



Municipal

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.

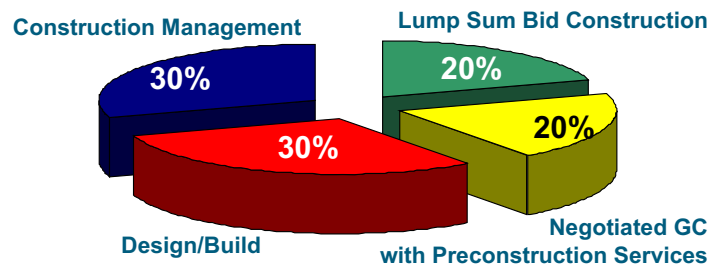
General Contracting

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



City of Fredericksburg Sophia Street Parking Deck Fredericksburg, Virginia

Donley's was the Design/Builder for this 297-space parking deck in historic downtown Fredericksburg. The four-level, 97,500-square-foot deck provides parking for the patrons, residents, and visitors to the city. The deck was enabled through the use of the Virginia Public-Private Education Act of 2002, which allows private entities to provide unsolicited proposals for public infrastructure and facilities that benefit the community at large. Donley's was able to find and acquire land for the project as part of the process. The design team was able to please the City, residents, and merchants of Fredericksburg with a final design resembling an 18th-century warehouse that reflects the history of the neighborhood.

Winner of the Design-Build Institute of America's Design-Build Excellence Award, Public Sector Under \$15 Million

Architect: Wisnewski Blair & Associates



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Construction Management

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Project Profile



Lake County Courthouse Expansion & Renovation Painesville, Ohio

Donley's was the Construction Manager for this 70,000-square-foot project. The 20,000-square-foot, 6-story addition has a cast-in-place concrete and masonry frame with the exterior matching the architectural details of the original building. The renovation of the existing courthouse included construction of two new courtrooms, ancillary offices, and judges' chambers, as well as the remodeling of various court offices. A sally port was added to the rear of the courthouse, allowing police officers to drive into a basement garage to drop off prisoners.

Technological enhancements to the courthouse included video equipment and a sound-masking system. Additional security elements include 60 security cameras and x-ray machines at the entrances.

Completed using a fast-track schedule, all interior work was performed during the second shift.

Architect: Richard L. Bowen Associates



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Project Profile



Lake County New Jail Facility Painesville, Ohio

Donley's was the Prime Contractor for this new 155,000-square-foot detention facility. Designed to house 384 inmates, the building has five primary floors with three intermediate mezzanines housing detention cells in cell block sectors, dining and food service facilities, indoor and secured rooftop recreational areas, and inmate support areas supported by law enforcement operations areas. The building frame is cast-in-place concrete with brick-faced exterior walls and interior concrete masonry walls and partitions.

Architect: Voinovich-Sgro



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Project Profile



Summit County Juvenile Court & Detention Center Expansion Akron, Ohio

Donley's was the Construction Manager for this project, which involved the expansion and renovation of the juvenile center built in 1959. New construction for the project totaled approximately 80,000 square feet, including a new 60,000-square-foot, three-story courthouse. The rest of the new construction consisted of additions to the 70-bed detention center, including a 10,000-square-foot intake area and a 10,000-square-foot, 30-bed expansion. The project also included the renovation of 80-90% of the existing 55,000-square-foot facility.

Architect: GPD Associates



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Project Profile



Summit County Main Courthouse Expansion Akron, Ohio

Donley's was the Construction Manager for this 70,000-square-foot addition to Summit County's main courthouse. The addition houses the Domestic Relations Court and the Clerk of Courts. Located on a tight site, the facility is designed to meld with the historic architecture of the existing buildings while offering state-of-the-art functions, safety and security.

The building addition contains two non-jury courtrooms, a ceremonial courtroom for jury trials, ten magistrate hearing rooms, three judicial offices, and ten magistrate offices. In addition, mediator, bailiff, court reporter, and administrative offices were added, as well as public waiting areas, attorney-client conference rooms, a law library, restrooms, and storage areas. The project also included a 3,800-square-foot, three-story glass and steel atrium.

Architect: GPD Associates



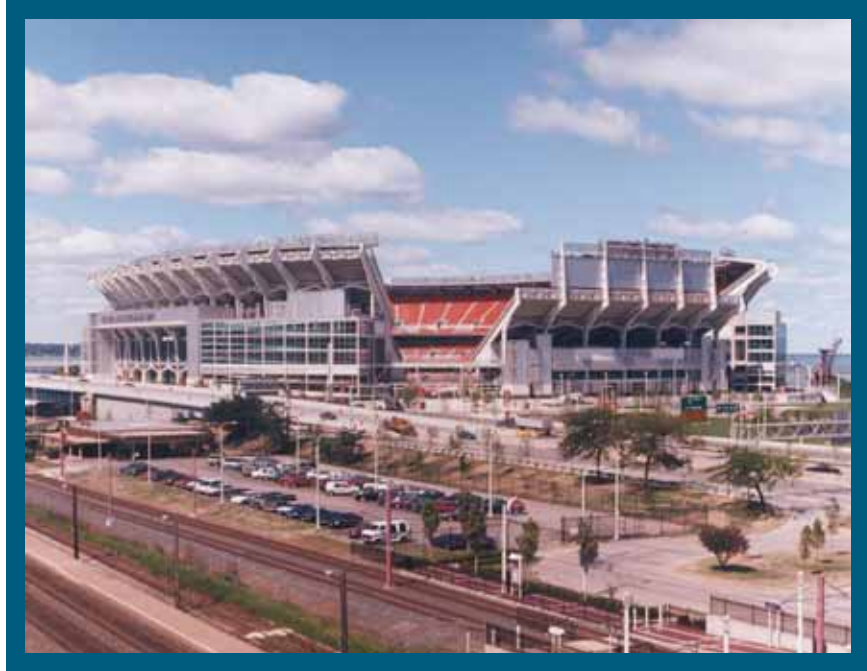
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Project Profile



City of Cleveland Cleveland Browns Stadium Cleveland, Ohio

Donley's was responsible for the General Trades Package for the new Cleveland Browns Stadium. The firm's work included all inside finishes in all areas of the stadium, including retail and concessions spaces, the Club Level lounge, luxury suites, and team offices.

When Donley's received its contract, portions of the general trades package were up to five months behind schedule. In order to make up the lost time, Donley's resequenced the original plan, increased manpower and helped to coordinate the work of other contractors (not under its control). As a result, Donley's was able to complete its work, per the original schedule, so that this 73,200+ seat stadium could open on time.

Architect: HOK Sports Group



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