

## BREAKING GROUND

### NATIONWIDE'S JOHN E. FISHER TRAINING FACILITY

In January, ConTrak completed the 17,000-square-foot Virginia Building addition to Nationwide's John E. Fisher Training Facility in Lewis Center. ConTrak won the contract through a competitive bidding process and was selected after an interview with owner Nationwide Realty Investors.

The \$2 million addition houses a ballroom that can be divided into three meeting spaces, a commercial catering kitchen, conference rooms and support facilities. The project also involved construction of a canopy and courtyard to tie the conference center to a new hotel.

The project was finished on schedule and in budget despite several owner changes to the original construction plan.



*Nationwide's John E. Fisher  
Training Facility*



## CORNERSTONE

"Character is doing the right thing  
when nobody is looking."

– J.C. Watts, Congressman

**CONTRAK**  
Corporation

Our Reputation is Building

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# TRAK RECORD

MAY 2003

## THE CONTRAK PROFILE



**Name**  
Alan Starr

**Title**  
Chief Financial Officer

**Education**  
MBA in Finance  
Xavier University  
Bachelor of Science degree in accounting  
University of Kentucky  
Certified Public Accountant

**Years with ConTrak - 8**

**Years of Experience - 29**  
Began career as an audit manager with Arthur Young. Spent the last 24 years in senior financial management.

**Professional Affiliations**  
Construction Financial Managers Association

**Community Involvement**  
Past President,  
Upper Arlington Boosters

Association  
founding member,  
Santa's Silent Helpers

Active member,  
Upper Arlington  
Lutheran Church

**Family**  
Married for 30 years  
to wife Terry;  
children: Bryan,  
Julie, Amy, Michael.

**Quote**  
"Always trust,  
never give up."

## PROJECT LOG

### NEW CONTRACTS

**CLIENT** .....The Katz Interests  
**PROJECT** .....440 West Nationwide Boulevard. Involves renovation of the 120,000-square-foot Buggy Works industrial building into first-floor retail and office space and loft condominiums on the second, third and fourth floors.



Buggy Works

**CLIENT** .....Fiori Communities  
**PROJECT** .....The Village at Murphy's Crossing. Includes 56 luxury condominiums and a community center with swimming pool at the corner of West Olentangy Street and Murphy's Parkway in Powell.

## PUNCH-OUT REPORTS

**CLIENT** .....Byers Mazda and Subaru  
**PROJECT** .....Remodeled the Mazda showroom and built a 25-foot glass tower and canopy to house an automobile that is visible from I-270.  
**COMPLETION DATE** .....April



## TAKE NOTE

### DESIGN-BUILD

Design-build is an increasingly popular construction delivery method that offers significant time and cost savings while improving the overall quality of construction. In a design-build project, a general contractor is responsible for the entire project as defined by the owner.

If you put the word "bid" in the middle of the process, you experience completely different results. Under the traditional design-bid-build method, an owner hires an architect to design the project and draw up plans. The owner then submits the plans to contractors for bids. The construction process is linear and segmented; one step must reach completion before another can begin.

Delays and cost overruns are common in design-bid-build. If all bids come in higher than the owner anticipated, the cost will be higher or the architect must modify the plans. Or if the contractor cannot obtain specified materials at estimated prices, the project goes over budget. By contrast, using the design-build method the architect and the contractor both start work at the same time. The owner tells the team what is needed and provides a budget, and the team works together to achieve the owner's goals.

The construction process is nonlinear, and many steps can be completed simultaneously. If one area gets a little behind schedule, this does not necessarily mean the entire project gets behind. Project management can simply shift people with the appropriate skills to that area.

This team approach offers significant advantages over the design-bid-build method.

- Better communication
- Fewer surprises
- Quicker completion time
- Improved quality

Several companies may pool their resources to work on a single project. ConTrak often partners with an architectural or engineering firm to ensure that all aspects of the project delivery are covered.

In a study by the Construction Industry Institute, the design-build method improved quality by every measured criterion. At the same time, the method cut project costs by an average of six percent, accelerated construction time by 12 percent, and improved project completion time by 33 percent. The institute estimates that almost 40 percent of new construction projects employ the design-build method.

ConTrak Corporation has more than 15 years of experience in design-build. We finish many projects under budget and share the cost savings with our clients. Call Mike Vasbinder at 614-766-9990 to discuss how ConTrak Corporation can find creative solutions to your construction challenges.