



600 Morrison Road  
Gahanna, Ohio 43230  
614.252.3141 [www.roslovic.com](http://www.roslovic.com)

## CORPORATE HISTORY

**Experience:**

Over 40 years

**Annual Sales:**

Approximately \$20 million

**Focus:**

The key to our success is a strong professional team approach

**Marketing Sectors:**

Automotive

Retail Center

Office Building

Communication

Health Care/Medical

Industrial

Financial/Banking

Office/Warehouse

Religious Community Center

Education/Colleges

Multi-Family Residential

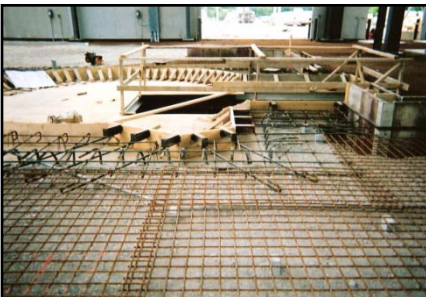


**Roslovic Building Co.** does more than build buildings. Created and continued with the central spirit and vision of a family, Roslovic Building Co. is a full-service building company providing construction management, general contracting, and design/build services to the area and broader Midwest region.

The Roslovic Building Co. was formed by the late Nick Roslovic and is now owned by his sons Dan and John. The company with its strong family values has been operating in this manner for over 40 years.

The key to Roslovic Building Co.'s continuous success is its focus on a strong team approach to meet client needs. Roslovic Building Co. has assembled a team of professionals with expertise in retail and shopping centers, industrial/manufacturing facilities, bulk warehousing, hotels/motels, full-service restaurants, automotive dealerships, health care and medical facilities, and office buildings. Our staff works closely with clients every step of the way, from the pre-planning and design phases to scheduling, budgeting, and solving challenges.

# SERVICES



## PRE-CONSTRUCTION SERVICES

- Site Analysis, Evaluation
- Site Development
- Conceptual Estimating
- Budget Analysis
- Construction Systems Analysis
- Building component and /Material selection
- Value Engineering
- Scheduling

## CONSTRUCTION SERVICES

### **Design / Build**

Complete project delivery from inception to completion

### **General Contracting**

- Site Development
- Shell construction
- Tenant Improvement
- Renovation / Restoration
- Expansion / Addition

### **Construction Management**

Complete project construction oversight

### **Fast Track Construction**

For projects that require accelerated scheduling to meet critical milestone and completion dates

### **Consulting Services**

- Owner Representation
- Project Consulting

## REAL ESTATE SERVICES

- Build-to-Suit /Lease Back
- Site Selection

## WHY CHOOSE ROSLOVIC BUILDING CO.?



Selecting a partner for your building project is always a difficult decision. While most projects are ultimately completed the success of a project is not in simply reaching the “finish line.” Successful building projects are completed on time and on budget with quality that eliminates wasteful repairs in the years after completion. There are considerable risks in any building project. Our goal at Roslovic Building Co. is to minimize the risks for our clients as much as possible. Here’s how we do it:

### **Experience**

RBC has more than 40 years of construction experience building everything from specialty industrial projects to retail stores to multi-family residential properties to medical facilities. We have a collective knowledge base that can be applied to any project. That translates into accurate estimates, workable schedules, and value engineering solutions.

### **RBC Culture and Organization**

Roslovic Building Co. has built a culture of personal responsibility. Our staff is lean and our organizational structure is very flat. There is no place to “pass the buck” or point fingers. Without the bureaucracy found in larger companies communications are easier and problems can be escalated quickly for final resolution.

### **Flexibility**

Our clients tell us how they want to work with us to best meet their needs. Some want to manage their projects closely on a daily basis and look for a “shoulder to shoulder” working partner. Others do not have the time, resources, or need to be so closely involved. RBC is flexible enough to work with clients to balance project control with the demands on clients’ time and resources.

### **Local “Roots”**

RBC has been in the community for four decades. We have long relationships with our clients, suppliers and sub-contractors. We don’t base our estimates on general or even regional “book rates.” We know our market and suppliers and can provide more refined and more accurate information based on that knowledge. That means more savings and smoother projects for our clients.

### **Family Values**

We’re proud to be a family owned business, because “family” means something to us. It means following the values taught to us by our father and founder, Nick Roslovic. Do a good job. Be fair with everyone. Take responsibility for problems. Success is a process.

# RETAIL EXPERIENCE



# LOWE'S HOME CENTER

## COLUMBUS, OH



<b>Owner</b>	Glimcher Realty Trust
<b>Architects</b>	Richard L. Bowen Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Build two prototype stores simultaneously, one located in Hilliard, OH and the other off of Brice Rd. near Reynoldsburg, OH</li> <li>▪Handled Lowe's specialty building components</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. simultaneously completed two Lowe's Home Improvement Centers totaling 260,000 sf during a six month period. Lowe's incorporated its new prototype store design into the facilities, which demanded effective communication and flexibility between all parties: owner, tenant, architect, and contractor. Construction costs totaled \$7.5 million.</p> <p>Lowe's stores include specialty building components such as custom electrical switchgear, greenhouse shade components, and special floor finishes.</p> <p>Accelerated schedules for off-site roadway improvements were set and achieved in order to meet grand opening deadlines.</p>



# LOWE'S HOME CENTER

## HILLIARD, OH



<b>Owner</b>	Glimcher Realty Trust
<b>Architects</b>	Richard L. Bowen Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Build two prototype stores simultaneously one located in Hilliard, OH and the other off of Brice Rd. near Reynoldsburg, OH</li> <li>▪Handled and coordinated Lowe's specialty building components</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. simultaneously completed two Lowe's Home Improvement Centers totaling 260,000 sf during a six month period. Lowe's incorporated its new prototype store design into the facilities, which demanded effective communication and flexibility between all parties: owner, tenant, architect, and contractor. Construction costs totaled \$7.5 million.</p> <p>Lowe's stores include specialty building components such as custom electrical switchgear, greenhouse shade components, and special floor finishes.</p> <p>Accelerated schedules for off-site roadway improvements were set and achieved in order to meet grand opening deadlines.</p>



# THE KROGER COMPANY

## COLUMBUS, OH



<b>Owner</b>	The Kroger Company
<b>Architects</b>	JL Bender, and Jezerinac Geers
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Heavy spring rains and poor site drainage required on-site storm management and weather planning.</li> <li>▪ Road widening and curb cuts performed by the City of Columbus required additional planning to continue uninterrupted with site development.</li> </ul>
<b>Project Summary</b>	<p>This project consisted of a new 65,000 sf Kroger Superstore - Roslovic Building Co.'s eighth Kroger. It is located in the rapidly growing community at West Broad Street and Galloway Road, on the far west side of Columbus, OH.</p> <p>Heavy downpours during spring construction, combined with poor site drainage, prompted exceptional site management in order to anticipate and solve challenges as they occurred. This management included strategies for lay down and staging areas, site access and temporary roads, and earthwork operations.</p>



# THE KROGER COMPANY

## KENTON, OH



<b>Owner</b>	The Kroger Company
<b>Architects</b>	Roy Yoder Architects, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Building was built in a high traffic retail plaza, it was important that we maintained a safe and easy flow for the pedestrians</li> <li>▪ Built during masonry in climate weather</li> </ul>
<b>Project Summary</b>	The Kenton store went through numerous design revisions, making Roslovic a huge component for construction support. The new projected was new build, that consisted of about 65,000 sf, estimated value of \$2,650,000.

# THE KROGER COMPANY

## LOGAN, OH



<b>Owner</b>	The Kroger Company
<b>Architects</b>	Roy Yoder Architects, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Site required removal and recompaction of 20,000 cy of fill under the building</li> <li>▪Continual cooperation was needed with the utility company for relocation of high voltage lines</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. completed the Logan Kroger in early completion of five months and received a \$20,000 bonus for early delivery by The Kroger Company. The Logan project consisted of a new 65,000 sf Kroger Superstore, this was Roslovic Building Co's eighth Kroger store. Estimated value of \$3,100,000.</p>

# THE KROGER COMPANY

## PORTSMOUTH, OH



<b>Owner</b>	The Kroger Company
<b>Architects</b>	Tanner & Stone
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Utilizing an all union workforce after project had already been bid out and selected as a standard job</li> <li>▪ Built on same lot, had to move and tear down the old Kroger building and open within a 24 hour time period</li> </ul>
<b>Project Summary</b>	<p>Staging on this project was key due to the limited space available to built in. The Portsmouth project consisted of a new 70,000 sf for the new Kroger Superstore, which was built on the same site. The project had a speedy turn around with a 24 hour tear down of the pre-existing building and move-in process. During the bidding process The Kroger Company decided to make the project an all union work force.</p>

# THE KROGER COMPANY

## WORTHINGTON, OH



<b>Owner</b>	The Kroger Company
<b>Architects</b>	Moody – Nolen Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"><li>▪ Owner supplied some of the materials</li><li>▪ Store remained open and we were required to work 24 hour work shifts</li></ul>
<b>Project Summary</b>	The Worthington store was an interior renovation that was on a tight schedule. We were required to work around the customers, the store remained open. Estimated value of \$750,000.



THE KROGER COMPANY  
DELAWARE, OH



<b>Owner</b>	The Kroger Company
<b>Architects</b>	James A. Monsel & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"><li>▪Opening date required a January start date in difficult winter</li><li>▪This was Roslovic's first Kroger of many</li></ul>
<b>Project Summary</b>	This project was a new 57,000 sf Kroger Food & Drug built in Delaware, OH. The estimated value of the project was about \$2,500,000.



**POLARIS A  
COLUMBUS, OH**



<b>Owner</b>	GRB Polaris Prtners, II, LLC
<b>Architects</b>	Meachum & Apel Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Many provisions made for tenants opening dates created difficult time constraints</li> <li>▪ Paving was done out of sequence before the winter season to allow tenant openings in May</li> </ul>
<b>Project Summary</b>	<p>A total of four retail buildings were constructed in Columbus, Ohio in a high traffic area off of Polaris Parkway. Building C houses a 21,444 California Fitness and building A with 17,253 sf houses a Ted Montana's Grill, Murphy McFlip, China Buffet, and a Saturdays Hair Salon.</p>



**POLARIS B  
COLUMBUS, OH**



<b>Owner</b>	GRB Polaris Prtners, II, LLC
<b>Architects</b>	Meachum & Apel Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Many provisions made for tenants opening dates created difficult time constraints</li> <li>▪ Paving was done out of sequence before the winter season to allow tenant openings in May</li> </ul>
<b>Project Summary</b>	<p>A total of four retail buildings were constructed in Columbus, Ohio in a high traffic area off of Polaris Parkway. Building C houses a 21,444 California Fitness and building A with 17,253 sf houses a Ted Montana’s Grill, Murphy McFlip, China Buffet, and a Saturdays Hair Salon.</p>



# POLARIS C COLUMBUS, OH




<b>Owner</b>	GRB Polaris Prtners, II, LLC
<b>Architects</b>	Meachum & Apel Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Many provisions made for tenants opening dates created difficult time constraints</li> <li>▪ Paving was done out of sequence before the winter season to allow tenant openings in May</li> </ul>
<b>Project Summary</b>	<p>A total of four retail buildings were constructed in Columbus, Ohio in a high traffic area off of Polaris Parkway. Building C houses a 21,444 California Fitness and building A with 17,253 sf houses a Ted Montana’s Grill, Murphy McFlip, China Buffet, and a Saturdays Hair Salon.</p>



# POLARIS D

## COLUMBUS, OH



<b>Owner</b>	GRB Polaris Prtners, II, LLC
<b>Architects</b>	Meachum & Apel Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Many provisions made for tenants opening dates created difficult time constraints</li> <li>▪ Paving was done out of sequence before the winter season to allow tenant openings in May</li> </ul>
<b>Project Summary</b>	<p>A total of four retail buildings were constructed in Columbus, Ohio in a high traffic area off of Polaris Parkway. Building C houses a 21,444 California Fitness and building A with 17,253 sf houses a Ted Montana’s Grill, Murphy McFlip, China Buffet, and a Saturdays Hair Salon.</p> 



# LANE & HIGH RETAIL

COLUMBUS, OH



<b>Owner</b>	2106 – 2124 North High LLC
<b>Architects</b>	Glavan Feher Architects, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Short construction timeline (mid-Sept. start with mid-Jan. turnover)</li> <li>▪Excessive rains and de-watering</li> </ul>
<b>Project Summary</b>	<p>This new center was proposed as a northern gateway building on High St. for the Ohio State University. The building houses 15,000 sf of restaurant and retail space.</p> <p>The project design utilizes many different exterior materials, differing slab elevations, parapet heights and entry features. Numbers design reviews were required and special attention was taken during construction to ensure the architectural visions were followed.</p>





# SEARS PAINT & HARDWARE

## DAYTON, OH



<b>Owner</b>	Don M. Casto Organization
<b>Architects</b>	James A. Monsul & Associates and Shremsrock-Yoder
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ New store prototype required constant monitoring and construction changes</li> <li>▪ Columbus store demanded tight schedule to open in time for busy spring home improvement season</li> </ul>
<b>Project Summary</b>	<p>Both the Eastown Shopping Center in Dayton, OH (200,000 sf) and Capital city Shopping Center in Springfield, IL (250,000 sf) were in need of renovation when Roslovic Building Co. was hired as construction manager.</p> <p>Intensive pre-planning was necessary to ensure the owners', tenants', and customers' needs would be met throughout the construction process. Structural reinforcements above storefronts were added and signage relocated to minimize customer interruptions. Canopy renovations required scheduling and customer tunnel and barricades were erected to accommodate customer traffic. Staging, storage, and construction traffic were limited and required continual coordination. Out of plumb and square building walls created on-going field measurement verifications to ensure proper fitting.</p>

# ARROWHEAD PLAZA

## HEBRON, OH



<b>Owner</b>	Hebron Ventures Group, LLC
<b>Architects</b>	Northpoint Architectural Consultants
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The project was built in collaboration with the owners. The owners provided all site improvement work and interfaced with the building construction.</li> <li>▪This project was considered during the time in 2005/2006 when steel costs and copper costs were drastically fluctuating and changing by the day.</li> </ul>
<b>Project Summary</b>	<p>This 30,000 sf retail shopping center was an addition to an existing Kroger supermarket located by SR-79 in Hebron, OH. Roslovic competitively bid the project and worked with the shopping center’s owners for its completion. The shopping center was designed in a way which eliminated many interior columns and provided many simple canopy details which made the building costs extremely cost efficient.</p>



# JOHNSTOWN VILLAGE SHOPPING CENTER

## JOHNSTOWN, OH



<b>Owner</b>	Plaza Properties
<b>Architects</b>	Donald R. McCartney Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ There were difficult grade elevations to meet existing parking lot grades</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. was hired to build this 12,000 sf multi-tenant strip center in Johnstown, OH. The budget of the project was \$600,000/ The first tenant, Blockbuster Video, is still located on the end. After completion of the center, the vacant locations were quickly filled. The building has a bar joist and deck roof with a brick exterior and metal mansard canopy.</p>



# MILL RUN SHOPPING PLAZA COLUMBUS, OH



<b>Owner</b>	Glimcher Realty Trust
<b>Architects</b>	Richard. R. Brown and Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The schedule was very aggressive and required a demanding pace of work</li> <li>▪Staging areas were particularly challenging but were required to meet project schedule</li> </ul>
<b>Project Summary</b>	<p>This project was a strip center infill between a “Big K” Kmart and Lowe’s Home Center at Mill Run. The center is approximately 25,000 sf and built for Glimcher Realty Trust. Roslovic was hired to build the adjacent Lowe’s Home Center five months prior to the start of the center. This center provided for a natural continuation of Roslovic’s construction team from the Lowe’s project to the completion of the center.</p>





# SANCUS NEIGHBORHOOD RETAIL CENTER COLUMBUS, OH



<b>Owner</b>	Sancus Retail Partners II, LLC
<b>Architects</b>	Andrews Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The project budget was extremely limited</li> <li>▪The tenant move-in date was very aggressive</li> </ul>
<b>Project Summary</b>	<p>This project is a 7,000 sf restaurant and retail space located off of Polaris Parkway in the north end of Columbus. The building was developed on an an outlot of an existing shipping center for a local restaurant chain with additional retail space.</p> <p>The project encompassed the site work development and shell work for the proposed restaurant and vanilla box finishes for the remaining retail space.</p>





# STRAWBERRY PLAZA

## GAHANNA, OH



<b>Owner</b>	T & S Investments, Inc.
<b>Architects</b>	Don McCartney and Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ There were difficulties with earthwork, and site soil conditions were cumbersome.</li> <li>▪ The location was a zero lot line making for more stringent code requirements and difficult material staging.</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. was hired after competitively bidding the project to build a new multi-tenant retail center in Gahanna, OH. The center houses a post office, bakery, and dry cleaner among other tenants. The entire center totals 11,000 sf. The center is located on a zero lot line which created some building challenges.</p>



# CHESTNUT HILL RETAIL BUILDING

## COLUMBUS, OH



<b>Owner</b>	Northstar Realty
<b>Architects</b>	Ford & Associates Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Elaborate brick coursing details were implemented during harsh winter weather conditions</li> <li>▪Assisted in the coordination of future tenant requirements</li> <li>▪Completed project and neighboring structure in an accelerated period of 120 days</li> </ul>
<b>Project Summary</b>	<p>The Roslovic team constructed this 15,000 square-foot retail shell and vanilla box project which is now the home to tenants such as Hollywood Video, Lens Crafters and 3 Day Blinds.</p> <p>Opening dates required and aggressive build schedule which was impacted by rising steel market prices and intricate brick design. Despite these challenges, Roslovic Building Co. completed this project ahead of schedule and under budget.</p>



# DELAWARE COMMUNITY PLAZA

## DELAWARE, OH



<b>Owner</b>	Don M. Casto Organization
<b>Architects</b>	James A. Monsul & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Construction was completed simultaneously with that of adjacent Kroger Superstore</li> <li>▪ Center was 80% leased which required custom build-outs for multiple tenants</li> </ul>
<b>Project Summary</b>	<p>This project was a retail “in-fill” center flanked by a Kroger at the east end and Wal-mart at the west end. The center is 65,000 sf in size and houses mostly regional and national tenants. The center was constructed concurrently with the Kroger store so that the tenants could be opened at the time or before the Kroger store was having its grand opening. This center was the first major center to be constructed in Delaware in the past 15 years.</p>



# JOHNNY BUCELLI'S SHELL BUILDING COLUMBUS, OH



<b>Owner</b>	Northstar Realty
<b>Architects</b>	Ford & associates Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Intrinsic exterior details completed during harsh winter weather conditions</li> <li>▪ Accelerated 120-day schedule implemented to build shell building as well as the neighboring structure</li> </ul>
<b>Project Summary</b>	<p>Roslovic constructed this 3,600 square-foot retail shell for Johnny Buccelli's restaurant.</p> <p>Opening dates required and aggressive schedule impacted by increasing steel prices and elaborate brick work. Despite these challenges, the Roslovic team completed this project ahead of schedule and under budget.</p>





# K MART

## WESTERVILLE, OH



<b>Owner</b>	Lefmark, LLC
<b>Architects</b>	Civil Engineering Association, Inc. Jezerinac Geers & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Modernize storefront under tight schedule</li> <li>▪Reconstruct façade with minimal impact on K Mart customers</li> </ul>
<b>Project Summary</b>	<p>This project consisted of redesigning and reconstructing a new façade for a 50,000 sf Big K Mart located on S.R. 3 in Westerville, OH.</p> <p>The project called for an extremely tight schedule, so the new look could be unveiled for the holiday season.</p> <p>Roslovic Building Co. completed the project in time for the holidays. The “new” store’s photo was featured on the front page of the Columbus Dispatch, with a description of the long line of consumers waiting to open the store on Thanksgiving Day.</p>



# KITTLE'S FURNITURE STORE COLUMBUS, OH



<b>Owner</b>	Kittles Furniture
<b>Architects</b>	Donald Weaver Architect
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Construction took place during regular business and after hours. Cleanliness, sound control and dust barriers were constantly monitored by Roslovic employees.</li> <li>▪ A major portion of the work consisted of millwork which required tight dimension to new walls and soffits.</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. has performed numerous "in store" renovations for Kittle's Furniture. This project encompasses the demolition of the sales area which housed fabric racks and sales support. The space was redesigned and newly constructed in the Thomasville store which was next door to the Kittle's. This was the third improvement Roslovic has led for the Kittle's organization at this location.</p>



**MAYFAIR CENTER**  
COLUMBUS, OH



<b>Owner</b>	Don M. Casto Organization
<b>Architects</b>	Ford & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Abandonment of City of Columbus streets and coordination of of-site roadway improvements</li> <li>▪ Site size and accessibility prompted extensive planning for construction traffic and staging</li> <li>▪ Delays in city site approvals and plan reviews challenged building schedules requiring on going revisions to meet deadlines and tenant move-in dates</li> </ul>
<b>Project Summary</b>	<p>This new 35,000 sf strip center is located at the busy intersection of James Road and East Broad Street. Tenants include Subway and Einstein Bagels with current anchor CVS</p>



# OFFICE /COMMERCIAL EXPERIENCE

# PRESTON DEVELOPMENT COLUMBUS, OH



<b>Owner</b>	Preston Developments of Columbus LLC
<b>Architects</b>	Meachum & Apel – Project Architect Lapiz Design – Design Architect
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Maximizing the building footprint and building design for the site</li> <li>▪Working through cost benefit analysis for value engineering opportunities</li> </ul>
<b>Project Summary</b>	<p>This is the home for Roslovic Building Co. corporate office. The site is located off of I-270 in Gahanna, OH, a suburb of Columbus.</p> <p>The building is a structural frame building with a brick veneer and curtain wall extension system.</p> <p>Design considerations were utilized to create “scale” or size to the building such as heightened slab elevations, increased parapet height, and arrangement of the elevations to the roadway. The building also carries a fairly contemporary style with unique traditional materials.</p>



# STATE LIBRARY OF OHIO COLUMBUS, OH



<b>Owner</b>	Preferred Real Estate Investment, Inc Conshohocken, PA
<b>Architects</b>	Meachem & Apel Architects Dublin, OH
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Required demolition of buildings structurally dependent on those undergoing renovation</li> <li>▪Investigation and review of sites and facilities to determine their reuse capabilities as well as ease of construction and reliability.</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. renovated the historic Jeffery Mining facility for the new location of the State Library of Ohio.</p> <p>This built-to-suit project encompassed the demolition of 70,000 sf of the facility, extensive site improvements, and 200,000 sf of interior enhancements. In addition the Roslovic team managed the design process, prepared all pre-construction and construction documents, and oversaw all permitting and cost budgeting aspects throughout the renovation.</p>





# SOS COMMUNICATIONS

## NEW STUDIO

### COLUMBUS, OH



<b>Owner</b>	Lee Smith Properties Columbus, OH
<b>Architects</b>	Berardi & Partners
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>Multiple adjustments and provisions were necessary during construction to accommodate client needs for specialty high-tech studio</li> </ul>
<b>Project Summary</b>	<p>This industrial building was transformed into a high-tech recording studio with highly technical equipment and Products used to meet client needs for a functional facility used for commercials and recording purposes.</p> <p>The Roslovic team successfully completed the project with the use of specialty planning, scheduling, and products</p>





# METTLER-TOLEDO

## COLUMBUS, OH

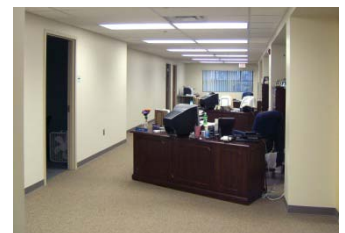


<b>Owner</b>	Mettler-Toledo
<b>Architects</b>	Meacham & Apel Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Concurrent disposition of two existing facilities for authorization to start construction of the new facility</li> <li>▪ A group decision making process during the planning stages to allow for consensus building and participation of all parties</li> </ul>
<b>Project Summary</b>	<p>Mettler-Toledo, Inc. selected Roslovic Building Co. to analyze their needs for a new technology and business facility. Studies of in-plant production flow, real estate opportunities, conceptual building designs and layout, relocation costs, tax incentives, and financing were all completed. Roslovic consulted with and advised the client's production managers, engineers, legal counsel, and CFO throughout the decision making process.</p> <p>Currently Mettler-Toledo, Inc. is in process of disposing of two facilities and has located the site for their proposed facility. The new facility will be a state-of-the-art production and office facility which will include 160,000 sf under roof.</p>

# OHIO PEACE OFFICER'S TRAINING ACADEMY LONDON, OH



<b>Owner</b>	State of Ohio attorney General
<b>Architects</b>	Woolpert, LLP
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The project had multiple stakeholders with differing views and ideas for the project</li> <li>▪Collecting data to perform accurate planning and programming analysis</li> <li>▪Working toward budget and time constraints</li> </ul>
<b>Project Summary</b>	<p>The Ohio Peace Officer's Training Academy (OPOTA) is a state operated agency under the jurisdiction of the attorney general for the state of Ohio. This agency also includes other operations such as the tactical training center in London and branch of criminal investigation in London, Toledo, and Richfield, OH. Roslovic Building Co. was contracted by the attorney general to provide owner's rep services which included managing all considerations of cost/benefit analysis to plan, design, and renovate any buildings which were deemed in need. OPOTA was a structure which fit the need for renovation and Roslovic along with the state architect's office provided all professional management services to complete this modernization.</p>



# THE EBNER BUILDING

## JEWISH FAMILY SERVICES

### COLUMBUS, OH



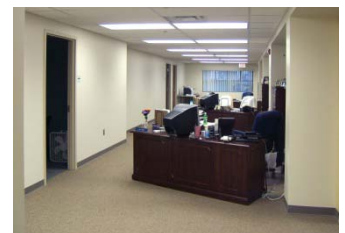
<b>Owner</b>	Ebner Properties Columbus, OH
<b>Architects</b>	Lapiz Design Columbus, OH
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Building footprints and interior layouts underwent numerous revisions during construction to accommodate the tenant's needs and specifications</li> <li>▪ Project schedule required a November start and winter construction</li> </ul>
<b>Project Summary</b>	<p>The Ebner building, a 17,500 square-foot office space, was constructed in the upscale community of Bexley, a suburb of Columbus, OH.</p> <p>The property was originally designed for a single tenant. However, the original tenant reduced space Requirements allowing for the addition of a second tenant. The necessary revisions were made Resulting in the finished product, a modern office space and contemporary museum located in the first floor lobby.</p>



# OHIO PEACE OFFICER'S TRAINING ACADEMY LONDON, OH



<b>Owner</b>	State of Ohio attorney General
<b>Architects</b>	Woolpert, LLP
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The project had multiple stakeholders with differing views and ideas for the project</li> <li>▪Collecting data to perform accurate planning and programming analysis</li> <li>▪Working toward budget and time constraints</li> </ul>
<b>Project Summary</b>	<p>The Ohio Peace Officer's Training Academy (OPOTA) is a state operated agency under the jurisdiction of the attorney general for the state of Ohio. This agency also includes other operations such as the tactical training center in London and branch of criminal investigation in London, Toledo, and Richfield, OH. Roslovic Building Co. was contracted by the attorney general to provide owner's rep services which included managing all considerations of cost/benefit analysis to plan, design, and renovate any buildings which were deemed in need. OPOTA was a structure which fit the need for renovation and Roslovic along with the state architect's office provided all professional management services to complete this modernization.</p>





# RESOURCES INTERNATIONAL, INC.

## COLUMBUS, OH



<b>Owner</b>	Resources International
<b>Architects</b>	Design Collective
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The duct work and lighting required alternative designs due to the second story vaulted ceilings with no attic space and numerous windows.</li> <li>▪This budget was established using preliminary floor plans and held to within 5% of the actual final cost of construction</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. collaborated with Resource International on this design/build project. The shell of the office building was purchased by Resource to house the company's new headquarters. Brick veneer encases the metal stud exterior that frames the 15,000 square-foot steel structure. The roof is hipped using roof trusses with asphalt shingles.</p> <p>The project, itself, consisted of a complete interior fit out that included all plumbing, HVAC, and electrical. The second floor executive suites were detailed with vaulted ceilings and indirect lighting. The HVAC systems were split to provide comfort to all occupants of the building. Roslovic was also able to keep the budget within 5% from concept to finish.</p>





# FIRST BEXLEY BANK COLUMBUS, OH



<b>Owner</b>	First Bexley Bank
<b>Architects</b>	Meyers-Walsh Architecture
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ There were difficulties in finding matching roof tiles for the canopy and drive thru roofs.</li> <li>▪ Since the building was built on a zero lot line construction, fire rated materials had to be used to contain fire from jumping from the building in case of such an event.</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. was hired for a complete renovation of this 3000 sf office building into a bank. The building is located in Bexley, OH just east of Columbus. The interior involved a complete renovation. The exterior required a drive thru to be build for drive up banking, and a canopy for the entrance was added. The canopy is a wood frame structurally supported by columns with a brick veneer. Fire rated materials were used on the addition, since it was a zero lot line construction.</p>



# HUNTINGTON NATIONAL BANK

## DELAWARE, OH



<b>Owner</b>	Huntington National Bank
<b>Architects</b>	Nitschke, Sampson, Dietz
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Interior finishes and millwork required careful planning to accommodate bank equipment and operations.</li> <li>▪ Project completed in a tight four month schedule</li> </ul>
<b>Project Summary</b>	<p>Huntington National Bank hired Roslovic Building Co. to complete this 6,700 sf branch in the fast growing area of Delaware, OH. An adjacent parcel was being developed at the time and thus lot development was coordinated with the neighboring developer to make construction on the Huntington site more cost effective.</p> <p>Design of the branch incorporated use of structural and metal stud interior and exterior walls with wood roof framing. Interior finishes and millwork required careful planning to accommodate the many details of bank equipment layout and operations. Huntington asked Roslovic to complete the building in four months; the strict deadline was met and the branch was opened on schedule.</p>



**TELHIO CREDIT UNION**  
COLUMBUS, OH



<b>Owner</b>	Telhio Credit Union
<b>Architects</b>	Andrews Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The new development did not have all utility services</li> <li>▪The project was phased uniquely which took tactful planning</li> </ul>
<b>Project Summary</b>	<p>This project was the first project for Telhio in their new plan to open more retail bank locations around Columbus. The building was designed for two phases. The first phase was the drive thru portion of the business. The second phase is for the remainder of this new banking center which would complete their branch bank. This building was one of the first for new Northland Development park located at the former Northland Mall site on Morse Road.</p>





# MOUND STREET OFFICE BUILDING

## COLUMBUS, OH



<b>Owner</b>	Revealty
<b>Architects</b>	Jonathan Barnes Architecture & Design
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>■ In-fill site in downtown location</li> <li>■ All steel construction, saving owner money and shortening the construction timetable and enabling tenants to move in ahead of time</li> </ul>
<b>Project Summary</b>	<p>This 10,000 square foot office building, built on an in-fill site, has a unique yet functional design. The front wall of the building is all glass and soars to a height of 35 feet. Tenant spaces have individual entrances to the street and parking lot.</p> <p>Roslovic Building Co. was called into the project early to help in the design process. Roslovic suggested an all-steel construction for the building, not only saving the owner time and money, but enabling tenants to occupy offices ahead of schedule.</p>



# VINTON COUNTY JOB & FAMILY SERVICES BLDG.

VINTON COUNTY, OH



<b>Owner</b>	Vinton County Commissioners Vinton County OH
<b>Architects</b>	Poggemeyer Design Group
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Rock was encountered at the site which required excavation for portions of the building</li> <li>▪ Project was constructed on heavily wooded site with severe grade changes which required careful planning during earthwork operations</li> <li>• Project was done with multiple contractors and required additional coordination under separate prime requirements.</li> </ul>
<b>Project Summary</b>	<p>This project was a 15,000 square foot single story slab-on-grade multi-purpose building for Vinton County. The project encompassed site development for a 6 acre parcel on top of a hill in McArthur, OH. The building consisted of load-bearing metal framed walls with a truss framed roof and asphalt shingles.</p> <p>The building included a complete interior fit-out for Vinton County's Job and Family Services operation. The construction schedule for this project was 10 months and the project was built following all prevailing wage requirements.</p>



OHCAP  
COLUMBUS, OH



<b>Owner</b>	Behavioral Centers of America
<b>Architects</b>	David E. Johnson Architect
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Special considerations needed to be made to meet safety concern. Had to work with the owner and architect to meet these goals.</li> <li>▪The project required complete alteration of the interior</li> </ul>
<b>Project Summary</b>	<p>This 60,000 sf building was formerly St. Rita’s Home for the Aging, a convalescent nursing home. Roslovic Building Co. was hired to renovate the building from a nursing home to a high security psychiatric facility for adolescents for the Behavioral Centers of America. The project required a complete alteration of the interior. Many special considerations had to be made to guarantee occupant safety and well being. All the walls were constructed of high-impact drywall and all hooks on the wall are breakaway. The sprinklers and heating grills are all concealed, and there are no window pulls. The building will be surrounded by a ten foot chain link fence.</p>



# OHIO BOARD OF REGENTS

## COLUMBUS, OH



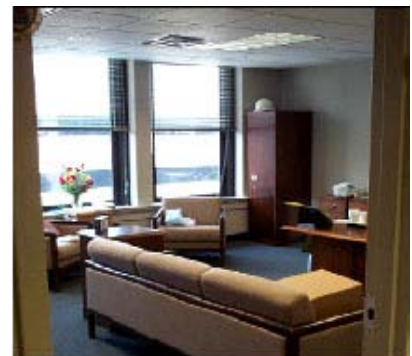
<b>Owner</b>	Lee Smith
<b>Architects</b>	Berardi & Partners Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Coordinated construction with agencies of the State of Ohio</li> <li>▪ Renovation of historic downtown office building</li> </ul>
<b>Project Summary</b>	<p>This project consisted of the renovation of a historic, five story building in downtown Columbus, OH. It was built through the State of Ohio Department of Administrative Services.</p> <p>Roslovic Building Co. was hired to complete the build-to-suit tenant improvements for major tenants which included the Ohio Board of Regents.</p>



# OHIO HOUSING FINANCE AGENCY COLUMBUS, OH



<b>Owner</b>	John Lloyd
<b>Architects</b>	Berardi & Partners Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Renovation of historic downtown building</li> <li>▪Coordinated construction with agencies of State of Ohio</li> </ul>
<b>Project Summary</b>	<p>Built through the State of Ohio Department of Administrative Services, this project consisted of the renovation of a historic, five story building in downtown Columbus, OH.</p> <p>Roslovic Building Co. was hired to complete the build-to-suit tenant improvements for major tenants of the building, namely the Ohio Housing Finance Agency.</p>



# OHIO DISTINCTIVE SOFTWARE

## COLUMBUS, OH



<b>Owner</b>	Ohio Distinctive Properties
<b>Architects</b>	Meacham & Apel Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ This project was on an extremely fast-paced, four month schedule</li> <li>▪ Required areas specially constructed for sensitive computer hardware</li> </ul>
<b>Project Summary</b>	<p>Ohio Distinctive Software chose Roslovic Building Co. to build its first corporate headquarters. The 20,000 square-foot of office space demanded areas specially constructed for sensitive computer hardware.</p> <p>Due to efficient construction management and engineering strategies, Roslovic was able to provide the owner with a 12% cost savings on the project.</p>





# SOUTHEASTERN AGENCY ATHENS, OH



<b>Owner</b>	Southeastern Agency
<b>Architects</b>	Panich, Noel & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Project was built into hillside requiring extensive retaining wall construction</li> <li>▪It was built during heavy rains which called for careful planning for on site management</li> <li>▪Exterior space constraints created access issues which called for special coordination of material staging.</li> </ul>
<b>Project Summary</b>	<p>This 15,000 square-foot, 2 story, commercial office building is located in Athens, Ohio. The first floor consists of a perimeter made of structural stud walls which supports the second floor design using bar joist and metal centering.</p> <p>The roof consisted of wood trusses supported by second floor walls. The exterior of the building was wrapped in brick veneer with limestone details to complete the project.</p>





# RODMAN NEEPER FUNERAL HOME

## DELAWARE, OH



<b>Owner</b>	Rodman Funeral Home
<b>Architects</b>	Cowan-Garand Architects, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Winter construction timeline with owner move in coordination</li> <li>▪ Metal building design integrated with traditional building components and architecture.</li> </ul>
<b>Project Summary</b>	<p>George Rodman of Rodman Neeper Funeral Home consulted with Roslovic Building Co. for the construction of this new facility. Roslovic provided a design/build program for George and his new 20,000 sf funeral home in Delaware, OH. It was determined that a metal building structure as the “skeleton” of the building was the most economical design for Rodman’s needs. This building is one of the first expansions of the Delaware community along William St. in 15 years.</p>



# HEALTHCARE EXPERIENCE

# MOUNT CARMEL HEALTH SYSTEMS

## CAFETERIA RENOVATION

### COLUMBUS, OH



<b>Owner</b>	Mount Carmel Health Systems
<b>Architects</b>	Andrews Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Maintaining function and flow operations of cafeteria while area was under construction</li> <li>▪ Previous knowledge of MCHS requirements made it necessary to assist architect with planning and design</li> </ul>
<b>Project Summary</b>	<p>Rolovic Building Co. was hired by Mount Carmel Health System to manage and complete cafeteria renovations at the East Hospital of Columbus, OH</p>
	<p>This ten week project required a strict schedule and careful planning to maintain the daily operations of the cafeteria with minimal disruptions to the patients and staff.</p>



# MOUNT CARMEL HEALTH SYSTEMS

## EAST HOSPITAL SIMCU

### COLUMBUS, OH



<b>Owner</b>	Mount Carmel Health Systems
<b>Architects</b>	Moody & Nolan, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Maintaining full operations of the unit during construction with minimal patient/staff impact</li> <li>▪ Strict infection control policies maintained in this critical care patient area</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. managed and completed the Surgical Intensive Medical Care Unit renovation at the Mt. Carmel East Hospital of Columbus, OH.</p> <p>The team completed the project with a very tight schedule and budget, while allowing the unit to maintain operations. Meticulous planning and extreme caution ensured the uninterrupted flow of patient care.</p> <p>The team's precise scheduling and creative planning allowed the strict infection control guidelines to be followed in detail throughout the construction of the unit.</p>





# MOUNT CARMEL HEALTH SYSTEMS

## CREATIVE SERVICES & PHYSICIANS INFO DEPARTMENTS

### COLUMBUS, OH



<b>Owner</b>	Mount Carmel Health Systems Columbus, OH
<b>Architects</b>	E. Lynn App Architecture Columbus, OH
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Complete renovations with minimal impact on existing hospital operations</li> </ul>
<b>Project Summary</b>	<p>Mount Carmel Health Systems hired Roslovic Construction to complete renovations for administrative Departments.</p> <p>Mount Carmel employees have complimented the Roslovic team on its concern and diligence in Minimizing disruptions to adjacent ongoing hospital operations. The team also managed the job Effectively within tight deadlines and budget constraints.</p>



# ADENA HEALTH CARE SYSTEM

## CHILLICOTHE, OH



<b>Owner</b>	Adena Health Care System
<b>Architects</b>	Design Group
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Infection control requirements were class IV, highest patient risk standards</li> <li>▪ Owner furnished equipment. Items delivered varied from their scheduled dates.</li> </ul>
<b>Project Summary</b>	<p>The Adena Regional Medical Center decided to upgrade and grow its open heart capabilities. Therefore, they decided to add an additional operative room and catheterization lab in the existing hospital. Roslovic Building Co. along with Design Group, Inc. handled the preliminary planning, design, and construction documents. This project entailed coordination and assistance to the hospital for all of their new equipment, strict adherence to infection control, and a tight holiday schedule.</p>

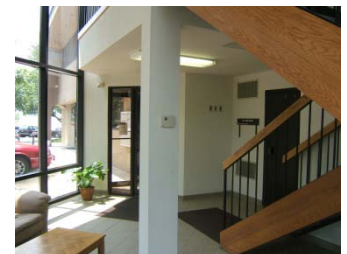


# PROVIDERS PHYSICIANS EAST

## REYNOLDSBURG, OH



<b>Owner</b>	Mohawk, LLC
<b>Architects</b>	Barbara Allen Frost, AIA
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Office demolition was required and design changes for columns were necessary to update the space code</li> <li>▪Many unforeseen conditions surfaced while the schedule was shortened to allow for an early tenant move-in.</li> </ul>
<b>Project Summary</b>	<p>This facility was a complete gut and remodel of a 5,000 sf office. The space was converted to a doctor's office on E. Main St. in Reynoldsburg, OH.</p> <p>New work required extensive amounts of additional plumbing and electric installed in the floor. Some work was required to be performed after hours for consideration of adjacent tenants.</p>



# ASSISTED LIVING EXPERIENCE



APPLEWOOD PLACE II  
MANSFIELD, OH



# UNDER CONSTRUCTION

<b>Owner</b>	Lutheran Social Services
<b>Architects</b>	Berardi & Partners, Architects Inc. – Project Architect Berardi & Partners, Architects Inc.– Design Architect
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Maximizing the building footprint and building design for the site</li> <li>▪Working through cost benefit analysis for value engineering opportunities</li> </ul>
<b>Project Summary</b>	<p>This is the 51 unit, prevailing wage, two story elderly / assisted living community. The project was started during the winter with winter conditions. The site is located in Mansfield, OH. The staging of the materials on the site were on a tight schedule. This was a federally funded HUD project that consisted of</p>



# MANOR AT HOWLAND GLEN

## WARREN, OH



## UNDER CONSTRUCTION

<b>Owner</b>	Lutheran Social Services
<b>Architects</b>	Berardi & Partners, Architects Inc. – Project Architect Berardi & Partners, Architects Inc. – Design Architect
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪The site is located on wetlands</li> <li>▪Working through cost benefit analysis for value engineering opportunities</li> </ul>
<b>Project Summary</b>	<p>This is the 50 unit, two story elderly housing community. The site is located in Warren, OH.</p>

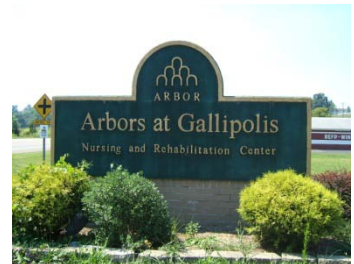


# ARBORS AT GALLIPOLIS

## GALLIPOLIS, OH



<p><b>Owner</b></p>	<p>Pinecrest LTD Gallipolis, OH</p>
<p><b>Project Challenges</b></p>	<ul style="list-style-type: none"> <li>▪Local ordinances required strict compliance with safety codes</li> <li>▪Site location and configuration created a variety of challenges</li> </ul>
<p><b>Project Summary</b></p>	<p>The Arbors consisted of a 3 story, 100 bed nursing home facility. Site topography created a challenge solved by Roslovic Building Co.'s use of cassetions/grade beam foundations on the sloped terrain. Site location and configuration caused access and construction staging challenges which were also handled by Roslovic.</p> <p>The local municipal ordinances called for strict safety requirements, all met according to code.</p>



# MANORCARE HEALTH SERVICES

## WESTERVILLE, OH



<b>Owner</b>	ManorCare Health Westerville, OH
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Double the number of beds with minimal disruptions to existing residents and staff</li> <li>▪ Strict safety procedures were monitored daily for optimal resident security</li> </ul>
<b>Project Summary</b>	<p>This Westerville, Ohio nursing home required a doubling in the number of its beds. Roslovic Building Co. coordinated temporary tunneling and sheltering for the project in order to allow the adjoining of buildings with the least amount of interruptions to staff and residents. Safety procedures were monitored on a daily basis, including fire alarm drills, fire sprinkler activation and de-activation, and occupant evacuation routes.</p> <p>Value engineering methods were applied throughout construction to determine the most cost effective and reliable building components. ManorCare has retained Roslovic Building Co. for ongoing improvements at other sites.</p>






# MULTI-FAMILY EXPERIENCE

# SYCAMORE TOWNHOMES

## COLUMBUS, OH (GERMAN VILLAGE)



<b>Owner</b>	Sycamore Ventures Limited Partners
<b>Architects</b>	JL Bender & associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ January start required winter execution</li> <li>▪ Customization of the pre-sold units required continual pricing &amp; change conditions</li> </ul>
<b>Project Summary</b>	<p>The Sycamore Townhomes was a project conceived by a partnership that purchased two old apartment buildings to develop in-file, high density housing in German Village. The project was planned to feel like a fortress to allow security, privacy, and an intimate country space. The project consisted of 18 three story townhomes all constructed using a wood frame. The partnership pre-sold six units prior to commencement of construction and sold the remaining units within eighteen months after completion.</p> 

# RIVERSEdge APARTMENT COMPLEX

## ATHENS, OH



<b>Owner</b>	American Apartment Communities III, LLC
<b>Architects</b>	Panich, Noel & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Complicated extensive earthwork</li> <li>▪ Limited time to complete work prior to student move-in date</li> <li>▪ Required areas specially constructed for sensitive computer hardware</li> </ul>
<b>Project Summary</b>	<p>Riversedge Apartment Complex, with 120 units, was completed for student housing in Athens, Ohio for the fall semester of 2004.</p> <p>The Roslovic team worked with the owner to perform specific work requested and the project was completed on time.</p> <p>This project required approximately 18,000 cubic yards of imported fill required for flood plain elevations. The trucking routes and coordination of this undertaking was performed successfully by the Roslovic site staff.</p>



# INDUSTRIAL EXPERIENCE



# HANSON PIPE & PRECAST COLUMBUS, OH



<b>Owner</b>	Hanson Pipe & Precast
<b>Architects</b>	HRJL Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Site was previously a river basin, so soil remediation was required.</li> <li>▪Underground tanks, stamping pits and abandoned utility lines were under the new construction site and had to be removed</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co. constructed this plant for Hanson Pipe &amp; Precast for the production of concrete pipes up to 15 feet in diameter.</p> <p>In addition to the 60,000 square feet of pipe production facilities and additional 5,000 square feet of office space was included to support the company’s Ohio Area operations. One twenty-ton bridge crane and two five-ton bridge crane are also part of this impressive facility.</p>



# AMERICAN PLASTICS

## COLUMBUS, OH



<b>Owner</b>	American Plastics Extruding Company
<b>Architects</b>	William Pepperney/Roslovic Building Co.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Evaluate production and management needs</li> <li>▪ Recommend most cost-effective option for maximizing production and profit</li> </ul>
<b>Project Summary</b>	<p>American Plastics Extruding Company wanted to improve and expand their production capability by purchasing and redesigning an existing building. They called in Roslovic Building Co. to determine if they could improve the new space to fit their requirements at a reasonable cost.</p> <p>Roslovic Building Co. evaluated American Plastic's operations and the new building and determined the purchase and improvement of the new building was the most productive, cost effective alternative. Value engineering contributed to this determination. Roslovic made recommendations to maximize the client's efficiency, including the introduction of a water recycling system.</p> <p>American Plastics proceeded with their purchase and hired Roslovic to complete the renovations</p>

# NEW BOSTON COKE CORP.

New Boston, OH



<b>Owner</b>	New Boston Coke Corp.
<b>Architects</b>	Chester Engineering
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Meet impending EPA deadline</li> <li>▪Highly specialized waste treatment plant</li> </ul>
<b>Project Summary</b>	<p>New Boston Coke Corp. was faced with a deadline to build a weak ammonia liquor biological wastewater treatment plant in order to avoid penalties assessed by the EPA. Roslovic Building Co. was called in to construct the facility as soon as possible.</p> <p>The facility's systems included: treatment, containment, sludge and stripped liquor storage tanks, unit substation power and switchboard electric distribution, motor control centers, filter press room, chemical handling building, and piping and pumps.</p> <p>Roslovic Building Co. completed the facility in time. New Boston passed inspection and avoided EPA penalties.</p>

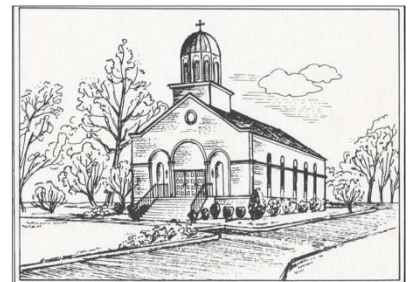
# RELIGIOUS EXPERIENCE



# ST. STEVAN OF DECHANI SERBIAN ORTHODOX CHURCH COLUMBUS, OH



<b>Owner</b>	St. Stevan of Dechani Serbian Orthodox Parishoners
<b>Architects</b>	Wolfgang Doerschlag
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Limited budget and resources</li> </ul>
<b>Project Summary</b>	<p>Roslovic Building Co was instrumental in the land acquisition, design, financing, and construction of the Serbian Eastern Orthodox Church in Columbus, OH. The facilities include a commercial kitchen, dining hall, and shelter house.</p> <p>The fledgling church community had limited resources and relied upon the advice and expertise of Roslovic Building Co. Nick and Dan Roslovic served for several years as church president, board president, and on the board of trustees.</p>







# RECREATIONAL EXPERIENCE

# DOMINION HOMES POOLHOUSE

BLACKLICK, PICKERINGTON, COMMERCIAL POINT, SOUTH BLOOMFIELD, OH



<b>Owner</b>	Dominion Homes	
<b>Architects</b>	WD Partners, Inc.	
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Project completion needed for summer season</li> <li>▪Limited site access, tight schedule to open sales office for pre-sale of house lots</li> </ul>	
<b>Project Summary</b>	<p>Subdivisions are in Jefferson Run in Blacklick, Sycamore Creek in Pickerington, Southern Point in Commercial Point, and Bloomfield Hills in South Bloomfield, OH. Each had a 7,000 sf pool and deck, along with a 1,200 sf poolhouse constructed of a masonry shell with a wood trussed roof.</p>	
	 <p>Sycamore Creek in Pickerington, OH</p>	 <p>Southern Point in Commercial Point, OH</p>
	 <p>Bloomfield Hills in South Bloomfield, OH</p>	

# PINNACLE COMMUNITY CENTER

## GROVE CITY, OH



<b>Owner</b>	MI Homes
<b>Architects</b>	Meyers/Welsh Architects
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪To make a commercially built structure look and feel like a custom home complete with many angles and quaint areas</li> <li>▪To add custom details and exterior amenities requiring careful construction planning and detailing</li> </ul>
<b>Project Summary</b>	<p>The Pinnacle Community Center located in Grove City, OH is a 8,500 sf family and fitness center that contains a basketball court, sauna and shower facilities. Outside of the facility there is an Olympic sized swimming pool and wading pool, tennis courts, and a playground for community residents. The center was a part of a TIF financing package for the Pinnacle Development's Home Owners Association.</p>





# EDUCATION EXPERIENCE

# SCIOTO COUNTY JOINT VOCATIONAL SCHOOL LUCASVILLE, OH



## UNDER CONSTRUCTION

<b>Owner</b>	Scioto County Joint Vocational
<b>Architects</b>	Burgess & Niple, Limited. / Construction Manager- BBL Construction Services
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Challenges for this project centered around the safety and security of students, since the facility has stayed open during construction. Phasing for the project has been a challenge, because the completed phase area of the school must be occupied by students and staff before the subsequent phase can begin.</li> </ul>
<b>Project Summary</b>	<p>The Scioto County JVS project is an Ohio School Facilities Commission funded project currently under construction. The 153,000 square foot project is being completed in 3 phases, consisting of an addition to an existing classroom building, and renovation of 3 other buildings on this career technical center campus. The Scioto County JVS project is the first project constructed utilizing the OSFC Model Workforce Bidder Requirements. This resolution was accepted by the OSFC board in April 2007, and was implemented in August 2007 with the start of this project. Renovation construction consists of updating the existing classrooms and administrative areas to accommodate new technology in career center education.</p>



# SOUTH GALLIA HIGH SCHOOL

## CROWN CITY, OH



## UNDER CONSTRUCTION

<b>Owner</b>	Gallia County Board of Education
<b>Architects</b>	Fanny / Howey Associates, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Specific challenges to this project include the safety of the students and staff attending or working in the existing building, as all construction, parent, staff, and school bus traffic enter and exit the same access point to the campus.</li> </ul>
<b>Project Summary</b>	<p>The South Gallia High School project is a locally funded, 110,000 SF single story school with a 2-story classroom component, currently under construction. The project is located next to the existing South Gallia High School, on a rural site in Crown City, Ohio.</p> <p>Roslovic Building Company is performing the role of Lead Contractor, which consists of the responsibilities of general trades contractor, as well as scheduling and coordination of the other contractors on the site. The building is masonry bearing, with steel joist roof construction.</p>



# AUTOMOTIVE EXPERIENCE



# INFINITY OF DUBLIN

## DUBLIN, OH



<b>Owner</b>	Infinity of Dublin
<b>Architects</b>	Richard Trott & Partners Architects, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪ Value engineering strategies used to meet “must have” budget for conversion from German to Japanese auto dealership</li> <li>▪ Project adhered to strict city code requirements</li> </ul>
<b>Project Summary</b>	<p>This 20,000 square-foot dealership was in need of a face-lift due to a change in ownership. An extensive value engineering analysis was completed to determine the most efficient and economical conversion from a luxury German to a uniquely designed Japanese dealership. Construction design parameters were limited due to detailed new building code regulations strictly interpreted by the city of Dublin.</p> 

# VALLERY FORD AND VALLERY PONTIAC/GMC CIRCLEVILLE, OH



<b>Owner</b>	Vallery Auto Group
<b>Architects</b>	James A Monsul Associates/Roslovic & Partners, Inc.
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Simultaneously construct two prototype dealerships in a short five month period</li> </ul>
<b>Project Summary</b>	<p>Vallery Auto Group commissioned Roslovic Building Co. to simultaneously construct two dealerships in a five month period. Together these buildings totaled 37,000 square-feet of office, service, and showroom areas.</p> <p>Both facilities were Ford Motor and General Motors prototypes with designs calling for the construction of circular showrooms. Pre-engineered and conventional building systems were combined to provide maximum cost efficiency and also to meet owner objectives.</p>



# Ron's Express Carwash & Lube

COLUMBUS, OH



<b>Owner</b>	Ron & Jeannie Morr
<b>Architects</b>	Architectural Alliance
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Special attention needed for highly specific equipment</li> <li>▪Difficult subsurface conditions due to unfavorable winter weather circumstances</li> </ul>
<b>Project Summary</b>	<p>The construction of this 12,000 square-foot facility included complete site development, installation of a lube basement, and specialty car wash equipment, as well as trench work. Subsurface conditions were unfavorable during construction due to wet and freezing weather conditions.</p> <p>Since the building was a prototype facility, constant attention to measurements for equipment requirements was necessary. Furthermore, the building design contained many dimensional and architectural features that require extensive pre-planning to ensure cost efficient construction. Construction costs totaled approximately \$950,000.</p>



# Goodyear Auto Center

WESTERVILLE, OH



<b>Owner</b>	The Midland Group
<b>Architects</b>	James A. Monsul & Associates
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li>▪Constructed in difficult winter conditions</li> <li>▪Specialized facility equipment required precise coordination with mechanical and electrical installations</li> </ul>
<b>Project Summary</b>	<p>This 10,000 sf facility cost about \$600,000. It was constructed through the winter months, requiring tenting and heating.</p> <p>The owner's equipment required precise coordination of all mechanical and electrical installations. Cith of Columbus code requirements called for multiple revisions to procure final plan approval.</p> <p>The Midland Group did a build-to-suit for a Goodyear franchisee that owns two other locations.</p>







August 15, 2003

Roslovic & Partners Construction  
2807 Delmar Drive  
Columbus, OH 43209

To Whom It May Concern,

I have had the opportunity to work with Roslovic & Partners on several projects in the past year that have been very successful from beginning to end. The projects have ranged from a complete gut and rebuild of our main Office for Construction Planning at Mt. Carmel East to renovating exam rooms and the Lobby of our CVNS department at St. Ann's.

Roslovic has been very thorough in their estimating and completed all projects on schedule. They are responsive if any issues arise and overall make it easy for myself to coordinate the job to be completed.

I would highly recommend Roslovic & Partners Construction for any project. I look forward to working with them on future projects for Mount Carmel.

Sincerely,

Ann K. Mereness  
Project Manager  
Construction & Facilities Planning



February 9, 2004

John E. Roslovic  
Roslovic & Partners Construction  
2807 Delmar Drive  
Columbus, OH 43209

RE: 6505 Dublin Center Drive  
Dublin, OH 43017

Mr. John B. Roslovic and Team:

I wanted to thank you and your firm for the "OUTSTANDING" project that was produced for us this winter in Dublin, Ohio. I enjoyed working with aggressive people that respond quickly to all issues. From the diligent preparation of a sound bid to the early selection of competent sub-contractors for critical areas, your team showed enthusiasm and expertise. Even with Tumbleweed's decision to accelerate the project turnover date, the project still met or exceeded our stringent standards at Tumbleweed, Inc. It was completed by the earlier date resulting in considerable business which would have been delayed without the proper management and communication techniques your team displayed. The entire project was a very positive experience, completed early, on budget and with a top quality product delivered to our operating team. With these results it is not a difficult decision for Tumbleweed to continue to take advantage of this partnership in quality and to recommend Roslovic and Partners to any potential client.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Brewer", is written over a light-colored background.

Bill Brewer  
Director of Construction

**NEW BOSTON COKE CORPORATION**

**E.J. DERY**  
PRESIDENT AND CHIEF EXECUTIVE OFFICER

December 18, 1998

Mr. Daniel Roslovic  
Roslovic & Partners Construction  
2807 Delmar Drive  
Columbus, OH 43209

Dear Mr. Roslovic,

I just wanted to thank your company for doing a job well done. I have been down to the plant and was very impressed with the work you performed for our company. Everybody else that has toured the plant has been impressed as well. I am enclosing the third and final payment for this project within payment terms. I hope that our companies can do business together in the future. Your cooperation with helping us meet our deadline with the E.P.A. is much appreciated. Happy holidays from everybody at New Boston.

Sincerely,



Robert F. Gladstone  
Corporate Controller