

KLINE ROSTOCIL

c o n s t r u c t i o n

COMPANY BROCHURE



With every client, our goal is to create a happy customer experience, and we can accomplish this because of our team's commitment and dedication to each project. As you review this information, please note the following:

Dedicated Team

Kline Rostocil Construction (KRC) is a 45-year-old national general contracting company with experience in controlled environment, medical and commercial construction/renovation projects including veterinary (emergency and general practice), boarding and day care projects throughout the country. Licensed in 33 states, we have over twenty-five years of experience building and renovating nearly 200 veterinary hospitals/animal care facilities, along with medical facilities nationwide.

A few of the animal care projects we have completed include the Winchester Veterinary Clinic in Canal Winchester, OH, The Barkley Pet Hotel and Day Spa in Cleveland, OH, Animal Clinic of Chardon, Animal Clinic of Northview, Animal Hospital Inc, Big Creek Veterinary Hospital, Cleveland Veterinary Rehab, Kirtland Veterinary Hospital, Memorial Animal Hospital, Metropolitan Veterinary Hospital; Copley, Metropolitan Veterinary Hospital; Highland Heights, Tremont Animal Clinic, Twin Lakes Veterinary Hospital, VCA Great Lakes Veterinary Specialists, VCA Midpark Animal Hospital, VCA York Royalton Animal Hospital, and we recently finished building the new 35,000 sf West Park Animal Hospital in Cleveland.

We take immense pride in collaborating closely with the owner, architects, engineers and city officials as a team to bring successful completion to every project we are a part of. Please visit our website at www.krcontractors.com and enclosed is some of our company information for your review. We highly encourage you to check with our references.

Sincerely,

Nathan J. Rostocil, VP

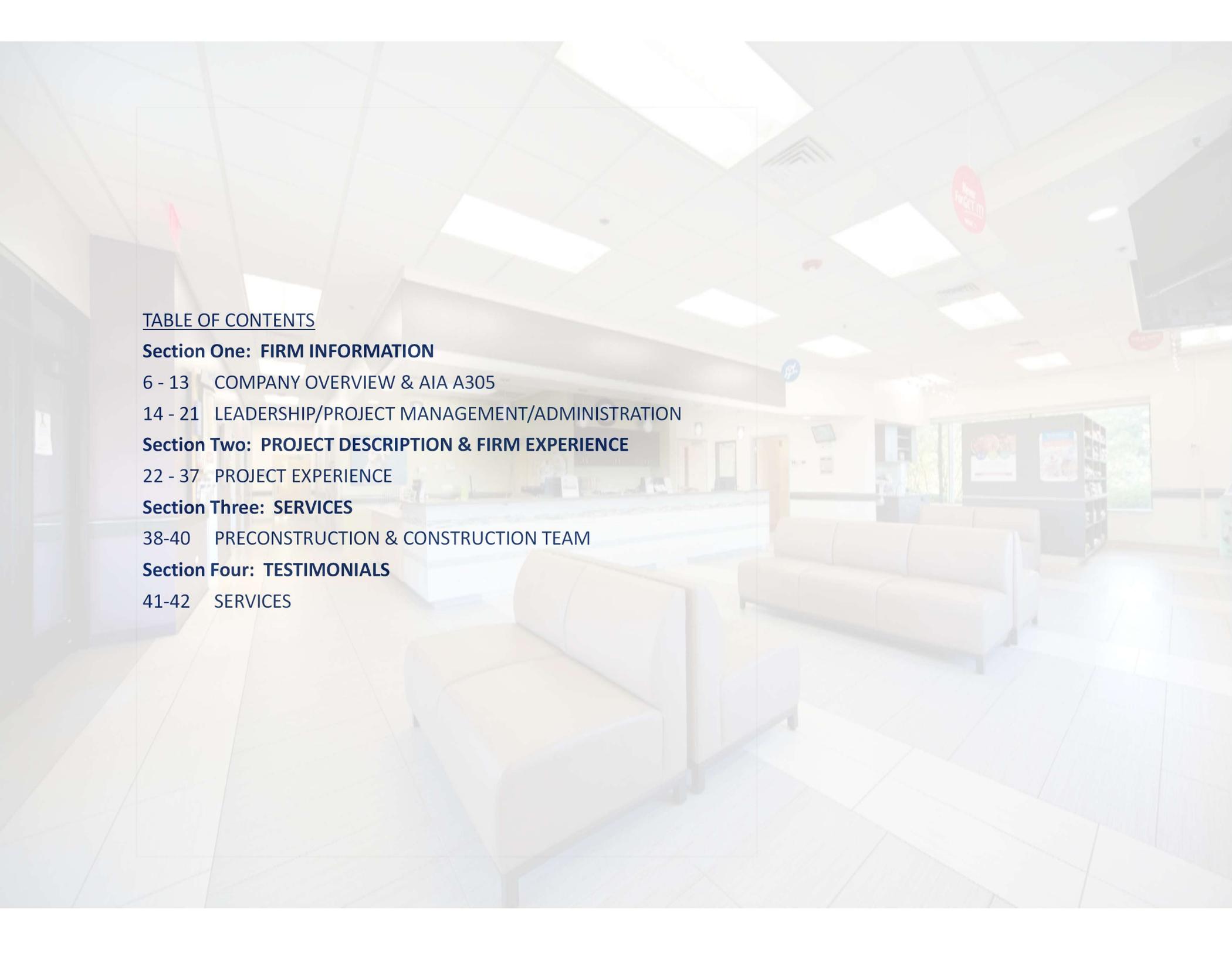


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SECTION ONE

FIRM HISTORY

Kline Rostocil Construction Corporation is a 45-year-old national general contracting company specializing in the construction and renovation of commercial, controlled environment, veterinary, medical, retail and light industrial facilities throughout the United States. Our diverse experience from building and/or renovating over 165 animal care facilities as well as hundreds of commercial and residential projects allows us to tackle most any project.

Licensed in 31 States, Kline Rostocil Construction takes immense pride in working as a team with the Owner, Architect and Engineering team and municipal governing agencies to achieve a successful outcome of the construction project. Whether it is a new ground-up facility, the renovation of an existing facility or space conversion, we treat all projects with the same sense of importance.

Kline Construction was founded in 1980 by Larry Kline as a masonry subcontracting company, a trade he learned from his father at the early age of nine. *“A Good Foundation is the Key to Success”* has been the principal philosophy instilled by his father and practiced every day. Larry grew his company to become the 69th largest masonry company in the country according to Masonry Magazine while also working as a design draftsman and project manager for one of the largest homebuilders in NE Ohio.

As the industry changed, Kline Construction changed with it and in the early 1990’s began providing general contracting services to commercial, light industrial and retail customers. This led to opportunities to become involved in veterinary and animal care facilities. Larry quickly realized the unique qualities required in an animal care facility and how those qualities require a controlled environment. The experience gained from having built or renovated animal care facilities is immeasurable and led to the successful growth of the company providing Kline Construction with election to the Fast Track 50 Hall of Fame in 2005 after winning the established category for nine years.

In 2016, Nathan Rostocil, a twelve-year veteran of Kline Construction as chief estimator and project manager, was promoted to vice president and shareholder. The company name was changed to Kline Rostocil Construction (KRC) to reflect Nate’s contributions and influence as well as his ownership position in the company.

Larry, over the years, has assembled a team of deeply knowledgeable people that understand the unique qualities required. This team will manage your project through completion to ensure a successful outcome.

AIA DOCUMENT A305

CONTRACTOR'S QUALIFICATIONS STATEMENT

SUBMITTED TO:

PROJECT:

SUBMITTED BY Kline Rostocil Construction Corporation

ADDRESS: 9385 Hamilton Drive

Mentor, Ohio 44060

1. ORGANIZATION:

1.1 HOW MANY YEARS HAS YOUR ORIGINATION BEEN IN BUSINESS AS A CONTRACTOR?

Kline Rostocil Construction Corporation has been in the business of building construction for 45 years

1.2 HOW MANY YEARS HAS YOUR ORGANIZATION BEEN IN BUSINESS UNDER ITS PRESENT NAME?

Since 2016

1.2.2 UNDER WHAT OTHER OR FORMER NAMES HAS YOUR ORGANIZATION OPERATED?

Kline Rostocil Construction Corporation previously operated under Kline Construction Corporation for 36 years

1.3 IF A CORPORATION ANSWER THE FOLLOWING:

1.3.1 DATE OF INCORPORATION: 1980

1.3.2 STATE OF INCORPORATION: Ohio

1.3.3 PRESIDENTS NAME: Laurence A. Kline

1.3.4 VICE PRESIDENTS NAME: Nathan J. Rostocil

1.3.5 SECRETARY'S NAME: Nathan J. Rostocil

1.3.6 TREASURERS NAME: Laurence A. Kline

2. LICENSING:

2.1 LIST JURISDICTIONS AND TRADE CATEGORIES IN WHICH YOUR ORGANIZATION IS LEGALLY QUALIFIED TO DO BUSINESS, INDICATING REGISTRATIONS OR LICENSE NUMBERS, IF APPLICABLE:

Kline Rostocil Construction Corporation is qualified to do business in 33 states as a commercial general contractor, AL#58571, AZ#293630, CA#879620, CO, CT#1154395, DE#2005211579, FL#CBC1252721/CBC#1266686, IL, KY#B4768, LA#60660, MD#13854185, MA, MI, MO, NE#50841, NC#59046, NM#414001, NV#59584, NH, NJ, NY, OH, OK, OR#255558, PA, SC#G116124, TN#00065663, TX, UT#6021983-5501, VA#2705125675A, WA#KLINECC936N9, WV#063257

3. EXPERIENCE

3.1 LIST THE CATEGORIES OF WORK THAT YOUR ORGANIZATION NORMALLY PERFORMS WITH ITS OWN FORCES:

Kline Rostocil Construction typically provides supervision, limited renovation including demolition, framing, drywall, suspended ceilings, painting, and carpentry. In addition, we secure high quality subcontractors and suppliers to perform the work

3.2 HAS YOUR ORGANIZATION EVER FAILED TO COMPLETE ANY WORK AWARDED TO IT:

Kline Rostocil Construction has never failed to complete a project in its 43-year history

3.2.1 ARE THERE ANY JUDGEMENTS, CLAIMS, ARBITRATION PROCEEDINGS OR SUITS PENDING OR OUTSTANDING AGAINST YOUR ORGANIZATION OR ITS OFFICERS:

There are no pending judgements, claims, arbitration proceedings, or suits.

3.2.2 HAS YOUR ORGANIZATION FILED ANY LAWSUITS OR REQUESTED ARBITRATION WITH REGARD TO CONSTRUCTION CONTRACTS WITHIN THE LAST FIVE YEARS:

No

3.2.3 WITHIN THE LAST FIVE YEARS, HAS ANY OFFICER OR PRINCIPAL OF YOUR ORGANIZATION EVER BEEN AN OFFICER OR PRINCIPAL OF ANOTHER ORGANIZATION WHEN IT FAILED TO COMPLETE A CONSTRUCTION PROJECT:

No

3.3 ON A SEPARATE SHEET, LIST MAJOR CONSTRUCTION PROJECTS YOUR ORGANIZATION HAS IN PROGRESS GIVING THE NAME OF THE PROJECT, OWNER, ARCHITECT, CONTRACT AMOUNT, PERCENT COMPLETE, AND SCHEDULED COMPLETION DATE:

Kline Rostocil Construction has 12 construction projects underway nationally

3.4 ON A SEPARATE SHEET, LIST THE MAJOR PROJECTS YOUR ORGANIZATION HAS COMPLETED IN THE PAST FIVE YEARS, GIVING THE NAME OF THE PROJECT, OWNER, ARCHITECT, CONTRACT AMOUNT, AND DATE OF COMPLETION:

Reference page 9 to see some of the projects completed in the last five years by Kline Rostocil Construction has completed

4. REFERENCES

4.1 OWNER REFERENCES

Charles Nicholls
Principal
Nicholls Consulting
12401 West Olympic Blvd.
Los Angeles, CA 90064

Dr. Lynn Grinstead
Winchester Veterinary Clinic
6825 Thrush Drive
Canal Winchester, OH 43110
614.837.5555

Dr. Eric Neate, D.V.M
Kirtland Veterinary
Hospital
9222 Chillicothe Road
Kirtland, Ohio 44094
440.256.3319

Dr. Rusty Albrecht, D.D.S.
Albrecht Dental Clinic
9659 Old Johnnycake Ridge
Road
Concord, Ohio 44060
440.358.0495

4.2 ARCHITECT REFERENCES

Mark Moore, CSI
FMD Architects
2841 Riviera Drive
Fairlawn, Ohio 44333
330.836.2343
mmoore@fmdarchitects.com

Rick Renschen
MD Architects
9084 Technology Drive
Fishers, IN 46038
317.558.2822
rickr@mdarchitects.com

4.3 BANK REFERENCES

Andy Phelps
PNC Bank
4600 Great Northern Blvd.
North Olmsted, OH 44070

Deborah Shepherd
Huntington National Bank
538 Broad Street
Elyria, OH 44035

4.4 SURETY

Western Surety Co.
333 South Wabash Ave.
Chicago, IL 60604

Assured Partners
3900 Kinross Lakes Pkwy
Richfield, OH 44286



PROJECT	OWNER	LOCATION	ARCHITECT	COMPLETION	VOLUME
Trinity Veterinary Hospital	Dr. Rob Schwartz	Montville, OH	FMD Architects	2024	\$2,801,758.00
Grace Animal Hospital	Terravet	Lexington, SC	MD Architects	2023	\$610,432.00
Bluepearl Monroeville	Bluepearl Veterinary Partners	Monroeville, PA	MD Archtiects	2023	\$1,968,578.00
VCA White Lake Animal Hospital	VCA Inc	White Lake, MI	MD Architects	2023	\$1,474,480.00
VCA Midpark Animal Hospital	VCA Inc	Middleburgh Heights, OH	MD Architects	2024	\$658,674.00
Cochise Animal Hospital	Companion Pet Partners	Scottsdale, AZ	MD Architects	2023	\$1,683,309.00
VEG Denver Expansion	Veterinary Emergency Group	Denver, CO	Animal Arts	2023	\$858,953.00
Cleveland Veterinary Rehabilitation	CVR Holdings	Willoughby Hills, OH	TC Architects	2023	\$1,907,928.00
Bluepearl Overland Park-Shell	Terravet	Overland Park, KS	MD Architects	2023	\$1,608,731.00
Bluepearl Overland Park-Reno	Terravet	Overland Park, KS	MD Architects	2024	\$2,652,162.00
Winchester Veterinary Clinic	GLSCV, LLC	Canal Winchester, OH	MD Architects	2022	\$2,600,405.00
VCA Castle Shannon Animal Hospital	VCA Inc.	Pittsburgh, PA	MD Architects	2023	\$1,287,831.00
Big Creek Animal Hosp-Expansion	Encore	Concord, OH	MD Architects	2022	\$321,563.00
West Park Animal Hospital	Lexy Properties, LLC	Cleveland, OH	Onyx Creative	2024 (Under Construction)	\$10,500,000.00
Antech Diagnostics	Antech LLC	Lake Success, NY	MD Architects	2022	\$716,098.00
Animal Clinic Northview	Talan LLC	North Ridgeville, OH	Copich Architects	2021	\$3,904,870.00
Metropolitan Veterinary Hosp.	Alphatron	Highland Heights, OH	MD Architects	2021	\$7,129,300.00
Pet Clinic of Urbana	Pet Clinic of Urbana	Urbana, OH	FMD Architects	2021	\$474,215.00
Bluepearl Lewisville	Bluepearl Management, LLC	Lewisville, TX	MD Architects	2021	\$714,589.00
Yorktown Plaza	Rea-Niki Parma LLC	Parma, OH	Onyx Creative	2021	\$700,853.00
VCA Dover Animal Hospital	VCA Animal Hospitals	Dover, DE	MD Architects	2020	\$1,493,519.00
VCA Wellington Animal Hosp.	VCA Animal Hospitals	Edgmont, PA	MD Architects	2020	\$775,813.00
Tremont Animal Clinic	TAC Holdings, LLC	Cleveland, OH	Project 64	2020	\$2,706,389.00
Kids Club	Kids Club Real Estate	Bainbridge, OH	Stephen Ciciretto, AIA	2020	\$701,812.00
Kirtland Veterinary Hosp.	Kirtland Veterinary Group	Kirtland, OH	Project 64	2019	\$1,862,776.00
Cornerstone Veterinary Clinic	Dave Grace Properties, LLC	Clifton Park, NY	Project 64	2019	\$2,128,457.00
VCA Great Lakes Animal Hospital - Expansion	VCA Animal Hospitals	Warrensville Heights, OH	MD Architects	2019	\$888,156.00
Heisley Pointe-Starbucks	Sequoia Realty	Mentor, OH	Onyx Creative	2019	\$1,000,035.00

PROJECT	OWNER	LOCATION	ARCHITECT	COMPLETION	VOLUME
Center for Oral, Facial & Implant Surgery	KC Properties	Mentor, OH	Design Build Evolution	2019	\$2,110,151.00
VCA Cheshire Animal Hospital – P1	VCA Animal Hospitals	Cheshire, CT	MD Architects	2019	
VCA Cheshire Animal Hospital – Phase 2	VCA Animal Hospitals	Cheshire, CT	MD Architects	2019	\$2,934,970.00
VCA Northside Animal Hospital	VCA Animal Hospitals	Bethlehem, PA	MD Architects	2018	\$1,033,124.00
VCA Aurora Animal Hospital	VCA Animal Hospitals	Aurora, IL	MD Architects	2017	\$3,066,007.00



1. EXISTING CONDITIONS

With our experience working on similar type occupied projects Kline Rostocil Construction (KRC) knows exactly what it takes to be successful. Early in the design phase, our team will be on-site, exploring the existing facilities to ensure architectural and engineering documents are correctly represented and accounted for in the design documents. This provides us with confidence that everyone is working from accurate information rather than assumptions. Early site investigation is time consuming work that requires a tremendous amount of effort, but if done correctly, it will provide significant value-added impact over the entire life of the project.

2. DOCUMENT COORDINATION/REVIEW

All team members need to work in an open and collaborative manner. To make this happen we use a cloud-based software (Procore) that allows the entire team including Owners, Architects, General Contractor, Consultants, Subcontractors and other partners to come together from any location and in real-time. With this software, we can instantly create and share issues, track markups, and ensure the site information gathered is accurately depicted on the design drawings.

3. ESTIMATING

We have been in business for 43 years and have a very strong relationship with subcontractors and suppliers who will work with us throughout the budgeting process to ensure the most accurate numbers at the time. We also pull from our experience and over 175 animal facilities that have been constructed and/or renovated since the early 2000's. We work with the fluctuating market conditions to ensure we are using a reasonable level of conservatism as we are developing an accurate, baseline cost estimate.

4. VALUE ENGINEERING PROCESS

Value engineering is when our analysis of the project leads us to solutions that improve its function, form, and overall cost. Coming into the project early will give us the edge to make significant value-added decisions.

VE is done at all stages of the design process, but it is most desirable when done during the conceptual and schematic design.

PHASE 1: SCHEMATIC DESIGN (SD)

Schematic Design is when we evaluate the large, basic systems of the building and offer options for changes that would result in savings or improved function or aesthetics. During the SD phase, we also consider vendor location, timing, and scheduling impacts on your budget. If we can find an alternative product or system that will save time, we can add value.

PHASE 2: DESIGN DEVELOPMENT (DD)

At Design Development, the biggest decisions have been made. Wholesale "systems" are in place, and we are working out the details.

PHASE 3: CONSTRUCTION DOCUMENTS (CD)

With the most altering and cost-sensitive decisions behind us, we can move forward with confidence through the CD phase. At this point, our team shifts from VE into the final cost estimates. It should be noted opportunities for value engineering are still at the forefront of our mind, but the most significant impact we can have is by seeking bids for alternate materials from subs and timing the bids properly for market conditions.

5. SCHEDULE & PROCUREMENT

We have a proven track record of scheduling difficult occupied renovation projects. KRC will work collaboratively with the entire team to develop a schedule that makes sense for all parties involved. During this time, we will work through submittals with subcontractors, owner's representative and design team to get materials ordered and delivered to meet project milestones.

6. ANTICIPATED PHASING

Our proposed schedule includes the following phases of construction:

Early Work Authorization: TBD

- a. Mobilize site and install temporary construction controls to ensure construction separation
- b. Establish laydown and staging areas
- c. Build temporary parking areas for contractors and owner, staff and customers
- d. Install underground utilities at new addition area and establish building pads

The final schedule and phasing plans will be developed in close collaboration with owner, design team, Material Suppliers, and Subcontractors.

7. SITE LOGISTICS

Site logistics for a project will require a well-thought-out construction staging/laydown and access. KRC will use a collaborative approach with all team members to develop a site logistics plan that works for everyone. At a minimum our site logistics plan will consider the following:

- ✓ Construction working hours (weekdays, weekends and holidays)
- ✓ Noise control to ensure limits are not breached
- ✓ Contractor parking
- ✓ Material laydown/storage areas
- ✓ Protection of existing facilities

8. SUBCONTRACTORS

When it comes to establishing great relationships with subcontractors we try to go above and beyond to make their experience with us enjoyable. Our system for procuring all subcontractors and suppliers includes...

1. We advertise through Building Connected, The Blue Book and local building exchanges (if available) to promote pre-bid interest
2. Next, we hold a "Pre-Bid Kick-Off" meeting, onsite at the facility to bring in local subcontractors and suppliers to discuss project specifics. At this meeting we:
 - a. Review the project schedule
 - b. Review the pertinent sections of the contracts for subcontracting bidding procedure's
 - c. Answer questions regarding the bidding documents
 - d. Answer questions about contracting with Kline Rostocil Construction and billing

9. PROJECT & COST TRACKING

We will utilize Microsoft project to track and update project schedules along with Procore to document daily site activities, project RFI's, Submittals, photo documentation, site meeting minutes, etc...Additionally all costs are managed by our accounting manager utilizing Foundation Software.

SAFETY INFORMATION

Every project owner wants to know that the work on their project will be done as safely as possible.

We know this is important to you. And if your building will stay occupied during construction, it's even more important because the safety of your employees, tenants, residents, and visitors is at stake.

We feel the same. We will not compromise on our commitment to safety – for any reason.

Our safety goal is simple: we want everyone working on or near each jobsite to go home safely to their families – every night.

For us, safety is a daily commitment. These are some of the ways we promote safety on every project:

- ✓ Our project management team develops a safety plan that is specific to your project. The plan identifies hazards that are likely to be encountered at your site or building and outlines how to work safely around them. It also deals with seasonal hazards like snow and ice or excessive heat.
- ✓ Our project superintendent conducts weekly safety audits at your jobsite. Any violations are noted in the project's daily field report, and the team has 24 hours to address them.
- ✓ We provide regular safety training for all employees, so they know how to handle safety hazards and how to respond in the event of an emergency. Subcontractors also undergo site-specific safety training.
- ✓ We believe everyone on a jobsite is responsible for making safety the top priority. All field employees – no matter their role – are given safety leadership training to empower them to promote safe work practices every day.

Safety is one of the main reasons we are so selective about our subcontractors. We work with subcontractors who know what we expect from them in terms of safety, and who have good safety records of their own.

When you work with us, you have our word – we will do everything we can to promote a safe jobsite for everyone.



LAURENCE A. KLINE, PRESIDENT

45+ Years Experience

BACKGROUND

Larry established Kline Construction in 1980. The construction business is a Kline family tradition. He became involved with building at an early age as he learned the masonry trade from his father Eugene, an experienced mason and owner of Kline's Masonry Company. Larry has supplemented his invaluable experience throughout the years by formal and informal education.

As Larry's work experience and knowledge continued to grow, he moved from a union masonry company to a major local construction company, where he spent many years as a design draftsman and project manager. His drive and expertise resulted in the growth and expansion of his own company Kline Construction.

With over 50 years of experience in the construction industry, Larry has not only specialized in masonry, but also carpentry, concrete, excavation and architectural design. His expertise extends to all phases of construction and development – commercial, retail, industrial, institutional building, veterinary, medical and dental facilities, residential, multi-family construction, new construction, remodeling and additions.

Larry began guiding Kline Construction in the specialty of controlled environment facility construction in the late 1990's. In the years since, his company has become national leaders providing an integrated approach to this unique specialty.

Through his knowledge and perseverance, he has built a solid reputation in the local community and nationwide. He prides his company on quality workmanship and reliable service, which stresses and delivers timely project completion.



NATHAN J. ROSTOCIL, VICE PRESIDENT

20+ Years Experience

BACKGROUND

After completing a summer co-op position with us and graduating with honors with a Bachelor of Science Degree in Construction Engineering from The University of Akron, we were pleased to have Nate as an integral part of our team.

Nate not only received his B.S. degree from U. of A., but also has an Associates of Applied Science in Civil Engineering from Lakeland Community College. While pursuing his education, Nate enhanced his learning by working summers for a general contractor, a masonry contractor and for the Perry Nuclear Power Plant. His firsthand experiences combined with his formal education are a great asset to Kline Rostocil Construction.

Nate is the Vice President of KRC, currently heads up our estimating team where his day-to-day operations include interpreting construction documents and specifications, qualifying subcontractors and suppliers, assisting with scheduling, budget analysis, estimating and purchasing.

Nate also tackles the responsibilities of Project Manager where he manages the on-site superintendents of various projects ensuring specification compliance & timely project completion.

Nate's contributions to the company earned him the promotion to vice president and the opportunity for ownership. Nate is the future of the company, and we anticipate immense success in his hands.



ROBERT P. GRIESER, SENIOR PROJECT MANAGER

40 Years Experience

BACKGROUND

Rob joined Kline Rostocil Construction Corporation as project manager in 1993. He has over 40 years of professional construction experience.

Rob's roots have always been firmly planted in growth and building. His career path began in farming, as he earned an associate degree in agriculture from Michigan State University. As time progressed, he included general agriculture and civil engineering curriculums within his education.

Diversity is the highlight of Rob's background. His career path evolved from farming to landscaping to construction. Each experience has added to his expertise and knowledge.

Professionally, he has worked as project manager, superintendent and estimator for both large and small commercial projects, including hospitals, hotels, offices, condominiums, manufacturing facilities, retail centers and controlled environment facilities.

As senior project manager at Kline Rostocil Construction, Rob is here to assist and manage the project managers in their roles with their projects. Rob is also a project manager responsible for the management of the on-site superintendents on each of the project sites. Most of his day involves interpreting construction documents and specifications, scheduling, ensuring specification compliance and timely project completion.



ANDREW MOZIL, ESTIMATOR

7+ Years Experience

BACKGROUND

Andrew joined Kline Rostocil Construction as an estimator in 2024.

Andrew graduated from Kent State University with a bachelor's degree in construction management, as well as two years of classes in Architecture and a concentration in Civil Management. Andrew has 7+ years of experience in the construction industry, in both residential and commercial projects.

Before joining our team, Andrew has been very diverse in his construction career. His career has included the following: project manager, project engineer, built prefabricated foundation walls for residential houses, manual landscape and patio work, laid out residential basements for excavation, worked on residential housing for Playhouse Square, built the Concord Fire Station, and much more. All of this is what makes Andrew a great addition to our team and continue his construction career here.

Andrew has lived in Concord, OH for all his life and has recently gotten engaged to his Fiancé, Francesca. Andrew does a lot of side projects in his free time, like building/finishing basements, installing French drains, building wooden decks and tree removal. On his actual free time, he enjoys bike riding, hiking, playing basketball, exploring Cleveland and making maple syrup.



JOSH MARKS, PROJECT MANAGER

20+ Years Experience

BACKGROUND

Josh joined Kline Rostocil Construction as a project manager in 2022.

Josh has 20 plus years of experience in the construction industry, in both residential and commercial specialties.

Prior to joining our team, Josh, previously worked as a field representative, estimator, site superintendent, project manager, and vice president of construction operations. Josh obtained a bachelor's degree in business administration from Kent State University.

Josh has lived in northeast Ohio and southern Florida. Josh enjoys spending time with his wife, three daughters, two dogs, and cat. In his spare time, he coaches youth sports and loves camping with his family.

As a Project Manager, Josh will have responsibility to coordinate key aspects of the project- from pre-construction to construction and beneficial occupancy. He will take-action, as required, to satisfy responsibilities that include, but are not limited to, trade contractor coordination, workforce scheduling, field work plans and safety inspections. Josh will serve as an integral member of the construction team by functioning as the main communication link between the Owner, architect and Kline Rostocil Construction personnel- a single point of contact.



Gabriel Surgeon, PROJECT MANAGER

20+ Years Experience

BACKGROUND

Gabriel joined Kline Rostocil Construction as a project manager in 2025.

As a Project Manager, Gabriel will have responsibility to coordinate key aspects of the project- from pre-construction to construction and beneficial occupancy. He will take-action, as required, to satisfy responsibilities that include, but are not limited to, trade contractor coordination, workforce scheduling, field work plans and safety inspections. Gabriel will serve as an integral member of the construction team by functioning as the main communication link between the Owner, architect, and Kline Rostocil Construction personnel- a single point of contact.

Gabriel has been in the industry his entire life thanks to his father's footsteps. Beginning with hands on experience and developing into a site superintendent, estimating, project manager, and operations manager after college. Gabriel has experience in residential, commercial, and light industrial projects.

In his free time, he enjoys being outdoors hunting and fishing, spending time with his chocolate lab, wife, and two kids.



Julieanna Lee Semon, BUSINESS DEVELOPMENT MANAGER

20+ Years Experience

BACKGROUND

Julieanna joined Kline Rostocil Construction as our Business Development Manager in 2024.

Julieanna is a seasoned business development professional with extensive experience in the commercial construction industry. As Business Development Manager at Kline Rostocil Construction, she drives strategic growth, cultivates key industry relationships, and identifies new business opportunities to support clients construction needs.

With a strong background in client acquisition, networking, and sales leadership, Julieanna has worked closely with general contractors, subcontractors, property managers, and developers. Her previous roles at The Blue Book Construction Network and Dodge Construction Network allowed her to build a vast industry network, host impactful networking events, and deliver tailored solutions that drive project success.

Julieanna's deep understanding of the commercial construction landscape, combined with her expertise in relationship-building and market expansion, makes her a vital asset in fostering long-term partnerships and delivering results.



Valerie Hargesheimer, Account Manager

As the Account Manager, Valerie will service the project throughout the construction phases and will handle all AIA pay applications and processing subcontractor and supplier payments. Valerie is supported by the industry's most sophisticated computerized project accounting and monitoring tools.



Lisa Basham, Project Engineer

As Project Engineer, Lisa will assist the Project managers in evaluating, coordinating, and distributing documents, information and authorizations necessary to ensure the orderly completion of the project's cost, quality, and schedule activities.



Trisha Rideout, Office Administrator

As Office Administrator, Trisha assists the entire office and field staff with coordinating project and employee needs. She works with design team to complete project closeout documents and warranty information.



Scout Rostocil, Chief Morale Officer

As Chief Morale Officer, Scout will assist the team in keeping their spirits high. Scout is highly motivated and understands the importance of having an engaged and happy staff to encourage productivity.



SECTION TWO

TRINITY VETERINARY HOSPITAL

MONTVILLE, OHIO

CLIENT: Trinity Vet. Hospital LLC
ARCHITECT: FMD Architects
SCOPE: New Ground-Up
SQUARE FEET: 10,482 SF
STATUS: Completed 2024
SCHEDULE: 8 Months
VOLUME: \$2,801,758.00



METROPOLITAN VETERINARY HOSPITAL

HIGHLAND HEIGHTS, OHIO

- CLIENT:** Alphantron, LLC
- ARCHITECT:** MD Architects
- SCOPE:** Build-Out
- SQUARE FEET:** 35,000
- STATUS:** Complete 2021
- SCHEDULE:** 12 Months
- VOLUME:** \$7,129,300.00





WEST PARK ANIMAL HOSPITAL

CLEVELAND, OHIO

- CLIENT:** Lexy Properties
- ARCHITECT:** Onyx Creative
- SCOPE:** New Ground-Up
- SQUARE FEET:** 35,000
- STATUS:** Completion Spring 2024
- SCHEDULE:** 24 Months
- VOLUME:** \$11,000,000.00

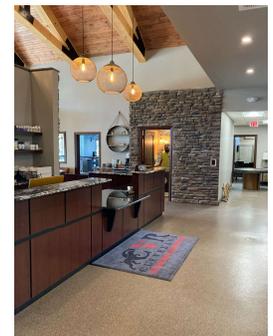




CLEVELAND VETERINARY REHABILITATION

WILLOUGHBY HILLS, OHIO

CLIENT: CVR Holdings LLC
ARCHITECT: TC Architects
SCOPE: New Ground-Up
SQUARE FEET: 5,829
STATUS: Completed 2022
SCHEDULE: 10 Months
VOLUME: \$2,000,000.00





WINCHESTER VETERINARY CLINIC

CANAL WINCHESTER, OHIO

CLIENT: GLSCV, LLC
ARCHITECT: MD Architects
SCOPE: New Ground-Up
SQUARE FEET: 13,000
STATUS: Completed 2022
SCHEDULE: 11 Months
VOLUME: \$2,500,000.00





KIRTLAND VETERINARY HOSPITAL

KIRTLAND, OHIO

CLIENT: Kirtland Veterinary Group

ARCHITECT: Project 64

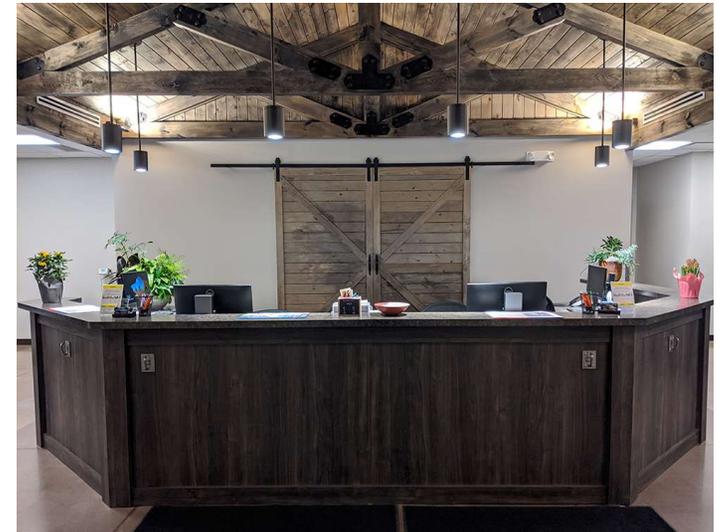
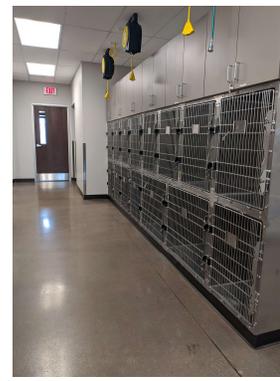
SCOPE: New Ground-Up

SQUARE FEET: 6,158

STATUS: Completed 2019

SCHEDULE: 7 Months

VOLUME: \$1,835,255.00



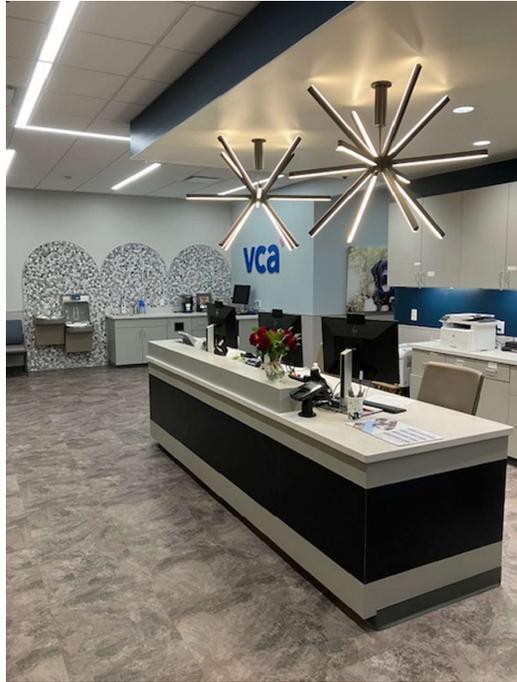


WELLINGTON ANIMAL HOSPITAL

TOWNSHIP OF EDGEMONT, PA

- CLIENT:** VCA Inc.
- ARCHITECT:** Catania Engineering Associates
- SCOPE:** Site Improvements
- SQUARE FEET:** 2 acres
- STATUS:** Completed 2020
- SCHEDULE:** 5 Months
- VOLUME:** \$764,000.00





WHITE LAKE ANIMAL HOSPITAL

WHITE LAKE, MICHIGAN

CLIENT: VCA Inc.
ARCHITECT: MD Architects
SCOPE: Interior Build-Out
SQUARE FEET: 5,620
STATUS: Completed 2023
SCHEDULE: 7 Months
VOLUME: \$1,474,480.00

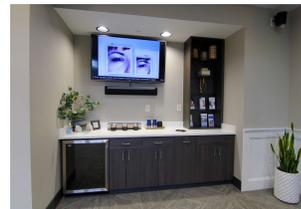




OHIO CENTER for ORAL, FACIAL and IMPLANT SURGERY

MENTOR, OHIO

CLIENT: KC Properties LLC
ARCHITECT: Design Build Evolution
SCOPE: New Ground-Up & Renovation
SQUARE FEET: New – 3,864, Reno – 2,340
STATUS: Completed 2019
SCHEDULE: 8 Months
VOLUME: \$1,971,439.00





QUEENSTOWN ANIMAL HOSPITAL

QUEENSTOWN, MARYLAND



CLIENT: Bailey Vet. Properties LLC

ARCHITECT: FMD Architects

SCOPE: New Ground-Up

SQUARE FEET: 4,610

STATUS: Completed 2016

SCHEDULE: 6 Months

VOLUME: \$1,450,000.00





TREMONT ANIMAL CLINIC

TREMONT, OHIO

- CLIENT:** TAC Holdings LLC
- ARCHITECT:** Project 64
- SCOPE:** New Ground-Up
- SQUARE FEET:** 9,430
- STATUS:** Completed 2020
- SCHEDULE:** 10 Months
- VOLUME:** \$2,706,380.00





NOYES ANIMAL HOSPITAL

FOX RIVER GROVE, IL



CLIENT: VCA Inc.
ARCHITECT: MD Architects
SCOPE: Interior Build-Out
SQUARE FEET: 4,400
STATUS: Completed 2014
SCHEDULE: 6 Months
VOLUME: \$731,749.00



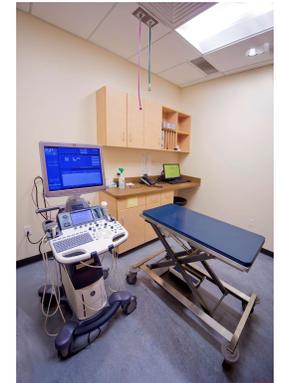


GREAT LAKES VETERINARY SPECIALIST

WARRENSVILLE HEIGHTS, OHIO



CLIENT: VCA Inc.
ARCHITECT: MD Architects
SCOPE: Interior Renovation
SQUARE FEET: 15,812
STATUS: Completed 2014/2018
SCHEDULE: 11 Months
VOLUME: \$2,724,443.00





ANIMAL CLINIC OF CHARDON

CHARDON, OHIO

CLIENT: Animal Clinic of Chardon

ARCHITECT: FMD Architects

SCOPE: New Ground-Up

SQUARE FEET: 6,897

STATUS: Completed 2012

SCHEDULE: 8 Months

VOLUME: \$1,739,562.00





DOVER ANIMAL HOSPITAL

DOVER, DE

CLIENT: VCA Inc.
ARCHITECT: MD Architects
SCOPE: Interior Build-Out
SQUARE FEET: 6,848
STATUS: Completed 2020
SCHEDULE: 7 Months
VOLUME: \$1,499,660.00





BOLLINGBROOK ANIMAL HOSPITAL

BOLLINGBROOK, IL

- CLIENT:** VCA Inc.
- ARCHITECT:** MD Architects
- SCOPE:** Interior Renovation
- SQUARE FEET:** 7,750
- STATUS:** Completed 2015
- SCHEDULE:** 8 Months
- VOLUME:** \$1,171,861.00



PROJECT EXPERIENCE



SECTION THREE

SERVICES PROVIDED

The overview of those services is provided below. The contracted services will approximate the description provided (the language below will not be used in the agreement verbatim to describe the tasks).

Pre-construction Phase Services:

Establish and Monitor Design Schedule. Prepare detailed design schedule indicating milestones for each phase. Monitor and report on progress and problems. Advise the Owner of any delays to the design schedule and recommend corrective action to be taken.

Establish Phased Bid and Construction Schedule. Recommend the division of work into separate contracts. Prepare a schedule for the bidding of construction

Receive and Evaluate Bids. Assist the Owner in receipt and evaluation of bids. Make recommendations on award of contracts.

Prepare Construction Contracts. Prepare contracts and monitor the proper distribution procedures for all construction contracts.

Provide a 90-Day Interim Construction Schedule. Provide a 90-Day Interim Construction Schedule for use by Prime Contractors during the first three months of the project. This schedule will be edited to and ultimately included in the detailed Construction Schedule.

Conduct Pre-construction Conference. Following award of contracts, organize and direct a preconstruction meeting with the contractors, consultants, and the Owner. Review project organization, lines of authority and project procedures.

Provide Project Management During Procurement. Prior to having an on-site presence, provide project management support for the beginning of the construction period (prior to mobilization or during limited mobilization). This support shall include conducting Job Conferences and providing construction management for the procurement phase required for the construction. This proposal contemplates that this activity is anticipated to last two (2) months following award of contracts and can be adjusted as necessary by mutual agreement of the Owner and Construction Manager, including fee adjustments, if appropriate.

Construction Phase Services:

Maintain On-site Staff. Maintain a field staff to administer the work of the construction contractors. Inspect the work for conformity with plans and specifications.

Prepare Detailed Construction Schedule. Develop a construction schedule outlining start and finish dates for the procurement and construction activities with input from each Prime Contractor. Establish major milestones for each segment of the work. Update monthly.

Monitor Progress of the Work. Review contractor's construction schedules. Observe construction progress and report deviations from the schedule which will jeopardize job progress. Work with contractors to develop and implement correction actions.

Attend Regular Design Phase Coordination Meetings. Meet monthly (or as determined by the Owner) with the Owner, architect, and consultants to discuss and review all items pertinent to the design phase such as schedule, progress to date, decisions required, problems, and any other items important to the design process.

Identify Long-lead Delivery Items for Early Purchasing. Identify materials and equipment which require long delivery times and are critical to the progress of the work. Develop a strategy for purchasing these items directly and later assigning them to a contractor.

Recommend Contract Provisions. Prepare contract provisions for inclusion in the specifications. Require performance by the contractors to support quality, cost, and schedule objectives.

Provide a Bid Schedule for Construction for Use by Bidders. Provide a Construction Bid Schedule for use by Bidders during the Bid Period. This schedule will use milestones and appropriate detail for bidding. This will be converted to a detailed Construction Schedule following award of contracts.

Review Plans and Specifications for Technical Accuracy and Coordination. Review plans and specifications as they are being developed. Check construction details and coordination of all design disciplines (architectural, civil, structural, mechanical, electrical).

Establish Bid Packages. Establish the separation of the project for the various categories of work. As the design progresses, make sure the documents are being coordinated to separate the work properly, that all requirements have been correctly assigned, and that proper coordination of documents has been provided. This proposal contemplates four (4) to seven (7) prime contracts.

Bidding and Procurement Phase Services:

Identify Interested Contractors and Suppliers. Identify and investigate contractors and suppliers interested in bidding the work. Review plans with them and promote their interest in the project.

Establish Final Bid Packages. Divide the project into the various bid packages which best provide for a competitive, well-defined, and understandable division of work assignment to obtain the best possible prices for the Owner.

Establish Bidding Procedures. Implement all procedures required for the bidding process including distribution of bidding documents and addenda, pre-bid conferences, and receipt of bids. Establish all bidding schedules.

Distribute Bidding Documents. Distribute all bidding documents to contractors. Keep accurate records of distribution activities.

Conduct Pre-bid Conferences. Organize and direct pre-bid conferences prior to the receipt of bids. Include all bidding contractors, consultants, and the Owner.

Maintain Project Accounting System. Maintain an accurate up-to-date construction cost accounting system. Make revisions to incorporate approved changes as they occur.

Conduct Regular Job Meetings. Schedule and conduct regular meetings at the job site. Discuss job progress, problems, and required decisions. Track and record these meetings.

Prepare Field Reports. Maintain daily job site records. Record weather, number of workmen, equipment in use, general activities, and special occurrences. Prepare monthly status reports which record progress of the work and comment on quality, cost, and time issues.

Process Change Orders. Develop and implement a system for review and processing of change orders. Negotiate change orders with the contractors on behalf of the Owner.

Manage Testing Agencies. Assist in the selection of independent testing agencies. Coordinate their work, review their reports, and make recommendations regarding their findings.

Recommend Changes in the Work. Make recommendations for changes in the work which are dictated by field conditions or will save time or money and improve quality.

Arrange for Photographic Record of the Project. Arrange for monthly photographs or, if required, video coverage of activities.

Close-Out Phase Services:

Develop a Close-out Schedule. Produce a detailed schedule of close-out activities. Include punch lists, equipment testing, start-up procedures, and occupancy.

Assemble Operating Manuals and Warranties. Collect and catalogue all procedures manuals and instructions for the operation of mechanical, plumbing, and electrical equipment. Collect all warranties. Provide these items in an organized manner to the Owner.

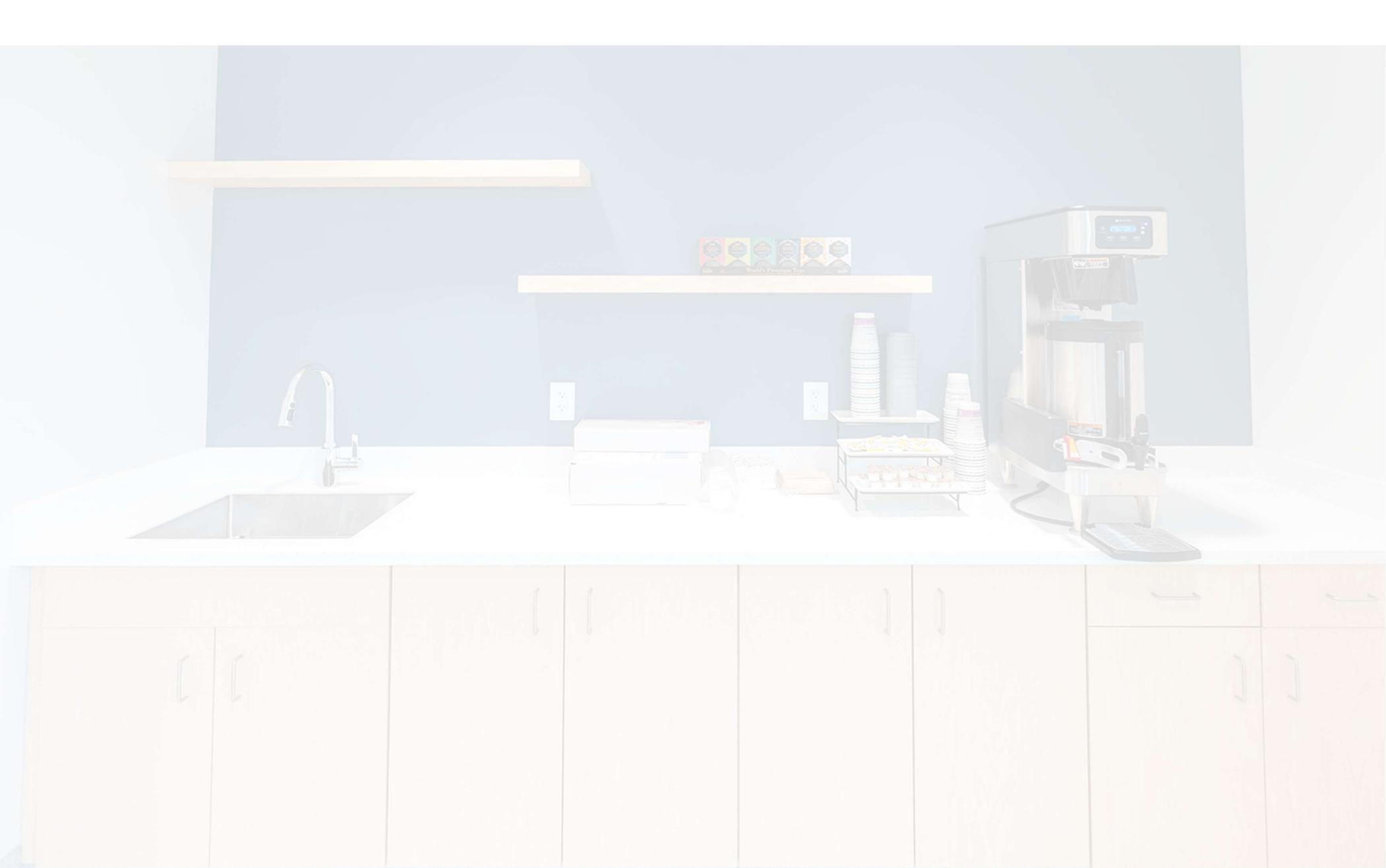
Coordinate Final Inspections. Schedule and direct inspections to develop punch lists. Assist Architect in establishing substantial and final completion dates.

Close-out Construction Contracts. Work with each contractor to monitor the completion of punch list items and to finalize all outstanding changes in their scope of work. Authorize payment of retainages as work is completed to satisfy release.

Implement Start-up Procedures. Plan and monitor the start-up and adjustment of all building systems. Assist with any Owner activities during start-up, including organizing training from the Prime Contractors on equipment and systems.

Coordinate Occupancy. Work with the Owner to schedule the installation of all furniture and equipment as well as the training of the Owner's staff.

Manage Warranty Work. Work with the Owner and the Architect to ensure that the contractors honor their responsibilities in a timely manner.



SECTION FOUR

When I first envisioned building my veterinary facility from the ground up, I knew it would be a journey, but I didn't realize just how profound and challenging it would be. It all began back in 2016, when I found the perfect piece of land—a blank canvas on which to bring my dream to life. I quickly discovered that making this vision a reality would be no easy feat. After some tough knocks along the way, KRC helped me to assemble an amazing team, and from that moment, everything changed.

KRC became more than a team of experts; they became partners in my dream. They connected me with the right architectural group and helped me get my project back on track. It wasn't without its struggles—setbacks, decisions, negotiations—but through it all, KRC stood by my side. Their dedication was unwavering; they always had my best interest at heart. They fought for me, advocated for my vision, and handled every interaction with architects, subcontractors, and even government agencies with care and expertise.

The project stretched on, longer than any of us expected, but KRC's commitment never wavered. Over the years, I didn't just work with them—I formed friendships with the people who championed my dream. Even now, I keep in touch with several KRC team members, and I know they are only a call away whenever I need guidance.

Thanks to KRC, my dream is now a reality. When clients walk into my new facility, they're struck by the warmth and beauty of the space—a true reflection of what I envisioned all those years ago. Every day, I feel grateful to KRC for their incredible support, and I know that without them, this wouldn't have been possible. They didn't just help me build a building; they helped me build a place where my passion for animals and my care for clients can shine. My dream has come to life because KRC believed in it just as much as I did.

Dr. Lynn Grinstead, Winchester Veterinary Hospital

We worked with Kline Rostocil Construction for the build of Metropolitan Veterinary Hospital in Highland Heights. Despite the challenges posed by COVID and the difficulties in sourcing materials, the team managed the project with remarkable efficiency and professionalism.

Project Manager Dustin Morgan and Superintendent Justin Beavers were particularly great to work with. When faced with challenges, they promptly addressed our concerns and kept us informed every step of the way. Their proactive approach and problem-solving skills made a significant difference in the success of the project. Remarkably, the construction process went smoothly while we remained open for business and posed little to no impact on our patients and staff.

The end result is a beautiful, state-of-the-art facility that exceeds our expectations. We highly recommend Kline Rostocil Construction to anyone looking for reliable and skilled contractors.

Jessica Peters, RVT | Director of Operations, Metropolitan Veterinary Hospital

Kline Rostocil Construction built our dental office in Mentor. From the first time we met, the process was detailed, cost effective and it was on time with all expectations being met. Often, I would stop in the suite and see how things were progressing, and Kenny was a great project manager. Dustin was right on top of things with changes that needed to be made, and Jennifer was very diligent and professional when speaking about invoicing and payments. The best part of the whole project was communication between me as the business owner, Larry, and Nate, the owners of Kline Rostocil Construction. They were available at any time to discuss ideas, and their input was extremely valuable to the success of our new office.

I cannot thank you enough for the beautiful new office you have been able to provide us with at Dental Group Of Mentor. It will be a terrific addition to the area and the patients who choose to come us for care.

Dr. Jeff Rosenthal, Dental Group of Mentor

I have been working with Kline Rostocil Construction Corporation during the design and construction of my new Veterinary Hospital for well over a year. The facility, which is in Queenstown, Maryland, is over 4500 square feet. It is a full-service veterinary hospital with multiple exam rooms, a radiology suite for digital x-ray, a surgery unit, a specialized dentistry suite with digital dental x-ray, isolation ward, separate dog and cat boarding wards, and other areas unique to veterinary medicine.

During this new construction I have maintained my practice in a building near the new structure. Kline Rostocil has continually worked with me to maintain this building's operations while the new one is built. They have worked with me to develop a plan that will allow a near seamless transition from my old facility to the new one. Their presence on the jobsite has made my day-to-day operations flow more smoothly and they have allowed me to continue to practice fully without interruption as the new hospital has been under construction. They have worked with my staff to make sure the staff, clients and pets have been safe and away from the construction work areas.

The building is schedule to be complete by October of this year. I am very pleased that this project is scheduled to open on time and withing budget. Kline Rostocil's full-time superintendent is working with local subcontractors to ensure quality and accountability during construction. He has worked closely with myself and the staff to keep us informed daily of changes around the jobsite. Kline Rostocil's knowledge of construction sequencing and the special considerations of a veterinary hospital has helped us avoid many of the pitfalls that can happen with a new building. In all Kline Rostocil has worked in a professional manner to ensure that the new home of Queenstown Veterinary Hospital is all that I expected it to be.

I am confident in recommending Kline Rostocil Construction. Please contact me with any question or concerns.

Sincerely,

Dr. Marianne B. O'Malley, Owner