



General Contractors  
Construction Managers  
Design-Build

Fall 2016

# JCI NEWS

## King Luminaire Expansion Finishes Strong

*Project Team Delivers 53,000 SF Expansion Ahead of Schedule*



**Jefferson, Ohio**—Earlier this year JCI was awarded the design-build contract from *King Luminaire - Stresscrete Group* to manage the design and construction of their **53,000 SF** expansion in Jefferson, Ohio. The addition more than doubles the size of King’s existing footprint of 48,000 SF and allows for increased production capacity for LED lights.

The new addition features a 10,000 SF state-of-the-art LED lab (that includes an anti-static tile flooring system throughout), offices, cafeteria, mezzanine and warehouse space. The entire project utilizes LED lighting.

Having worked with King on similar design-build projects before, our team was brought on early for consultation, design and value engineering assistance. We worked closely with King’s management to establish a cost effective design that suited their needs, developed firm budgets, and created realistic schedules. We also provided them with 3-D renderings of the proposed building.



Design quickly rolled into construction, which began in April of 2016. We ultimately delivered this project ahead of schedule by more than two weeks; solid project management, scheduling, and good weather played an important role in the early completion.

Since King Luminares main headquarters is located in Canada, we installed a high definition camera system that provided a 24/7 live feed of the project site allowing them to track progress in real-time. Our field staff also provided them with schedules and reports that were continually updated on a weekly basis.

Internally we utilized Bluebeam® Revu® software for the seamless flow of information between our main office and the field office.



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## Mentor Village Hall *Construction Update*

**Mentor, Ohio**—The renovation of the Historic Mentor Village Hall is on the homestretch to completion! The new windows have been installed and crews are busy inside wrapping up all of the finishes. *Marking the original center of Mentor, the old village hall was built in 1888 in Queen Anne style. The City of Mentor discontinued the use of the property in 1976. NMS Certified Public Accounts (NMS) recently acquired the building and will relocate their Mentor offices into the building after its completion.*



## JCI Awarded Geneva State Lodge Renovation

**Geneva, Ohio**—Delaware North Companies has selected JCI Contractors as the general contractor for the **109 Guestroom Renovation of The Lodge at Geneva-on-the-Lake**. This will be the first major renovation at the hotel since opening in 2004.

The project includes renovations to all guestrooms and suites, including bathrooms. The hotel will remain fully operable for the length of this project in all areas outside of the construction, which will be completed in phases.

A demanding schedule has been set and work is set to begin in November with completion set for April 2017 - just in time for the busy summer season.

The Lodge at Geneva-on-the-Lake, is a beautiful hotel situated on the shores of Lake Erie in the heart of Ohio's wine country. We're excited to be part of such an exciting project.



## Saving The Steeple

**Austinburg, Ohio**—Earlier this summer JCI was selected as the general contractor by the First United Congregational Church of Austinburg to restore its church steeple. Our main scope of work includes masonry and roofing repairs, installation of copper gutters and downspouts and other miscellaneous repairs.

Work began in September with the construction of a scaffolding system and crews began work thereafter.

We're proud to be a part of a project that is so important to the Austinburg community.



## Tegam Office Renovations Wrap Up

**GENEVA, Ohio**—Crews recently finished up the second and final phase of office renovations to Tegam’s corporate headquarters in Geneva, Ohio. The project was completed in two phases allowing for Tegam’s operations to go uninterrupted. Each phase had a tight deadline that our team met without a problem. *Our scope of work for both phases included demolition of the existing space, installation of new windows, rough & finish carpentry, acoustical ceilings, door and hardware installation, carpet installation, drywall, and painting.*



## Plastpro, Inc. Selects JCI for Additions

**SAYBROOK, Ohio**—Plastpro, a leading manufacturer of fiberglass doors, recently selected JCI to provide design-build services for the construction of two new additions. Crews are currently working on expanding their existing testing lab along with an addition to house a new compactor and its related equipment. Both additions are being constructed simultaneously. *Our scope of work includes site work, concrete, masonry, structural metal stud installation, insulation, siding, roofing, and the construction of a depressed compactor dock.*



### Other Projects:

We are currently working on and have completed other various projects; these include:

- **NMS CPA’s, Twinsburg, OH**  
Complete office renovations
- **Solon Police Station, Solon, Ohio**  
Various interiors construction
- **Ridgeglen Condominiums, Concord, Ohio**  
Balcony replacement program (multiple phases)

### Community Involvement (3rd & 4th Quarters 2016):

- **Wine and Walleye Festival, Ashtabula, Ohio**  
Fishing Tournament Sponsor
- **Jefferson Area High School Athletics, Jefferson, Ohio**  
Fall Sports Sponsorship
- **Civic Development Corporation, Ashtabula, Ohio**  
Campaign Donation/Investment
- **Kent State University, Kent, Ohio**  
Construction Management Scholarship Fund

## JCI Joins *Design-Build Institute of America*



JCI recently joined the Design-Build Institute of America. The DBIA is the only organization that defines, teaches, and promotes best practices in design-build. Design-build is an integrated approach that delivers design and construction services under one contract with a single point of responsibility.

We have completed numerous design-build projects for our clients. This approach not only saves them money and time but they are involved with the design and construction process very early on.

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