



Institutional

Donley's Construction Services

The Firm

Donley's origin dates back to 1895 with the establishment of a partnership by James and George Donley as a material supplier to the construction industry. In 1941, Ernest F. Donley's Sons, Inc. was established as a general construction firm. More than half a century later, Donley's has grown into one of the leading Design/Builders, General Contractors and Construction Managers in the region.

Design/Build

The Design/Build delivery system provides owners with numerous advantages. Foremost is single-source responsibility from the design stage through construction. Under Design/Build, the total design and construction process is also expedited. The ability to overlap design and construction makes this delivery system ideally suited for fast-track projects. The Design/Build approach also lends itself to considerable cost savings due to the elimination of costly redesign and the consideration of alternative designs, construction materials and methods early in the design process.

Construction Management

As a Construction Manager, Donley's partners with the owner and design professional early in the preconstruction stage, ensuring that quality, schedule and budget objectives are met. Donley's knowledge of construction alternatives as a hands-on builder is critical throughout the value engineering process, where Donley's and the project architect work together during the design stage to assure the owner receives the best possible value for the dollars expended. Donley's thorough knowledge of construction costs and feasibility prevents costly redesign and keeps projects on schedule.

During construction, owners have the option to take advantage of Donley's extensive self-performance capabilities for greater efficiency, more flexibility in scheduling and better quality control. Sophisticated cost and schedule management systems and experienced project managers keep clients informed and projects on schedule and on budget.

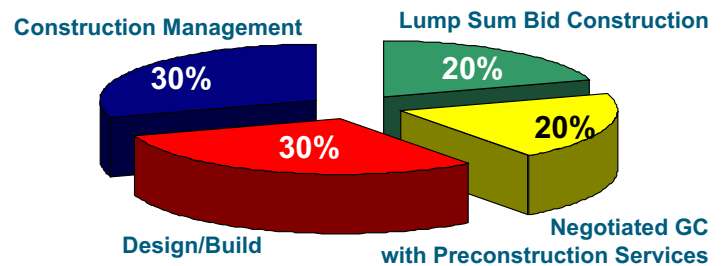
General Contracting

From general contracting responsibilities on high-profile projects such as Jacobs Field and Cleveland Browns Stadium to major private projects such as Fairview Hospital, Donley's has established a track record of success. Donley's self-performance capabilities, combined with an extensive subcontractor network, make the firm the logical choice for quality, on-time, on-budget construction for both negotiated and hard-bid general contracting.

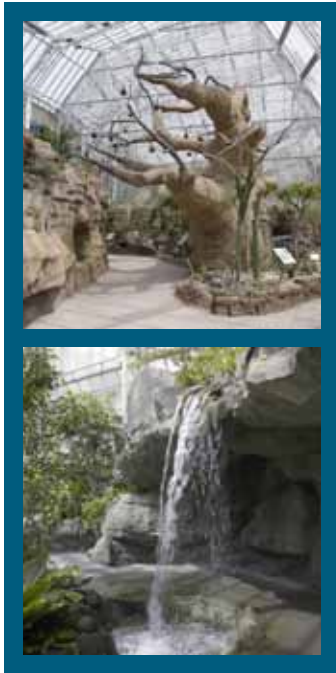
Donley's Exclusive Online Planning Tool Gets You Started Right!

Donley's Delivery System Survey takes you step by step through your project and institution's unique characteristics. Based on your input, our survey will help determine the ideal construction delivery system for you among general contracting, construction management and design/build. To get started, simply e-mail us at marketing@donleyinc.com for your user name and password. Please specify "Delivery System Survey" in the subject line.

Donley's Construction by Delivery System



Project Profile



Cleveland Botanical Garden Garden Expansion Project Cleveland, Ohio

Donley's was the Construction Manager for this high-profile, one-of-a-kind project. The project's main element, the 18,000-square-foot Eleanor Armstrong Smith Glasshouse, contains replications of two of the world's most fragile ecosystems in separate, climate-controlled biomes. In the Madagascar biome, guests find themselves in the spiny desert, which makes up the southwest corner of the island country. In the Costa Rica biome, guests enter a cloud forest inhabited by butterflies, orchids, and brightly colored birds.

The project's other elements included renovation of the existing facility and grounds, an education wing, the expansion of the Eleanor Squire library, a 200-space underground garage, a dramatic new lobby, a café, and a gift shop.

Architect: Graham Gund Architects



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Project Profile



Hudson Library & Historical Society New Library Hudson, Ohio

Donley's served as the Construction Manager for this new two-story, 56,000-square-foot facility. As a central feature, the building has a cupola located over the circular popular reading section. The lower floor includes a large children's area with a section designated for story time. The second floor houses the fiction and nonfiction sections, as well as reference areas, reading and study rooms, and a computer training area. The facility also includes an outdoor reading area and garden.

The new library is designed to complement the many existing historic buildings in the area. The structure features a brick exterior and a steel frame, and is located on a 3.5-acre site that includes a large amount of green space. Located on the property is a park with a small stream that was redeveloped by Donley's as part of the project.

Architect: Meehan Architects



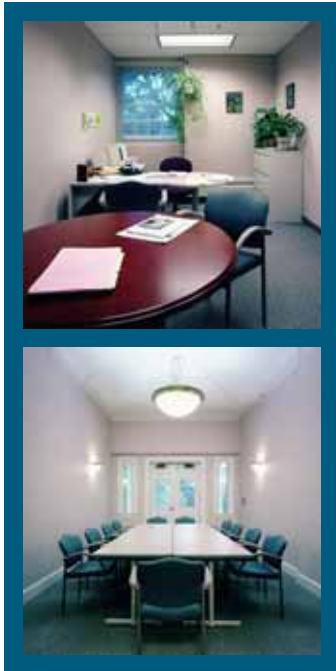
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Project Profile



Applewood Centers, Inc. Jones Home Manor Restoration Cleveland, Ohio

Donley's was the Construction Manager for the total exterior and interior renovation of this historic landmark. Originally constructed in 1903 as an orphanage, the 25,000-square-foot building's three stories and full basement now house the administrative offices, foster care program, psychiatric services, and daycare program of Applewood Centers, Inc.

New fire stairs, an elevator, and total mechanical, plumbing, and electrical systems replacement, plus a totally refurbished interior, make the manor a more functional building for Applewood Centers, conforming to building and safety codes. The existing exterior face brick walls, the wood sash and galvanized metal cupola, cornices, and trim were completely restored to meet to historic restoration guidelines.

Architect: City Architecture



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Project Profile



Applewood Centers, Inc. Multipurpose Building Cleveland, Ohio

Donley's served as the Construction Manager for this new two-story, 23,355-square-foot building. The facility houses academic classrooms, a gymnasium, a medical clinic, and a central food preparation kitchen to serve the Jones Home campus. Construction consisted of masonry bearing walls with structural steel and a bar joist floor. The exterior walls are face brick.

Architect: Apostolou Architects



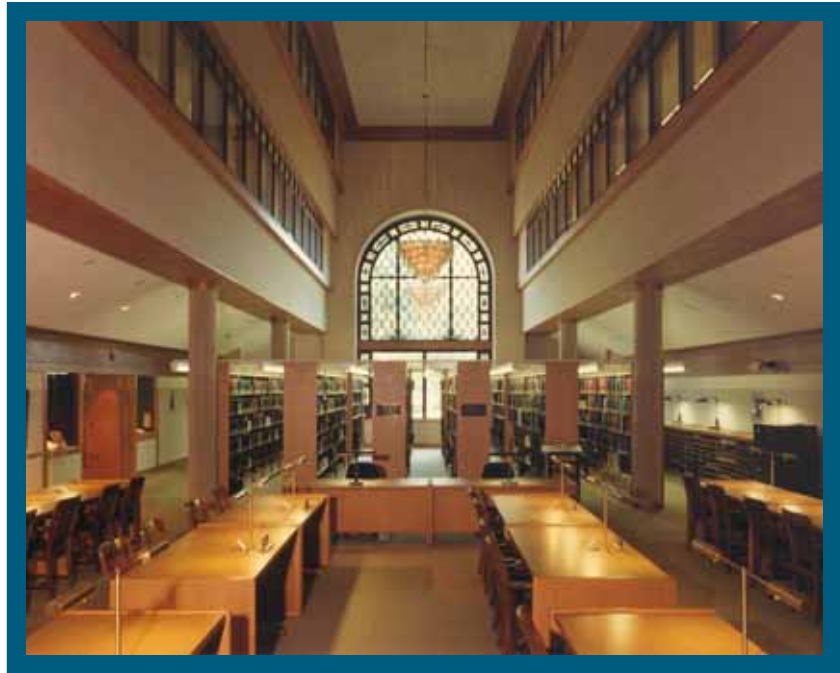
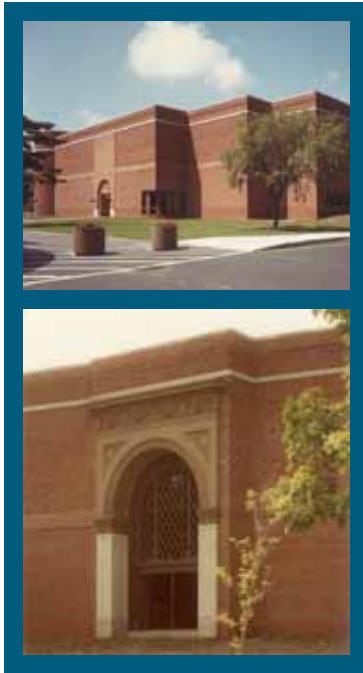
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Project Profile



Western Reserve Historical Society New Library Cleveland, Ohio

Donley's was the General Contractor for this three-story, 30,000-square-foot freestanding building. The structure has a full basement and was developed around a central reading room. The face brick veneer exterior with masonry block backup is constructed around a cast-in-place concrete structural frame. A sophisticated interior environmental air system maintains the rigid requirements for temperature and humidity control to preserve the books housed within.

The focal point of the three-story reading room is a large ornamental window facing Bellflower Drive. This window is from the original main entrance of the former Cuyahoga Building in downtown Cleveland, designed by Daniel Burnham, and was relocated to this new structure. Adjacent to the main reading room is a special room housing the Historical Society's rare book collection.

Architect: Kaplan/Curtis/Ambuske



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Project Profile



Hudson City School District High School Community Learning Center Addition Hudson, Ohio

Donley's was the Construction Manager for this addition to Hudson High School, which comprises 30,000 square feet of space and features eight new regular classrooms, two chemistry labs, three special education classrooms (including a living lab complete with kitchen, laundry, and work station facilities), two department offices, office and studio space for the Hudson Cable TV station, and four conference rooms. Unique features of the addition include an Acid Disposal System for the chemistry classrooms, rooms wired for overhead video projection units, and wireless technology capability.

Architect: Hasenstab Architects, Inc.



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Project Profile



Western Reserve Historical Society Reinberger/Lester Addition Cleveland, Ohio

Donley's served as the General Contractor for this 27,500-square-foot expansion to the Society's existing museum complex. The 5,800-square-foot Reinberger Addition houses a visitor lobby and gift shop and links the main museum to the library building. The addition has a one-quarter barrel vault ceiling and features the 32' by 74' 1939 World's Fair porcelain enamel mural, which was produced in Cleveland, Ohio.

The Lester Annex, approximately 21,500 square feet, is primarily below grade. Its floor elevation matches that of the Crawford Building, which houses the museum's historic vehicle collection. The annex provides expanded exhibit space and a larger restoration/storage area for the vehicles.

Construction of this project required exacting care and coordination since the existing museum buildings and library were operational during construction. Pedestrian safety and visitor vehicular movement to and from parking areas were constant concerns and were effectively managed by Donley's on-site team.

Architect: Richard H. Kaplan Architects



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