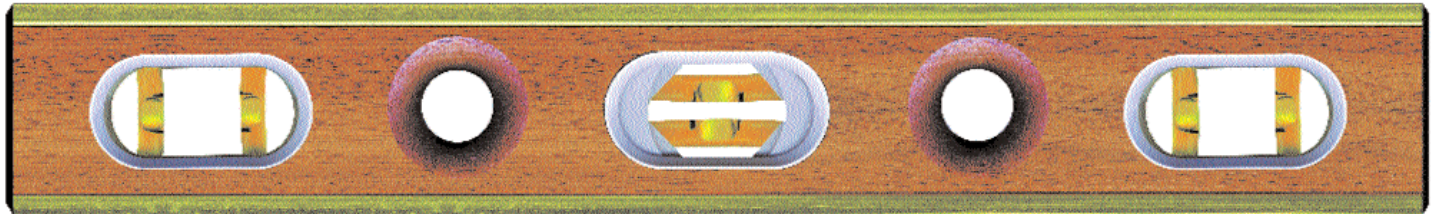


ON THE LEVEL



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

Summer 2004

INSIDE

Managing
Material Costs



STAR
Construction
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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Avon Pointe



Two prominent Lorain County developers have partnered with each other and STAR for the design and construction of Avon Pointe, a new professional business campus. Campana Development and Brady Development are taking advantage of STAR's Design-Build Process and experience to develop a 20-acre site along Chester Road just west of Route 83 in Avon.

The initial phase will include a 26,000 sq. ft., two-story office building for Kaiser Permanente Medical Group for medical and office use. The sharp masonry building will feature an attractive combination of block and stone and a two-story glass foyer.

Continued on page 2

Design-Build...It's About a Better System

STAR has been a commercial contractor for almost a half-century now! But long ago, they learned of an 'alternative' to the typical design-bid-build process. Design-Build teams up the architectural and construction professionals *from the beginning*, bringing several key advantages to the owner of a new building. Some of these advantages are:

FASTER DELIVERY TIME FROM START TO FINISH

Bidding time and redesign time is eliminated. Construction can begin long before all detailed working drawings are even completed. This allows the new owners to start reaping the benefits of their new building much sooner.

CONSTRUCTION PROFESSIONALS ARE INVOLVED EARLY IN THE DESIGN PROCESS

Continued on page 4

Managing the Increasing Cost of Materials

In the last several months, the construction industry has seen substantial increases in the cost of construction materials. Steel prices have been leading the current headlines, rising as much as 40% for some products. And it has yet to level off.

Material cost increases are an unavoidable issue for many industries, yet there are measures taken by STAR that minimize these increases for our customers.

An important part of our *design-build process* enables us to specify construction methods and materials based on VALUE, which is a function of cost versus effectiveness. So, while pre-engineered steel is still the most economical construction method for many buildings, STAR considers it a professional responsibility to look more closely at alternatives like tilt-up concrete and even wood frame construction for some projects.

Often times a pending increase is announced in advance by our suppliers, or is expected due to market conditions. This is where STAR's 30,000 sq. ft. campus of offices and warehouses become a more effective asset to our customers.

Planning and scheduling for coming projects drive much of our material purchasing. But STAR also has the capability to order and store large quantities of particular materials at discounted bulk pricing. In the past months, STAR has been very proactive about ordering items with pending cost increases, such as wood sheathing, rebar and even fuel for our fleet of vehicles, potentially saving our customers thousands of dollars.

While inflation is a fact of life in today's construction industry, STAR continues to identify methods to keep our services affordable, enabling our company and our community to continue to grow.

***A truly great book should be read in youth,
again in maturity and once more in old age,
as a fine building should be seen by
morning light, at noon and by moonlight.
- Robertson Davies***

Projects Under Construction

(Not a comprehensive job list)

HERITAGE PRESBYTERIAN CHURCH - The church's construction committee chose STAR to design and construct a 15,000 sq.ft. facility encompassing a fellowship hall, offices, classrooms and a beautiful 300-seat sanctuary. Construction along Rte. 58 in Amherst will begin this summer.

The construction of the new offices for **GREEN CIRCLE GROWERS** is nearing completion in Kipton. The eye-catching building will feature a 120-foot long skylight and a radial glass curtain wall around the front and sides of the building. The resulting facility is expected to be a contender for area design and construction awards!

ANCHOR LODGE - This expanded retirement center in Lorain will offer almost 23,000 sq. ft. of well-designed space, including 21 assisted-living units, a themed 'main street' interior and a relaxing outdoor courtyard.

SPITZER VOLKSWAGON - STAR is adding yet another auto dealership project to its portfolio. Spitzer Auto Group chose STAR to construct an impressive 19,000 sq.ft. showroom and service areas. The masonry and steel structure on Route 58 in

Amherst will feature a unique front elevation consisting of an angled glass wall and round structural columns. Inside, a round focal graphics wall will soar over 20 feet high.



Spitzer Volkswagen, Amherst, Ohio

Avon Pointe Continued from page 1

Plan development is already underway on the next two buildings for soon-to-be-named tenants. When completed, the development will include up to 200,000 sq. ft. of professional office and restaurant space.

This exciting project is an important part of the growing commercial base in Avon, and will also feature 1500 feet of excellent exposure to I-90, marked by several ponds and fountains.

Newly Completed Projects

Not a comprehensive list. Go to www.starinc.cc for more.

GREEN CIRCLE GROWERS took advantage of STAR's new expertise in tilt-up concrete construction for their new 36,500 sq.ft. warehouse in Kipton. The adjacent state-of-the-art office will be featured in the next ON THE LEVEL.

LORAIN NATIONAL BANK - The newest branch of Lorain National Bank has a contemporary, yet professional flair in their new home on Rte 83 in Avon. STAR's construction professionals met an aggressive completion date for their grand opening.

SUBURBAN COLLISION CENTER - This auto body and paint shop on Bagley Road in Berea needed a facelift and more room for their growing business. The resulting project greatly improved their efficiency.

R.E. RICE - This Lorain County excavation company chose STAR to design and construct their 10,000 sq. ft. warehouse and offices in a new industrial park in Amherst. An attractive combination of concrete block and pre-engineered steel make this a very cost-effective building.

SUMMIT II - With the Summit I already successfully built out and leased, STAR duplicated the Western Reserve style professional building for Campana Development, including custom build-outs for their tenants.

DR. LEATHERMAN DENTAL OFFICES - A Lorain dentist turned to STAR to help him double the size of his offices and number of operatories. STAR worked closely with the equipment manufacturers for a sharp, efficient result.

AMHERST HOSPITAL - This local hospital within the EMH system enjoyed a completely remodeled reception and waiting area, along with an expanded and reorganized emergency room.

CENTERMARK LASER WASH - Yet another laser wash designed and built by STAR. This one in Brunswick Hills Township has a sharp, contrasting concrete block exterior and includes space for 2 laser wash bays and 3 hand wash bays.

WAYNE MANOR - Yet another phase for this Wooster area assisted-living facility, this one incorporating 14 new suites, a family meeting room, kitchen and a dining area.

WINDOW PRO - This Andersen Window distributor got a significant remodeling job, resulting in a beautiful building that showcases their products and offices on Bagley Road in Middleburg Hts.



Design-Build Continued from page 1

Our in-house Architectural Group takes advantage of our project managers' knowledge of material and construction costs to provide an outstanding value to you.

BUDGETS CAN DICTATE DESIGN

The input of experienced estimators helps determine a design and features that fit within your budget. Also, you don't incur the expense of creating full construction drawings until after you know the project is within your budget.

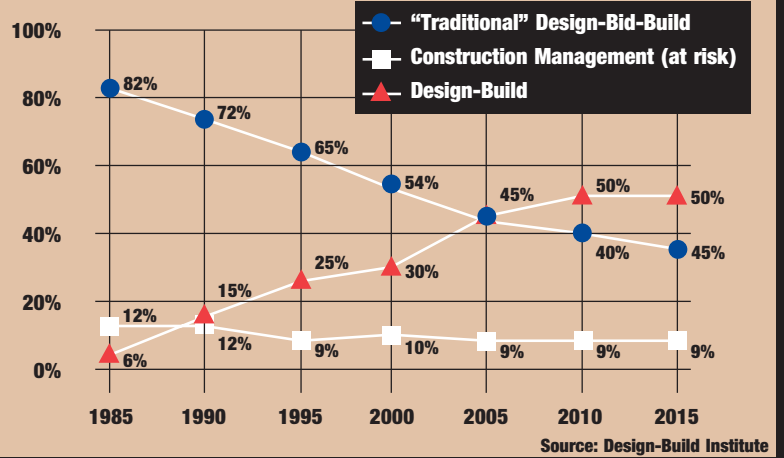
NO MULTIPLE CONTRACTUAL RELATIONSHIPS WITH SEVERAL DIFFERENT FIRMS

One company - STAR - is completely responsible and accountable for the design and construction of your project, period.

PROJECT BUDGETS CAN BE DETERMINED MUCH EARLIER

A Guaranteed Maximum Price can be determined soon after the scope of the project is established and

Market Penetration of Major Project Delivery Systems



bid with the traditional method.

REDUCED INCIDENTAL COSTS AND UNCERTAINTY

Costly change orders due to omissions or misinterpretations of construction documents are eliminated.

As more and more people learn of the advantages of the Design-Build approach, it continues to gain a larger share of the commercial construction market.

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

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