



# STATEMENT OF QUALIFICATIONS

Cleveland Heights-University Heights  
City School District

## Owner's Representative Services

November 8, 2013

**Construction  
Support  
Solutions**





**The RUHLIN COMPANY**  
6931 Ridge Road • P.O. Box 190  
Sharon Center, OH 44274  
(330) 239-2800  
FAX (330) 239-1828  
[www.ruhlin.com](http://www.ruhlin.com)  
*The Ruhlin Company is an  
equal opportunity employer*

November 8, 2013

Mr. Stephen Shergalis, Director of Business Services  
Cleveland Heights-University Heights City School District  
2155 Miramar Boulevard  
University Heights, OH 44118

Re: Cleveland Heights-University Heights City School District-Owner's Representative Services

Dear Mr. Shergalis:

Congratulations on the passage of Issue 81 this past Tuesday! On behalf of The Ruhlin Company, thank you for the opportunity to be considered to represent Cleveland Heights-University Heights City Schools as your Owner's Representative for your upcoming school improvements. Our company has extensive construction management experience and is very interested in the opportunity to work with Cleveland Heights-University Heights City Schools and your selected construction manager and architect to be a part of the transformation of your facilities.

Please refer to the attached Statement of Qualifications which highlights the credentials of The Ruhlin Company. Ruhlin is a leader in K-12 construction and has worked on over \$1 billion worth of educational projects over the past ten years. While the Owner's Representative concept is relatively new for OFCC projects, Ruhlin is uniquely qualified as we currently serve in an Owner's Representative role on Kent State University's "Foundations of Excellence, Building the Future" project. This \$160M project includes the construction and/or renovation of four major buildings on campus, each of which has its own Construction Manager. This arrangement has led to a positive working relationship between our company and other construction managers and the lessons learned from this project will be quickly applied to the Cleveland Heights-University Heights school improvements.

The Ruhlin Company has been a long-time supporter of the EDGE program in Ohio. On this project, we will strive to meet the 20% participation goal with our partner, Construction Support Solutions (CSS). The Ruhlin Company has a successful history working with CSS and looks forward to teaming again to encourage the advancement of disadvantaged business enterprises. CSS is a female-owned business and will support the project with preconstruction services such as scheduling and estimating. Our team is committed to planning, monitoring, and outreach programs to meet EDGE goals and has exceeded the defined goals on many recent projects.

The Ruhlin Company offers a strong local presence with our headquarters just 39 miles away from Heights High School. We have been providing successful construction services throughout Ohio for over 98 years through our Building, Civil, Industrial, and Structural Erection Divisions. As a result of many years of diverse construction experience in Northeast Ohio, Ruhlin has worked with many subcontractors. As Owner's Representative for the Cleveland Heights-University Heights City School District, the Ruhlin team will draw upon our experiences to recommend preferred subcontractors and review those selected by your construction manager.

As Owner's Representative, The Ruhlin Company will work with the Cleveland Heights-University Heights City School District in a collaborative fashion to review and advise on various aspects of the project. We have in-house scheduling resources which will be utilized to review the project schedule to ensure adequate durations are in-place for all activities. Additionally, our project team is experienced in value engineering and proper allocation of funds. We understand that there are many phases and locations to budget funds responsibly. Our in-house professionals will work diligently to produce an economical high school renovation; thereby ensuring adequate funds remain for the other district improvements.

Mr. Stephen Shergalis  
Cleveland Heights-University Heights City School District  
Owner's Representative Services  
November 8, 2013

The Heights High School renovation project is unique in that it will involve extensive phasing and use of swing space to accommodate students during the occupied renovation. The Ruhlin Company has dealt with phased, occupied renovations frequently, including recent K-12 projects at Canton City Schools that have included up to 10 phases. We have the schedule expertise to plan phases appropriately to minimize disruptions to students and decrease the use of costly modular units while completing the project in an expeditious and efficient manner.

Through the diverse experience of The Ruhlin Company, we have also completed several recreational facilities similar to the large natatorium planned for Heights High School. Ruhlin has completed health and wellness centers for Akron General in Green and Stow and is currently working on a similar facility at the NEOMED campus in Rootstown. The experience and lessons learned from these projects will be quickly applied to this portion of the work which is unusual for a K-12 project.

The Ruhlin Company is proud to have a reputation for working on sustainable projects. We have recently received certification on our fifth LEED project and have additional projects currently registered and in various stages of development or construction for public and private clients. We actively contribute to the sustainable discussion during the early stages of the project development and provide alternatives to the design team for consideration. The LEED process will ensure an energy efficient high school and will lead to decreased operation and maintenance costs for years to come.

The Ruhlin Company has extensive experience in K-12 projects as construction manager and is well-qualified to serve as Owner's Representative on this project. We have worked on many new-build and renovation projects and are experienced with phasing plans which utilize swing spaces and modular units. We look forward to the opportunity to become a part of the Cleveland Heights-University Heights City School District transformation. If you desire further information or would like to visit any of the referenced projects, please let us know.

Respectfully submitted,  
**THE RUHLIN COMPANY**



Don Rife, AIA, NCARB, LEED AP  
Director of Business Development

Enclosures: 6 - Original SOQ's

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**Location of Home Office:**

6931 Ridge Road  
 P.O. Box 190  
 Sharon Center, Ohio 44274  
 (330) 239-2800 Phone  
 (330) 239-1828 Fax

**Website:**

[www.ruhlin.com](http://www.ruhlin.com)

**Contact:**

Don Rife, AIA, NCARB, LEED AP  
 Director of Business Development  
[drife@ruhlin.com](mailto:drife@ruhlin.com)

**Legal Form of Firm:**

Corporation

**Ruhlin Principals:**

Jim Ruhlin, President & CEO  
 Russell F. Gregory, VP & Treasurer  
 Mike Deiwert, VP - Building Division  
 Mike Ciammaichella, VP - Heavy Civil  
 Division  
 George Seanor, GM - Industrial Division  
 Chuck Fisher, GM - Structural Division

**Corporate Data:**

Year Founded: 1915  
 Year of Incorporation: 1948  
 State of Incorporation: Ohio

**Bonding:**

CNA Surety  
 \$300 Million+ Annual Bonding Limit

**Information regarding the history of the firm.**

The Ruhlin Company, founded in 1915, specializes in general contracting, construction management, and design-build services to the healthcare, education (K-12 & higher education), government/correctional, commercial, energy generation, environmental, transportation, industrial, and structural steel markets. Encompassing four divisions - Building, Heavy Civil, Industrial, and Structural Erection, The Ruhlin Company has the capability to provide quality services across a variety of project types.

**HISTORY**

The Ruhlin Company was founded by John G. Ruhlin in 1915. Initially the company offered its services as a general contractor in the commercial and industrial markets of Northeast Ohio. Our first project was a school in Creston, Ohio. As the company grew, it expanded into the civil market to include constructing bridges, roads, sewers, and water treatment facilities throughout the State of Ohio. In 1948 the company was incorporated under the name The John G. Ruhlin Construction Company. It operated under the founder's name until 1980 when it was changed to its present form.

**SERVICE**

Since incorporation The Ruhlin Company has focused its construction services in the commercial/institutional buildings, civil construction, and industrial markets. Ruhlin is one of the largest general contractors in Ohio, adding construction management to its services in the early 1960's. Ruhlin's primary base of operation is Ohio and the adjacent states. Our company initiated a Total Quality Management program in 1992 as a commitment to providing quality construction services.

**EMPLOYEE OWNED**

The company began an Employee Stock Ownership Plan (ESOP) in 1977 which has resulted in over **82% of the company's common stock now being held by its active employees.** Because of this **Ruhlin employees have a vested interest in the success of every project.**

**FINANCIAL STABILITY**

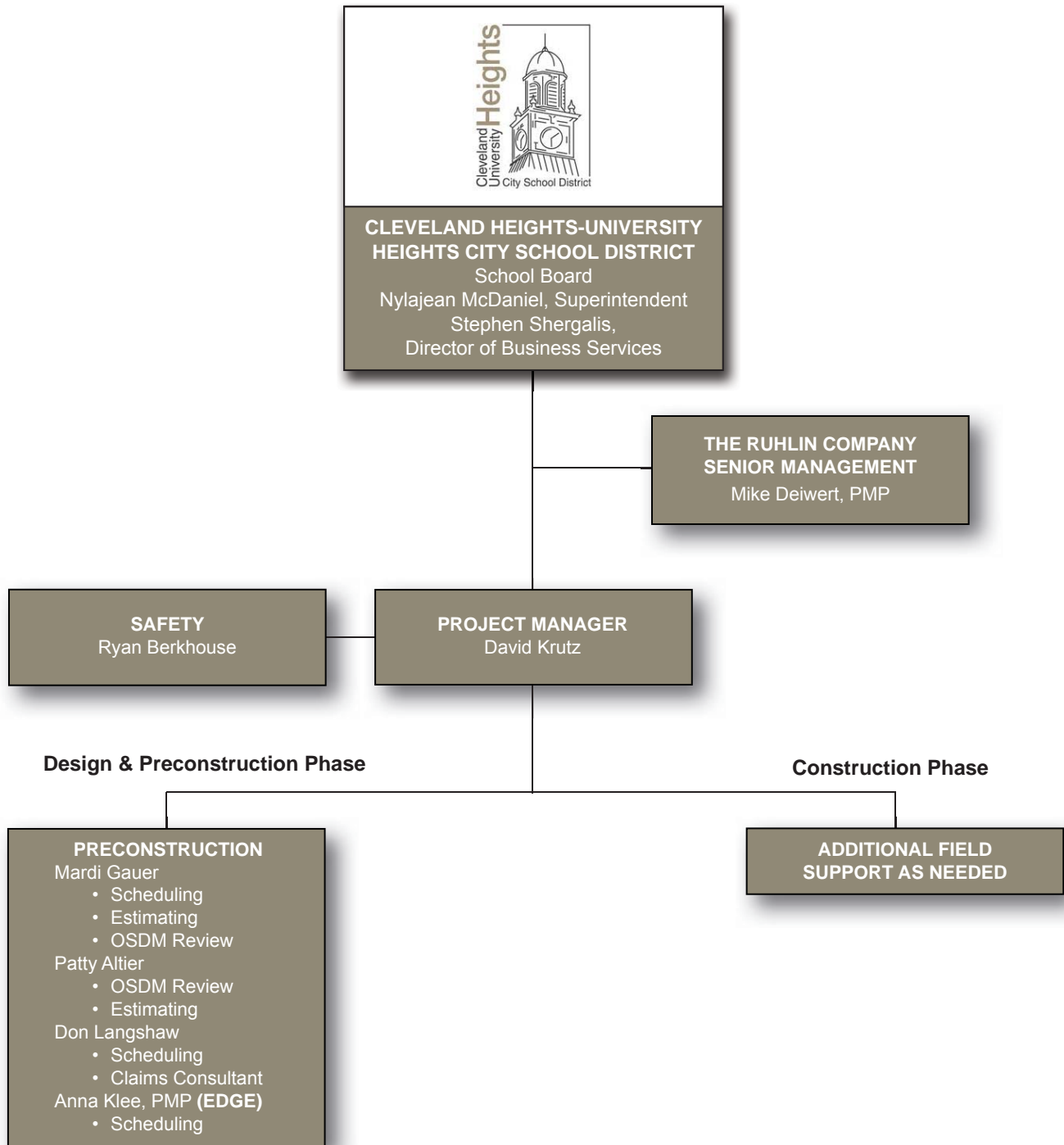
The Ruhlin Company has served as a general contractor and construction manager in the Ohio marketplace since 1915. Evidence of our financial responsibility is provided through an open line of credit available from FirstMerit Bank and the \$300 million+ bonding capacity from CNA Surety Company.



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Resumes detailing the technical training, education, and experience of the firm’s owners and key personnel who will be assigned to perform services on the Project.



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**PROJECTS OF NOTE:**

**Akron Public Schools - Segments 1-4**  
Akron, Ohio  
District-wide facilities expansion  
\$404 million

**Canton City Schools**  
Canton, Ohio  
New schools  
District-wide facilities expansion  
\$124.2 million

**Cloverleaf Local School District**  
Lodi, Ohio  
New elementary school  
\$24 million

**Highland Local Schools**  
Medina, Ohio  
New high school and two elementary  
schools upgrades  
\$42 million

**Norwayne Local Schools**  
Creston, Ohio  
New elementary and renovation to  
middle and high schools  
\$31 million

**Wadsworth City Schools -  
Art Wright Stadium**  
Wadsworth, Ohio  
Renovations to existing stadium  
\$2.5 million

**Wadsworth City Schools**  
Wadsworth, Ohio  
Two new elementary schools, one  
new 7-8 middle school, renovations  
to existing high school and 5-6 middle  
school  
\$29 million

**MICHAEL DEIWERT, PMP**  
**VICE PRESIDENT**

**Mike Deiwert**, as vice president, will be personally responsible for delivery of services on a project. He has the authority to commit the necessary resources of The Ruhlin Company. Mike will be active during all phases of the project providing oversight and guidance to the onsite staff. During the important early project planning and implementation stage, he will be actively involved on the site and at project meetings.

Mike has focused his career on building construction under both general contracting and construction management contracts. He has been a building division team member for 25 years during which time the company has been engaged in educational, correctional, healthcare, and governmental facilities. The nature of these projects has involved special purpose construction unique to the needs of each institution.

**EDUCATION**

- Purdue University, BS Construction Engineering and Management

**CERTIFICATIONS**

- OSHA 30-hour Training
- Project Management Professional Certification

**PROFESSIONAL AFFILIATIONS**

- Member of Project Management Institute
- AACE International
- Association of General Contractors (Immediate Past President)

**EXPERIENCE**

- 31 years of construction experience
- A member of the Ruhlin Team since 1985



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**PROJECTS OF NOTE:**

**Akron Public Schools - Segments 1-3**  
Akron, Ohio  
District-wide facilities expansion  
\$363 million

**Canton City Schools**  
Canton, Ohio  
District-wide facilities expansion  
\$124.2 million

**Ohio School Facilities Commission  
Emergency Repair Program**  
Northwest Ohio Region  
39-district "Warm, Safe and Dry"  
facilities upgrades program  
\$14.6 million

**Massillon City Schools**  
Massillon, Ohio  
New middle school  
\$29 million

**NEOMED CRAE**  
Rootstown, Ohio  
Three additions to the NEOMED  
campus  
\$38.1 million

**University Hospital**  
Lerner Bed Tower  
\$100 million

**Bridgestone Americas, Inc.**  
Akron, Ohio  
New Technical Center  
\$44 million

**DAVID KRUTZ**  
**PROJECT MANAGER**

**David Krutz**, as project manager, will be personally responsible for orchestrating all aspects of construction services on your project. He also has the authority to commit the necessary resources of The Ruhlin Company. David will be actively involved during all phases of the project providing oversight and guidance to the on-site and in-house Ruhlin support staff.

David offers extensive experience as the Project Manager and Project Executive for both educational and healthcare projects. As the Project Executive orchestrating the Akron Public Schools building program, he was involved with the National Inventors Hall of Fame STEM building, a LEED Silver certified facility.

Dave has received many accolades including the prestigious Ohio School Facilities Commission "Gold Star Award" for project construction management services excellence.

**EDUCATION**

- Kent State University, BS Architecture (Graduated Cum Laude)

**CERTIFICATION**

- OSHA 30-hour Training

**EXPERIENCE**

- Over 27 years of construction experience
- A member of the Ruhlin Team since 1996



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**PROJECTS OF NOTE:****Akron Public Schools - Segments 1-4**

Akron, Ohio  
District-wide facilities expansion  
\$404 million

**Canton City Schools**

Canton, Ohio  
District-wide facilities expansion  
\$124.2 million

**Cloverleaf Local Schools**

Lodi, Ohio  
New elementary school  
\$24 million

**Indian Valley Schools**

Gnadenhutten, Ohio  
High school renovation, new elementary school, elementary school renovation  
\$40 million

**Licking Valley Schools**

Newark, Ohio  
New elementary school, middle school additions and renovations, high school renovations  
\$26 million

**Massillon City Schools**

Massillon, Ohio  
New middle school  
\$29 million

**Norwayne Local Schools**

Creston, Ohio  
New elementary and renovation to middle and high schools  
\$31 million

**Osaburg Local Schools**

East Canton, Ohio  
New K-12 school  
\$23.1 million

**MARDI GAUER****PRECONSTRUCTION SERVICES COORDINATOR**

**Mardi Gauer** will assist the project manager in carrying out all planning functions on the project. These planning functions include recommendations related to the Ohio School Facilities Commission Design Manual, constructability reviews, availability of materials, and budgeting including cost of alternative design, preliminary budgets, and value engineering.

Mardi has been responsible for the review of all of the OSFC Canton, Akron, Norwayne, Osaburg, and Massillon schools. She has also been responsible for training Ruhlin individuals for OSFC/OFCC OSDM review and approvals.

**EDUCATION**

- The University of Akron, BS Construction Engineering Technology
- Kent State University, Bachelor of Fine Arts

**PROFESSIONAL AFFILIATIONS**

- National Association of Women in Construction, Regional Director (National)
- National Association of Women in Construction, Past President, (Akron Chapter)

**EXPERIENCE**

- Previous position with Ruhlin includes project estimator
- 16 years of construction experience
- A member of the Ruhlin Team since 2002



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**PROJECTS OF NOTE:****Akron Public Schools - Segments 1-4**

Akron, Ohio

District-wide facilities expansion

\$404 million

**Cloverleaf Local Schools**

Lodi, Ohio

New elementary school

\$24 million

**Indian Valley Schools**

Gnadenhütten, Ohio

High school renovation, new elementary school, elementary school renovation

\$40 million

**Jackson-Milton Local Schools**

North Jackson, Ohio

New 7-12 building

\$16 million

**Licking Valley Schools**

Newark, Ohio

New elementary school, middle school additions and renovations, high school renovations

\$26 million

**Norwayne Local Schools**

Creston, Ohio

New elementary and renovation to middle and high schools

\$31 million

**Osnaburg Local Schools**

East Canton, Ohio

New K-12 school

\$23.1 million

**PATTY ALTIER****OSFC DESIGN MANUAL COMPLIANCE & REVIEW**

**Patty Altier**, as part of the OFCC design manual review team, will assist the design manual coordinator in carrying out all functions related to the Ohio Facilities Construction Commission Design Manual Review, constructability review, logistics availability of materials and cost of the project, including cost of alternative design, preliminary budgets, and possible economies.

Patty has been fulfilling this role during the review of numerous OFCC facilities projects.

**EDUCATION**

- Ashland University, Master of Business Administration
- Malone College, BS Business Management
- Kent State University, AA Applied Business

**CERTIFICATION**

- OSHA 10-hour Training

**EXPERIENCE**

- Previous position with Ruhlin included project administration
- 11 years of construction experience
- A member of the Ruhlin Team since 2003



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**DONALD LANGSHAW**  
**PROJECT CONTROL SPECIALIST**

**Don Langshaw**, as project control specialist, will be responsible for project schedule oversight. He will be active in all phases of the project from master program planning to individual construction project closeout. Don has been creating, reviewing, and updating project schedules across a wide variety of project types for many years.

Don has extensive controls experience in the development, coordination, and execution of multi-tasked, multi-million dollar projects in the educational, industrial, energy, and healthcare environments. Don's blend of controls, construction, and project management knowledge provides a unique, comprehensive job perspective.

Additionally, he offers LEED knowledge. Don is currently pursuing his LEED accreditation.

**EDUCATION**

- Cleveland State University, BS Civil Engineering

**PROFESSIONAL AFFILIATIONS**

- Member of the American Society of Civil Engineers

**EXPERIENCE**

- OSFC/OFCC project experience
- 23 years of construction experience
- A member of the Ruhlin Team since 2007

**PROJECTS OF NOTE:**

**Akron Public Schools - Segments 1-4**  
 Akron, Ohio  
 District-wide facilities expansion  
 \$404 million

**Cloverleaf Local School District**  
 Lodi, Ohio  
 New elementary school  
 \$24 million

**Jackson-Milton Local Schools**  
 North Jackson, Ohio  
 New 7-12 building  
 \$16 million

**Norwayne Local Schools**  
 Creston, Ohio  
 New elementary and renovation to middle and high schools  
 \$31 million

**Osnaburg Local Schools**  
 East Canton, Ohio  
 New K-12 school  
 \$23.1 million

**Warrensville High School**  
 Warrensville Heights, Ohio  
 Addition  
 \$20 million

**Kent State University**  
 Kent, Ohio  
 Program management services  
 \$160 million

**NEOMED HWMEC**  
 Rootstown, Ohio  
 New health, wellness & medical education center  
 \$65 million



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**PROJECTS OF NOTE:****Ohio School Facilities Commission (OSFC)**

Various Locations, Ohio  
Neutral facilitation and dispute resolution consultant

**OSFC**

Various Locations, Ohio  
Support services consultant

**Fairview Park City School District**

Fairview Park, Ohio  
District-wide continuing capital improvements

**Strasburg-Franklin Local School District**

Strasburg, Ohio  
New K-12 facility  
\$20.5 million

**Elyria City School District**

Elyria, Ohio  
Additions and renovation to historical high school  
\$70 million

**OSFC**

Various Locations, Ohio  
Design Phase Coordinator: Plymouth-Shiloh, Indian Valley, Licking Valley, Franklin, Crestview

**OSFC**

Various Locations, Ohio  
Ohio School Design Manual Reviewer  
\$70 million

## **ANNA KLEE, PMP**

### **SCHEDULING PROFESSIONAL**

Anna Klee began her career in the construction industry more than 20 years ago in 1988. She has performed many duties across the full spectrum of construction management helping clients to stretch their resources. Her straightforward approach and ability to keep the many parties involved in a project focused on the end result, has created a network of contacts that eagerly look to her for opportunities to project success.

Anna formed Construction Support Solutions to operate with the integrity and commitment a client deserves.

Anna has worked closely with the State of Ohio for many years providing numerous project teams with bracketing, compliance and phase submission reviews, constructability reviews, estimating, and recommendations while performing the overriding functions of a Design Phase Coordinator. Anna has also performed the On-Site Project Engineer duties on many complicated and fast track projects needing someone of her senior level experience.

**EDUCATION**

- Cuyahoga Community College

**PROFESSIONAL AFFILIATIONS**

- ASA
- NAPW

**CERTIFICATIONS**

- Project Management Professional Certification
- OSHA
- Public Contracting Training
- Professional Liability Training
- Human Resource Law Training
- First Aid

**EXPERIENCE**

- Over 20 years of construction experience
- A member of the Construction Support Solutions Team since 2008



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**RYAN BERKHUSE**  
**SAFETY DIRECTOR**

**Ryan Berkhouse**, as safety director, will fulfill administrative obligations including the development, implementation, and maintenance of corporate safety procedures in compliance with local, state, and federal regulations.

His responsibilities include conducting jobsite safety inspections; establishing job site safety procedures and policies during initial project mobilization; evaluating current or writing new programs to enhance safety; investigate any accidents or near misses to determine the root cause; and screen, hire, and manage local site safety coordinators as required.

**PROJECTS OF NOTE:**

**Building**

Akron General Medical Center - Green  
Akron Public Schools Segments 3 & 4  
Norwayne Local Schools  
Austen BioInnovation Institute (ABIA)  
Bridgestone - Akron Technical Center  
The City of Akron - Lake Rockwell  
Cleveland Clinic - Wooster Ambulatory  
Surgery  
Cleveland Clinic - Independence Cancer Ctr  
Kent Courthouse  
Kent State University - Program Mgmt  
Mercy Medical Center - ED Expansion  
NEOMED - CRAE  
NEOMED - HWMEC  
The University of Akron - Engineering  
Research Building  
Wadsworth City Schools - Art Wright Stad.

**Civil**

AMP-OHIO Willow Island Cofferdam  
Design/build and Excavation  
AMP-OHIO Willow Island Powerhouse  
ODOT IR 75-11.01 Montgomery County  
ODOT SR-164 Columbiana County  
ODOT Warrensville Center Road Bridge  
ODOT IR-75 Montgomery County, Bridge  
Replacement  
ODOT IR-90 Lorain County, Bridge Repair  
ODOT Cuyahoga County Innerbelt, Bridge  
Replacement

**Structural**

ODOT 1041(10) Cuyahoga County,  
Willow Avenue Lift Bridge  
Norfolk Southern Bridge, Columbus  
ODOT Main Avenue Bridge Repairs  
ODOT US-6A, Cuyahoga County

**Industrial**

Enduring Energy - Mahoning Creek  
Morton Salt  
BASF Beachwood

**EDUCATION**

- University of Cincinnati Outreach, OSHA 501 General Industry Certification
- Ohio University, BTAS
- Ohio University, AAS, Law Enforcement Technology
- Eastland Fairfield Career and Technical Schools, Firefighter I and II Certificate
- United States Coast Guard, National Search and Rescue School
- United States Coast Guard, Port Security Insignia

**CERTIFICATIONS**

- National Safety Council - First Aid/CPR/AED Instructor
- National Safety Council - Bloodborne Pathogens Instructor
- OSHA 501 - General Industry Outreach Trainer
- CSX-Norfolk Southern Railroad - Roadway Worker Trainer
- National Safety Council - Genie Manlift and Forklift Trainer
- Travelers Risk Control - Site Sense
- SafeStart Trainer
- DriveTeam - Load Securement
- Capital Safety & DBI/Sala - Fall Protection Competent Inspector
- Ohio BWC - Trenching and Excavating
- OCA - Work Zone Traffic Control Supervisor
- Hilti Fastening Systems - Operator Trainer
- MSHA Service Mine

**EXPERIENCE**

- Development of training programs for EHS and hazardous materials safety
- Enforcement of OSHA and MSHA compliance
- Ultra pure water system maintenance and operation
- MSDS compliance
- A member of the Ruhlin Team since 2010



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## The technical training, education, and experience of the firm's current staff.

The Ruhlin Company is committed to employee advancement through technical training and continuing education. The Ruhlin Company has been involved in over \$1B worth of educational projects over the past ten years which has enabled our staff to gain a wealth of experience with educational construction. Listed below are the professional registrations of our employees. Please reference resumes in Tab 2 for specific education and experience for the assigned project staff.

### Professional Accreditation

Mike Bauman, LEED GA, STS	Chris Baumhoer, PE
Kevin Blakey, LEED AP	Matt Bush, CEM
Mike Ciammaichella, PE	Mike Deiwert, PMP
Dave Ellenberger, MCP	Amy Fitch, Esq.
Bill Gantz, PE	Mardi Gauer, CIT
Wendy Gnap, Notary Public	Eric Gradert, LEED GA
Russ Gregory, CPA, ARM	Anna Klee, PMP
Jeff Lawson, PE	Lana Malone, Notary Public
Scott McCarthy, AIA	Paul McCutcheon, PS
Brian Miller, CPA, Notary Public	Barbara Moss, Notary Public
Mark Myers, STS	Chris Ports, Esq., LEED GA
Brian Rentsch, LEED AP	Sara Rich, Notary Public
Kevin Ries, LEED AP	Don Rife, AIA, LEED AP, NCARB
Jim Ruhlin, PE	Jim Ruhlin, Jr, STS
Lee Rutledge, PE	Brooks Stingel, PE
Paul Supelak, LEED AP	Jennifer Watson, SPHR
Doug Westerheide, LEED GA	Val Zalaiskalns, LEED AP



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**The firm's experience in performing engineering studies and construction administration.**

The Ruhlin Company has been involved in construction administration since 1915. The following pages provide a sampling of several relevant projects with similar scope to the Cleveland Heights-University Heights Projects.

**Large Educational Projects**

- Akron Public Schools (38 Buildings, \$404M)
- Canton City Schools (18 Buildings, \$124.2M)
- Kent State University (4 Buildings, \$160M)
- University of Akron (5 Buildings, \$126M)

**Phased, Occupied Renovation Projects**

- Canton McKinley High School (11 phases, Occupied)
- Canton Crenshaw Middle School (7 phases, Occupied)
- Norwayne Middle & High School (3 phases, Occupied)
- ABIA

**Pool Construction/Recreation Center Experience**

- Akron General Health & Wellness Center – Stow
- Akron General Health & Wellness Center – Green
- NEOMED Health & Wellness Center

**Construction Manager at Risk (CMR) and Guaranteed Maximum Price (GMP) Experience**

- Mercy Medical Center – Intensive Care Unit & Parking Deck
- Cleveland Clinic – Wooster Ambulatory Surgery Center
- Akron General – Heart & Vascular Center
- Kent State University
- NEOMED Health & Wellness Center



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**AKRON PUBLIC SCHOOLS**

**PROJECT DESCRIPTION**

The Ruhlin Company is the lead CM on this multi-segmented project. We are providing construction management services to the OSFC and Akron Public Schools with varying degrees of building programs from renovation and restoration to construction of new elementary, middle and high school buildings. The program was started in June 2003 (preconstruction) and will finish in 2015. As the lead CM we are responsible for phasing of the program, overall program cost, scheduling of each school, and quality control.

The project consists of 31+ community learning centers and demolition and abatement of existing structures. Scope of the project is as follows:

- 2 middle/high schools
- 4 middle schools
- 23 elementary schools
- Demo and abatement of existing schools

**CONSTRUCTION METHOD**

Construction Management

**PROJECT COST**

\$404 Million (Segments 1-4)

**SCHEDULE**

September 2005 - 2015

**OWNER**

Akron Public Schools  
 Paul Flesher, Executive Director  
 Facility Services and Capital  
 Improvements  
 70 North Broadway  
 Akron, Ohio 44308  
 330-761-1661

**ARCHITECT**

Akron Architectural Group  
 (Various architects)



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**CANTON CITY SCHOOLS**

**PROJECT DESCRIPTION**

Canton City Schools' master plan consisted of 18 buildings including one high school, three middle schools and 14 elementary schools. Of these, ten were new buildings and eight were addition/renovations of the existing school building. Combined, these buildings total just over 1,260,000 SF of new and renovated space housing over 9,500 students.

As many of the buildings were constructed on the same site as the existing structure, Ruhlin created a master phasing plan for sequencing the new construction. This sequence of buildings provided for the least amount of disruption and moving of students during the eight year construction process. Additionally, three buildings were completely renovated while they continued to be used for student education. Again, Ruhlin developed phasing, sequencing and security measures to ensure the safety of the students and preserve the continuity of the education process.

**CONSTRUCTION METHOD**

Construction Management

**PROJECT COST**

\$124.2 Million

**SCHEDULE**

August 2000 - July 2008

**OWNER**

Canton City Schools  
305 McKinley Avenue NW  
Canton, Ohio 44702

Fred Blosser (former Superintendent)  
330-933-4091

**ARCHITECT**

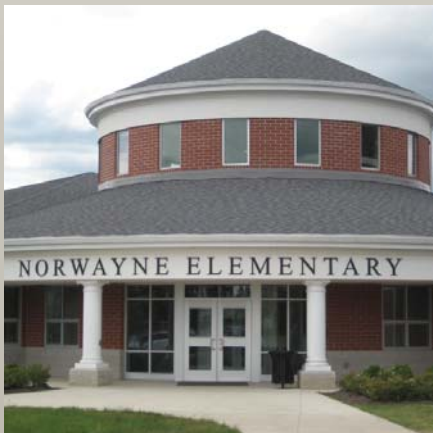
Motter & Meadows  
Rodney Meadows, 330-454-6165

Harris Day Architects  
Jeff Day, 330-493-3722



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**NORWAYNE LOCAL SCHOOLS**  
**Norwayne Elementary School**

**PROJECT DESCRIPTION**

The new Norwayne Elementary School accommodates grades K-5 in this 72,000 SF building. Located on the same campus as the district's middle school – high school, the new elementary serves students with a design centered around the Library-Media Center and Computer Lab. This core is surrounded by three academic classroom wings which provide grade-level groupings of K-1, 2-3, and 4-5.

The fourth wing features the schools rotunda lobby and administrative offices as well as the cafeteria and gymnasium. This layout allows community use of public spaces separate from access to the academic areas.

Features include:

- 32 classrooms
- Cafeteria & Kitchen
- Administration Offices
- Habitat Discover Garden
- Computer Lab
- Gymnasium
- Library-Media Center
- Geothermal Well System

**CONSTRUCTION METHOD**

Construction Management

**PROJECT COST**

\$13.5 Million

**SCHEDULE**

November 2006 - January 2010

**OWNER**

Norwayne Local Schools  
 Larry Acker, Superintendent  
 350 South Main Street  
 Creston, Ohio 44217  
 330-435-6382

**ARCHITECT**

MKC Associates  
 Jack Pottmeyer  
 104 Fair Avenue NE  
 New Philadelphia, Ohio 44663  
 330-364-8871



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**NORWAYNE LOCAL SCHOOLS**  
**Norwayne Middle/High School**

**PROJECT DESCRIPTION**

Project scope included adding 54,300 SF and renovating 63,800 SF in the existing building. The project was completed in phases, with the first phase featuring a new addition to house grades 9-12. Phase II involved renovations to former high school spaces to create a new middle school for grades 6-8.

Features of the new facility include:

- New academic classrooms/labs
- New Applied Fine Arts area
- New extended learning areas
- New science labs
- New gymnasium/locker rooms
- New MEP systems
- Updated Industrial Tech and Vo-Ag facilities
- New Administrative office areas
- New cafeteria/kitchen areas
- New media center/library
- New performing arts center
- New multipurpose sports space
- Updated technology systems

**CONSTRUCTION METHOD**

Construction Management

**PROJECT COST**

\$17.5 Million

**SCHEDULE**

- Completed January 2010 (High School Additions)
- High School Open - August 2010
- Completed July 2011 (Renovation of Old High School into Middle School)

**OWNER**

Norwayne Local Schools  
 Larry Acker, Superintendent  
 350 South Main Street  
 Creston, Ohio 44217  
 330-435-6382

**ARCHITECT**

MKC Associates  
 Jack Pottmeyer  
 104 Fair Avenue NE  
 New Philadelphia, Ohio 44663  
 330-364-8871







**OSNABURG LOCAL SCHOOLS**  
**K-12 Building**

**PROJECT DESCRIPTION**

Thanks to voter approval of funding in 2007, Osnaburg Local Schools was able to construct a new 119,000 SF K-12 building on an adjoining property site of 63 acres, enabling the District to provide better support through the administrative staff to students and community by having all activities under one roof.

The fourth wing features the school's rotunda lobby and administrative offices as well as the cafeteria and gymnasium. This layout allows community use of public spaces separate from access to the academic areas and also provides separation of classroom age groups.

Once transfer of staffing and students to the new building was complete, the two elementary and the middle/high school buildings were prepared for abatement and demolition. An addition called the Smith Gym constructed in 1964, which was originally connected to the middle/high school by a connection hallway was saved from demolition so the District could provide a space for community use programs.



**CONSTRUCTION METHOD**

Construction Management

**PROJECT COST**

\$23.1 Million

**SCHEDULE**

New Construction Completed April 2010, Opened June 2010

Abatement and Demolition Completed Early 2011



**OWNER**

Osnaburg Local Schools  
 Melissa Marconi  
 310 Browning Court N  
 East Canton, Ohio 44730  
 330-488-1427

**ARCHITECT**

MKC Associates  
 Jack Pottmeyer  
 104 Fair Avenue NE  
 New Philadelphia, Ohio 44663  
 330-364-8871





**CLOVERLEAF LOCAL SCHOOLS  
PK-4th Grade School**

**PROJECT DESCRIPTION**

This new 128,000 SF, two-story building houses the district's 2,000 PK-4th grade students and staff. The new building is located on 24 acres, giving the students and staff a tranquil place to learn.

**BUILDING AMENITIES**

- Gym
- Full stage with stage rigging
- Art and music rooms
- Independent living lab for special needs students
- Athletic fields
- State-of-the-art technology and security systems
- Kitchen/food prep with dining area

**CONSTRUCTION INFORMATION**

- Early site work began 11/9/09 with substantial completion by 6/1/10
- Site logistics involved:
  - Working around Columbia Gas high pressure gas main
  - Conserving adjacent wetland areas
  - Protecting neighboring properties drinking water source(s)

**CONSTRUCTION METHOD**

Construction Management

**PROJECT COST**

\$24 Million

**SCHEDULE**

November 2009 - December 2011

**OWNER**

Cloverleaf Local Schools  
Daryl Kubilus, Jr., Superintendent  
8525 Friendsville Road  
Lodi, Ohio 44254  
330-948-2500

**ARCHITECT**

tda architecture  
Chris Smith  
4135 Erie Street  
Willoughby, Ohio 44094  
440-269-2266



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**THE CITY OF AKRON**  
**Lake Rockwell Water Plant Upgrades**

**PROJECT DESCRIPTION**

The Ruhlin Company acted as Owner's Agent on this project which included a coagulant feed system upgrade and the upgrade/replacement of the existing coagulant feed system for Sediment Basins #1 & #2; filter media replacement - removal of filter media, cleaning filter bays, performing various structural repairs, re-coating and replacement of filter spheres and media; heating conversion - replace existing steam heating system with natural gas; and replacement of roof.

**CONSTRUCTION METHOD**

Owner Agent

**PROJECT COST**

\$5.1 Million

**SCHEDULE**

September 2010 - February 2013

**OWNER**

The City of Akron  
Jim Weber  
166 S. High Street  
Akron, Ohio 44308  
330-375-2103

**ARCHITECT**

Multiple



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**KENT STATE UNIVERSITY**  
**Program Management**

**PROJECT DESCRIPTION**

Ruhlin is currently providing Program Management Services for the Foundations of Excellence: Building the Future Program on their main campus in Kent, Ohio. Projects include:

- New Facility for the College of Architecture and Environmental Design
- New Building for the College of Applied Engineering, Sustainability and Technology
- Renovations and Addition to Multiple Science Buildings
- Renovations and Additions for the School of Art

**CONSTRUCTION METHOD**

Program Management

**PROJECT COST**

\$160 Million

**SCHEDULE**

January 2013 - January 2016

**OWNER**

Kent State University  
 Thomas Euclide, PE,  
 Associate VP, Fac. Planning & Operations  
 615 Loop Road  
 Harbourt Hall, Suite 101  
 PO Box 5190  
 Kent, Ohio 44242  
 330-672-2345

**ARCHITECT**

(Various architects)



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**AUSTEN BIOINNOVATION INSTITUTE**

**PROJECT DESCRIPTION**

This project creates a world-class facility for collaboration in biomedical research and education, commercialization, and community health in Akron's Biomedical Corridor. The facility consists of redeveloping and improving approximately 40,000 SF and the installation of computer-based simulation mannequins, task trainers, and state-of-the-art audiovisual and education tools. The facility houses the Center for Clinical and Community Health Improvement and the Institute's offices, featuring a 20,000 SF Center for Simulation and Integrated Healthcare Education (CSIHE). The CSIHE includes development of wet labs for educational demonstration purposes, ICU medical/surgery and OR simulation rooms, 8 mock exam rooms, a 100 seat auditorium, orientation and debriefing rooms.

The project is on the basement and first three floors of a six-story occupied building. Operational capability was maintained for floors four through six for the duration of the project.

**CONSTRUCTION METHOD**

Construction Manager at Risk

**PROJECT COST**

\$9.5 Million

**SCHEDULE**

February 2011 - April 2012

**OWNER**

Austen BioInnovation Institute  
 Frank Douglas, Ph.D.  
 1 S. Main Street, Suite 401  
 Akron, Ohio 44308  
 330-572-7544

**ARCHITECT**

Hasenstab Architects  
 Dennis Check  
 190 N. Union Street  
 Akron, Ohio 44304  
 330-434-4464



**Experience assisting Ohio public owners with selection of and soliciting statements of qualifications and proposals from construction professionals and consultants.**

The Ruhlin Company has provided Construction Management as Agent services for many public projects over the past decade. These projects have involved soliciting statements of qualification, proposals, and selecting construction professionals and consultants that will perform to meet the needs of the project. This experience, along with Ruhlin's knowledge of local subcontractors, is prevalent in the projects listed in Tab 4.



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**The firm's experience in facilitating a guaranteed maximum price, particularly in schools and other public projects.**

In addition, The Ruhlin Company has a depth of experience with various project delivery methods. Many of these projects have involved multiple phases and occupied buildings. Please see the table below which demonstrates our recent CMR & DB projects:

Owner	Project	Service	Cost
Akron General Medical Ctr	Heart & Vascular Center	CMR	\$16,400,000
Cleveland Clinic - Wooster	Ambulatory Surgery Addition	CMR	\$5,200,000
Medina General Hospital	Lab, ICU, Surgery, Maternity, & MRI	CMR	\$21,810,000
Mercy Medical Center	Emergency Department Expansion & Renovation	CMR	\$9,000,000
Mercy Medical Center	ICU Addition & Parking Deck	CMR	\$15,500,000
Mercy Medical Center	Pain Management & Surgery Center	CMR	\$1,800,000
St. Thomas Hospital	Additions & Renovations Phase II	CMR	\$16,665,000
ODOT	SR 57 - Lorain County	DB	\$1,300,000
The City of Medina	Parking Deck	DB	\$4,700,000
CSX	Mud Lake Bridge Replacement	DB	\$1,400,000
GOJO Industries	New Distribution Center	DB	\$17,600,000
ODOT	USR 22 - Bridge Repair	DB	\$4,300,000
Wadsworth City Schools	Art Wright Stadium Renovation	DB	\$2,500,000
American Municipal Power	Willow Island Cofferdam	DB	\$35,000,000

The Ruhlin Company currently serves in an Owner's Agent role on Kent State University's "Foundations of Excellence, Building the Future" project (see sheet at end of this section). This \$160M project includes the construction and/or renovation of four major buildings on campus, each of which has its own Construction Manager. As a part of this process, Ruhlin is responsible for facilitating the GMP negotiations for all four construction management firms.

The Ruhlin Company's history with GMP delivery has spanned several decades, beginning in the 1960's. Some of our most recent projects include:

- Cleveland Clinic - Wooster Ambulatory Surgery Addition at \$5.2 million, 18,000 SF;
- Austen BioInnovation Institute at \$9.5 million, 40,000 SF;
- Mercy Medical Center ICU Addition and Parking Deck at \$15.5 million, with 24 beds and 92 cars;
- Akron General Medical Center Green Health and Wellness Center at \$22 million, 96,000 SF;
- Bridgestone Americas Technical Center at \$44 million, 260,000 SF.



**Prior experience in providing owner's representative experience for K-12 public schools in Ohio.**

The Ruhlin Company has provided Construction Management as Agent services for many K-12 projects over the past decade. These projects have involved working on the owner's behalf to ensure that the school district needs were met in an economical matter. The K-12 schools listed in Tab 4 are an excellent example of projects in which The Ruhlin Company has worked on the Owner's behalf towards the successful completion of the project.



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The firm's experience with Ohio Facilities Construction Commission programs, including the Expedited Local Partnership Program, Classroom Facilities Assistance Program, familiarity with the Commission's Design Manual, and innovative projects that implemented standards that exceeded the minimum standards of the OFCC.

The Ruhlin OA Team has been involved with the OFCC since the inception of the Commission and is currently working with Akron Public Schools. The OFCC thought highly enough of our team's experience and knowledge to bestow a member of the team with the Gold Star Award.

Ruhlin has been involved in various types of OFCC programs including the Exceptional Needs Program (ENP), Emergency Assistance Program (EAP), the Classroom Facilities Assistance Program (CFAP), and the Expedited Local Partnership Program (ELPP). Ruhlin has recently completed over \$500M worth of CFAP and ELPP K-12 projects for the OFCC.

Ruhlin Team members have been or are currently providing OSDM reviews and approval services for over \$500 million in OFCC projects. Ms. Mardi Gauer and Ms. Patty Altier will be overseeing the review and recommendation for revisions to be compliant with the OSDM. Both of these individuals have been intimately involved with this process for the Canton, Massillon, Norwayne, and Akron Public Schools.

The Ruhlin Company understands that the OFCC is a unique client and that aspects of the work have procedures that have been tailored to meet the OFCC's reporting needs. Some of these areas we have encountered during our working relationship with the OFCC are as follows:

**Design Manual Tolerance** – The Ruhlin Company reviews the architects and engineers drawings for tolerances within the guidelines as outlined in the OSDM Manual. This includes room size, finish materials, and equipment to be included.

- We track variance requests generated by the architect of record for any "deviation from the standards, specifications" provided in the Design Manual (DM).
- At the DD and CD phase a room by room review for materials and systems is completed.
- Compliance with the DM is reviewed to ensure that the design of the building meets the standards set forth in the DM.



**Construction  
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Solutions**



- Reviews are sent to the District and A/E team.
- The final version is included in each Phase Book submission for District and OFCC approval.
- At all phases check that the square footage of the individual rooms meets the standard set by the OFCC in the DM.
- Identify additional SF as Locally Funded Initiative space (LFI)
- Identify any spaces that do not meet the 10% variance allowed for PK-5 grades and 3% variance for 6-12 grades.
- Final version included in each Phase Book submission for District and OFCC approval.

**Design Variance Request Process** – The Ruhlin Company tracks requests made by the local school district that vary from the Design Manual.

- We assist the design team to review with the District, Architect of Record and OFCC needed variance requests for items or systems that do not meet Design Manual requirements.
- Variances are developed by the architect of record and submitted to the OFCC through the CM.
- These variances are required to be submitted 30 days prior to completion of the DD phase.
- Variances can be applied to meet all projects within the district or be project specific.
- Examples of recent variances applied for:
  - Roller shades for use in the media center and art rooms (roller shades are allowed in the student dining space). This is an example of a variance to meet architects building design needs.
  - Floor mounted water closets in lieu of required wall mounted. This is an example of a District design request.

**Minimum Phase Requirements** – This encompasses a list of items that are to be included in the Architect and Engineers drawings at each phase of the project. As the project moves from SD to DD to CD, the list of items grows as design decisions are made and incorporated into the drawings. This list is reviewed with the architect at the beginning of the project. We review the drawings at the end of each phase prior to submission to the OFCC.

- Completed at the Schematic, Design Development and Construction documents phases of the project
- The document includes a list of items broken out by discipline and shown per phase



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- LEED requirements were recently added
- Reviews are sent on to the school district and A/E team for their information
- Final version included in each Phase Book for District and OFCC approval

**Standards for Specifications** – The Ruhlin Company reviews the design team’s specifications at the end of design development and construction documents phases for their compliance to the Design Manual intent.

- Review the project specifications at the DD and CD phases.
- Check for compliance that the minimum number of manufacturers are specified. The minimum number is three per specification item.
- Check to ensure that model numbers are shown for an item and that all manufacturers listed show a model number specific to their product.



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## **Experience with pre-WWII buildings and community learning centers.**

The Ruhlin Company has been in business for over 98 years and our first project was the construction of Creston High School in 1915. We have experience with the renovation and demolition of pre-WWII buildings which can be readily applied to the Heights High School renovations. One excellent example of the renovation of a pre-WWII building was the recently completed renovation of a 1917 building into offices and laboratories for the Austen BioInnovation Institute in Akron. Please reference the project summary in Tab 4 for additional information regarding this project.

Ruhlin has experience with Community Learning Centers through our ongoing project with Akron Public Schools. This project includes the renovation, construction, or demolition of 38 Community Learning Centers over a 10+ year span.



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**The firm's equipment and facilities and the location, availability, and accessibility of facilities and equipment to support staff activities on the Project.**

The Ruhlin Company's headquarters is located in Sharon Center, Ohio, making us locally suited to perform services in the Northeast Ohio quadrant. We are an Ohio based company located 20 miles from the project site. The Ruhlin OA Team has been fortunate through the years to have had sustained growth. Our staff has matured to 100 total professional staff, with more than nine licensed professionals.

### **Project Management Lead**

David Krutz

- Over 20 years of construction experience
- David has managed school programs involving multiple buildings, including OFCC projects
- David has been highly involved in the field during the construction of educational projects
- Experience directing projects with multiple decision makers and complicated approval processes

### **Project Administration**

Mardi Gauer & Patty Altier

- Long-term experience with educational buildings, including OFCC projects
- Long-term working relationship with each other and David
- Strong track record of accurate estimating and cost controls

### **Technical Staff**

The Ruhlin Technical Staff will accurately and timely process documents for the project. Prior to commencing we will work with your school district to determine who is to receive documents and the optimal routing methods for reporting. We will also verify the types of reports Cleveland Heights-University Heights is expecting to see and the frequency of reporting. All documents will be filed both in paper and electronic formats for easy referencing during the duration of the project.

### **Construction Administration**

The Ruhlin Company will supply an experienced Construction Administration staff to provide support during the construction phase. The Ruhlin OA Team has formed a project management team for the Heights High School Renovation Owner's Representative Services that is



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knowledgeable, experienced and will be responsive to your Construction Management needs.

We believe that people and their relationship to one another are essential ingredients to successful management of any project. A well-organized, professionally-staffed project team is the key to providing effective project management services. An important part of our approach to providing such services is the establishment of the project manager as a single point of contact and responsibility; equally important is the continuity of the project management team throughout the life of the project.



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## **The firm's experience in monitoring project schedules.**

As Owner's Representative, The Ruhlin Company will work with the Cleveland Heights-University Heights City School District in a collaborative fashion to review and advise on various aspects of the project schedule. We have in-house scheduling resources which will be utilized to review the schedule produced by the Construction Manager at Risk.

Due to The Ruhlin Company's extensive experience with construction management and general contracting, we have a wealth of in-house scheduling knowledge upon which to draw to assist in the review of schedules for the district-wide renovations. Our project controls professionals are familiar with scheduling using the critical path method (CPM) and will draw upon our database of recent K-12 project schedules to ensure that adequate durations are in place for all activities in each project.

In addition to experience with scheduling of new K-12 schools, the Ruhlin Company also is experienced with phased and occupied renovations which are likely to be required for the Cleveland Heights-University Heights program. Our knowledge of phasing, use of swing spaces, and other renovation requirements will be quickly applied to work towards a successful outcome.

Ruhlin Team members are extremely proud of our performance records individually and collectively and take great pride in our reputations. The OFCC can testify to this fact. Key to the successes indicated in the table below are cost saving and cost avoidance recommendations Ruhlin Team professionals generated during planning, value engineering, and constructability review activities.



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Project Name	Due	Complete	Days Ahead	Value
<b>East HS/Goodyear MS</b> Akron Public Schools	5/27/11	3/7/11	81	\$29,500,000
<b>Innes Middle School</b> Akron Public Schools	7/1/09	6/3/09	28	\$15,000,000
<b>Schumacher Elementary School</b> Akron Public Schools (New)	6/5/11	5/23/11	12	\$9,200,000
<b>Windemere Elementary School</b> Akron Public Schools (New)	6/2/11	5/21/11	11	\$8,900,000
<b>McEbright Elementary School</b> Akron Public Schools (New)	7/8/11	7/1/11	7	\$8,100,000
<b>Rimer Elementary School</b> Akron Public Schools (New)	8/14/09	7/31/09	15	\$7,600,000



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**The firm's ability to evaluate programs related to building information modeling software, and provide Owner with an overview of BIM.**

The Ruhlin Company is capable of fully supporting the BIM process during design and construction. We have three staff members in-house who have been trained to utilize the structural and architectural modules of AutoDesk Revit. The ability to see the construction in 3D prior to the actual build aids in sequencing and identifies opportunities for cost savings during design and aids in constructability review. During the BIM process, interferences and clashes are detected early, allowing for a smoother installation process and less conflicts between disciplines in the field.

The Ruhlin Company is currently using BIM on the Willow Island project and are confident in our staff's ability to maintain and contribute to the BIM process. We feel the BIM process is another valuable tool to use as part of the Lean collaborative design/construction process. Based upon further discussion with CH-UH, Ruhlin will work collaboratively to meet the owner's BIM requirements.



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Experience and plans related to sustainability initiatives in the development of the Project. 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. Please provide any available “before and after” energy use and/or operational expense measurement and verification data for past projects resulting from such firm’s designs for such projects.

The Ruhlin Company is currently in the planning or construction phases on several educational projects that are to obtain LEED Silver Certification. We have also completed or are currently working on the construction of several projects with sustainable design and construction elements incorporated into the facilities and site environment. Ruhlin has nine in-house LEED Accredited Professionals.

### **Sustainable Project Integration**

We believe in being a proactive participant in the LEED certification process of a building. Areas we intend to focus our attention on are construction practices which require documentation and incorporation of LEED products material alternatives which meet the project budget. To pursue the design and construction of any new sustainable project, we recommend careful consideration of the following items outlined below, establishing the proper sequencing of events and the documentation of requirements for LEED certification and/or the integration of an environmentally friendly “green” project approach. Key team members should collaborate early in the project(s) to consider the following sustainable design and construction elements.

### **Preconstruction Phases**

#### Initial Sustainable Planning

- Review initial outline of LEED rating system criteria to identify the potential for project integration with cost and schedule implications
- Identify who on the team will be responsible for evaluating and developing a response to each of the LEED items
- Gather information on case studies related to each sustainable design options and evaluate lifecycle cost analysis for each
- Explore opportunities for local or regional resources
- Identify partnering opportunities with local utilities or agencies



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## Design Optimization

- Explore existing and new ways of integrating design concepts
- Evaluate each concept presented with a clear understanding of the benefits and financial costs of each item
- Design optimization should consider all concepts as systems, in addition to individual components of the building design

## Drawings, Specifications, and Project Manual Documents

- We recommend a project manual should be set up and organized to clearly articulate the sustainable goals of the project and how they are to be integrated into the project documents
- Focus on environment and atmosphere credits. This section provides life cycle cost savings over the life of the building and delivers a safer environment for the school occupants

## **Bidding and Construction Phases**

### Bidding, Construction, and Commissioning

- Pre-bid meetings should be conducted with all potential bidders and contractors to educate them as to the process involved and the differences of doing a sustainably-designed building
- Any concepts which require governmental approval or coordination should be handled directly and expeditiously to ensure that the process will not be interrupted for approvals
- Clear alternates and substitution guidelines should be developed so as to not dilute the effectiveness of any proposed sustainable design solutions
- If desired, a commissioning process of the documents should be clearly identified and reviewed so that the entire scope of the commissioning section is clearly defined
- Recycling of construction materials and proper documentation
- Control of dust and documentation of MERV filtration to control indoor air quality
- Complying with the EPA and Construction Activity Pollution Prevention Plan
- Documentation of installed products and gathering of manufacturer's data sheets

### Operations and Maintenance

- With the appropriately developed sections in the project manual and specifications, the design team should be on hand to collect and verify maintenance information
- Operations and startup should be reviewed with owner representatives so that they are included in the process of sustainable building operation



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- Copies of the commissioning report and operations and maintenance manuals should be maintained by the design team individual so that future reference can be made to this document
- Final punch list review and occupancy should be dependent upon owner, architect and contractor walk through and assurance that the project has been constructed in accordance with the sustainability principles established in the early phases of the process
- The owner and user groups should be made aware of the uniqueness of this building and the need to maintain the systems and conditions of the building to ensure peak performance and cost savings

Closeout

- Hard copies both in print and digital media should be provided to the owner to document the goals, process and physical construction so that future owners and maintenance personnel can continue the sustainable concepts with any renovations, alterations, or additions

The following is a partial listing of recent Ruhlin projects pursuing LEED certification:

PROJECT	PROJECT STATUS	LEED STATUS
Akron Public Schools – Windemere CLC	100% Construction	Registered LEED Silver
Akron Public Schools – Seiberling CLC	Construction Phase Documents	Registered LEED Silver
Akron Public Schools – Hyre CLC	100% Construction	Registered LEED Silver
Akron Public Schools – McEbright CLC	Certified	Certified LEED Silver
Akron Public Schools – Schumacher CLC	Certified	Certified LEED Silver
Akron Public Schools – Hatton CLC	100% Bidding	Registered LEED Silver
Akron Public Schools – King CLC	100% Bidding	Registered LEED Silver
Austen BioInnovation Institute	Certified	Certified LEED Silver
Bridgestone Technical Center	100% Construction	Registered LEED Gold
Akron Public Schools – NIHF-STEM	Certified	Certified LEED Silver
Akron Public Schools – Buchtel Perkins HS	95% Construction	Registering LEED Silver
Akron Public Schools - Firestone HS	Programming Phase	Registering LEED Silver
Cloverleaf Local Schools	Certified	Certified LEED Silver
NEOMED	10% Construction	Registering LEED Silver
Cleveland Clinic Foundation - Wooster	100% - Pending certification	Registered LEED Silver



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*National Inventors Hall of Fame*

**Experience in enabling education innovations in all education areas including, but not limited to, Career Technical and Science, Technology, Engineering, and Mathematics (STEM) education.**

The Ruhlin Company has been involved in various career technical and STEM projects over the past several years. Ruhlin provided construction management services to the OFCC and Akron Public Schools to construct Northeast Ohio's third STEM school. The National Inventors Hall of Fame in downtown Akron has been renovated to accommodate the new school.

This school is unique from the other two Northeast Ohio STEM Schools, as it has been constructed to obtain a LEED Silver certification from the National U.S. Green Building Council. The STEM School has the capacity to enroll 500 students in grades 5-8. This school is different from the other Akron Public Schools, as each student must submit an application and be accepted into the school.

In addition to this project with Akron Public Schools, The Ruhlin Company is currently working at NEOMED on the construction of a STEM facility and has completed career technical facilities at the Medina Achievement Center, Wadsworth Middle School, Norwayne Local Schools, Massillon Washington High School, Tallmadge High School, and several Akron Public Schools.



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The extent to which your 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 a certification that your firm intends to contract with and use EDGE-certified Business Enterprises as a part of the design team. Please identify the EDGE-certified Business Enterprise, by name, that will participate in the delivery of Services.

The Ruhlin Company has been a long-time supporter of the EDGE system in Ohio. We are proud to have Construction Support Solutions (CSS) as a valued teammate for CH-UH. CSS will perform 20% or more of the Ruhlin Team services for this project.



Anna Klee, PMP  
President

Anna and Kevin Klee founded **Construction Support Solutions, LLC** (CSS) after over 20 years in Construction Management to deliver services with the integrity clients deserve. Our public clients deserve the very best their consultants can deliver. CSS is fully capable of delivering our services through any agreement necessary, whether it be through the Lead Contractor delivery model or through direct consulting agreement.

CSS can deliver an incomparable combination of professionalism, expertise, and hands-on experience. Additionally, CSS is fully trained and capable in the Ohio Administrative Knowledge System ("OAKS").

Currently, CSS is providing estimating, scheduling, and constructability review services on a variety of projects. CSS is capable of supporting any size project in any capacity desired. Scheduling services are delivered utilizing either Primavera SureTrak 3.0c or Primavera P6, or other systems as may be requested.

The Ruhlin Company will assist CH-UH in achieving its diversity goals on the proposed project. Ruhlin offers a superior record securing minority and diversity contractor participation for Northeast Ohio projects. This includes generating interest, monitoring, documenting, and seeking to maintain the diversity goals of CH-UH. Successful EDGE/diversity participation project owners include ODOT, OSFC/OFCC, and The University of Akron.



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Ruhlin is well recognized for our efforts in partnering and creating subcontractor opportunities for minority, women, and small disadvantaged business firms. Our track record for success is extensive and we have been actively involved in many high-profile projects where we excelled in providing and encouraging minority firms the opportunity to participate.

Specific examples include:

<u>Project</u>	<u>Goal</u>	<u>Actual</u>
Norwayne Local Schools	5.0%	24.3%
Osnaburg Local Schools	5.0%	15.6%
Akron Public Schools (Seg 1)	5.0%	9.3%
ODOT 77, Morrow County	10.0%	14.7%

Additionally, we had great success achieving minority participation goals on the recently completed Cleveland Clinic Wooster project. Minority participation was set at 7.5% and Female participation at 4%. Ruhlin was able to have 28% Minority and 21% Female involvement.

We begin each endeavor with a plan. Typically included are the following critical components which are further tailored for specific projects and circumstances:

- **Outreach**  
Networking/Informative Sessions, Advertisements, Notice to Bidders, Fax Notifications, Direct Phone Calls, and communications with groups and organizations.
- **Identification and Recruitment**  
We maintain a database of small businesses for bid solicitation purposes. Depending on the project's requirements, we may contract with a local small business consulting firm to assist us in our coordination efforts and to identify and recruit participants.
- **Monitoring & Reporting**  
We require each subcontractor or supplier to submit their plan. We further require monthly reporting to substantiate their initial plan.
- **Appropriate Bid Scoping**  
If necessary, and where possible, Ruhlin will create subcontractor scopes of work that offer direct opportunities to minority firms for a particular portion of work.



**Construction  
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**EDGE Participation - Statement of Intent to Contract and Perform**  
**State of Ohio Standard Forms and Documents**

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Project Name Cleveland Heights-University Heights  
Owner's Representative Services Project Number \_\_\_\_\_  
Vendor Name The Ruhlin Company Federal Tax I.D. 34-0640780

**EDGE-certified Business Enterprise ("EBE")**

EBE Name Construction Support Solutions, LLC Phone 440-541-6642  
Address 334 Bounty Way, PO Box 48 Fax 440-653-9482  
City, State ZIP Avon Lake, Ohio 44012 E-mail anna.klee@construction  
EBE Certification Number 19341 Federal Tax I.D. 26-3478840  
supportolutions.com

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**Briefly describe services, work or supplies to be provided by the EBE (may use industry codes):**

Construction Support Solutions will contribute to the owner's representative services as part of our firm commitment to the EDGE program.

\*Fee to be determined based upon negotiated scope of services and final fee percentage as agreed between Cleveland Heights-University Heights City School District and The Ruhlin Company.

**Percentage of proposed EBE participation:\*** 20 % **Anticipated cost or fee payable to EBE firm:** \$ TBD\*

\*If indicating less than the advertised EDGE participation, the Vendor must request a waiver and provide a "Demonstration of Good Faith Effort" form and supporting documentation that the Vendor attempted to meet the advertised participation goal established for this project by the Director of the Ohio Department of Administrative Services pursuant to Section 123.152 of the Ohio Revised Code.

---

**Certified by EBE and by the Vendor**

The Vendor certifies that it intends to contract with the EBE for the portion of the agreement described above related to this project. The named EBE certifies that it intends to contract with the named Vendor and intends to provide the portion of the Vendor's scope of services as described above and for the anticipated cost or fee as indicated above.

If the Vendor is not selected to provide services for this Project, this Statement of Intent shall be null and void.

**Submitted as a part of the:**  RFQ Response  Technical Proposal  Implementation Plan  Fee Proposal

**EDGE-certified Business Enterprise**

**Vendor**

Name Anna Klee, PMP

Name Don Rife, AIA, NCARB, LEED AP

 11/8/13  
Signature Date

 11/8/13  
Signature Date





**Experience with participation in or facilitation of stakeholder engagement processes that optimize the resultant facilities to meet sustainability, usability, and educational goals of the Owner.**

Stakeholder engagement is a key component of any successful project. The Cleveland Heights-University Heights School upgrade projects are publicly funded and it is imperative that the parents, students, and school faculty have a say in what goes in to the building and that funds are allocated appropriately and responsibly. One of the first steps of a new K-12 project is to hold a community meeting to gain input on the design of the new school. The Ruhlin Company is experienced in facilitating these meetings and will work with the selected architect, construction manager, and the school district to hold successful engagement forums.

Good communication is the essence of effective construction management and project control. As representatives of CH-UH, one of the Team's primary responsibilities will be to keep the school district, as well as each stakeholder, continually informed of the project status, major developments, and concerns. All team members will be encouraged to exchange ideas, identify alternatives (both traditional and innovative) and recommend solutions. Our experience has proven that discussion and communication promotes cooperation among the team members and contributes to the orderly progression of the work. Our objective is to create an environment where the lines of communication are structured - yet open and free-flowing in all directions and at all levels.

Productive meetings will contribute to maintaining channels of understanding. As Owner's Representative, an important part of our job will be to plan and manage meetings and bring the important issues and responsible parties together for the purpose of solving problems.

The Ruhlin OA Team will endeavor to create an environment that will encourage and strengthen better communication and relationships of the entire project team to ensure project goals and expectations are pursued consistently throughout the entire design and construction process. Ruhlin will work with Cleveland Heights-University Heights to ensure that the taxpayers are getting the school that they voted to support, the teachers are able to perform their jobs in modern facilities, and most importantly, the students are given an excellent facility to foster learning and development.



**Construction  
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**The record keeping, reporting, monitoring and other information management systems that the firm would propose to use for the Project.**

As a local leader in construction management at risk projects, The Ruhlin Company has developed an experienced in-house staff of estimators, schedulers, engineers, and project managers who work together to keep a job on-schedule and within budget.

During the execution of the CH-UH Heights High School project, the professionals from Ruhlin and Construction Support Solutions will work in a collaborative fashion with the CH-UH school district and selected architect and construction manager to ensure the success of the project.

The following pages provide details and examples of Ruhlin experience and expertise in schedule, budget control, and value engineering.

### **Schedule Control**

Upon notice to proceed, one of the first tasks for the Ruhlin OA Team will be to review the initial project schedule as it currently stands created by your construction manager. This initial schedule is created by listing all tasks required for the project, with a general understanding of various subcontractor packages. Next, time duration for each task is estimated and the tasks are arranged in an efficient and logical progression. At this point the information is entered into the scheduling software and an initial project finish date is calculated. From this point, the schedule is compared with the desired CH-UH completion date. If schedule acceleration is required to achieve the owner's requirements, the overall schedule can be analyzed to determine which tasks may be accelerated, while keeping the project budget in mind.

After creation of an acceptable project schedule, design and construction are continually tracked with constant updates to the schedule. As construction begins and progresses, the Ruhlin Team field personnel regularly review the progress of the project with respect to the schedule and any developing conditions that may cause delay are analyzed and addressed before they affect the overall project schedule. Additionally, our field personnel collaborate with our administrative personnel to periodically review the schedule for any changes that may produce time or cost savings.

With Ruhlin's active approach to scheduling and the efficiencies of the scheduling software, the progress of the schedule can be viewed at any time. This oversight enables the entire project team to be aware of the project status and leads to project success.



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## **Estimating Control**

The Ruhlin OA Team has an extensive database on labor productivity and material pricing which is continually reviewed and updated in order to provide accurate cost estimates. The Ruhlin OA Team estimators utilize in-house, computerized estimating systems which are flexible so that alternatives can be compared and recalculated on various cost components.

Quantity take-offs are calculated using On-Screen Take-off, Mc2, and HCSS software. These software packages enable our estimators to measure dimensions and quantities quickly and accurately using PDF contract documents rather than printing drawings and measuring by hand or with a digitizer board. Items are automatically marked by the software as they are quantified to eliminate the possibility of duplication. A review of the marked-up drawings will quickly verify that all items have been included. Quantities are directly exported to an MS Excel Spreadsheet reducing the probability of a data-entry mistake.

Based on our previous experiences preparing project estimates, The Ruhlin OA Team has developed a systematic breakdown of typical construction elements for various facilities. In the conceptual design phase, the estimate is referred to as the cost model and becomes the construction budget for the project. As the design phase continues, we can perform estimates at the conclusion of the schematic design phase, design development phase, construction document phase, and the final bid documents. Our estimating software also allows for electronically overlaying sheets to quickly reveal updates or changes in the project design and adjust the budget accordingly.

The Ruhlin OA Team has demonstrated success in prediction of project costs, proven by over 20 recent projects being within budget. The construction management provided on these projects totaled over \$500 million in construction value. We are a recognized leader in construction management techniques related to cost management and provide all such services via our in-house staff.

## **Change Order Control**

The Ruhlin Team prides itself on using value engineering and strict controls to minimize change orders during the construction process. The following is a table illustrating our ability to stay within acceptable limits at Akron Public Schools:



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Project Name	Complete	Value	Change Order %
<b>Schumacher CLC</b> Akron Public Schools (New)	5/23/11	\$9,200,000	3.99%
<b>Windemere CLC</b> Akron Public Schools (New)	5/21/11	\$8,900,000	1.90%
<b>Hyre Middle School</b> Akron Public Schools (New)	6/30/11	\$18,600,000	1.38%
<b>McEbright CLC</b> Akron Public Schools (New)	7/1/11	\$8,100,000	1.19%
<b>Rimer CLC</b> Akron Public Schools (New)	7/31/09	\$7,600,000	1.52%
<b>Portage Path CLC</b> Akron Public Schools (New)	7/31/10	\$8,400,000	1.48%
<b>Findley CLC</b> Akron Public Schools (New)	7/10/09	\$8,700,000	2.84%

### Value Engineering

During the design phase of the project, it is not uncommon for the owner to desire project components that exceed original budget estimates. In these situations, the Ruhlin OA Team is experienced in value engineering to keep a project on budget while still focusing to see the owner's needs are met. The Ruhlin Value Engineering Plan consists of four phases.

#### Phase 1 – Information Phase

In the information phase, the project team will solicit the owner, user departments, project managers, design engineers, operating and maintenance managers, building code officials, and other specialists to determine the following:

- *What is the item?*
- *What does it cost?*
- *What are the requirements?*
- *What does it do?*
- *What must it do?*
- *What is it worth?*

In this phase, a Data Checklist will be created to consider physical data, methods data, performance data, constraint data, cost data, quantity data, project data, historical data and experience data. Additionally, a Function Checklist will be created to: list all functions performed (present design), determine how it is being used, determine why it is wanted, identify required and desired functions (present design), establish cost by functions and identify redundant functions.

#### Phase 2 – Speculative Phase

The second phase of value engineering generates numerous alternative



ideas for accomplishing the primary project function. A key question asked during the speculative phase is, “What else will perform the primary function?”

An “Idea Stimulation Checklist” is used to:

- Eliminate and combine uses
- Standardize and simplify items
- Challenge and identify uses
- Determine maintenance and operating costs
- Determine requirements and cost/benefits

### Phase 3 – Analytical Phase

The intent of the analytical phase is to evaluate, critique, and test the ideas generated during the speculative phase. Additionally, this phase involves estimating the cost of each idea and determining which idea offers the best savings potential.

Key questions that must be answered are:

- Will each idea perform the primary function?
- How feasible is each one?
- What will each idea cost?

The principal tasks involved are to evaluate, to refine, to cost-analyze and to form a possible list of alternatives in order of descending savings potential. The process then eliminates ideas which do not meet environmental and operating conditions, sets aside ideas with potential but which are beyond present capability or technology, lists ideas with useful savings, selects ideas where advantages outweigh disadvantages and offers the greatest cost savings.

The analysis checklist includes:

- What ideas seem feasible?
- Were all ideas evaluated?
- Can any be modified or combined?
- Was each feasible idea retained?
- What are their implementation chances?
- What might be affected?
- Will the change be relatively difficult or easy?
- Will each idea satisfy user needs?
- Are there items needing more information?

### Phase 4 – Proposal Phase

The ultimate goal of the final phase of value engineering is to present a report to the decision makers to determine which alternatives will be approved. A thorough review of all alternate solutions must be presented along with a plan for implementing the proposed recommendations. Once the suggestions are approved, the value engineering process is complete.



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The following example presents an excerpt of the value engineering effort put forth on one Akron Public Schools project.

Ohio School Facility Commission Akron City School District					
<b>DESIGN DEVELOPMENT PHASE VALUE ENGINEERING</b>					
<b>Sam Salem Community Learning Center</b>					
	RKPS	APS	A/E	Chosen	Comments
<b>Site Issues</b>					
Asphalt - to bring parking space # to DM compliance	\$ 4,942.76				City required amount
One site BB hoop per OSFC	x			\$ 2,781.00	
Balance site	x			\$ 184,471.29	
Trench drain VE at SD as not needed	\$ 12,474.00				Eng. To look at
Make Chiller Area Aggregate in lieu of Concrete	\$ 2,988.79				No per APS
Remove Fence between play area and grass		x		\$ 2,359.80	
Reduce length of parking stalls to 18 LF		x		\$ 2,900.46	
Change SD asphalt HD		x		\$ (15,515.93)	Needed for high traffic area
Reduce number of 12 foot gates		x		\$ 648.00	
<b>Building Issues</b>					
Make Canopy LFI	\$ 32,633.28				Can't remove City approved
Reduce lockers in classrooms from 32 to 24	\$ 5,443.20				No per APS
Footers only 1 foot thick			x	\$ 61,819.20	Engineered verified - 1 foot OK
Add door for upper floor security corridor		x		\$ (2,550.10)	Security reasons
Dry vestibule upper deck - change to unit cost			x	\$ 385.53	Clairification of drawings
Reverse Block and DW Paint numbers			x	\$ (10,101.83)	Correct error
Changing station in estimate twice			x	\$ 702.00	
Eye wash station in estimate twice			x	\$ 498.96	
<b>Electrical Issues</b>					
Remove electric controls from Stage Curtain	x			\$ 540.00	
Make two BB hoops manual	x			\$ 4,942.08	
<b>Total of VE ideas</b>	<b>\$ 58,482.03</b>			<b>\$ 233,880.46</b>	





**The firm's ability to assist Owner with managing budgets.**

Based on our experience of calculating project estimates, we developed a component breakdown of typical construction elements for a wide variety of facility types. In its conceptual state, the estimate is referred to as the "Cost Model" and becomes the Construction Budget for the project. As the documents develop, we can perform estimates at the conclusion of the schematic design phase, design development phase, construction document phase and the final bid documents, including all addenda. As the number and complexity of the details grow, the component estimate is broken down into even greater detail until the final estimate has expanded into the most detailed level of components in our costing system.

Our estimators will work closely with CH-UH to ensure that the emerging design fully considers budget limitations.



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**Experience with working within the construction management at risk, general contracting and/or multiple prime contractor delivery methods.**

Over the years, The Ruhlin Company has had a great deal of experience with construction management, general contracting, design-build, and multiple prime delivery methods. The experience with executing projects under these delivery methods is easily applied to other projects where we have served as a construction manager as agent, owner's representative, or owner's agent.

The Ruhlin OA Team has a depth of experience with alternative project delivery methods. Many of these projects have involved multiple phases and occupied buildings.

Please see the table below which demonstrates our recent CMR & DB projects:

The Ruhlin DB Team's history with GMP delivery has spanned several decades, beginning in the 1960's. Some of our most recent projects include:

- Cleveland Clinic - Wooster Ambulatory Surgery Addition at \$5.2 million, 18,000 SF;
- Austen BioInnovation Institute at \$9.5 million, 40,000 SF;
- Mercy Medical Center ICU Addition and Parking Deck at \$15.5 million, with 24 beds and 92 cars;
- Akron General Medical Center Green Health and Wellness Center at \$22 million, 96,000 SF;
- Bridgestone Americas Technical Center at \$44 million, 260,000 SF.

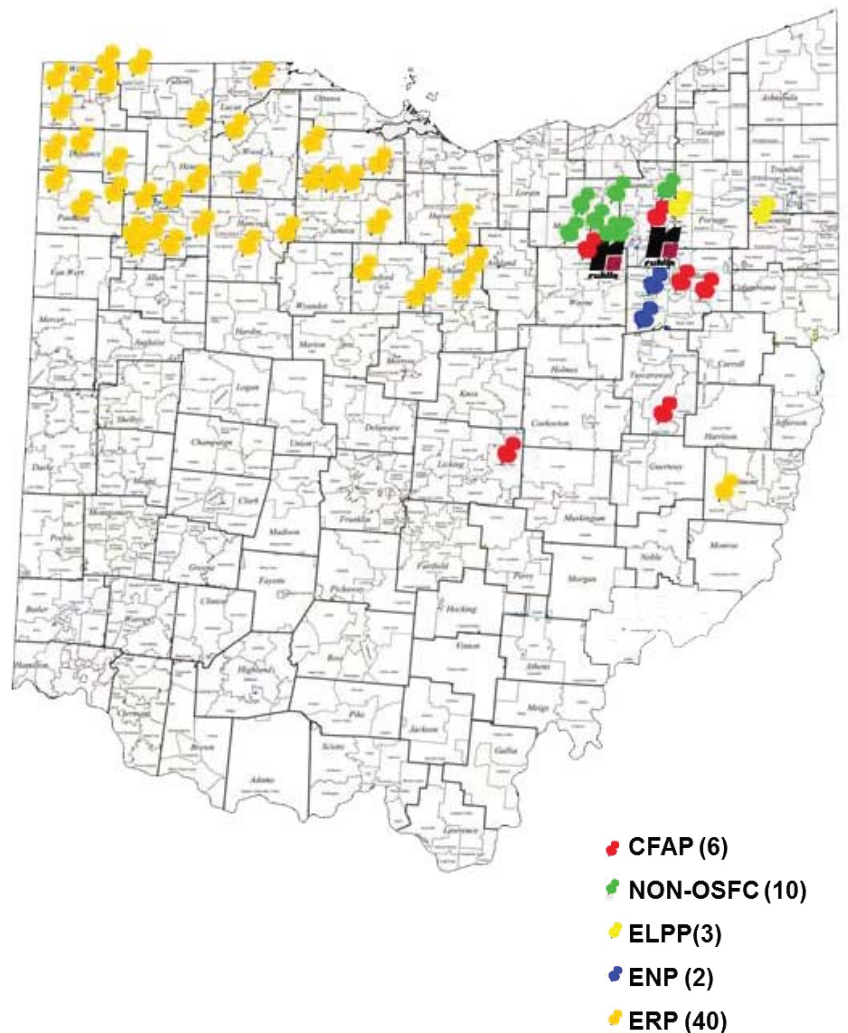


**Construction  
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**Any previous work performed in connection with the Owner or any other Ohio public school districts.**

While The Ruhlin Company has not had the opportunity to work with the Cleveland Heights-University Heights school district, we have a great deal of experience with many other K-12 school districts in Ohio. Some major recent projects have been completed with Akron Public Schools, Canton City Schools, Norwayne Local Schools, Osnaburg Local Schools, Tallmadge City Schools, and Highland Local Schools. In addition, the map shown below highlights the K-12 experience of The Ruhlin Company in Ohio.



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**A copy of the firm's certificates of insurance or other similar instruments evidencing the firm's current limits of liability for commercial general liability, business automobile liability, and professional liability.**


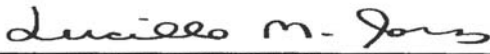
The following pages include certificates showing the insurance coverage of The Ruhlin Company. In summary, the following limits are maintained:

General Liability Insurance:	\$ 1,000,000 per occurrence/ \$ 2,000,000 aggregate
Worker's Compensation:	\$ 1,000,000
Automobile Liability:	\$ 1,000,000
Professional Liability:	\$ 2,000,000



**Construction  
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		<b>CERTIFICATE OF LIABILITY INSURANCE</b>	RUHLCOM-01	JOLU		
			DATE (MM/DD/YYYY) 12/26/2012			
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).						
PRODUCER The James B. Oswald Company 1360 East 9th Street, #600 Cleveland, OH 44114-1730		(216) 367-8787	CONTACT NAME: <b>Lucy Jorz</b> PHONE (A/C, No, Ext): (216) 367-1828 FAX (A/C, No): (216) 367-1829 E-MAIL ADDRESS: <b>ljorz@oswaldcompanies.com</b>			
INSURED The Ruhlin Company PO Box 190 6931 Ridge Rd. Sharon Center, OH 44274-		INSURER(S) AFFORDING COVERAGE		NAIC #		
		INSURER A : <b>Travelers Indemnity Company</b>		25658		
		INSURER B : <b>Travelers Prop Cas Co of America</b>		25674		
		INSURER C : <b>Farmington Casualty Company</b>		41483		
		INSURER D :				
		INSURER E :				
INSURER F :						
COVERAGES		CERTIFICATE NUMBER:	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 ISUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		DTCO4730B666IND13	1/1/2013	1/1/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADJ INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		DT8104730B666TIL13	1/1/2013	1/1/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		DTSMCUP4730B666IND13	1/1/2013	1/1/2014	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	DTFUB1177R77313	1/1/2013	1/1/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<input checked="" type="checkbox"/> OHIO STOP GAP		DTCO4730B666IND13	1/1/2013	1/1/2014	Employers Liability \$1M/\$1M/\$1M
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)						
CERTIFICATE HOLDER				CANCELLATION		
For Information 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 		
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**Construction Support Solutions**







RUHLCOM-01 JOLU

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
1/3/2013

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> The James B. Oswald Company 1360 East 9th Street, #600 Cleveland, OH 44114-1730	(216) 367-8787	<b>CONTACT NAME:</b> Lucy Jorz <b>PHONE (A/C, No, Ext):</b> (216) 367-1828 <b>E-MAIL ADDRESS:</b> ljorz@oswaldcompanies.com <b>FAX (A/C, No):</b> (216) 367-1829
<b>INSURED</b> The Ruhlin Company PO Box 190 6931 Ridge Rd. Sharon Center, OH 44274		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Steadfast Insurance Company NAIC # 26387 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: 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	ADOL ISUBR INSR WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS  <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	<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	Y/N <input type="checkbox"/> N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Comm'l Professional Liability		EOC#4536704	1/1/2013	1/1/2014	\$2,000,000 Ea Claim / A \$25,000 Retention
A	Contractors Pollution		EOC#4536704	1/1/2013	1/1/2014	\$2,000,000 Ea Claim / A \$25,000 Retention

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACOR 101, Additional Remarks Schedule, if more space is required)  
**CLAIMS MADE:**  
Retro Date:  
Coverage A - Contractors Professional: 01/01/1996  
Coverage C - Contractors Pollution: 01/01/1994

<b>CERTIFICATE HOLDER</b>  For Informational Purposes Only XX XX XX	<b>CANCELLATION</b>  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  <i>Lucille M. Jorz</i>
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