



LEADING THE WAY OCP Contractors' Toledo team consists of the industry's leading professionals, with decades of experience. The team is consistently innovating construction processes to positively impact the communities it builds within.

OCP Contractors Define the Skyline Statewide

'Contractor of Choice' for safety, innovation and quality

By Doug Bardwell

As the largest framing and interiors contractor in northwestern Ohio and southeastern Michigan; OCP Contractors is a name most architects, general contractors and developers have relied upon for 50 years now. Their slogan is "Defining the Skyline," and looking around the Toledo area, most people have undoubtedly seen many of their worksites – Owens Corning World Headquarters, Radisson Hotel, Franklin Park Mall or the beautiful Valentine Theatre. If you travel to Cleveland or Columbus, where OCP maintains two other offices, their signature projects are some of the biggest and best new construction in those cities as well.

OCP's Toledo office is quite well known to architects, developers, and general contractors for their mid-rise framing system of prefabricated exterior wall panels and cost-saving iSpan floor systems. But for other property owners, property managers and corporate real estate portfolio managers, possibly the most important things to know about OCP are what's beneath the hood – their secret sauce for success. What's hidden from view is their commitment to safety, training, technology and giving back to the communities where they've achieved their success.

A commitment to safety

While OSHA has required a minimal 10 hours of training for construction workers for some years now, only foremen were required to take the more extensive 30-hour course. In the longer course, more emphasis

is placed on health and safety awareness, as well as recognition of job-site potential hazards. OCP requires this 30-hour course be completed immediately for all employ-

"We've successfully used lean construction scheduling on a number of our projects, like the Ronald McDonald House, the University of Toledo Medical Center and numerous ProMedica projects."

ees, not just for foremen. Supervisors then receive advanced OSHA training and 40+ OCP employees state-wide are now STSC-certified trainers.

"Safety is first, not only on our job sites but also in everything that we do," explains Matt Townsend, CEO of OCP Contractors. "Every meeting starts with safety being dis-

Chris Gunderman
OCP Contractors

cussed first, not just on the jobsite, but here in the office as well."

"We also send our foremen for Safety Trained Supervisor Construction (STSC)

training," adds Vice-President Pam Hepburn. "There are 40 STSC trained team members, and all of our employees carry a 30-hour OSHA card. We are also presently developing our own Safety App for smartphones. The app will present our onsite people with a checklist of safety requirements and safety equipment needed for each task and they'll then complete a daily pre-task safety analysis."

Lean construction

Using lean construction principles, OCP is a dedicated advocate for the "six-week look ahead" scheduling concept. Summed up, it identifies possible constraints or delays, increases throughput, eliminates waste and controls the entire workflow.

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50TH ANNIVERSARY

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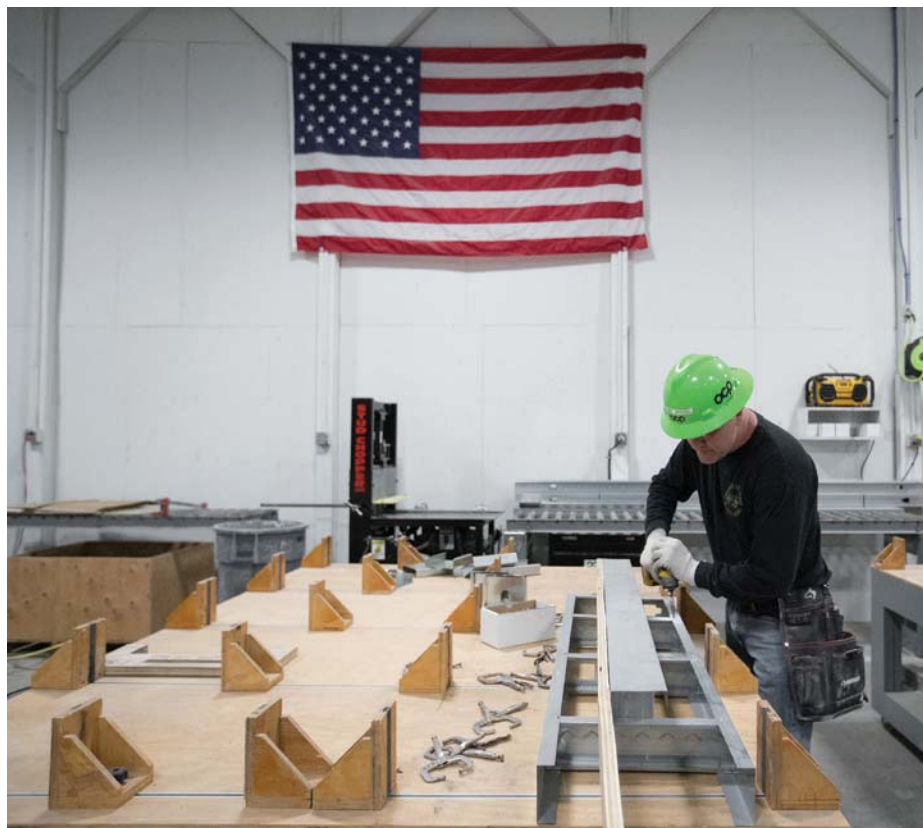


1968

THE CONTRACTOR OF CHOICE[®]

ocpcoc.com

Defining THE **Skyline[®]**



HIGHLY SKILLED TRADES OCP's highly skilled trades team delivers quality completed projects driven by innovations such as off-site prefabrication, allowing materials to be safely installed on the jobsite quickly.

and numerous ProMedica projects," says Chris Gunderman, general superintendent/project manager.

General contractors are quick to notice the schedule impact that lean construction makes on the completion of OCP projects. "Hart Inc.'s renovation overlooking downtown Toledo was a unique project combining a design that was modern, industrial and rustic," says Nick Calmes, project manager with Rudolph Libbe. "OCP's hard work and dedication to meeting project goals, schedule and detail was essential in achieving an outstanding finished product."

"OCP is constantly pushing new technology, differentiating ourselves from our competition. Right now, I'd say we are three years ahead of them," says Townsend. "In 2017 alone, we implemented a new ERP production tracking technology and increased our push state-wide into greater opportunities in prefabrication. Additionally, we are increasing our use of robotic layout, consistent use of tablet software on our projects and new technology in our prefab operations. We also continue to grow our use of BIM, not only in precon but also internally to provide greater project coordination."

"We've also trimmed our operational costs by having shared services consolidated in our Toledo office," explains

Hepburn. "Accounts payable, accounts receivable, payroll and human resources are all located here for all three of our offices, along with our director of safety and risk and our purchasing manager."

Prefabrication of key components

Working in controlled conditions, OCP can have a team of carpenters in the shop precisely cutting and preassembling much of their material. They can make whatever

the machine creates perfect cuts and internally mitered corners on interior gypsum that require no bead, tape or mud.

The prefab process offers numerous advantages to the project and ultimately to the owner. Each part is perfectly cut with unique precision equipment, insuring that when installed, all components will perfectly align. Prefabbing also saves space in the lay-down areas on site and is often delivered just in time for installation. It

"We regularly volunteer with Habitat for Humanity, The Alzheimer's Association and Family House, benefitting the homeless. We also participate in the American Heart Association's annual Heart Walk, and various United Way fundraisers."

Not only do they encourage employees to donate, but they now match employees' contributions, doubling the impact for organizations like Family House, where they've also provided food and held clothing drives.

Training like no other

While other companies fear that training their employees will make them easy targets for their competitors, OCP offers their people the best training available, like sending them to the Lean Construction Institute.

"We bring our foreman into the office for training and we've begun sending our carpenters in groups to Las Vegas for what's known as '300 Hitters' training," explains Townsend. "That is a United Brotherhood of Carpenters program that helps them become aware of how making small incremental changes in daily performance can make large impact changes on the bottom line of a project. Everyone becomes more accountable that way."

Project managers gain ongoing training like that made available through the

"Everyone has a reputation, and our employees' reputations drive our firm's reputation. The other thing that we stress is openness and honesty."

Ed Sellers

OCP Contractors

multi-repetitious item is needed for the project. In addition, the workers can perform in ideal ergonomic conditions, not balancing from a scaffold or ladder. From there, the prefabbed units are delivered directly to the construction site and can be immediately installed.

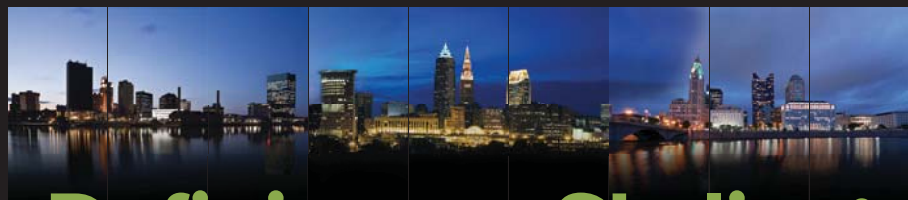
Another new technological advance being utilized by OCP is the PanelMax precision drywall milling system, where

makes the site a safer work environment and eliminates the waste that typically needs to be picked up and hauled away at completion.

Involvement in the community

"You'll find OCP very involved, doing volunteer work in the communities where we do business," says Matt Vander Hooven, general manager of OCP Toledo.

OCP Contractors Celebrates 50 Years of



Defining THE Skyline®

Barney Paskiet starts Ohio Ceiling and Partition Systems

1968



Matt Townsend joins OCP with BGSU Internship

North Towne Mall

1980

1976

1st \$1 Million Job Medical College of Ohio

1985

OCP Logo Change Honda Marysville



REVITALIZING TOLEDO Hart, Inc., located in the iconic Hylant Building, was renovated by OCP this year. The project hopes to be a driving force in the future success of downtown Toledo.

Association of General Contractors (AGC) where they can obtain industry certification. OCP also utilizes training made available from industry associations like the AWCI.

Where too many contractors claim, “our employees are our biggest asset,” OCP puts them to shame with its training, benefit plans and open book policy.

“Everyone has a reputation, and our employees’ reputations drive our firm’s reputation,” philosophizes Ed Sellers, of the Cleveland office. “The other thing that we stress is openness and honesty. We keep exact records for all our projects, from budgeting through construction, enabling us to easily submit to costs verifications whenever requested.”

The same policy of openness and honesty is shared with OCP foremen on each proj-

“Safety is first, not only on our job sites but also in everything that we do. Every meeting starts with safety being discussed first, not just on the jobsite, but here in the office as well.”

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ect, so everyone knows exactly how many hours are budgeted for the work and how soon each component must be completed.

50 years in the making

Ohio Ceiling and Partition was founded in 1968 by Barney Paskiet, Townsend’s father-in-law. Begun in his farmhouse, he moved to the company’s present location in 1972. At the time, the company did mainly lath and plaster work. By 1980, Paskiet expanded his capabilities, offering all types of interior finish work. Townsend joined the firm while attending Bowling Green State University in the mid-’80s.



In 1995, to reflect Ohio Ceiling and Partition’s growing capabilities, the firm’s name was changed to OCP Contractors. That year, the firm was awarded its first \$5 million project – the Owens Corning World Headquarters. Two years later, Matt Townsend purchased the majority of stock in OCP and became president of the firm. With an eye to expansion, in 2004, an

office was opened in Cleveland, and in 2009, the third office opened in Columbus.

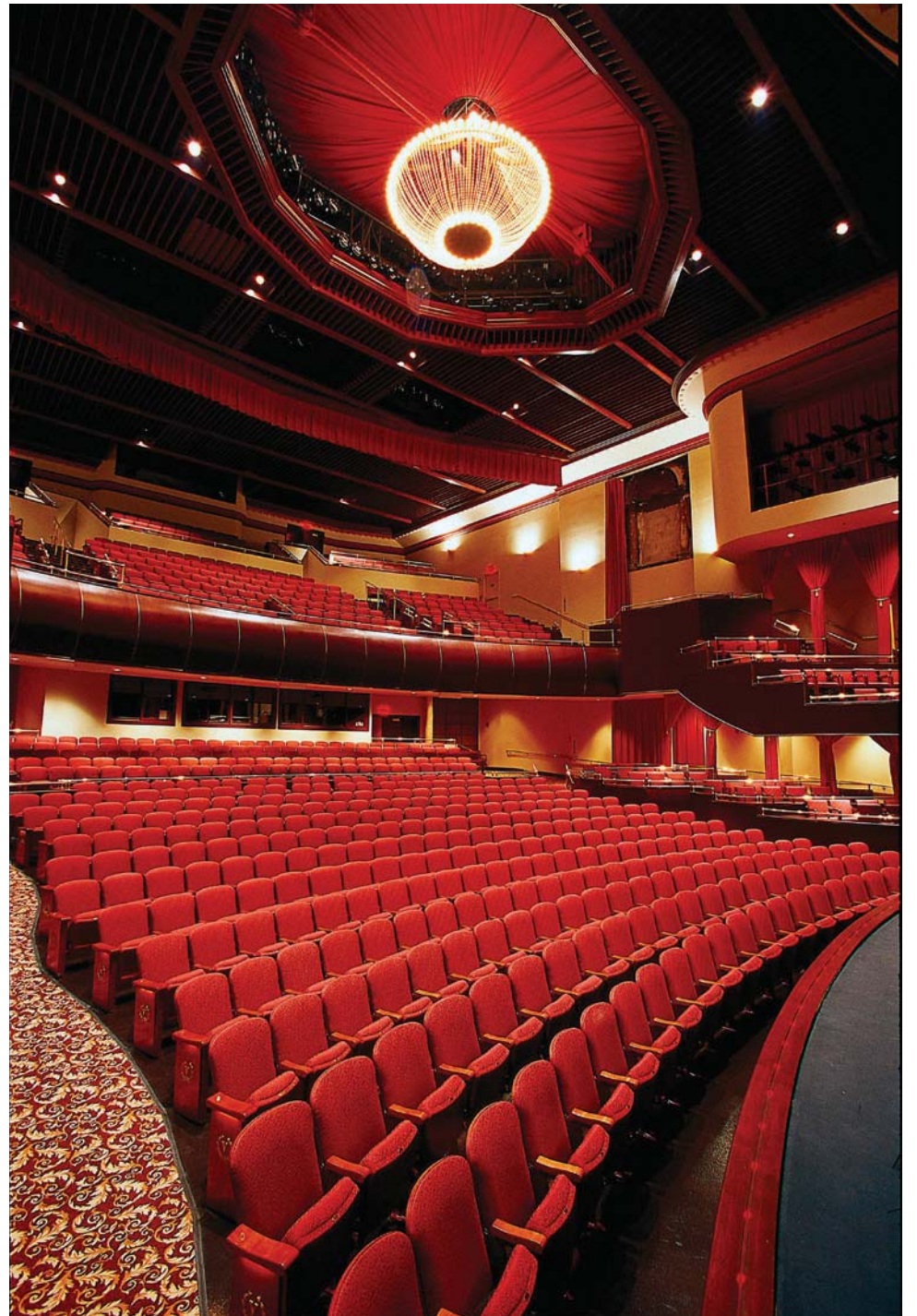
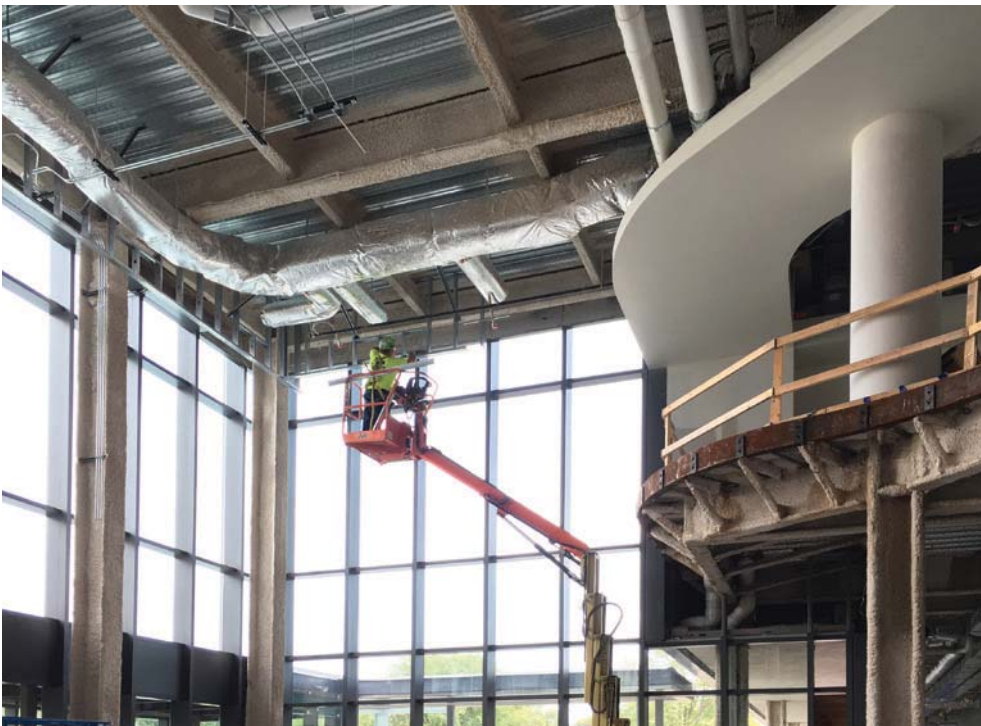
In 2012, Sellers was promoted to president and Townsend ascended to CEO. Differentiating OCP from most of its competitors, the firm opened its first pre-fabrication shop in 2013.

Expanding the list of services offered, OCP now is known for its exterior build-

ing framing and iSpan floor deck and joist systems. Those provide building owners the advantage of being able to complete their structures without regard to weather or seasons.

OCP, with its approximately 500 tradespeople statewide, is now capable of self-performing most all Division 6 through Division 10 specialties, including

<p>1st \$5 Million Job Owens Corning World HQ OCP Name Change</p> <p>1995</p>			<p>All Takeoffs completed electronically</p> <p><i>Toledo Prison Defiance Hospital</i></p> <p>2001</p>		<p>Governor's Excellence Award</p> <p>2002</p>	<p>Cleveland Office Opens</p> <p><i>GlenOak High School Maumee High School Owens Community College</i></p> <p>2004</p>
<p>1992</p> <p><i>Lima Tech St. V's Medical Center BGSU Founders & Madden Halls St. Rita's Medical Center Flower Hospital Rehab Adrian Dominican Sisters</i></p> 	<p>1997</p> <p>Matt Townsend becomes majority owner and President</p>	<p>1999</p> <p><i>Toledo Library</i></p> 	<p>2003</p> <p>1st \$10 Million Job Franklin Park Mall Westfield <i>Owens College</i></p>		<p>2006</p> <p><i>Toledo Renaissance St. Vincent's Heart Pavilion Cleveland Clinic Heart Center Regency Hospital St. Vincent Mercy Medical Center University of Toledo Gillham Hall</i></p>	



AN IMPRESSIVE PORTFOLIO OCP is the interior contractor on the new ProMedica Generations of Care Tower (top left, bottom left). The 275-foot-tall tower, when completed, will feature 1.3 million square feet of drywall, or over 2.8 million pounds! OCP's portfolio also includes the Valentine Theatre (right) in Toledo, OH.

structural and light gauge metal studs, fireproofing, spray foam insulation, panelization, ACM panels, drywall, insulation, acoustical ceilings, painting, toilet partitions, doors, frames and hardware. This past year in Toledo alone, they contracted more than \$20 million worth of work.

Currently, OCP can be found working on a number of local projects in the Toledo market. They are working on ProMedica's Generations of Care Tower; the new TDC Companies, Inc. headquarters in Arrowhead Business Park; and the Owens Corning World Headquarters. OCP originally built

the Owens Corning World Headquarters in 1995 for Lathrop Construction, and is back now, repainting the entire interior.

Key projects

While OCP is known for mid-rise metal framing, siding, insulation, drywall and acoustical ceilings, three specific projects show the range of work they welcome.

Working with Lathrop-Turner and HKS Architects, OCP Contractors aided the Generations of Care Tower project by providing budget pricing during the design development phase. Having done many

previous projects with ProMedica and general contractor Lathrop Turner, OCP was a welcome addition to the team and provided numerous suggestions for expediting the schedule while saving money at the same time.

"Cleveland Clinic was the leader within the state, having design-assist teams collaborating and working to a preapproved budget versus competitive bidding. The process eliminates having dozens of RFIs and change orders to deal with later," explains Townsend. "The concept has worked extremely well and is morphing to

many other institutions like ProMedica. In our opinion, that is the way to build a job."

The project also benefitted from significant amounts of prefabrication, completed in an off-site warehouse. "Thousands and thousands of lineal feet of curved soffiting are being completed there under controlled conditions and will be delivered to the building ready for immediate installation," says Vander Hooven. Layout of ceilings and walls on the project will then be aided by Total Station – a robotic layout system.

Another key feature of the project is OCP's involvement with the design-assist

Cleveland Restoration Society
Preservation Award CSU
Fenn Tower
Build Ohio Hon Mention
Cleveland Job Corps

2007

Build Ohio Finalist
St. Elizabeth Hospital
Build Ohio Hon Mention
Cleveland Inst of Music
CEA CISP Safety Award

2008



CEA Construction Safety Council
Group 100% Award
Build Ohio Finalist South Franklin Circle
Turner Construction Outstanding
Contractor Award

2010

Turner Construction
Subcontractor of the Year
*East Bank Flats / Aloft
Rockwell Bldg, Calfee Halter &
Griswold, LLP
UH Ahuja*

2009

Columbus Office Opens
BWC Outstanding Safety Performance 100%
CEA CISP Safety Award
Build Ohio Finalist Temple Emanu El

OSHA VPP
Challenge Graduate



*BIRI-HCO
Nationwide Children's
BGSU Student Housing
Promedica Wildwood*



2011

Ed Sellers named
President & Matt
Townsend, CEO



team's fabrication of the offsite mechanical rack system. In the warehouse, OCP's carpenters prefab metal racks which will become the top of the hallway walls, complete with drywall and fire taping. Within the racks, mechanical systems, plumbing and electrical piping are installed at the warehouse. Once completed, the four-foot-high by 20-foot-long racks will be loaded on flatbed trailers and shipped to the site, ready to be hoisted into place and hooked together.

"Over the last three years or so, what we are seeing is a much greater acceptance and realization of the savings and quality advantages of prefabrication offsite," explains Townsend. "That's something that we are driving, knowing that it brings value to the owner and the architect."

With the Seneca County Joint Justice Center, designed by Silling Architects, OCP was selected to complete a wide range of services. "We used Continental's Rapid Deco Level 5 drywall," explains Gunderman. That's a gypsum board pre-finished with a specially formulated skim-coat material to facilitate finishing to a Level 5 finish, the best possible drywall rating. It's ideal for walls painted with a gloss coating or direct sunlight. "With all the windows, this produces the smoothest finish, reducing visible bumps or depressions."

"The building was actually new construction meant to mimic the look of the historic building which it was replacing. For the exterior of the building we pre-cut all our exterior wall studs before delivering them to the job. We then also prefabricated panels in the shop to create the mansard look all the way around the perimeter of the building," says Gunderman. "I think that was the first major prefab project we did out of the Toledo shop."

General contractors appreciate the advantage of lean construction and prefabricated components. "Due to the site constraints and limited laydown that this project had, coordination and looking ahead were paramount to this project being successful. It has been great working with OCP and I look forward to working with them in the future," says Lane R. Brubaker from Gilbane.

OCP also works in the rehabilitation niche. One example was their work on the historic Valentine Theatre. Vander Hooven explains, "The Valentine Theatre was a major renovation in 1999, of the 100+-year-old historic building in downtown Toledo for Mosser Construction. We performed metal studs, insulation, drywall and acoustical ceilings, as well as ornamental plaster restoration." A major part of the renovation



RECEIVING RECOGNITION In 2017, OCP won a Build Ohio award for its work on the AC Hotel by Marriott, located in Dublin, Ohio. Receiving the prize on behalf of OCP Contractors were (from left) Matt Townsend, Brian Exl, Clark Townsend, Halie Townsend, Matt Vander Hooven, Ed Sellers and Brian Stone.

was OCP's detailed recreation of intricate crown moldings, rosettes and keystones.

Award-worthy projects

"We have a high-performance culture that allows our employees to thrive,"

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OCP Contractors

explains Townsend. "Our culture centers around life balance, along with an aggression to win. We have an answer to the issue or problem at hand, rather than a 'no.' Training is ongoing, and we push innovation. We work hard and play hard."

With their trained and dedicated workforce, OCP is no stranger to being honored

each year by their peers in AWCI (Association of the Wall and Ceiling Industry) and their customers in the AGC (Associated General Contractors). Often, each of OCP's three offices is represented individually as finalists or winners at the award dinners.

Their Toledo office is deeply stacked with trophies from not only AGC and AWCI, but from government, industry and safety associations as well.

Contractor of choice

The firm's slogan is 'Defining the Skyline' and is quite appropriate, since they

have completed a majority of the new buildings in Cleveland, Toledo and Columbus.

With three offices, OCP has become Northern Ohio's largest interior contractor. Statewide, OCP keeps more than 500 employees working. An average year's business consists of typically 200 or more projects, roughly 50/50, private and public.

"One of the many reasons OCP has been successful over the past 50 years is that we are committed to continually push to be the best at managing project schedules and always work to beat the project end date," says Townsend

"We like to use our tagline, 'Contractor of Choice,'" adds Sellers. "But you can't use that as a tagline if you don't measure up, so that's what we are always striving for."

They've yet to find a project too large or too complex. As OCP begins their next 50 years, they have an enviable customer base, great banking and bonding relationships, highly skilled and motivated workforce, technology that leads the industry, and a deep desire to partner with any Ohio-based design-build project.

Bob Evans
Cbus Hollywood Casino
Scioto Downs

2012

Build Ohio Finalist
Center for Health
Innovation &
Convention Ctr

2013

1st Prefab Shop
Goodyear Global HQ
University Place
Eaton World HQ

OU Student Housing
L Brands
University Place
Morgantown
Muskingam College

2014

ABAA Certified
Build Ohio Finalist CSU
Ctr for Innovation
Certainteed Gypsum
National Trophy Finalist

2015

Build Ohio Finalist
Hilton Downtown Cleveland
No Recordable Safety Issues
in Columbus
Cleveland Clinic Avon
Limited Brands

2016

Build Ohio Winner
AC Hotel by Marriott
ABAA Excellence Award

2017

Clark Townsend named Director of
Operations & Brian Stone, Columbus GM

2018

OCP celebrates 50 years of skyline defining success

EST **OCP** 1968

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