Private) - Independence City SD - Lakewood City SD - Lorain City SD - Midview Schools - Rocky River City SD - Wadsworth City SD - Warrensville City SD - Westlake Schools



#### Columbus

Big Walnut Local School District - Elgin Local Schools - Fredricktown Schools - Gahanna/Jefferson Public SD - Hilliard City SD - New Albany/Plain Local SD - North Fork Schools - Olentangy Local SD - Pickerington Local SD - Reynoldsburg City SD - St. Brendan School (Private) - Tri-Valley Local SD - Troy City SD - Upper Arlington SD - Westerville City SD - Worthington City SD



#### Cincinnati

Adams County/Ohio Valley Local SD - Ansonia Local SD - Batavia City SD - Bradford Exempted Village SD - Brookville Local Schools - Central Local SD - Cincinnati Country Day School (Private) - Cincinnati Public Schools - Clinton Massie Local SD - Continental Local SD - Eastern Schools - Eaton City SD - Fayetteville/Perry Schools - Hamilton City SD - Lakota Local SD - Lebanon City SD - Loveland City SD - Madeira City SD - Mason City SD - Miller City/New Cleveland SD - Mississinawa Valley Local SD - Mount Healthy Schools - New Lebanon Local SD - Northmont City SD - Northwest Local SD - Norwood City SD - Oak Hills Local SD - Princeton City SD - Riverside Local SD - Ross Local SD - Springboro Local SD - St. Henry Consolidate Local SD - Summit Country Day (Private) - Sycamore Community City SD - Three Rivers Local SD - Triad Local SD - Wyoming City SD



#### More than just a builder...

- AASA, NSBA, OSFC Committee Involvement
- K-12 Education Group: Planning, Technology, School Community Relations
- Specialized K-12, Project Management Focus





**WESTLAKE CITY SCHOOL DISTRICT**  
WESTLAKE, OH

**PROJECT COST**           \$84 Million

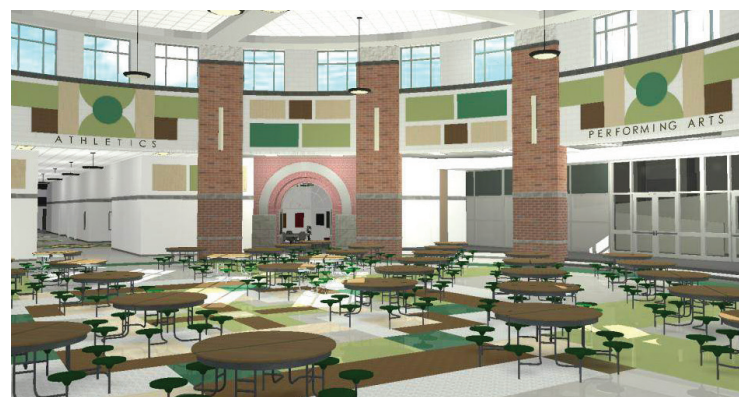
**START**                       MAY 2010  
**COMPLETION**           AUGUST 2013

**OWNER**                   **David Puffer,**  
                                  **Director of Business Affairs**  
                                  Westlake City School District  
                                  Westlake, OH  
                                  440.899.3075

Westlake City School District selected Turner for construction management and master planning services. This \$84 million dollar construction project consisted of 447,000 total square feet; a new 257,000 square foot high school, 103,000 square foot middle school, and the renovation of an 87,000 square foot elementary school.

Turner has partnered with Resource International.

This project is registered with the USGBC for LEED Silver Level Certification.







**WADSWORTH CITY SCHOOL DISTRICT  
WADSWORTH HIGH SCHOOL AND  
COMMUNITY CAMPUS  
WADSWORTH, OH**

<b>PROJECT COST</b>	\$205 Million
<b>START</b>	2010
<b>COMPLETION</b>	2013
<b>OWNER</b>	<b>Joe Magnacca, Director of Facilities</b> Wadsworth, OH 330.336.3571

The Construction Management team of Resource/Turner was selected by the Ohio Facilities Construction Commission (OFCC) to provide construction management services for the Wadsworth High School and Community Campus Project.

**Phase 1**

Included the construction of a 454,000 square foot high school for approximately 1,875 students, grades 9-12. 75,000 square feet of the facility was constructed for the City of Wadsworth and included a Community Recreation Center, indoor pools, a health and wellness center, a Senior Center and library.

**Phase 2**

Included the construction of three (3) new 55,000 square foot elementary schools.

LEED attributes include a geothermal system to provide efficient heating and cooling for the entire building.

This project is registered with the USGBC for LEED Silver Level Certification.







**LAKWOOD CITY SCHOOL DISTRICT**  
LAKWOOD, OH

**PROJECT COST** \$125 Million

**START** NOVEMBER 2005 (SEGMENT 1)  
**COMPLETION** JULY 2009 (SEGMENT 2)

**OWNER** **Mr. Richard Berdine,**  
**Former Treasurer**  
Lakewood Board of Education  
Lakewood, OH  
440.740.4020

Turner, in Association with Regency Construction, was awarded Segment 1 and 2 for the Lakewood City School’s district-wide improvement plan.

**Segment 1**

Improvement included the demolition of four schools and the construction of two elementary (Harrison & Hayes) and two middle schools (Garfield & Harding). Construction of the new schools started in November 2005 with the first school completed in April 2007.

**Segment 2**

Included the renovation of two elementary schools (Horace Mann & Emerson) and the addition and remodeling of the existing Lakewood High School.





**OHIO SCHOOL FACILITIES COMMISSION  
LORAIN CITY SCHOOLS  
LORAIN, OH**

<b>PROJECT COST</b>	\$216 Million
<b>START</b>	2003
<b>COMPLETION</b>	2007
<b>OWNER</b>	<b>Mr. Daniel J. DeNicola, Director of Operations</b> Lorain City Schools Charleston Administration Center Lorain, OH 440.233.2252

The Joint Venture of URS/Turner was selected by Lorain City Schools and the Ohio School Facilities Commission (OSFC) to provide construction management services for the Lorain City School District Phase One Construction. The project consisted of demolition of five structures, new construction of seven elementary schools and two middle schools.







**AVON LAKE CITY SCHOOLS**  
AVON LAKE, OH

**PROJECT COST** \$43 Million

**START** 2000  
**COMPLETION** 2003

**OWNER** **Mr. Darrell Smallwood,**  
**Business Manager**  
Avon Lake City Schools  
Avon Lake, OH  
440.586.7771

Major renovations and additions to the existing high school included a 6,000 square foot library, a new gymnasium, performing arts auditorium, cafeteria, and kitchen. The project also included district-wide renovations and additions to the two middle schools and four elementary schools. The focal point of the project provides for two multi-purpose field houses that include several full-length basketball courts and weight training rooms.



© Mort Tucker Photography



© Mort Tucker Photography





**CUYAHOGA COUNTY PUBLIC LIBRARY  
WARRENSVILLE HEIGHTS BRANCH  
WARRENSVILLE HEIGHTS, OH**

**PROJECT COST** \$9.6 Million

**START COMPLETION** 2011  
2012

**OWNER** **Sari Feldman,**  
**Executive Director**  
**Cuyahoga County Public Library**  
Warrensville Heights, OH  
440.238.0209

The “greenfield” 25,000 square foot library was the first project of Cuyahoga County Library’s \$50 million dollar renovation and expansion program, which will take place over the next decade.

Turner assisted the library system in 2009 in the development of its master plan program to address its renovations and addition to the 28-library system.







**BALDWIN-WALLACE UNIVERSITY  
THOMAS FAMILY CENTER FOR  
SCIENCE AND INNOVATION  
BEREA, OH**

**PROJECT COST**      \$20 Million

**START**                    MARCH 2009  
**COMPLETION**        AUGUST 2010

**OWNER**                **Bill Kerbusch,**  
                                 **Director of Building & Grounds**  
Baldwin-Wallace College  
Berea, OH  
440.826.2900

This project included 63,000 square feet of phased classroom and laboratory renovations on all floors of the existing Life Earth Science Building and Wilker Hall, and the complete demolition and rebuilding of the 9,000 square foot McKelvey Hall. McKelvey Hall is centered in between Wilker and Life Earth Science and connects both buildings. The work in these buildings included classrooms, lecture halls, offices, labs, and new mechanical and electrical infrastructure.







**PRINCETON CITY SCHOOL DISTRICT**  
CINCINNATI, OH

**PROJECT COST** \$205 Million

**START COMPLETION** 1996  
2015

**OWNER** **Dr. Gary Pack, Superintendent**  
Princeton City School District  
Cincinnati, OH  
513.771.8560

Turner, with associate partner Megen, has served as the District’s education builder since its multi-phased building program began in 1996. Providing full pre-construction and construction management services for Phase 1 and 2 involved the construction of seven new elementary schools totalling more than 350,000 square feet, and renovations to one elementary school.

The final phase involves the construction of a new \$120 million High School (9-12) and Middle School (6-8) on the current middle school site, totaling 518,569 square feet.

The middle school opened in August of 2013, and the renovated high school with shared facilities will open in December 2014. The Viking Village includes a gymnasium, swimming pool, and walking track, which will be available for public use during non-school hours. This project is registered for LEED Silver certification.

The new High School and middle school completes the District’s 50-year plan for new school construction. The additions and renovations to the District facilities make this the sixth largest public school facility in Ohio.







**MASON CITY SCHOOL DISTRICT  
MULTI-PHASED BUILDING PROGRAM  
MASON, OH**

<b>PROJECT COST</b>	\$118 Million
<b>START COMPLETED</b>	2000 2009
<b>OWNER</b>	<b>Mr. Michael Brannon, Director of Business Services</b> Mason City School District Mason, OH 513.398.0474

**PHASE 1**

Turner provided construction management services for the partnership between the City of Mason and the Mason City School District. It included the construction of a three-story, three-wing, 379,000 square foot high school, which opened in September 2002, and a 149,000 square foot Community Center, which opened in February 2003, both located on a city-owned, 73-acre tract.

The high school includes 110 classrooms, science labs that open onto outdoor patios, 28 computer labs and a 108-seat lecture hall with a large-screen monitor, mounted video-conferencing cameras and surround-sound speakers. The Community Center includes a pool in which the bottom of three lanes can be raised or lowered to provide different depths, an indoor walking track, six basketball courts, a 1,200-seat auditorium, fitness and weight rooms, and a Senior Citizen Center.

**PHASE 2**

Phase 2 involved three major additions and various renovations within the existing High School and Community Center campus. Major additions consisted of 93,000 square feet of academic classroom space, 19,000 square feet of new music and dining facilities, and 45,000 square feet of additional athletic space.



The Mason Intermediate Addition involved the construction of a new 60,185 square foot, two-story building with block bearing walls and a brick exterior. This project included a 26-classroom addition, connecting the existing one-story high school building to the existing two-story 56 Building. This contract also involved a minor renovation to the 56 Building and complete upgrade of the fire alarm system on the Mason Intermediate Campus. This two-story addition contains enough additional classroom space to accommodate future enrollment for grades 4-6.



**EARLY CHILDHOOD CENTER** – Construction of a new 172,244 square foot, one-story building with block bearing walls and a brick exterior, this project consisted of three interconnected buildings for PK1, which houses 1,500 students. This contract involved extensive site work consisting of a looped driveway, four parking areas, four drop-off areas, a baseball/softball field and playground areas for the PK1 students.



**ELGIN LOCAL SCHOOLS, NEW K-12 SCHOOL  
MARION, OH**

<b>PROJECT COST</b>	\$36 Million
<b>START COMPLETED</b>	2011 2013
<b>OWNER</b>	<b>Mr. Bruce Gast, Superintendent</b> Elgin Local Schools Marion, OH 740.382.1101

Turner Construction Company was selected to provide construction management services for the District’s new K-12 school facility. The 174,000 square foot, two-story facility provides full academic and athletic programs to more than 1,245 students.

The project is registered for USGBC LEED Silver Certification.

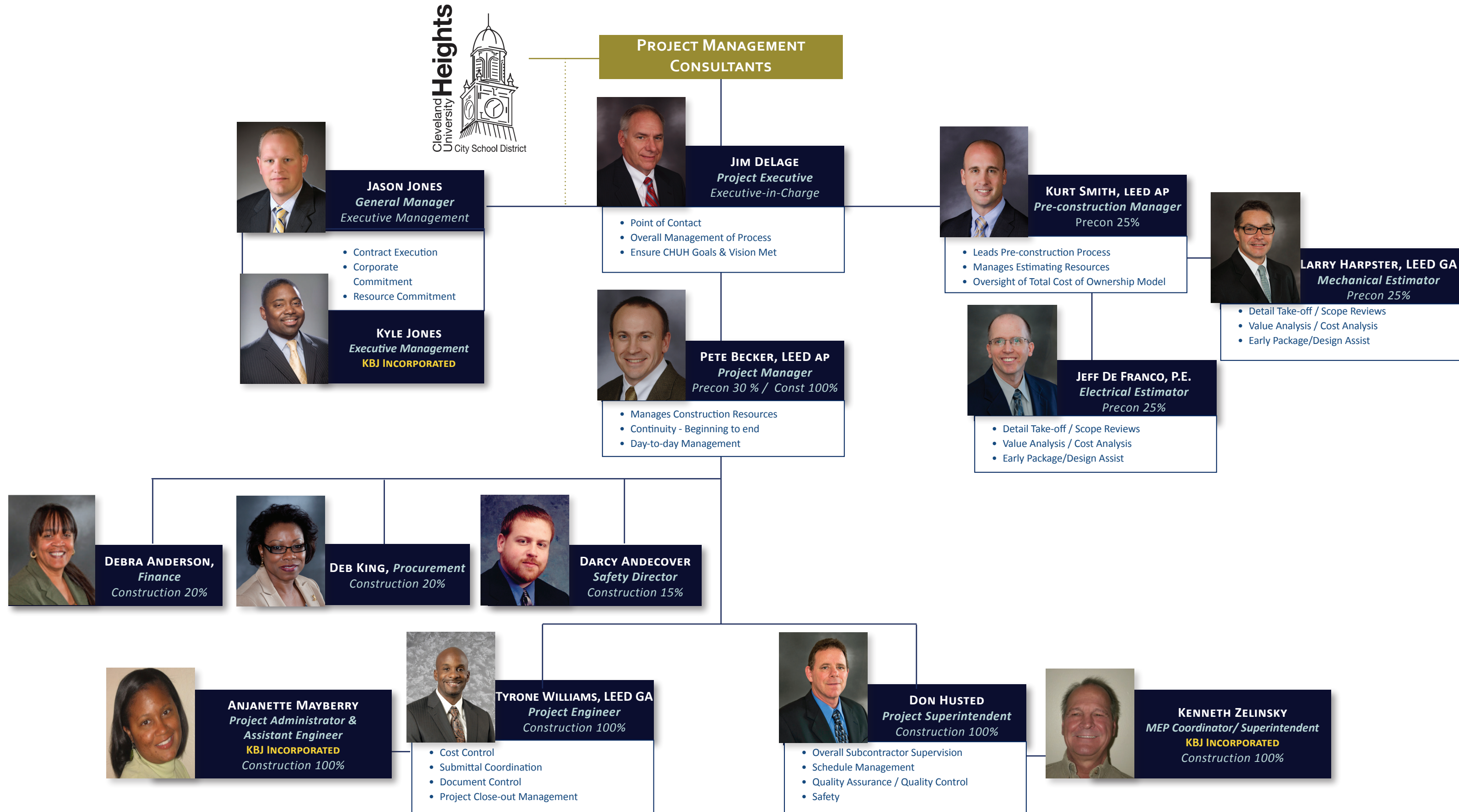
**GREEN FEATURES**

The following are environmentally friendly construction techniques and Green Building Features that were utilized on this project:

- Storm Water Management
- Water Efficient Landscaping
- Water Use Reduction (low flow faucets/fixtures)
- Increased Energy Efficiency
- Onsite Renewable Energy - geothermal
- Onsite Renewable Energy – photovoltaic or solar thermal
- Enhanced Building Commissioning
- Recycled Construction Waste
- Use of materials with recycled content









## JASON JONES

### GENERAL MANAGER

As the General Manager of Turner's Cleveland office, Jason is the executive leader. He will guide the project's development during pre-construction and assure that the necessary project management resources are available to service the project team. Jason will also address all contract related matters and any concerns expressed by the Owner.

#### RELEVANT EXPERIENCE

##### **GLOBAL CENTER FOR HEALTH INNOVATION, CLEVELAND, OH**

**PROJECT VOLUME: \$349 MILLION | 1,000,000 SF**

Jason provided executive oversight on this four-story, 225,000 square foot Medical Mart. Serving as the main entrance for the new Cleveland Convention Center, the facility consists of medical showrooms, meeting rooms, and a ballroom. The new Convention Center was constructed in place of the existing Convention Center under the existing public mall. The Convention Center encompasses 750,000 square feet and includes an exposition hall, meeting rooms and other amenities, and a newly designed public mall plaza above.

##### **WESTLAKE CITY SCHOOL DISTRICT, WESTLAKE, OH**

**PROJECT VOLUME: \$84 MILLION | 447,000 SF**

This \$84 million dollar construction project consists of a new 257,000 square foot high school, a 103,000 square foot middle school, and the renovation of 87,000 square foot elementary school.

##### **LORAIN CITY SCHOOLS, LORAIN, OH**

**PROJECT VOLUME: \$91 MILLION | 294,000 SF, COMBINED**

The project included renovations and additions of two high schools, nine elementary schools, plus the renovation and expansion of five existing elementary schools, and four new middle schools, with two existing middle schools to be demolished.

##### **OFCC/LAKEWOOD CITY SCHOOLS, PHASE 2 ELEMENTARY AND HIGH SCHOOL RENOVATIONS**

**LAKEWOOD, OH | PROJECT VOLUME: \$60 MILLION**

Phase 2 Elementary and High School renovation project. The project scope included the complete interior demolition and renovation of Horace Mann and Emerson Elementary Schools; each 89,000 square feet, and the High School Building Renovation and Addition.

##### **BALDWIN WALLACE UNIVERSITY, THOMAS FAMILY CENTER FOR SCIENCE AND INNOVATION**

**BEREA, OH | PROJECT VOLUME: \$20 MILLION | 63,000 SF**

Phased classroom and laboratory renovation of all floors of the existing Life Earth Science Building and Wilker Hall - including the demolition and rebuild of McKelvey Hall (9,000 SF). This project also involved the installation of a geothermal HVAC system and a new electrical infrastructure.

#### EDUCATION

MBA, Finance  
Cleveland State University

#### YEARS OF EXPERIENCE

15 with Turner  
17 Industry

#### PROFESSIONAL AFFILIATIONS

- Cleveland Restoration Society
- American Institute of Architects
- ASHE Certified
- Associated General Contractors Association
- Boys & Girls Clubs of America

#### PROJECT INVOLVEMENT

Jason's involvement will primarily be in an administrative capacity. He will also be an executive resource for the project's pre-construction and construction team leaders.



**KYLE JONES**  
EXECUTIVE MANAGER, **KBJ INCORPORATED**

Kyle is a founding member of KBJ, incorporated.

**RELEVANT EXPERIENCE**

***EUCLID CITY SCHOOLS, EUCLID, OH***

**PROJECT VOLUME: \$69 MILLION | 275,000 SF COMBINED**

\$69 million construction of four new elementary schools for the City of Euclid. These state of the art buildings replaced four century old elementary schools. The total square footage of the buildings constructed was 275,000 square feet. This is a certified LEED Silver project.

***ST. ELIZABETH HOSPITAL BED TOWER, BOARDMAN, OH***

**PROJECT VOLUME: \$55 MILLION**

Six-story bed tower, NICU, emergency renovations, and a new parking garage

***TRI-TOWERS RENOVATION, CLEVELAND, OH***

**PROJECT VOLUME: \$32 MILLION | 307,500 SF**

Tri-Towers complex consists of two / ten-story residence halls; one twelve-story residence hall; and a central connecting building for dining and student activities. The complex houses approximately 1,400 students. The project addressed deferred maintenance issues including aging HVAC infrastructure, building envelope failures, elevator modernizations, interior room configurations, and finishes that were not corrected in the previous renovations.

***NASA BUILDING 351 NEW WAREHOUSE, CLEVELAND, OH***

**PROJECT VOLUME: \$3.5 MILLION | 35,000 SF**

35,000 square foot office-warehouse that houses all of the government's antiquated equipment before it is sold at auction. This was a LEED Gold project.

***PLUMBROOK MODULAR OFFICES, CLEVELAND, OH***

**PROJECT VOLUME: \$220 MILLION | 1,200 SF**

The installation of 1,200 square foot modular offices within test facilities at NASA Plumbrook.

***NASA Building 50 Crane Modifications, Cleveland, OH***

Contract Value \$225 million. KBJ installed a new crane at NASA's Ares Test Facility. Completed in 2007.

***NASA Buildings 208/210, Cleveland, OH***

**PROJECT VOLUME: \$2 MILLION | 25,000 SF**

KBJ constructed a new Cryogenic Maintenance Facility and a Salt Storage Building, totaling 25,000.00 square feet. Completed in 2007

***23 HOUR STAY, CLEVELAND, OH***

**PROJECT VOLUME: \$569 MILLION**

KBJ renovated this Psychiatric Wing of the Veterans' Administration at Wade Park in Cleveland, Ohio. Completed in 2006.

**EDUCATION**

B.A., Marketing  
Howard University

**YEARS OF EXPERIENCE**

17 with KBJ  
22 Industry

**ACCREDITATION / CERTIFICATIONS**

- OSHA 30-Hour
- Fall Hazards

**PROFESSIONAL AFFILIATIONS**

- Construction Employers Association
- Sales & Marketing Professional Society
- Contractors Assistance Association, Vice President
- National Minority Supplier Development Council

**PROJECT PHASE INVOLVEMENT**

Kyle's involvement will primarily be in an administrative capacity. He will also be an executive resource for the project's pre-construction and construction team leaders.





## JIM DE LAGE

### EXECUTIVE-IN-CHARGE

Jim's experience brings a unique combination of leadership, motivation, and technical competence to deliver an effective, well-run construction program. Jim rose through the field and administrative ranks to the senior management position of Project Executive.

In his role as the Executive-in-Charge, Jim will be responsible for providing executive oversight for the entire project. Jim will manage all of the resources and services related to Turner's efforts throughout the construction program - ensuring the owner's defined project expectations are successfully met.

#### EDUCATION

B.S., Business, Accounting, Finance  
Lawrence Technology University

#### YEARS OF EXPERIENCE

8 with Turner  
36 Industry

#### PROFESSIONAL AFFILIATIONS

- ACE Mentorship Program, past president

#### PROJECT PHASE INVOLVEMENT

Pre-construction | Construction

#### DEDICATED TIME TO THE PROJECT

33%

#### RELEVANT EXPERIENCE

##### ***CINCINNATI PUBLIC SCHOOLS/OSFC FACILITIES MASTER PLAN, CINCINNATI, OH***

##### **PROJECT VOLUME: \$1.1 BILLION**

As the Project Executive, Jim has been involved with the pre-construction and construction phase of the District's 10-year facilities master plan since it began. Throughout the 51 school improvement program, Jim has partnered with multiple project team owners, designers, and communities – delivering to more than 30,000 students state of the art learning facilities on schedule and within budget. Twenty-four of the schools are designed for USGBC LEED Certification

##### ***TOLEDO PUBLIC SCHOOLS/OSFC SEGMENT ONE, TOLEDO, OH***

##### **PROJECT VOLUME: \$640 MILLION | SIZE: 44,363 SF TO 301,801 SF**

As Project Executive, Jim had oversight of all construction activities on nine school buildings for the District's multi-phased building program. Segment One construction involved a range of building sizes from 44,363 to 301,801 square feet - serving a capacity of 350 to 1, 808 students. Segment One high schools included career tech labs/classroom space. LEED for School 2.0 Registered.

##### ***HUGHES STEM HIGH SCHOOL, CINCINNATI, OH***

##### **PROJECT VOLUME: \$47 MILLION | SIZE: 290,873 SF**

Jim was the Project Executive for the extensive renovations to this historic five-story building. With the STEM school in need of larger and more efficient classroom spaces, the work involved installation of new MEP systems, upgraded technology infrastructure, refurbishing of the exterior terra cotta and brick façade, and a new roof.

##### ***WOODWARD CAREER TECHNICAL HIGH SCHOOL, CINCINNATI PUBLIC SCHOOLS***

##### **PROJECT VOLUME: \$46 MILLION | SIZE: 261,870 SF**

Jim served as the Project Executive for the construction of this multi-winged career technical high school. The facility accommodates an enrollment of 1,000 and offers career-tech students coursework and training in over 16 career fields such as engineering, health care, computer graphics, auto technology and culinary arts. The school is also equipped with a gymnasium and a center for excellence track and field facility.

##### ***SCHOOL FOR CREATIVE AND PERFORMING ARTS, CINCINNATI PUBLIC SCHOOLS***

##### **PROJECT VOLUME: \$73 MILLION | SIZE: 250,000 SF**

Jim was the Project Executive for the pre-construction and construction phase on this unique multi-disciplined performing arts school. The SCPA houses some of the most technologically advanced theater and recording spaces in the region, including a 750-seat theater and 300-seat recital hall. Serving 1,350 students from PK-12 grades, the building has leading-edge dance, art, choir, and piano studios that offer a learning environment designed specifically for the arts.



## KURT SMITH, LEED AP

### PRE-CONSTRUCTION MANAGER

As the Pre-construction Manager, Kurt will maintain oversight responsibility for delivery of our pre-construction services - with a hands-on role in leading the pre-construction phase for the Cleveland Heights High School project.

Kurt will oversee the integration of Building Information Modeling (BIM) into the pre-construction process, using models generated by design teams or Turner's BIM engineers. The pre-construction BIM engineers are able to generate take-off quantities for estimates, provide 4-D schedule simulations, and utilize models for visualization of current design along with proposed design alternatives.

#### EDUCATION

MBA, Case Western Reserve University

#### YEARS OF EXPERIENCE

22 with Turner/Industry

#### ACCREDITATION / CERTIFICATIONS

- LEED AP
- Turner Storm Water Compliance Certification Program

#### PROFESSIONAL AFFILIATIONS

- USGBC Central Ohio Chapter, Board Member/Secretary

#### PROJECT PHASE INVOLVEMENT

Pre-construction

#### DEDICATED TIME TO THE PROJECT

25%

#### RELEVANT EXPERIENCE

Kurt's K-12 pre-construction experience spans throughout Ohio and includes:

- Hilliard-Bradley High School: 320,000 SF / \$68.6 Million
- Elgin School District New K-12 School: 174,000 SF / \$30.3 Million
- Westlake High School: 266,000 SF / \$45.6M | Middle School: 103,000 SF / \$23.3 M
- Three Rivers New K-12 School: 283,000 SF / \$53 Million
- Sycamore Schools New Elementary: 71,000 SF / \$15.7 Million
- Princeton City Schools High School & Middle School: 550,000 SF / \$120 Million
- Wadsworth High School: 459,000 / \$74M | Three Elementary Schools: 165,000 SF / \$28 M
- Turkey Foot Middle School: 133,000 SF / \$23.6 Million

#### *TROY CITY SCHOOLS, TROY, OH*

**PROJECT VOLUME: \$21 MILLION | 59,200 SF ADDITIONS - 100,000 SF RENOVATIONS**

District Academic Facility Improvement Program. The project included 59,200 square feet of additions to the existing high school - a new science wing, new administrative area, new gymnasium and locker rooms. The renovations involved a combined total of 100,000 square feet to three elementary schools and included the installation of a new 3-stop elevator and wheelchair in one of the schools.

#### *COLUMBUS METROPOLITAN LIBRARY, COLUMBUS, OH*

Currently leading the pre-construction phase on a new \$4.3 million, 15,000 square foot branch in the Driving Park community, and a new \$5.4 million, 19,000 square foot branch in Whitehall.

#### *OHIO UNIVERSITY BAKER CENTER, ATHENS, OH*

\$45 million, 180,000 square foot student center and parking garage. Kurt served as the estimating consultant for the architect, Moody-Nolan, Inc.

#### *NATIONWIDE & OHIO FARM BUREAU 4-H CENTER, COLUMBUS, OHIO*

**PROJECT VOLUME: \$12 MILLION | 45,000 SF**

Education and training center for the Ohio 4-H Youth Development Program. The five-story building occupies an *innovation center*, a roof top patio, and a geothermal HVAC system. This project also incorporated sustainable design strategies and received LEED-NC Certification.



## LARRY HARPSTER

### MECHANICAL ESTIMATOR

As the Mechanical Estimator, it will be Larry's job to lead the mechanical pre-construction phase services, providing detailed cost analysis, value engineering, and unit price/quantity takeoffs needed to guide the design through its completion - establishing accurate budgets. Larry will coordinate his efforts with the Pre-construction Manager.

#### RELEVANT EXPERIENCE

##### **ALLEN THEATRE, RENOVATION AND ADDITION, CLEVELAND, OH**

**PROJECT VOLUME: \$24 MILLION | 47,500 SF**

The renovation of this theatre modernized the acoustic and stage lighting capabilities of the Allen while preserving the existing architecture. The 47,500 square foot addition to the Allen Theatre consisted of two new theatres that are located in the surface parking lot adjacent to the Allen. The "Second Stage Theatre" seats roughly 300 people and the "Lab Theatre" seats roughly 150 people. This new building serves as a corridor to transport people from the parking garage North of Dodge Court to the Euclid Avenue Theatre District. Both theatres are used by Cleveland Play House and Cleveland State University.

##### **WESTLAKE CITY SCHOOL DISTRICT, WESTLAKE, OH**

**PROJECT VOLUME: \$84 MILLION | 447,000 SF**

Westlake City School District selected Turner for construction management and master planning services. This \$84 million dollar construction project consists a new 257,000 square foot high school, a 103,000 square foot middle school, and renovation of the 87,000 square foot elementary school.

##### **BEACHWOOD CITY SCHOOLS, HIGH SCHOOL, BEACHWOOD, OH**

**PROJECT VOLUME: \$36 MILLION**

Beachwood City Schools selected Turner for construction management services. Scope included estimating, project planning, phasing, and sequencing validation for the construction of a new high school. Four (4) new additions include, new athletic center, music wing, classroom wing, and a new media center. Other renovations to the existing high school were completed by Fall 2013. Construction services were on-going during the 2011-12 and 2012-13 school years. *This project is registered with the USGBC for LEED Silver Level Certification.*

##### **MARYMOUNT HOSPITAL, SURGERY ADDITION, CLEVELAND, OH**

**PROJECT VOLUME: \$30 MILLION | 73,423 SF**

The construction of a new 45,000 square foot, three-story surgery addition and second floor renovation of existing surgery suites into new pre-op/post-op, PACU beds and staff locker rooms. The Project also included a new entrance lobby, sterile processing, surgery waiting, eight operating rooms and site reconfiguration.

##### **CUYAHOGA COUNTY PUBLIC LIBRARY, WARRENSVILLE BRANCH, WARRENSVILLE HEIGHTS, OH**

**PROJECT VOLUME: \$10 MILLION | 25,000 SF**

This 25,000 square foot "greenfield" library was the first project of Cuyahoga County Library's \$50 million dollar renovation and expansion program, which will take place over the next decade. Larry was a member of Turner's team - assisting the Library in the development of a master plan program to address the renovations and additions to their 28-branch library system.

#### EDUCATION

Business Administration, Minor in  
Construction Administration  
Temple University

#### YEARS OF EXPERIENCE

18 with Turner  
21 Industry

#### ACCREDITATION / CERTIFICATIONS

- LEED GA
- ASPE CPD
- Registered Master Plumber,  
Colorado

#### PROFESSIONAL AFFILIATIONS

- American Society of Plumbing  
Engineers (ASPE)
- USGBC Member
- ASHRAE Member

#### PROJECT PHASE INVOLVEMENT

Pre-construction

#### DEDICATED TIME TO THE PROJECT

25%



## JEFF DE FRANCO, P.E., LEED AP

### ELECTRICAL ESTIMATOR

As the Electrical Estimator, Jeff will lead the electrical preconstruction phase services, providing detailed cost analysis, value engineering, and unit price/quantity takeoffs needed to guide the design through its completion - establishing accurate budgets. Jeff will coordinate his efforts with the Preconstruction Manager.

#### RELEVANT EXPERIENCE

##### **OFCC/LAKEWOOD CITY SCHOOLS, PHASE 2 ELEMENTARY AND HIGH SCHOOL RENOVATIONS LAKEWOOD, OH | PROJECT VOLUME: \$60 MILLION**

Jeff served an Electrical Estimator for the Phase 2 Elementary and High School Renovation Project. Early construction of the project included the erection of a 42,000 square foot temporary modular classroom/administrative/rest room facilities complex. The project scope also included the complete interior demolition and renovation of Horace Mann and Emerson Elementary Schools; each 89,000 square feet and the High School Building Renovation and Addition.

##### **OFCC/LAKEWOOD CITY SCHOOLS, PHASE 1 NEW ELEMENTARY SCHOOL AND MIDDLE SCHOOLS LAKEWOOD, OH | PROJECT VOLUME: \$66 MILLION**

Jeff's involvement as an Electrical Estimator for the Phase 1 of this multi-phased district improvement program included pre-construction phase services on four new educational facilities built in a highly congested residential area and among existing occupied schools. The project also involved the demolition of four (4) schools, and the new construction of Hayes and Harrison Elementary Schools; both 65,000 square feet, and Garfield and Harding Middle Schools; both 115,000 square feet. Facility highlights included both historical and building component salvaging and incorporation into the new structures, a new football stadium with a turf field, bleachers, press box and concession stand.

##### **WESTLAKE CITY SCHOOL DISTRICT, PHASED DISTRICT MASTER PLAN, WESTLAKE, OH PROJECT VOLUME: \$84 MILLION | 447,000 SF**

Jeff was responsible for the electrical pre-construction phase service for the construction of a new middle school and high school, three (3) elementary schools, and demolition and decommission of existing buildings. The new high school was designed in accordance with the Ohio School Design Manual for 1,300 students, grades 9-12. *The Owner is seeking USBGC LEED Silver Certification for the facility.*

##### **OFCC/WADSWORTH CITY SCHOOLS, HIGH SCHOOL & COMMUNITY CAMPUS, WADSWORTH, OH PROJECT VOLUME: PHASE 1 - \$112 MILLION / 450,000 SF | PHASE 2 - \$38 MILLION / 165,000 SF**

Phase 1 included the construction of a 454,000 square foot high school; built for 1,875 students, grades 9-12. Owned and operated by the City of Wadsworth, a 75,000 square foot portion of the facility is designated as a community campus. Phase 2 included the construction of three new 55,000 square foot elementary schools. The new construction was performed adjacent to the existing occupied school, a new 750 seat performing arts theater, and major abatement and demolition of the old facilities. *The Owner is seeking USBGC LEED Silver Certification for the facility.*

##### **GLOBAL CENTER FOR HEALTH INNOVATION, CLEVELAND, OH PROJECT VOLUME: \$349 MILLION | 1,000,000 SF**

Jeff served as the Electrical Estimator for the world's only facility targeted specifically to the medical and healthcare industries. This project has recycled almost 99% of the demolition material and has facilitated BIM models for the curtainwall, structural frame and site phasing and site logistics planning.

#### EDUCATION

B.S., Electrical Engineering,  
Cleveland State University

#### YEARS OF EXPERIENCE

13 with Turner  
16 Industry

#### ACCREDITATION / CERTIFICATIONS

- Professional Engineer
- LEED AP
- Turner Storm Water Compliance Certification Program

#### PROFESSIONAL AFFILIATIONS

- USGBC Central Ohio Chapter

#### PROJECT PHASE INVOLVEMENT

Preconstruction

#### DEDICATED TIME TO THE PROJECT

25%





## PETE BECKER

### PROJECT MANAGER

As Project Manager, Pete will have responsibility to coordinate key aspects of the project - from pre-construction to construction and beneficial occupancy. He will take action, as required, to satisfy responsibilities that include, but are not limited to, trade contractor coordination, workforce scheduling, field work plans and safety inspections. Pete will serve as an integral member of the construction team by functioning as the main communication link between the Owner, Architect, and Turner personnel - a single point of contact.

#### RELEVANT EXPERIENCE

##### **PRINCETON CITY SCHOOLS, MIDDLE AND HIGH SCHOOL EXPANSION, CINCINNATI, OH**

**PROJECT VOLUME: \$130 MILLION | 518,000 SF**

Pete is currently managing the construction of a new 518,000 square foot combination high school and middle school - expanding the District's existing middle school campus. The new facility includes academic and lab classrooms, shared kitchen and dining facilities, a new theater and auditorium, arena style gymnasium, and natatorium.

##### **MT. HEALTHY CITY SCHOOLS, MT. HEALTHY, OH (OSFC)**

**PROJECT VOLUME: \$94 MILLION | 448,000 SF**

Pete served as the Project Manager for the District's consolidation of eight buildings into three new buildings totaling 448,000 square feet. The project included construction of two (2) 118,000 square foot PK-6 buildings, and a 212,000 square foot 7-12 middle/high school - each facility was registered for LEED® certification.

##### **MASON CITY SCHOOLS, MASON, OH**

**PROJECT VOLUME: \$35 MILLION | 200,000 SF**

Mr. Becker was the Site Superintendent for this Project. It had three components: (1) three additions to Mason High School; (2) a two-story Community Wellness Center at Dwire Field, the Mason High School Stadium; and (3) a Softball Field Concessions/Restrooms Building and synthetic turf on the football field.

##### **PRINCETON CITY SCHOOLS, ELEMENTARY SCHOOLS, CINCINNATI, OH**

**PROJECT VOLUME: \$90 MILLION | 500,000 SF**

Pete was a Project Superintendent, and later served as the Project Manager, for the construction of seven new PK-5 elementary schools and renovations to another elementary school.

##### **ROCKDALE ACADEMY, CINCINNATI, OH (OSFC)**

**PROJECT VOLUME: \$15 MILLION | 84,000 SF**

Pete was the Superintendent for the construction of a three-story, 84,000 square foot school - accommodating 650 students from PK-8. A state-of-the-art technology system supports the high-end media center. The gymnasium and dining room is centered with a two-sided stage for performances, lectures and community events. The building also includes a 3,500 square foot health clinic operated by Premier Health Partners.

##### **ST. HENRY CONSOLIDATED LOCAL SCHOOL DISTRICT, ST. HENRY, OH (OSFC)**

**PROJECT VOLUME: \$30 MILLION | 76,950 SF ADDITION / 107,425 SF RENOVATIONS, COMBINED**

Pete was the Superintendent for the additions and renovations to the District's existing middle/high school for grades 5-12. The project also included 66,550 square feet of renovations to the K-4 elementary school.

#### EDUCATION

B.S., Construction Management  
University of Cincinnati

#### YEARS OF EXPERIENCE

15 with Turner  
27 Industry

#### ACCREDITATION / CERTIFICATIONS

- OSHA-30 Certification
- First Aid / CPR

#### PROJECT PHASE INVOLVEMENT

Pre-construction / Construction

#### DEDICATED TIME TO THE PROJECT

Pre-construction - 30%  
Construction - 100%





## DON HUSTED

### PROJECT SUPERINTENDENT

As Project Superintendent, Don will be responsible for all field operations and site logistics including the master and milestone schedules, quality control, and safety. Don will be involved at various points during the pre-construction process for constructability reviews and logistics planning.

#### RELEVANT EXPERIENCE

##### ***OFCC/LAKEWOOD CITY SCHOOLS, PHASE 2 ELEMENTARY AND HIGH SCHOOL RENOVATIONS LAKEWOOD, OH | PROJECT VOLUME: \$60 MILLION***

Don served as Project Superintendent for the Phase 2 Elementary and High School renovation project. Early construction of the project included the erection of a 42,000 square foot temporary modular classroom/administrative/restroom facilities complex. The project scope included the complete interior demolition and renovation of Horace Mann and Emerson Elementary Schools; each 89,000 square feet, and the High School Building Renovation and Addition.

##### ***OFCC/LAKEWOOD CITY SCHOOLS, PHASE 1 NEW ELEMENTARY SCHOOL AND MIDDLE SCHOOLS LAKEWOOD, OH | PROJECT VOLUME: \$66 MILLION***

Don was the Project Superintendent for the Phase 1 of this multi-phased district improvement program. The project involved construction of four new educational facilities built in a highly congested residential area and among existing occupied schools; demolition of four (4) schools, and the new construction of Hayes and Harrison Elementary Schools; both 65,000 sq. ft., and Garfield and Harding Middle Schools; both 115,000 square feet. Some facility highlights included both historical and building component salvaging and incorporation into the new structures, a new football stadium with a turf field, bleachers, press box and concession stand.

##### ***OFCC/WADSWORTH CITY SCHOOLS, HIGH SCHOOL & COMMUNITY CAMPUS, WADSWORTH, OH PROJECT VOLUME: PHASE 1 - \$112 MILLION | 450,000 SF***

As Project Superintendent, Don supervised the field activity for the construction of a 454,000 square foot high school; built for 1,875 students, grades 9-12. Owned and operated by the City of Wadsworth, 75,000 square feet of the facility is designated as a community campus.

##### ***LORAIN CITY SCHOOLS, LORAIN, OH***

##### **PROJECT VOLUME: \$91 MILLION | 294,000 SF, COMBINED**

A District-Wide Improvement program, Don was the Superintendent for the demolition of Garfield Elementary and construction of the new 46,000 square foot Garfield Elementary School, as well as construction of the 56,000 square foot Frank Jacinto School. Additionally, he oversaw the construction of, and assisted staff on, the 56,000 square foot Washington and Larkmoor Elementary Schools, the 46,000 square foot Palm Elementary, and 90,000 square foot General Johnny Wilson and Longfellow Middle Schools.

#### EDUCATION / CERTIFICATIONS

- OSHA 30-Hour Certified
- Certification for Confined Spaces and Asbestos

#### YEARS OF EXPERIENCE

11 with Turner  
33 Industry

#### PROJECT PHASE INVOLVEMENT

Construction

#### DEDICATED TIME TO THE PROJECT

100%



## KENNETH ZELINSKY

MEP COORDINATOR/SUPERINTENDENT, KBJ INCORPORATED

As the MEP Coordinator/Superintendent, Kenneth responsibilities include the on-site field supervision of mechanical, electrical and plumbing installations. This includes making sure all the building systems and site utilities are well-coordinated, installed correctly, and operating as designed during the project. Kenneth will ensure that all the MEP subcontractor work is properly and completely executed.

### *Kenneth's career experience includes the following:*

#### ***EUCLID CITY UNIFIED SCHOOL DISTRICT, EUCLID, OH***

**PROJECT VOLUME: \$69 MILLION | 275,000 SF COMBINED**

\$69 million construction of four new elementary schools for the City of Euclid. These state of the art buildings replaced four (4) century old elementary schools. The total square footage of the buildings constructed was 275,000 square feet. This is a certified LEED Silver project.

#### ***JUVENILE DETENTION FACILITY, LORAIN, OH***

**PROJECT VOLUME: \$2.5 MILLION**

Juvenile detention complex with five buildings on a 10 acre site. Construction consisted of masonry walls with brick veneer exterior and truss roof with shingles. Building uses included classrooms, cafeteria, recreation areas and sleeping quarters. Responsible for field supervision, monitored daily activities and project progress. Monitored schedule, assuring quality and safety and maintaining communications between trades and design teams.

#### ***WINTON MANOR, CLEVELAND, OH***

**PROJECT VOLUME: \$9 MILLION**

Remodel and mechanical upgrade of an eleven-story, 270-room apartment complex in downtown Cleveland. Field supervision, daily reports, monitored quality control, initiated RFIs, reviewed submittals and shop drawings.

#### ***LORAIN COUNTY CARRIER ANNEX, LORAIN, OH***

**PROJECT VOLUME: \$3.2 MILLION | 30,000 SF**

Design/Build project for US Postal Service involving 7-acre site development with retention and a 30,000 square foot building. Field supervision, daily reports, monitored quality control, initiated RFIs. Reviewed submittals and shop drawings. Monitored schedule, assuring quality and safety and maintaining communications between trades and design teams.

#### ***WOLF WILDERNESS, CLEVELAND, OH***

**PROJECT VOLUME: \$2.5 MILLION | 3,000 SF**

Exhibit for Cleveland Metro park Zoo involving 3-acres of hillside development into ponds, waterfalls, wolf habitat/containment with a 3,000 square foot log cabin for exhibits and habitat viewing. Field supervision, daily reports, monitored quality control, initiated RFIs, project safety meetings, reviewed submittals.

### **EDUCATION**

B.S., Electrical Engineering  
Cleveland State University

### **YEARS OF EXPERIENCE**

3 with KBJ  
34 Industry

### **ACCREDITATION / CERTIFICATIONS**

- OSHA 30-Hour
- Fall Protection Training
- Confined Space Awareness
- Crane Safety Training

### **PROJECT PHASE INVOLVEMENT**

Construction

### **DEDICATED TIME TO THE PROJECT**

100%



## **TYRONE WILLIAMS, LEED GA**

### **PROJECT ENGINEER**

As Project Engineer, Tyrone will initiate procedures, protocols and communication in accordance with the construction documents to ensure orderly completion of project activities with cost, quality and schedule objectives. Tyrone's responsibilities will include project subcontract procurement and administration, project team coordination, budget management, and shop drawing reviews. Tyrone will assure the smooth flow of material to the job and will have overall accountability for the documentation of meetings.

*Tyrone's career experience also includes the following relevant experience:*

#### **GLOBAL CENTER FOR HEALTH INNOVATION & CLEVELAND CONVENTION CENTER VOLUME: \$349 MILLION | 1,000,000 SF MEDICAL MART**

As a member of the developer's project team, Tyrone served as the Project Manager for the 1,000,000 square foot Global Center for Health Innovation and Cleveland Convention Center. He provided management oversight for the schedule, fiscal management, and quality management of several building trades - including abatement, demolition, site utilities, facade restoration, roofing, masonry, and waterproofing. Tyrone was also responsible for the preparation of scope of work, RFPs, budget forecasts, management of trades, contract administration, quality assurance/quality control, punchlist management, and closeout.

#### **EUCLID PARK AND CHARLES DICKENS NEW K-8 SCHOOLS, CLEVELAND PUBLIC SCHOOLS PROJECT VOLUME: \$28 MILLION | 135,000 SF**

Tyrone served as a Project Engineer on two schools totalling 135,000 square feet. In his role Tyrone was responsible for the monthly schedule updates using Primavera P3, processing RFIs and submittals using Expedition; change management including distribution of bulletin and RFPs; cost reporting, and ensuring quality compliance with the contract documents. Project cost was \$28 million.

#### **DANIEL E. MORGAN / EAST CLARK / WADE PARK K-8 SCHOOLS - CLEVELAND PUBLIC SCHOOLS PROJECT VOLUME: \$45 MILLION | 180,000 SF**

This project involved construction of three academic buildings totalling over \$45 million and 180,000 square feet. As the Project Engineer Tyrone assisted in the development and provided monthly updates to the project schedule; tracked RFIs and submittals; change management; facilitated the weekly progress meetings, and assisted in development of the Owner turnover/training documentation.

#### **MARY B. MARTIN K-8 AND MEMORIAL SCHOOLS - CLEVELAND PUBLIC SCHOOLS**

Serving as a Superintendent, Tyrone led the field activity and trades on the 70,000 square foot renovation at Mary B. Martin School, and the construction of a 65,000 square foot school facility. Tyrone was responsible for monitoring/recording daily work activities, quality control, prime contractor compliance with the project schedule, review of change order pricing, and assisting with the closeout phase and building turn over to the Owner.

#### **OLD RIVERSIDE K-8 SCHOOL AND OLD WARNER K-8 SCHOOL**

Serving as a Field Superintendent, Tyrone successfully managed the asbestos and abatement contracts (\$225,000) of the Old Warner K-8 School. He also managed the demolition and backfill contract (\$400,000) at a replacement school building site, the Old Riverside K-8 School. In this role, Tyrone completed safety reviews to ensure regulations were followed, he conducted weekly coordination meetings, and was the primary contact for the Ohio Department of Health.

#### **EDUCATION**

B.S., Technology  
Bowling Green State University

#### **YEARS OF EXPERIENCE**

4 Months with Turner  
13 Years Industry

#### **ACCREDITATION / CERTIFICATIONS**

- LEED Green Associate (GA)
- OSHA-30 Certification

#### **PROJECT PHASE INVOLVEMENT**

Construction

#### **DEDICATED TIME TO THE PROJECT**

100%





## **ANJANETTE MAYBERRY**

**PROJECT ADMINISTRATOR/ASSISTANT ENGINEER, KBJ INCORPORATED**

As Assistant Engineer, Anjanette will assist the Project Engineer in evaluating, coordinating, and distributing documents, information and authorizations necessary to ensure the orderly completion of the project's cost, quality, and schedule activities.

*Anjanette's career experience includes the following:*

### ***EUCLID CITY UNIFIED SCHOOL DISTRICT, EUCLID, OH***

**PROJECT VOLUME: \$69 MILLION | 275,000 SF COMBINED**

Construction of four new elementary schools for the City of Euclid. These state of the art buildings replaced four century old elementary schools. The total square footage of the buildings constructed was 275,000 square feet. Anjanette's role on this project included prime contractor pay application processing, logging RFIs, submittals, payment requisitions, change orders and transmittals, and updating As-Built drawings. She also compiled reporting for Minority and Community Inclusion participation for more than 85 contractors.

### ***4TH STREET BRIDGE, MISSION BAY PROJECT, SAN FRANCISCO, CA***

Demolition and construction of the 4th Street Corridor. Administered, processed and reviewed all project documentation, reports, drawings, and project details. Maintained logs of shop drawings, RFIs, submittals, change orders, claims and correspondence.

### ***MISSION BAY PROJECT, SAN FRANCISCO, CA***

Transform the former rail yards and warehouses of Southern Pacific Railroad into a new neighborhood of apartments, office buildings, and retail shops. Infrastructure that included the deployment of a fiber optic, open-architecture network of broadband communications for high speed voice, data and video communications to residents and businesses. Anjanette tracked RFIs, submittals, information bulletins, payment requests, NC's and change orders, maintained As-Built record drawings, generated daily reports, meeting minutes, and Force Account Extra Work Reports.

### ***SAN FRANCISCO INTERNATIONAL AIRPORT, CONCOURSE H / ART STATION / PARKING GARAGE SAN FRANCISCO, CA***

Construction of parking garage and light rail system at San Francisco International Airport. Provided daily field reports and maintained all project documentation - RFIs, submittals, non-compliance reports, and design change.

### ***SAN FRANCISCO UNIFIED SCHOOL DISTRICT, SAN FRANCISCO, CA***

Replacement of inadequate electrical systems with new infrastructure for new computer network system and upgrade science labs. Coordinated with all contractors and owner representative, processed and reviewed change orders, submittals, and RFIs, maintained as-built drawings. Weekly project meetings and resolved any design issues with Architect of Record.

### **EDUCATION**

B.S., Civil Engineering  
University of California, Davis

### **YEARS OF EXPERIENCE**

3 with KBJ  
20 Industry

### **PROJECT PHASE INVOLVEMENT**

Construction

### **DEDICATED TIME TO THE PROJECT**

100%



## DARCY ANDECOVER

### SAFETY DIRECTOR

As the Safety Director, Darcy will work with the project team to develop and implement project specific safety and environmental programs prior to commencement of the work. This includes the establishment and implementation of emergency evacuation, crisis management, and fire prevention programs. Darcy will also conduct monthly safety inspections and alerts the project superintendent to correct any hazards noted during his inspection. Darcy will keep the project team current on all Occupational Safety and Health Agency (OSHA) standards, Turner policies and requirements, and current industry trends. Additionally, Darcy is the liaison with the insurance carriers and local, state, and federal agencies.

#### EDUCATION

B.S., Civil Engineering  
University of Toledo

#### YEARS OF EXPERIENCE

17 with Turner / Industry

#### ACCREDITATION / CERTIFICATIONS

- OSHA-40 Certification
- CPR/AED Certified
- ASHE Certified

#### PROJECT PHASE INVOLVEMENT

Construction

#### DEDICATED TIME TO THE PROJECT

15%

#### RELEVANT EXPERIENCE

##### **GLOBAL CENTER FOR HEALTH INNOVATION, CLEVELAND, OH**

**PROJECT VOLUME: \$349 MILLION | 1,000,000 SF**

Darcy served as the Safety Director for the four-story, 225,000 square foot Medical Mart. Serving as the main entrance for the new Cleveland Convention Center, the facility consists of medical showrooms, meeting rooms, and a ballroom. The Convention Center was constructed in place of the existing convention center under the existing public mall. The Convention Center encompasses 750,000 square feet and include an exposition hall, meeting rooms and other amenities, and a newly designed public mall plaza above.

##### **ST. FRANCIS DE SALES HIGH SCHOOL, TOLEDO, OH**

**PROJECT VOLUME: \$13 MILLION | 155,982 SF**

Darcy served as Project Engineer on this new field house, classrooms, weight room, chapel, administrative area, locker rooms and associated sitework.

##### **MERCY WILLARD HOSPITAL, WILLARD, OHIO**

Darcy served as Superintendent on this 103,000 square foot, two -story, 25-bed, critical access replacement hospital for Mercy Health Partners.

##### **NATIONWIDE CHILDREN'S REPLACEMENT HOSPITAL, COLUMBUS, OHIO**

Darcy served as Superintendent in charge of structure and architectural build-out for floors 4-12 on this new replacement hospital which added approximately 744,000 square feet to the existing two-million square foot main hospital. The replacement hospital includes a basement level, mechanical penthouse, and heliport atop the 12-story structure.

##### **MERCY HOSPITAL OF TIFFIN, TIFFIN, OHIO**

Darcy served as Superintendent on this 53-bed, 198,000 square foot, three story state-of-the-art full-service replacement hospital. Located on a 25 acre site, the Hospital serves as a regional medical center with emergency room services and includes: 4-ORs; 7-LDRPs; 1-C-section room; 5-ICUs; Women's Center; Radiology including CT & MRI; Cardiac Rehab & P.T., Nuclear Medicine; Sleep Lab, and Conference Center. Darcy began his role on the project at the start of the interiors and redeveloped the Interior Schedule.

##### **MERCY HOSPITAL OF TIFFIN, MEDICAL OFFICE BUILDING, TIFFIN, OHIO**

Darcy served as Superintendent on this two-story, 48,000 square foot medical office building with ten individual suites including family practitioners, Clinic, Outpatient Surgery, Physical Therapy, Orthopedic Group, and Durable Medical Supply retailer. Darcy developed the shell schedule and multiple suite schedules for this project.



## DEBRA ANDERSON

### FINANCE

As the Project Accountant, Debra will service the project throughout the design and construction phases. Debra will provide the capability of being able to customize formats to meet the specific reporting needs of Cleveland Heights - University Heights School District. Debra is supported by the industry's most sophisticated computerized project accounting and monitoring tools.

#### RELEVANT EXPERIENCE

##### **ALLEN THEATRE RENOVATION AND ADDITION, CLEVELAND, OH**

**PROJECT VOLUME: \$24 MILLION | 47,500 SF**

The renovation of this theatre modernized the acoustic and stage lighting capabilities of the Allen while preserving the existing architecture. The 47,500 square foot addition to the Allen Theatre consists of two new theatres that are located in the surface parking lot adjacent to the Allen. The "Second Stage Theatre" seats roughly 300 people and the "Lab Theatre" seats roughly 150 people. This new building serves as a corridor to transport people from the parking garage North of Dodge Court to the Euclid Avenue Theatre District. Both theatres are used by Cleveland Play House and Cleveland State University.

##### **BALDWIN-WALLACE UNIVERSITY THOMAS FAMILY CENTER FOR SCIENCE AND INNOVATION BEREA, OH**

**PROJECT VOLUME: \$20 MILLION | 63,000 SF**

Phased classroom and laboratory renovations on all floors of the existing Life Earth Science Building and Wilker Hall, and the complete demolition and rebuilding of the 9,000 square foot McKelvey Hall. McKelvey Hall is centered between Wilker and Life Earth Science and connects both buildings. The work in these buildings included classrooms, lecture halls, offices, labs, and new mechanical and electrical infrastructure.

##### **HANNA THEATRE RENOVATION, CLEVELAND, OH**

**PROJECT VOLUME: \$30 MILLION | 33,687 SF**

Renovations to this historic building consisted of removal and replacement of floor overbuilds at audience chamber and balcony, construction of an orchestra pit to accommodate a hydraulic thrust stage which extends the auditorium that can lower to create a "traditional" proscenium, new electrical service and distribution, new theatrical equipment, and renovations to dressing tower and public areas. Other features: six styles of seating that incorporate both the social and artistic characteristics of theatre, a computer-controlled, mechanical "fly" system, which will handle more weight, intended to raise and lower scenery, and a reconfigured auditorium floor to allow stadium-like seating for improved audience viewing. In addition to a new and revitalized street-level entrance, there is a door from the balcony level to an elevator lobby in the Hanna Annex building to allow patrons covered access to a parking garage - and access to the balcony for disabled patrons.

##### **CUYAHOGA COMMUNITY COLLEGE WESTSHORE CAMPUS, WESTLAKE, OH**

**PROJECT VOLUME: \$19 MILLION | 65,000 SF**

This two-story building was built on a 33-acre Greenfield site and consists of classrooms, various wet and dry labs, computer labs, offices, conference rooms, bookstore, lounges, vending/café and support areas. The site was designed for further expansion including up to three additional buildings and a parking garage. The building was constructed using a Fast Track Document Release approach and received LEED Gold Certification.

#### EDUCATION

B.S., Accounting  
Bradley University

#### YEARS OF EXPERIENCE

25 with Turner  
31 Industry

#### PROJECT PHASE INVOLVEMENT

Construction

#### DEDICATED TIME TO THE PROJECT

20%





## **DEB KING**

### **PURCHASING ADMINISTRATOR**

As the Purchasing Administrator, Deb will manage the business unit purchasing schedule and oversee the purchasing of materials and subcontracts from qualified vendors and subcontractors. Deb will also assist operations in creating the general and special conditions, safety requirements and scope requisitions for the Project to ensure that the scope, schedule, M/WBE requirements, insurance and bonding requirements are clearly defined for the bidders.

#### **RELEVANT EXPERIENCE**

##### ***ALLEN THEATRE RENOVATION AND ADDITION, CLEVELAND, OH***

**PROJECT VOLUME: \$24 MILLION | 47,500 SF**

The renovation of this theatre modernized the acoustic and stage lighting capabilities of the Allen while preserving the existing architecture. The 47,500 square foot addition to the Allen Theatre consists of two new theatres that are located in the surface parking lot adjacent to the Allen. The "Second Stage Theatre" seats roughly 300 people and the "Lab Theatre" seats roughly 150 people. This new building serves as a corridor to transport people from the parking garage North of Dodge Court to the Euclid Avenue Theatre District. Both theatres are used by Cleveland Play House and Cleveland State University.

##### ***HANNA THEATRE RENOVATION, CLEVELAND, OH***

**PROJECT VOLUME: \$30 MILLION | 33,687 SF**

Renovations to this historic building consisted of removal and replacement of floor overbuilds at audience chamber and balcony, construction of an orchestra pit to accommodate a hydraulic thrust stage which extends the auditorium that can lower to create a "traditional" proscenium, new electrical service and distribution, new theatrical equipment, and renovations to dressing tower and public areas. Other features: six styles of seating that incorporate both the social and artistic characteristics of theatre, a computer-controlled, mechanical "fly" system, which will handle more weight, intended to raise and lower scenery, and a reconfigured auditorium floor to allow stadium-like seating for improved audience viewing. In addition to a new and revitalized street-level entrance, there is a door from the balcony level to an elevator lobby in the Hanna Annex building to allow patrons covered access to a parking garage - and access to the balcony for disabled patrons.

##### ***CLEVELAND STATE UNIVERSITY FENN TOWER RENOVATION, CLEVELAND, OH***

**PROJECT VOLUME: \$26 MILLION | 179,500 SF**

A 21-story renovation of an existing tower for conversion to high-end student housing to accommodate 438 beds. The project included historic restoration of the first floor main lobby and existing ballrooms on the third floor. The existing elevators, two traction and three hydraulic, were retrofitted in the existing shafts with new equipment, elevator cabs and re-cladding the existing frames. Fire rating of the existing floor slabs was designed using new rated drywall ceiling with floor slabs and bar joist assembly to achieve the UL fire rating.

##### ***CLEVELAND STATE UNIVERSITY ART GALLERY, CLEVELAND, OH***

**PROJECT VOLUME: \$1.5 MILLION | 9,230 SF**

Three story tenant improvement in an existing Downtown Cleveland historic building for Playhouse Square and Cleveland State University. Project was completed in an accelerated 10 week construction time line.

#### **EDUCATION**

A.S., Business Administration  
Dyke University

#### **YEARS OF EXPERIENCE**

26 with Turner/Industry

#### **PROJECT PHASE INVOLVEMENT**

Construction

#### **DEDICATED TIME TO THE PROJECT**

20%

**3. EDGE Participation.** (a) Provide information on extent to which the firm has been successful in recent projects at creating meaningful participation in the State of Ohio's Encouraging Diversity, Growth, & Equity ("EDGE") program. Owner's goal is to have 20% EDGE participation on the Project. Provide certification that your firm intends to contract with and use EDGE-certified Business Enterprises as part of the construction management team. Please identify the EDGE-certified Business Enterprises, by name, that will participate in the delivery of the services and work required for the Project.

In addition to the traditional subcontractor and vendor relationships, Turner has partnered with many local GC's and CM's from the community to manage projects. Our clients have realized the benefits of these partnerships with increased local participation, and depth of staffing experience in all firms.

For the Cleveland Heights High School project, Turner has committed to partner, at 20%, with KBJ, Incorporated. An EDGE certified business enterprise, KBJ, Inc. has been serving the Cleveland area since 1996 - offering general contracting, construction management and facilities maintenance services to the public and private sectors.



### EDGE PARTICIPATION - PROGRAM SUCCESS

Turner has been an Ohio builder for more than 100 years – advocating, mentoring and engaging minority, women, and disadvantaged business enterprises has been a cornerstone of our community outreach success.

Turner has a corporate commitment of awarding a minimum of 20% of our subcontracts to minority and disadvantaged firms.

In Ohio, our history of MWBE contract awards clearly demonstrates that commitment:

<b>2012</b>	<b>\$206,516,195</b>	<b>440 SUBCONTRACTS</b>
<b>2011</b>	<b>\$206,234,495</b>	<b>737 SUBCONTRACTS</b>
<b>2010</b>	<b>\$126,874,739</b>	<b>940 SUBCONTRACTS</b>

We believe that our clients and the communities in which we build benefit directly from an effective Community Affairs program. Turner's Community Affairs program encompasses our Supplier Diversity Program, the Turner School of Construction Management, and our Minority, Women, Small and Disadvantaged Program Implementation Plan.

Turner's Supplier Diversity Program provides maximum practicable opportunities for minority and women businesses to participate in contracting and purchasing whenever possible and feasible. Our objective is to increase the visibility, improve the economic viability and enlarge the capacity of minority and women businesses and contribute to the overall economic development of the community.

### Utilization of MBE/SBE Firms

The keys to our approach toward a successful inclusion program and utilization of MBE/SBE firms are:

1. Have an intimate knowledge of the local Minority and Women-Owned Contractor Community in Ohio. Turner actively participates in all significant MBE/WBE organizations, hosting our acclaimed MBE/WBE training program for 18 years. Our MBE/WBE participation across all of Turner's work (regardless of whether goals have been set by the Owners) has been consistently over 20%.
2. Remove the barriers that often prevent these minority and small businesses from participating in projects. These barriers include insurance, bonding and purchasing power. Turner's financial strength enables us to provide products such as a Contractor Controlled Insurance Program and Subcontractor Default Insurance, removing these barriers for minority contractors.
3. Provide a detailed trade by trade assessment of inclusion opportunities by bid package and structure the bid packages to maximize inclusion. This is the best practice for maximizing participation on a project in lieu of a simple percentage applied across all contracts.

Utilizing this approach Turner has made a consistent 20% MBE/WBE inclusion commitment to our clients in this region. Turner will utilize this approach and our commitment toward inclusive projects to ensure the goals and commitments made by the project are met and exceeded.



**Turner School of Construction Management, 14-class series for MWBE firms.**



Department of Administrative Services  
Equal Opportunity Division

01/14/2013

Kyle Jones  
KBJ Incorporated  
7817 First Place  
Oakwood Village, OH 44146

Dear Kyle Jones:

SUBJECT: Encouraging Diversity, Growth and Equity (EDGE) Program  
Certification Number EDGE-15693  
Effective Dates: 01/14/2013 through 01/14/2015

As you are aware, a company desiring to participate in the State of Ohio's Encouraging Diversity, Growth and Equity program must demonstrate to this Office that the company is owned and controlled by an individual that is socially and economically disadvantaged for at least the previous one year.

After careful review of the application and supporting documentation you provided to this office, the Equal Opportunity Division of the Ohio Department of Administrative Services (DAS) has determined that KBJ Incorporated satisfactorily meets the requirements set forth in Section 123:2-16-01 of the Ohio Administrative Code as is required for participation in the program. This letter shall serve as the State's official certification to this effect.

This letter also acknowledges that KBJ Incorporated is approved for EDGE program participation under the Construction procurement category, and has demonstrated capability and/or experience for a period of one year from the date of this letter in the following UNSPSC and CSI codes:

UNSPSC Codes

CSI Codes

1. 72000000 Building and Construction  
and Maintenance  
Services

1. 06 20 00 Finish Carpentry

Please note that one month prior to the expiration date of this certification, your company is required to submit a completed Recertification Affidavit form for our review relative to the company's qualifications for continuing participation in the EDGE program. Additionally, you must formally notify this division of any changes that occur within your company that effect ownership, managerial and/or operational control within thirty days of such changes occurring. Similar notification must be provided to us of any changes to the company's name, business address, telephone numbers, principal products/service or other basic contact and commercial activity information.

Failure to provide a completed Recertification Affidavit or to notify this office of such changes to your company in a timely manner may result in the revocation of your certification status.

So that KBJ Incorporated is able to maximize the opportunity to provide its various EDGE-approved business services to the State of Ohio, we strongly suggest that you contact the following agencies:

1. The Office of State Purchasing , within DAS's General Services Division, provides free registration at [www.das.ohio.gov/gsd](http://www.das.ohio.gov/gsd) or by calling the office at 614.466.4635. This office provides electronic notice of purchasing opportunities for specified supplies or services



(bid notices) to any vendor who has registered with DAS. Opportunities for architectural, engineering and construction service providers can be accessed at [www.ohio.gov/SAO](http://www.ohio.gov/SAO).

- 2. The Ohio Department of Development offers business development assistance in the areas of management, technical, financial, contract procurement assistance, loan and bond packaging services. The office can be contacted at 614.466.5700 or 800.848.1300 ext. 65700.

As the EDGE program indicates, the State of Ohio values diversity among its business partners, and hopes to see them grow and prosper. Consequently, we are delighted to be able to assist your company by approving its participation in this vendor preference and business development program. If you need any assistance or have questions about the EDGE program, its objectives or its operation, please contact the Equal Opportunity Division's Certification Unit at 614.466.8380.

Sincerely,



Richard M. Scott  
State EEO Coordinator  
Ohio Department of Administrative Services

*Service, Support, Solutions for Ohio Government*

*The State of Ohio is an equal opportunity employer.*

HtxdR ssruwql#G lylrq# #533#xuid#Jrdg# #roxp exv#R klr#655;  
Skrgt#047I991;6;3# #D [ #0471:5;B95;  
Z he# z z bdkrkkrjry2hrg

Mkq#N dvfk#J rylugru  
Urehu#E@ll#G DV#G lhfwr  
Ulkdg# #Vfrw#G hsw#G lhfwr2Vd#HHR #Frrugbdwru

4. BIM. Address how your firm will implement Building Information Modeling (“BIM”) or its functional equivalent on the Project, experience and level of training of staff related to BIM, incorporation of team partners that have previous BIM experience, and demonstrate an understanding of collaborative BIM processes.

## COST CONTROL UTILIZING BUILDING INFORMATION MODELING

Our team will utilize our expertise in Building Information Modeling (BIM) to deliver cost savings, identify unforeseen conditions during the design phase and build the project on paper prior to starting in the field. Utilizing this technology we have seen savings for our clients in excess of 15%.

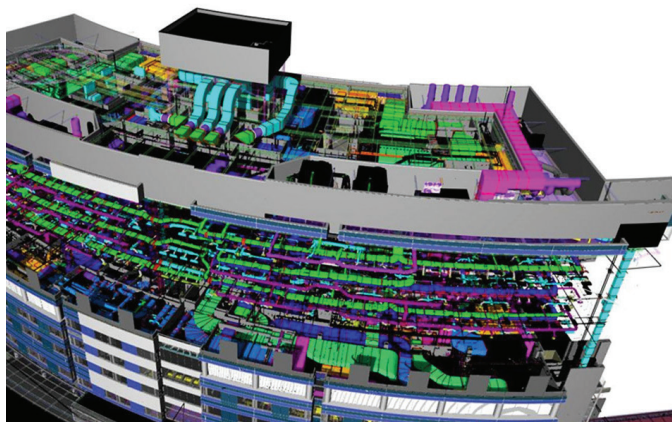
Our project experience has demonstrated a significant reduction in field-driven change orders, reduced RFIs, lower bid costs due to increased scope clarity, and the ability to prefabricate more components, resulting in optimized schedules, reduced project costs, and safer and higher quality job site performance.

BIM techniques for the project may include, but are not limited to, the following:

- Constructability Analysis
- Model-based Quantity Take-off
- Schedule Visualization and Optimization
- Construction Coordination
- Fabrication/Shop Drawing Production
- As Built Model

Turner has had a national presence performing Virtual Design & Construction (VDC) as part of the building process since 2002. We are proud of the leading role we have taken in the construction industry.

Some statistics about Turner’s VDC/BIM work nationally:



Ranked #8 out of the Top 170 BIM Adopters in Building Design & Construction Magazine. This was the top spot for all contractors and only two contractors made the Top 50 on the list.

Ranked #1 out of all General Contractors in BIM for project volume in 2011 with \$4.6 Billion of work-in-place last year alone.

- Total Number of BIM Projects: 396
- Total BIM Project Estimated Volume: \$35.5 Billion
- Total MEP Clash Projects: 289
- Total Constructability Review Projects: 77
- Total Quantity Take-Off Projects: 93
- Total Scheduling/4D Modeling Projects: 126
- Total Laser Scanning Projects: 27
- Total iRoom Setups in Use: 104

We will facilitate and document a customized BIM Execution Plan unique to your project to ensure that all parties are clearly aware of the opportunities and responsibilities associated with incorporation of BIM into the project workflow. The BIM Execution Plan will define the appropriate uses for BIM on the project along with a detailed design of the process for executing BIM throughout the project lifecycle.

The steps within the procedure include:

1. Identify high-value BIM goals and uses
2. Define BIM roles and responsibilities
3. Develop information exchange
4. Define supporting infrastructure in the form of contracts, communication procedure, technology, and quality control to support the implementation
5. Evaluate subcontractor knowledge of BIM and pair inexperienced and experienced teams together if necessary, establishing a mentor like program

## BIM REVIEW AND SETUP

We will work with the Designer and review the BIM created by the design team. Turner has specific guidelines for construction models for quantity take-off and analysis. Turner will discuss the following items with the team while working towards a Model Progression Specification (AIA E202 or equivalent MPS):

1. Model scope
2. Level of detail
3. Model check based on Turner Guidelines

## MODEL-BASED ANALYSIS

The team will create a model-based constructability analysis of the project based on the design model and information available. The report will help the project team understand identified risks in the project. It will also help during the buyout phase and clarify scope with the sub-contractors.

It is especially important in a cost plus project that quantities are verified and reviewed by the CM/GC. Turner intends to use the 3D model to verify quantities and inform the estimate.

## CONSTRUCTION COORDINATION

We require all major trades to be included in the 3D trade coordination. As part of the Turner VDC process, we will provide a breakdown based on logical areas of coordination optimized for file management. The area breakdown will be shared via our Vicon-Server for structured sharing and efficient communication. Turner will provide an iRoom to encourage collaboration and communication.

## PREFABRICATION & FIELD BIM

The goal of an efficient construction coordination process is to enable trade partners to prefabricate more easily. Prefabrication helps to increase quality and decrease man-hour and material waste, resulting in increased productivity.

The results of 3D trade coordination have to be clearly communicated to the field for maximizing the benefits to the project. Robotic Layout based on the 3D model will help increase the accuracy of construction. Turner will work with our trade partners to make sure they maximize the utilization of model-based information.

Turner will also display the model information in the field, close to where installation happens, for clarity of scope and work. Turner also encourages implementing the E-Plan Table in the office and the use of tablet PCs in the field so model and drawing information can be accessed instantly.



Columbus Metropolitan Library



**5. Sustainability.** Describe your firm's experience related to Sustainability initiatives. Include pertinent details of past projects where your firm successfully implemented sustainable practices in demolition and construction waste management; energy savings during demolition, construction or renovation projects; and energy conservation measures during similar past projects. The Owner is especially interested in projects that exceeded the minimum standards of the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) for Schools for Silver Certification. The Owner is also interested in the firm's recommendations on how the Project facilities may become "alternate sources ready" so that the facilities may accommodate alternative generation or renewable energy sources in order to become "net zero" in future energy consumption.

## BUILDING GREEN

As the nation's **#1 GREEN BUILDING CONTRACTOR, AS RANKED BY ENGINEERING NEWS-RECORD (ENR) 2011**, Turner is committed to the success and increased adoption of Sustainable Construction practices throughout the industry. We are a founding member of the U.S. Green Building Council (USGBC), and our employees continue to hold leadership roles in many USGBC chapters.

**ENR** THE TOP 100 GREEN CONTRACTORS

**#1**

TURNER CONSTRUCTION topped the Green Contractors list for the fourth straight year. It also had the most LEED-accredited employees.

EDUCATIONAL FACILITIES		
RANK	FIRM	\$ MIL. REVENUE
1	THE TURNER CORP.	1,157.3
2	GILBANE BUILDING CO.	795.4
3	THE WHITING-TURNER CONTRACTING CO.	440.4
4	SKANSKA USA	322.8
5	HENSEL PHELPS CONSTRUCTION CO.	294.6

RANK 2011	FIRM	ACC. STAFF	2010 GREEN REVENUE			MARKET SEGMENTS						
			\$ MIL.	% OF TOTAL REVENUE		RETAIL / OFFICE	GOVERNMENT / OFFICE	EDUCATION	HEALTH CARE	HOTEL	MULTI-RESIDENTIAL	Other
1	THE TURNER CORP., New York, N.Y.	1252	4,229.1	56	11	9	27	24	4	2		
2	GILBANE BUILDING CO., Providence, R.I.	505	2,541.7	88	11	5	31	25	0	0		

Our team employs 1,388 LEED-certified employees, more LEED Accredited Professionals (APs) on staff than any other construction management firm. Within the region, we employ a total of 153 LEED Professionals, including a Sustainability Manager within each office and an overall Regional Sustainability Manager.

Innovative driven, Turner's on-site teams have developed practices that make the LEED Certification process go smoother. A few of those practices include:

- **CREDIT PROBABILITY MATRIX.** Turner has compiled a credit matrix for each LEED rating system using all the projects that we have completed. This tool allows a project team to identify the most frequently achieved credits for similar projects and compare those to their project. This process helps the team understand which credits are more likely to be achieved and which are more difficult.

- **ONLINE CONSTRUCTION WASTE TRACKING.** This system was developed by Turner and allows waste haulers to enter dumpster ticket information directly into the project database online. The project team has access to real time reporting of construction waste recycling and the reports serve as documentation for the LEED submittal.
- **MATERIAL MATRIX SUBMITTAL.** Turner makes the Materials Matrix required for the Materials & Resources and IAQ credits a submittal item. The values are linked to the Schedule of Values for payment tracking.
- **LEED PROGRESS MEETINGS.** Turner conducts regular meetings with the subcontractors, Owner, and Design Team to monitor the progress of the project. This allows the team to identify any concerns early, so they can be resolved without risk to the certification.
- **GREEN OPERATIONS MANUAL.** Turner has developed a 123 page manual for use by all staff, which contains information about LEED strategies and best practices to be used on projects.



Green Building Market Barometer

6. *Management Systems. Describe the record keeping, reporting, monitoring and other information management systems that the firm would propose to use for the Project. Describe the scheduling and cost control systems the firm would propose to use for the Project.*

## PROJECT MANAGEMENT SYSTEMS

### PRE-CONSTRUCTION / ESTIMATING

Once the owners' needs and building requirements are identified, our pre-construction team begins planning and "building the job on paper." By working with the client and architect/engineer in the early stages of project development, the greatest opportunities for cost and quality control can be realized.

**ESTABLISH THE PROJECT REQUIREMENTS/GOALS** – Clearly identify the expectations and requirements that must be fulfilled by the project. These requirements will then be built into the Project Scope of Work.

**MASTER DEVELOPMENT SCHEDULE** – Together with the owner and design team, we will develop a schedule that incorporates all critical pre-construction activities including design milestones, state and local authority approval and Owner tasks. This schedule will be developed with input from all parties to assure completeness and accuracy. Updating of the schedule will be performed on a periodic basis so as to constantly monitor the Team's progress. This will provide for early control of the process allowing for timely decisions and actions of the project team. This will be especially critical for this project, due to the very aggressive schedule.

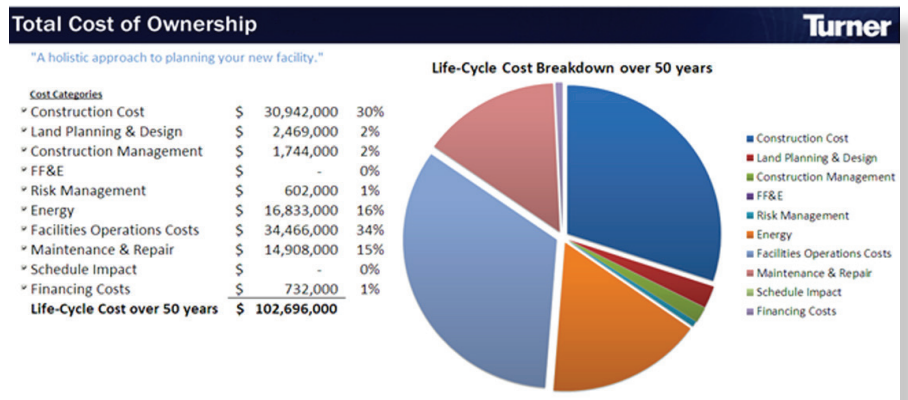
**ESTIMATE AND BUDGET ANALYSIS** – Based upon schematic design documents and outline specifications, we will provide a complete detailed estimate for the project. Again, at two other points during the design phase, we will update our estimate based upon additional design information available. Having this information available will provide the Owner with timely information upon which to base design decisions including materials to be used, feasibility of alternates, and incorporation of the Owner's "wants" into the design.

**TOTAL COST OF OWNERSHIP** – Our pre-construction services traditionally have provided first cost estimates in an effort to manage the client's budget. Turner's ability to leverage our volume of work and assimilate the large amount of data gathered from bid results provides our pre-construction team an unparalleled pulse on the market. Our knowledge of the market, coupled with our experience of in-house estimating staff, provides a detailed level of estimating accuracy and confidence.

We have developed a holistic approach to evaluating the first cost of a facility as well as costs that impact the life of the facility. **Total Cost of Ownership** is the culmination of these factors and provides the platform for our Pre-construction Services. Our Total Cost of Ownership model incorporates a project analysis over the intended **life of the facility** on construction, **energy and maintenance cost**, construction revenue impact, and financing cost to name a few. Furthermore, the model allows for component analysis to provide feedback on key decisions in the design process.

By focusing the design through benchmarking project cost drivers against our historical database and providing alternative value engineering options, our traditional pre-construction process has been successful by all accounts.

However, there is always a better way. Our Pre-construction Process has evolved from providing first cost information to a life cycle focus - a process of *"Beginning with the End in Mind"*.

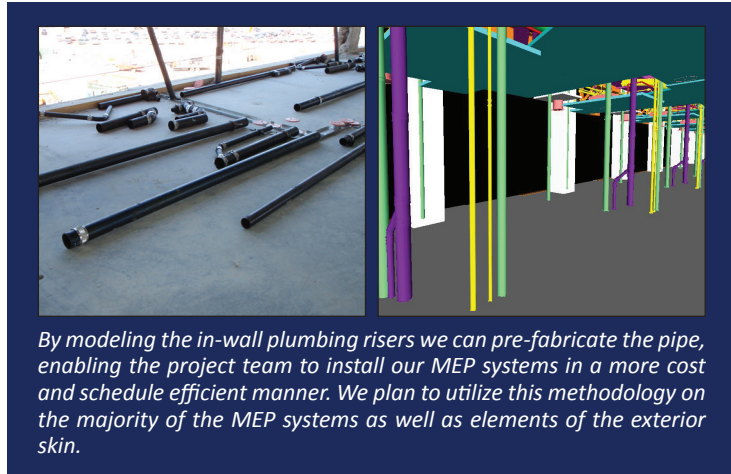






Examples where BIM can be incorporated into the project include the following:

- Virtual Mock-up
- Construction Coordination
- Prefabrication
- Field BIM
- Visual Production Tracking
- As-built Model



By modeling the in-wall plumbing risers we can pre-fabricate the pipe, enabling the project team to install our MEP systems in a more cost and schedule efficient manner. We plan to utilize this methodology on the majority of the MEP systems as well as elements of the exterior skin.

### PREFABRICATION

The goal of an efficient construction coordination process is to enable trade partners to prefabricate more. Prefabrication increases quality, reduces cost, and improves schedules.



Prefabricated bathroom pod ready to be hoisted into place at the OSU Wexner Medical Expansion Project.

## CONSTRUCTION

### DOCUMENT MANAGEMENT- TURNER KNOWLEDGE NETWORK

The Turner project team will develop a project specific site within the proprietary Turner Knowledge Network (TKN). Utilizing TKN the project team and stakeholders (i.e. faculty and staff) can exchange documents, information, and project correspondence in a paperless, virtual environment.

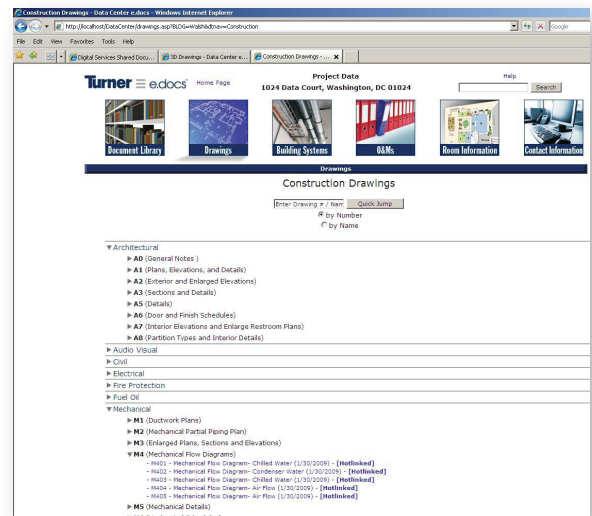
This “Digital Filing Cabinet” for your project becomes the epicenter for sharing and distributing documents such as submittals, bulletins, RFIs, meeting minutes, progress photos, safety/field reports and payment applications.

TKN provides an accurate and efficient portal for all contract documents with customized and intuitive links between drawings and related documentation where drawings are organized by floors, levels, zones and by trades.

As a punch list management tool, TKN allows designated staff and consultants to electronically create and update punchlist items in the field. This eliminates the hassle of transcribing field notes and punchlist items are located in a single and central location.

Features:

- Centralized and portable information
- Ease of collaboration
- Improved quality control
- Real-time updates to drawings and specifications
- Reduced mailing, copying and printing costs
- Expedited transmittals and submittal reviews
- Available 24/7 to all parties



### MONTHLY REPORTING - EXECUTIVE SUMMARY REPORTS

A custom designed project status report will be provided monthly to Cleveland Heights - University Heights City Schools project team. This report will focus on status updates to the schedule, budget, information required list, construction, trade contracts purchasing, and submittal/approval process. Progress photos will also be included for a visual reference of actual field progress. Typically, our monthly reports are published mid-month and are current through the end of the preceding month. The information included is summarized in an Executive Summary.

### PROJECT CONTROLS/SOFTWARE USED TEAM COLLABORATION THROUGH TKN PROJECT SITES AND PROLOG CONVERGE



With this electronic documentation system, the project team will be able to directly view and print different status reports from anywhere. Hosting electronic copies of most of the documentation required for your project will dramatically reduce reproduction costs, improve collaboration, reduce time, and satisfy the project goals.

Other tracking and reporting items included in TKN Project Sites/ Prolog Converge are:

- Share design documents like CAD drawings in a central repository
- Red line drawings and conduct threaded comments for design reviews
- Create discussion forums to communicate complex issues
- Communicate news with the entire team

- Upload photographs, schedules, project documents and more
- Create and manage data regarding workflow processes like RFIs, submittals, meeting minutes and punch lists
- View real time reports regarding budgets, contracts, change management, billings, etc.
- Instantly run automatic alerts that warn of impending critical items such as insurance expiration, change orders outstanding, schedule delays, etc.

**OUR DIGITAL FACILITY MANUAL, TURNER E.DOCS™**, streamlines critical building information and stores it in a format tailored to your specific needs.

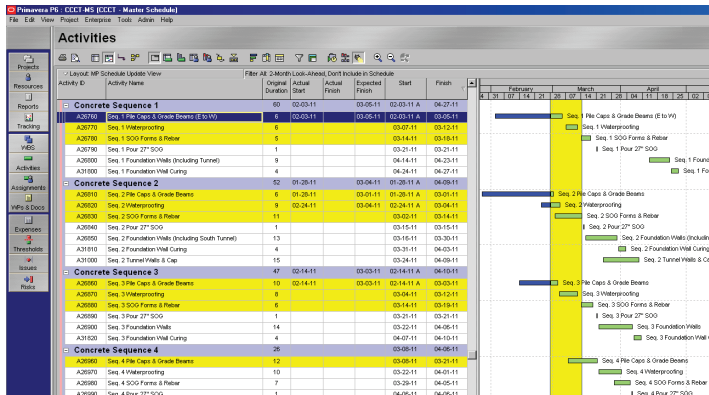
In lieu of the traditional method, hardcopy, three-ring binders and file folders, Turner captures and utilizes the building-specific information such as warranty information, floor plans, equipment manuals, preventative maintenance schedules and other facility data, to produce an easy-to-use facilities information management tool.



## SCHEDULING & COST CONTROL SYSTEMS

### PROJECT SCHEDULE – UTILIZING PRIMAVERA P6

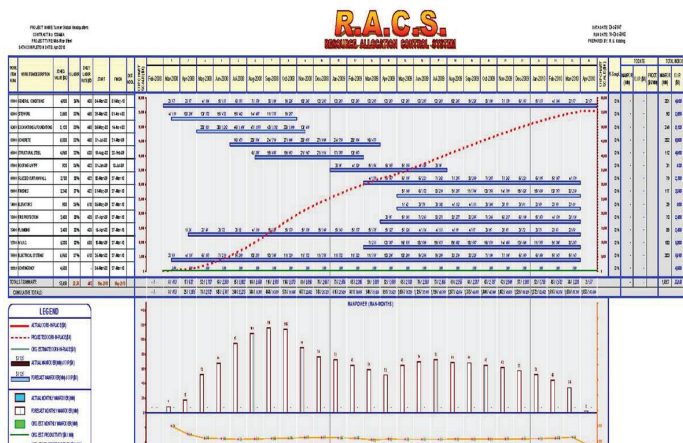
Turner's scheduling services are performed by our Project Superintendent and supported by our professional in-house staff. Our team uses the Primavera P6 program as the standard software for all of our projects. Primavera P6 is the most current scheduling program designed to handle projects of all complexity.



The project schedule is managed on a daily basis and updated weekly to ensure that we are staying on track with all milestone and completion dates. We monitor the schedule by developing a two week look-ahead and distributing it at our weekly contractor coordination meeting. We don't just pass out the two week look-ahead schedule; we go through it by trade and by area in our meeting to ensure that all parties are on the same page. Monitoring the schedule on a daily basis allows our field staff to immediately notice if a contractor is not meeting their obligations which will result in a sit down meeting with the respective contractor to pin point what the problem is and come up with a solution to get them back on track.

### PROJECT BUDGET CONTROL USING RESOURCE ALLOCATION CONTROLS SYSTEM (RACS)

Cost and Schedule Control closely correlate and are usually the driving forces for every project. To manage this correlation, Turner has developed a tracking tool to monitor the Rate of Change for each trade. The RACS breaks the budget and the schedule down by trade to provide an estimated manpower and volume of work in place on a monthly basis. RACS is based on historical and current data and factors in productivity factors for each trade. Using RACS, Turner's field staff



can monitor required manpower for each trade to ensure timely completion. We are not reliant on subcontractor's estimates for the required manpower, but can mathematically calculate what is required and ensure that subcontractors are properly manning the project.

On the cost side, RACS allows us to estimate the volume of work to be put in place for each trade on a monthly basis. Again, this allows us to ensure that a subcontractor is on line for a timely completion, but it also serves as a useful project cash flow management tool for the Cleveland Heights - University Heights City School District. RACS is an exclusive Turner tool we use on every project to monitor and correlate our independent cost and schedule controls.

**DOCUMENTING COST CONTROL** is a continuous process that is maintained by the project staff on a daily basis. All transactions are authorized via Approval Letters and/or Change Order Request Letters (etc.) in what is essentially an "open-book" operating system. An Approval Letter is utilized to secure authorization prior to committing project funds, or making a commitment on behalf of the project. Such items might include, but are not limited to, the following:

- Bidder List
- Subcontract Awards
- Purchase Order Awards
- Approval to Expend Funds
- Use of Contingency
- Allowances
- Retainage Reductions
- Adjustments to Subcontracts
- Final Subcontractor Payments

A Change Order Request Letter or COR, is a letter requesting the approval for anything that changes the terms or scope of Turner's contract. All Approval Letters, Change Order Request Letters, Subcontract Change Orders, Purchase Orders, Purchase Order Modifications, etc. are logged in and maintained in their respective logs. These logs are reviewed on a monthly basis at the OAM (Owner/Architect/Construction Manager) meeting and is available 24/7 on the TKN Project Site. A formal Budget Report is issued monthly to the Owner as part of Turner's Project Status Report. The Budget Report is maintained in real time and is subdivided into Direct Work, Contingency, General Conditions and Fee. Each division provides a transaction-by-transaction log of the history of the Original Estimate, any changes, transfers or savings/overruns.



7. *Self-Performed Work.* Indicate whether the firm intends to self-perform any work on the Project through an acceptable competitive process and, if so, the nature of the work and capability to self-perform.

## SELF-PERFORM CAPABILITIES

Turner's full service approach to meeting our client's needs includes the self-performance capabilities of our team. Because unique project requirements and other variables dictate best value delivery to our client's, Turner self-performs construction work only when it benefits the overall project from a cost, schedule and quality perspective.

Our self-perform abilities and trade work knowledge translates into exceptionally well managed, properly executed projects for our clients, whether or not we self-perform any of the work. Turner has the capability to self-perform work in many areas including:

- SELECTIVE DEMOLITION
- CONCRETE FOUNDATION AND FLAT-WORK
- GENERAL REQUIREMENTS/SAFETY
- DOORS AND HARDWARE
- CASEWORK/INTERIOR TRIM
- TEMPORARY FACILITIES
- METAL STUDS & DRYWALL
- ACOUSTIC CEILINGS

Due to the very aggressive schedule of the Cleveland Heights High School Project, we anticipate that some early work, or "make ready work" will be necessary prior to completion of the documents to a level where they can be competitively bid. With a staff of over 150 carpenters and laborers in Ohio, we can cost effectively deliver trained and experienced labor to the project on short notice.



**W**ITH A STAFF OF OVER 150 CARPENTERS AND LABORERS IN OHIO, WE CAN COST EFFECTIVELY DELIVER TRAINED AND EXPERIENCED LABOR TO THE PROJECT ON SHORT NOTICE.

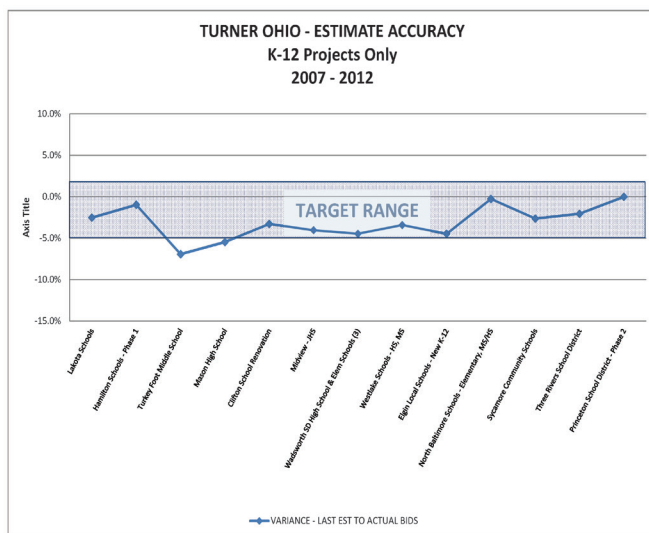


©2010 MacbethPhoto.com

**8. Estimating.** Demonstrated capability of estimating, in schematic design and design development phases, projects comparable to the Project.

### ESTIMATING ACCURACY - BENCHMARKING

Our history of success on projects starts during the design phase and is heavily influenced by the solid performance of our cost estimates. We provide these estimates in an accurate and timely manner so that the school district and architect can make appropriate decisions regarding materials and designs. Key decisions made early in the design process are much less expensive than those made during construction. The chart below reflects our performance on recent K-12 projects.



reviewing Turner's estimates with the Owner and design team, we are able to work with the model as a visual aid to assist everyone's understanding of the design and the major cost drivers included within the estimate. No other CM's in northeast Ohio currently have this expertise in-house for use in preparing estimates.

### ESTIMATE FORMAT

All estimates are provided in a detailed format depicting quantities and unit costs for each item. Variances to the last estimate are provided to quickly help identify changes in design from phase to phase. At every step, Value Management Options (Value Engineering) are provided to the school district with options for costs savings if needed. Even if the Project comes in under budget, we are looking for ways to save money.

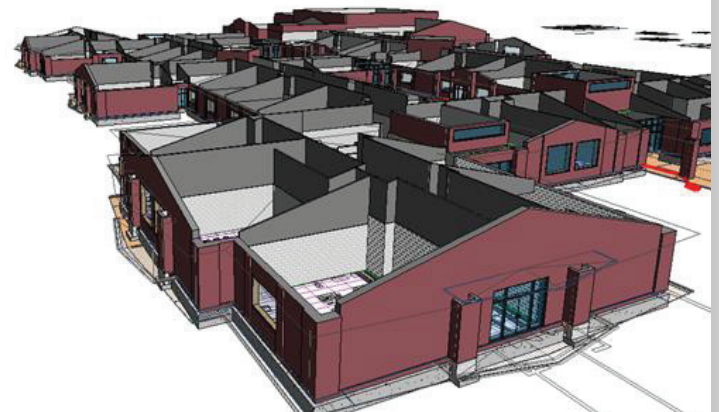
### CONSTRUCTABILITY REVIEWS

In addition to cost estimates, the viability or constructability of a design must be reviewed. Our extensive experience building K-12 facilities gives us an advantage over other CM's on what works and what doesn't work on K-12 projects. Our expert staff of K-12 specific superintendents and engineers review the project documents, looking for any signs of ambiguity that may cause potential change orders in the future. Additionally, we look for alternate methods, details or materials that would reduce costs or project duration.

### IN-HOUSE ESTIMATORS

**T**urner is one of only a few CM firms that employs a complete in-house professional staff with the capability of estimating all portions of a construction project, including mechanical and electrical estimators. On K-12 projects, mechanical and electrical systems make up 30% or more of the total construction cost. **Turner's ability to perform mechanical and electrical estimates in-house is extremely beneficial** to assist the design team and Owners to evaluate multiple system options, and select the systems and components that strike the optimal balance for initial construction cost, ease of operations and maintenance, and long-term energy consumption costs.

Turner employs full-time BIM engineers in our estimating departments in Ohio, including one experienced BIM expert in Cleveland. This ability to use 3-D models generated by the design team to prepare our cost estimates increases the accuracy of the quantities included within the estimates, and increases clarity about the design earlier in the pre-construction phase. When



WESTLAKE MIDDLE SCHOOL

**A**nother important factor for consideration when evaluating a CM's ability to provide reliable estimates is the CM's track record of navigating through highly volatile construction cost fluctuations over the last nine years. Where historically construction costs have increased generally in line with inflation, over the last 9 years construction costs have moved with unprecedented volatility that has challenged all CM firms.

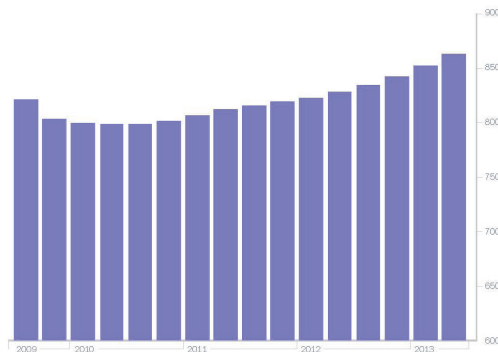
Below is a chart reflecting Turner's Cost Index since 1967 which illustrates the rapid increase in costs from 2004-2008, followed by a rapid decline in costs from 2009-2010. Over this time period, **Turner completed many K-12 projects successfully, with most bid results coming in below Turner's estimates.**

Turner Building Cost Index

2013 Second Quarter Forecast

"Contributing to the increase in construction costs is the limited capacity among trade contractors with the available resources to manage and work on large, complex projects. While lower global demand is maintaining downward pressure on material and equipment costs, there is upward pressure on specialty equipment and material costs in growing building types such as data centers."

Karl F. Almstead  
Vice President



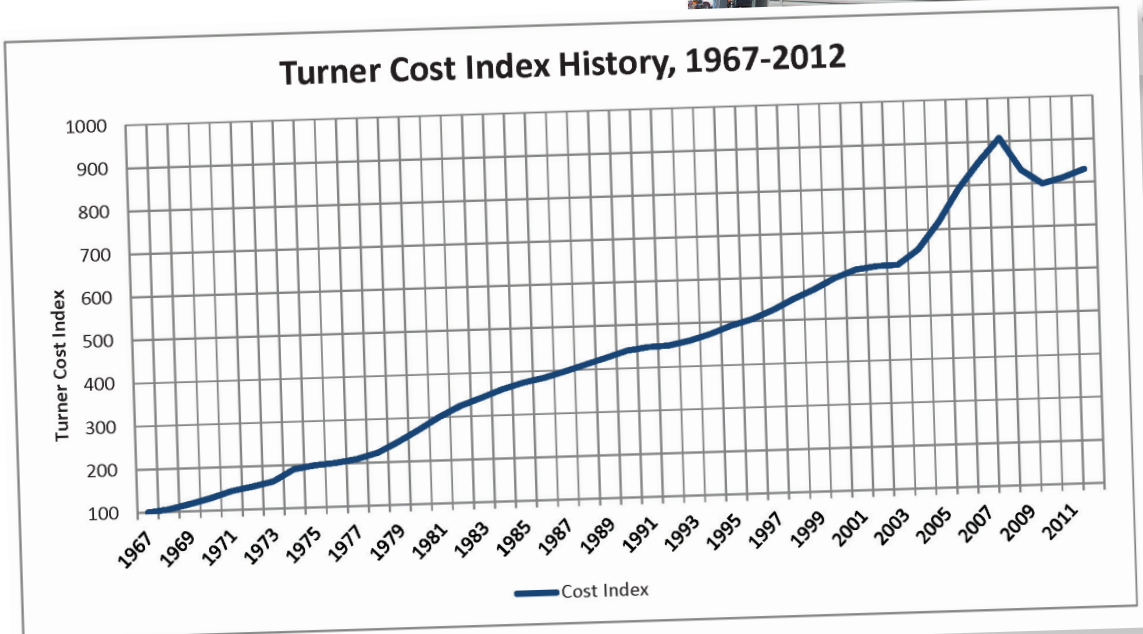
Quarter	Index	Δ%
2nd Quarter 2013	859	1.18
1st Quarter 2013	849	1.19
4th Quarter 2012	839	0.84
3rd Quarter 2012	832	0.73

Year	Average Index	Δ%
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1.0
2001	613	3.0
2000	595	4.4

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.



Turner Cost Index History, 1967-2012





9. *Other Considerations.* Describe the firm's willingness to accept liquidated damages and experience with such provisions on other similar projects. Describe any prior experience with the GMP at-risk project delivery method as described above.

## LIQUIDATED DAMAGES

We regularly accept Liquidated Damages that are a reasonable amount and include a cap on the total amount.

As an example, we are currently building a \$600 Million expansion of The Ohio State University Wexner Medical Center under a Construction Manager at Risk contract. This contract includes Liquidated Damages of \$5,000 per day of lateness and an incentive of \$5,000 per day for being early. Both the damages and the incentives are capped at \$1 Million.

Our most current and high profile experience with the construction manager at risk delivery is The Ohio State University Wexner Medical Center Expansion project - the first **public Construction Manager at Risk delivered project in the State**. The second project was also built by Turner, a new \$5.8 Million biosphere restoration research lab facility at the University of Toledo.

Construction Management at Risk delivery has always represented the largest portion of Turner's work. In 2012 Turner Ohio's managed construction volume was over \$850 million, making Turner the leading general builder in Ohio. Of that volume, \$751 million was performed on CM at Risk projects.



**OSU WEXNER MEDICAL CENTER  
EXPANSION PROJECT**



**10. The Building as a Teaching Tool.** Describe your experience with and provide examples and recommendation of facilities that provide open systems for use by teachers and students in education and lesson plans related to a building's structure, systems and function, including but not limited to, structural, plumbing, electrical, HVAC, lighting, occupant productivity, thermal envelope, energy consumption, sustainability, maintenance, repair, environmental impact and interrelation of the building and the surrounding environment.

We would also consider the entire construction project to be an extended student-centered learning opportunity. **One of the pleasures of a school project is working with teachers and staff to bring “real world” examples into the classroom – or to bring the classroom outside.** Examples abound that bring math to life for all grade levels, and we would love to work to help create a spark for as many students as possible – and maybe even inspire a future engineer or architect along the way!

Our experience of involving teachers and students has been applied successfully on many of our K-12 projects. The following examples outline the expertise we are proud to have been a part of over recent past projects.

**PLEASANT RIDGE MONTESSORI** in Cincinnati, Ohio was the first LEED Silver Certified School building in the State. The LEED building materials and configuration of the overall building provided an opportunity for science classes to develop and implement ongoing studies of the buildings energy usage. The students were able to monitor and track as example solar heat gain and overall energy usage such as electric, heating and air-conditioning throughout the building structure.

**CLARK MONTESSORI HIGH SCHOOL** was a building built on the same site that the old Clark building was constructed. Through working with the design team we were able to incorporate recycled materials into the new building structure. Clark is a LEED Gold Certified building incorporating rain gardens and landscape elements designed to remove silt and pollution from surface runoff water. Including pervious paving throughout the parking areas to help with storm water run off as well as filtering cantonments off of the parking lots. The building incorporated green roofs that are used by students and teachers as teaching areas. This building also has a geo-thermal heating and cooling system that was intended to be used by students in the enhanced educational process.

**NKU NORTHERN KENTUCKY UNIVERSITY’S COLLEGE OF INFORMATICS BUILDING** is a LEED Silver Certified building. The unique aspect of this building was the charge of the University to create a building that would be more than a typical academic building. The University wanted to develop a place for students and professors to interact. They wanted to create an environment that adds a new dimension to the learning experience. And they wanted to use technology and sustainable design to accomplish this goal.

The Turner team worked together with the design team and the University to implement an Intelligent Building System, (IBS) which is accessible not only through the internet remotely it is also running on a live feed on monitors when entering the building lobby. Students and staff can interfaces through these monitors and directly interact with the building, the building becomes an integral part of the learning environment. We have included a link to NKU’s Griffin Hall IBS so that you can experience firsthand this system in action. <http://ghibs.nku.edu/>

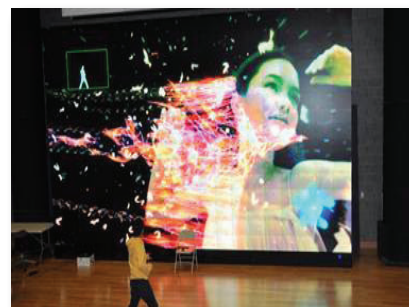
These three examples are just a few of the over 60 LEED design buildings Turner has been involved in across the state of Ohio. We would be happy to offer more examples upon request.



PLEASANT RIDGE MONTESSORI



CLARK MONTESSORI HIGH SCHOOL



NKU COLLEGE OF INFORMATICS | LOBBY DIGITORIUM SCREEN



**11. Usability.** *The Owner recognizes the importance of building and landscape usability for education and cost savings. Usability includes teacher conveniences in areas like storage, display, presentation, and activity space. It also includes ease of maintenance such as wall and floor cleaning grounds care, servicing classroom operations, utilities access, and use of environmental control systems. The Owner is interested in the firm's recommendations on construction a facility that is "user-friendly" with respect to use, organization, operation, maintenance and repairs.*

Our staff works closely with the end-user and design teams during all phases of construction - offering our knowledge of building systems and products to deliver to our clients the best solution for an efficient and effective facility.

### ENERGY EFFICIENT EXPERIENCE

In late 2007, legislation was passed in the State of Ohio that required schools built with funding from the Ohio Schools Facilities Commission would meet a standard of LEED Silver, with the primary focus to be on energy efficiency measures. As a result, many schools designed and built since 2008 have included more innovative and energy efficient HVAC and lighting systems to meet or exceed the LEED Silver standard.

While many of the schools continue to use conventional chilled water, variable air volume (VAV) type HVAC systems with energy saving add-ons (i.e. heat recovery options), examples of more innovative, energy efficient HVAC systems installed on K-12 projects include:

#### GEOTHERMAL HEAT PUMP SYSTEMS

- Wadsworth High School and Community Center
- Sycamore Maple Dale Elementary
- Cincinnati Public Schools – Quebec Elementary
- Cincinnati Public Schools – Hyde Park Elementary
- Cincinnati Public Schools – Gamble Elementary
- Fredericktown K-12 School
- Three Rivers K-12 School

#### VRF OR VRV W/ ICE STORAGE

- North Baltimore High School
- Bellevue Elementary

#### CHILLED BEAMS

- Winton Hills Academy
- Princeton Middle/High Schools

Turner's pre-construction and construction staff are experienced and comfortable with these innovative systems, and have the additional benefit of learning from their peers in other Ohio offices who can share lessons learned and best practices when supervising and testing the installation of these sophisticated systems.

We understand that some HVAC and electrical trade contractors are still relatively inexperienced with these systems, so we know that Turner needs to be very proactive in the pre-planning,

shop drawing/submittal review process, scheduling/sequencing of the system installations, and particularly in the start-up and commissioning process.

Lighting control systems – particularly those with sensors, daylighting and dimming controls – are uniquely complex to install and commission properly so they meet the design intent. Turner's superintendents are very focused on ensuring a high level of quality control for installation of these systems, and will ensure that they are tested and operating properly prior to building turnover.



WINTON HILLS ACADEMY



WADSWORTH HIGH SCHOOL AND COMMUNITY CENTER