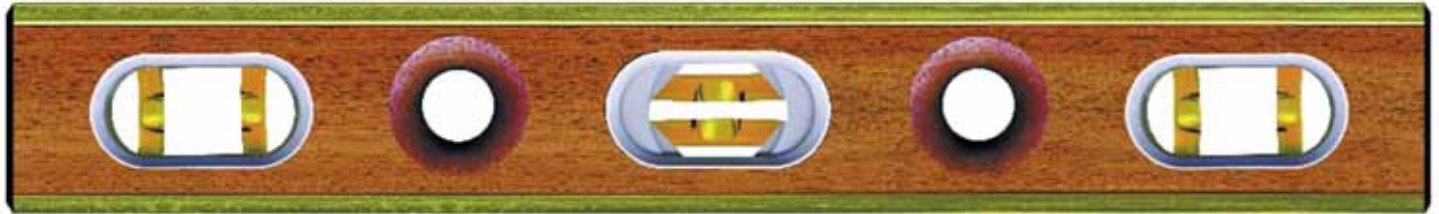


# ON THE LEVEL



A Newsletter from STAR INC. to our customers, business associates, and friends

Fall 2006

## INSIDE

A Roar From  
The West

Newly Completed  
Projects

STAR INC. is a  
Design-Build  
Contractor  
offering:

Comprehensive  
Construction  
Management

In-House Architectural  
Services

Value Engineering

Pre-Construction  
Services

Complete Turnkey  
Operations



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## The Three R's

Remodel - Refurbish - Renovate

While a brand new facility has appeal and many advantages to a business or organization, there are times when it's worth considering working with an existing facility to make it more efficient, productive or attractive.

If the current structure already suits many of your needs, this may be a smart way to get a good return on your construction investment.

Or maybe there's an existing building in a preferable location that you can purchase and renovate. Compared to a new building, the cost and value comparisons aren't always as far apart as one might expect, but in many cases it's at least worth analyzing.

Continued on page 4



Stucco and pillars replaced the dated brick facade on these professional buildings.

## He Who Hesitates - Loses Time and Money

It happens every year. A customer comes to us with a desire for a new facility, but doesn't realize how much work and time is required before a "shovel can go into the ground." We want to help them reach their goals, but the reality and requirements of the process can tie our hands from meeting uninformed expectations. Had these folks come to us as soon as the concept of construction was considered, there could have been ample time to perfectly time the completion and occupancy.

And there are additional advantages to early meetings; the more time we invest into planning, the more time we'll have to value engineer your project, searching for creative ways to lower your cost or to increase the value of the facility to you.



Continued on page 2

**"Whatever you can do, or dream you can, begin it. Boldness has genius, power, and magic in it." - Goethe**

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## A Roar from the West

One of STAR's most impressive projects to date - EMH Sheffield Medical Center - is making an impression on the Cleveland area market. The 3-story, 50,000 sq. ft., tilt-up concrete facility recently graced the front cover of *Properties Magazine*, as well as a feature in *Crain's Cleveland Business*. And results aren't in yet, but initial rumblings make it a contender for a national award from the Tilt-Up Concrete Association. Goliath, watch out!



The spectacular EMH Sheffield Medical Center—pictured above and below—has received a lot of attention lately.

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## He Who Hesitates *Continued from page 1*

Also, we can begin ordering materials sooner, locking in lower prices to minimize the effects of inflation. Relevant to construction costs, these have been considerable in recent years.

Depending on the project, many or all of the steps below may be required *before groundbreaking*.

- Initial meetings to assess customer wants, needs and limitations
- Finding, assessing and purchasing property
- Preliminary design and budgeting
- Analysis of site - EPA issues, storm water management
- Financing application and approval
- Municipal planning/zoning
- Architectural Construction Documents
- Engineering (mechanical, electrical, civil, other)
- Detailed selection and pricing of specific finish materials
- Selection of subcontractors and suppliers
- Building Permits
- Material ordering and scheduling

In a perfect situation, for a small simple project, there's a chance your project can be underway in six weeks. In a large, complex project with issues, it could take up to six months. While the latter time frame may seem daunting, you're better off working with an honest contractor who will strive to meet your goals while giving you realistic expectations.

But you need to provide sufficient time and resources to do so. Preliminary meetings cost nothing but a few minutes. Depending on the project, the costs of obtaining initial assessments and conceptual estimates can be free. Help us help you. Contact STAR as soon as you think a construction project is even a possibility.

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# STAR PROJECTS

## Completed Projects

**MARIA GARDENS STRONGSVILLE**—A longtime STAR customer moved into their new 5000 sq. ft. facility, which achieved a rustic look with stone and wood panels.

**100 MILLS PLAZA** —This new retail plaza provides 9000 sq. ft. of attractive space in North Ridgeville. The adjacent building (not pictured) provides additional space, and also houses one of the area's largest residential builder/developers.

**BRAHMALL ENGINEERING**—One of the area's largest engineering firms chose STAR to design and construct their new 12,000 sq. ft. home in Avon Lake. This wood frame building, highlighted with stone and block, also features a Class-A lobby and interior.

**ARCH ABRAHAM NISSAN** —This sharp new dealership boasts a vast glass curtain wall and multiple styles of metal architectural panels to draw in customers, contributing to this dealership being among the top in sales volume for its district.

**DR. SY DENTAL OFFICE** —This western-reserve style facility provides 5200 sq. ft. of professional space for a dentist and a future tenant.

## Under Construction

**BASS MAZDA**—Visible from I-90 in Sheffield is a new 37,000 sq. ft. tilt-up concrete dealership.

**LE CHAPERONE ROUGE**—A premier, 7500 sq. ft. day-care facility is being built in Oak Point Professional Park in Lorain.

**WELLINGTON COMMONS**—11,800 sq. ft. masonry multi-tenant retail strip.

**WEST VALLEY PLAZA**—42,500 sq. ft. grocery store and multi-tenant retail plaza in Brunswick constructed with tilt-up concrete panels.

**ELYRIA CHRONICLE-TELEGRAM** —30,000 sq. ft. addition will provide a more efficient distribution center for the Elyria publishing facility.

**WEBER HABILITATION CENTER**—14,000 sq. ft. Community Center for their special needs residents.



# The 3 R's *Continued from page 1*

If it's mostly aesthetics you want to improve, there are many materials and methods that could quickly give your facility a new, professional look. Even minor remodeling can make a big difference on the public image and working environment. When it comes to additions or major restructuring, much more investigation needs to be done on the facility. The existing structural and mechanical systems need to be analyzed for soundness and capacity, ensuring their ability to service the resulting facility. Examples include things like electrical and water waste systems as well as structural integrity.

Without investigation, deciding to remodel instead of building a new facility isn't always an obvious choice. But in some circumstances, there are enough cost savings to justify that choice. Let us help you compare the costs and value of your options.



An old drug store was transformed into a sharp business center with individual tenant units.

***"Management is about doing things right. Leadership is about doing the right things."  
- Peter Drucker***

***Building Trust  
Since 1955***

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