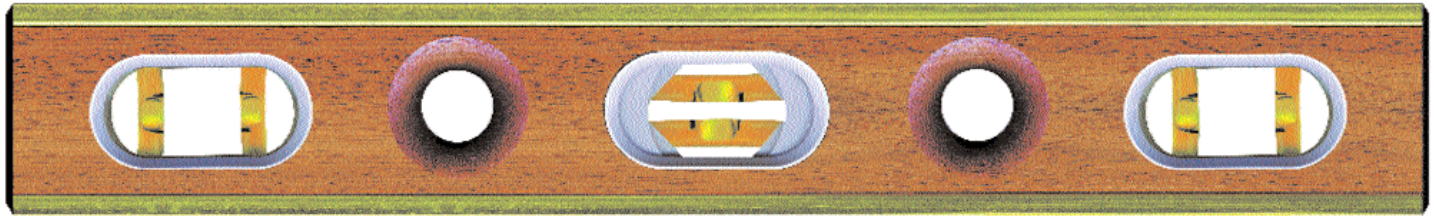


ON THE LEVEL



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

Spring 2006

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Advantages
of Tilt-up
Construction



A Briefing
on Tilt-up

STAR INC. is a
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Contractor
offering:

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Services

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Turning Heads with Tilt-up

As STAR's tilt-up concrete projects pop up throughout Northern Ohio, more business owners are becoming aware of the possibilities it holds for their own needs.

The latest - and most prolific - project is the new medical office building for EMH Regional Healthcare System on Route 254 near the I-90 interchange. With completion expected for late Spring, this 3-story facility is already getting attention, highlighting STAR's design and construction skills. The tilt-up process itself creates some excitement to passers-by who see the massive wall panels being lifted into place by an oversized crane. And within a couple days, there suddenly stands the shell of a new 50,000 sq. ft., Class A facility.



But every project reiterates some of the benefits of this century-old method, which combines the strength and versatility of concrete with the efficiency of on-site casting. Tiltup has been used throughout North and South America, but is slow to catch on in Northern Ohio. The reason for this isn't obvious. But a lack of education about tiltup keeps many area design and construction professionals from looking beyond the more typical construction materials. A recent

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An Impressive Portfolio

With a strong presence in the market and a great support system from CON/STEEL, STAR has already racked up several impressive tilt-up concrete projects in Northern Ohio.

EMH REGIONAL HEALTHCARE SYSTEM,
SHEFFIELD VILLAGE

- 50,000 sq. ft. medical office building
- 92,000 lb., 3-story, 45-foot wide concrete panels
- A new landmark off Rtes. 254 and 90
- Brick economically installed before tilting
- Curved roof panels provide flair as well as function.
- Sweeping radius curtain wall composes the main entrance facade, creating a 3-story atrium space on the interior.



Continued on page 3

Advantages of Tilt-Up



ECONOMY - Tilt-up buildings not only can save construction budgets, but they also maximize operating and investment dollars.

BUILDING QUALITY - The teaming of STAR (50 years) and CON/STEEL (30 years) results in projects that combine the latest technologies with experienced professionals to deliver unrivaled quality.

- **FLOOR UTILIZATION** - Column-free walls permit unrestricted door location and unobstructed rack spacing.
- **DESIGN FREEDOM** - Liquid concrete can be custom-designed to meet any owner's needs - both in function and appearance. A vast array of finishes, textures, patterns, shapes and colors provide an almost unlimited palette for design options.



Brick inlays in concrete panel

DURABILITY AND STRENGTH - Reinforced concrete walls offer a strong barrier from natural elements and human abuse - from the inside and outside of the building. This also minimizes maintenance costs.

SPEED OF CONSTRUCTION - Several factors speed up the construction process, including assembly-line productivity and shortened lead times of locally-produced materials. Early completion of the building shell and floor also reduces the susceptibility to weather delays for the balance of the construction.

- **THERMAL ECONOMY** - The natural heat-sink properties of concrete, combined with a variety of insulation systems, minimize energy costs. Tiltup buildings are also airtight, reducing cooling and heating loads.



Insulated concrete panel

FINANCING - Because of their lasting value, tilt-up buildings are a preferred investment in the eyes of lending institutions.

Turning Heads *Continued from page 1*

presentation about tiltup to area architects and engineers revealed that most weren't aware of many basic facts and feature about the construction method.

There isn't "one best" construction method for all projects, but having expertise in tiltup gives STAR one more viable option that most competitors don't have. Many times, the benefits of tiltup (see *Advantages of Tilt-Up* on left) make it a great choice for a particular project.

And once it's decided that tilt-up concrete is the best choice for their project, decision-makers are comforted by STAR's experience and support.

Part of this is due to STAR's alliance with CON/STEEL (www.con-steel.com), a recognized industry leader that specializes in engineering and support for a select group of tilt-up concrete contractors throughout North and

South America. Their experience (800 projects, 30 years), innovations and assistance drastically reduces any learning curve with this process. But even CON/STEEL executives were impressed with STAR's performance on their first tiltup project - Cloverville Farms; "STAR's first project was ambitious, including complex insulated panels. But their past concrete experience and attention to detail resulted in a very successful project."

ConSteel also coordinates an alliance between the 40 contractor members, most of who cover different markets. This allows them freedom to network extensively and share ideas to improve the process and value of tiltup.

STAR president Kim Mulder: "It's important to us to continually seek new and better design and construction options for our customers. And tiltup certainly will become a more common choice as the word gets out." Nationally, tilt-up has increased its market share by more than 111% in the past five years and is gaining acceptance by the building and architectural communities due to its ability to maintain tight schedules and budgets, while providing attractive, practical facilities.

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KIM MULDER, PRESIDENT

Portfolio *Continued from page 1*

GREEN CIRCLE GROWERS, OBERLIN

- 56,000 sq. ft corporate headquarters and warehouse
- Timeless and "sustainable" design
- Vast curtain walls and curvilinear overhangs
- 120' long clerestory atrium
- Beautifully crafted, Award-Winning interiors
- Shortened construction time through winter



CLOVERVALE FARMS, AMHERST

- 25,000-sq.ft. warehouse with eight-dock receiving area
- Separate storage areas for refrigerated and frozen products
- Sandwich panels weighed up to 115,000 lbs. each and include high-density insulation (R-32.5)
- Thermal features allow for energy consumption during off-peak hours for significant savings



ARCH ABRAHAM NISSAN DEALERSHIP

- 22,000 sq. ft. of showroom, service bays and offices
- Two different types of architectural metal panels on exterior
- Massive showroom windowscape
- Tilt-up concrete meets Nissan Corporation's strict design standards



TRI-COUNTY KIA DEALERSHIP

- 21,500 sq. ft. of showroom, service bays and offices
- Contrasting colored and textured paint on exterior
- Architectural panels highlight the entrance



NATIONAL BRONZE

- 24,500 sq. ft. warehouse facility
- Sharp, durable finish designed to match existing buildings
- Includes an interior office and 3.5 ton crane
- Perfectly suits their needs for interior racking



Other Recently Completed Projects



A. 5 and Diner

B. Avon Pointe Buildings 1, 2 and 3

C. Heritage Presbyterian Church

D. Pikeview Plaza

A Briefing On Tilt-up

In tilt-up construction, the floor slab is cast early in the process, and wall panels are cast directly on the floor slab before being tilted into final position. It's a primary alternative to masonry or pre-cast construction, but is also very competitive with some steel projects as well.

Essentially, site-cast tilt-up ensures schedule commitments by eliminating shipping restrictions and manufacturing limitations since the whole building process is completed on site. With attributes of value, flexibility, speed and durability, tilt-up construction helps owners meet ever-increasing demands for new facilities.

The tilt-up construction method has grown steadily due to its numerous benefits to the building owner and building team. When creating a new building, you want it to be functional, attractive, durable, efficient to operate and economical to build - and tilt-up construction delivers.



"Nationwide, over 15% of all industrial buildings are Tilt-Up. At least 10,000 buildings enclosing more than 650 million square feet are constructed annually." - Tiltup Concrete Association

When your work speaks for itself, don't interrupt. - Henry J. Kaiser (1882 - 1967)

*Building Trust
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