



# Cornerstone Construction, L. L. C.

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***“Serving All Your Construction Needs”***





# INTRODUCTION

## *WHO IS CORNERSTONE CONSTRUCTION, LLC?*

An Illinois State licensed general contractor that is locally owned and operated for over 25 years. Our staff is complete with experienced on-site job supervisors, CAD Technicians, estimators, project managers and office personnel that work together as a team. As a group, the entire staff keeps the project on time, cost efficient, organized and puts forth every effort to satisfy all the Client's needs.

The president and owner, Steve Ladage, has made building client relationships and quality buildings go hand and hand. His mission is to simply "construct quality buildings that will serve our clients needs for years to come".



## *HOW CAN CORNERSTONE CONSTRUCTION HELP YOU?*

We offer a variety of services that are flexible to help meet each individual client's needs. This enables us to "tailor fit" a building plan to each client's project, no matter what the type of construction. Our flexibility allows us to offer the client many different ways of going through the building process, to what best suits them. We want to ensure that your next construction project is an enjoyable experience.



Our team is here to answer all your questions, problem solve, plan/schedule, manage risk, get the best price and provide quality construction for your next project. We **work on your behalf** as part of a **team** that includes the architect, engineer and subcontractors.



# PROJECT TYPES

## Schools



## Restaurants



## Office Buildings



## Retail & Shopping Centers



## Daycare Facilities





# PROJECT TYPES

## Financial Institutions



## Pre-Engineered Buildings



## Salon and Spas



## Interior Construction

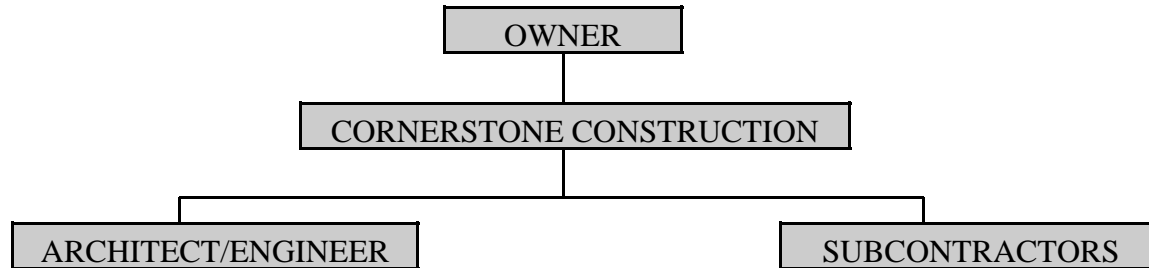




# SERVICES OFFERED

## DESIGN/BUILD

This is our typical form of service. We believe that this approach to construction offers everyone involved, the **lowest risk and best price** without sacrificing quality. Under this approach Cornerstone is involved from the beginning. We offer feasibility studies, preliminary designs and plans, and budget estimating services. After these initial services are complete, Cornerstone and the Architect/Engineer then work together to complete the final plans. This is just one of the areas where owners can see cost savings. This is a preferred form of service because Cornerstone works on behalf of the owner from beginning to end, which develops a good working relationship for all involved. By completing a “cost plus not to exceed” contract, we then offer our “open book” policy to allow clients to see all the estimates and invoices. The following flow chart depicts this Design/Build approach.

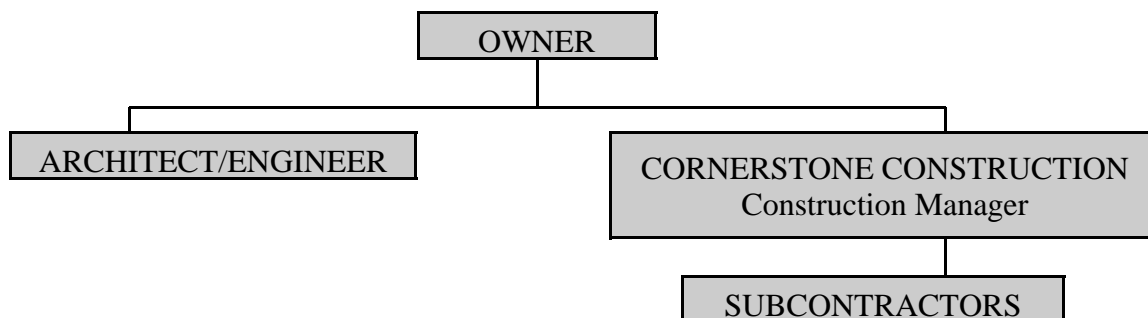


## CONSTRUCTION MANAGEMENT

There are three main types of Construction Management:

1. Construction Manager acting as an advisor without a general contractor,
2. Construction Manager acting as an advisor with a general contractor
3. Construction Manager also acting as a general contractor.

Cornerstone uses the latter option most often. This approach offers the owner a direct working relationship with the Architect/Engineer and Cornerstone during the planning and design phase. Under this approach we offer our “open book” policy with a “cost plus not to exceed” contract from both Cornerstone and subcontractors. This is a great **cost savings option**.

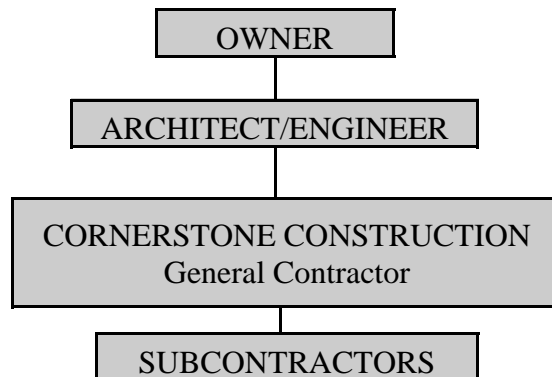




# SERVICES OFFERED cont.

## GENERAL CONTRACTOR

Under this service, the owner typically works with an Architect/Engineer directly, by awarding separate contracts to Architect/Engineer and Contractor. Cornerstone most often would not be involved until the final plans are complete. We then bid the project based on these final sealed plans. In this type of service, the bid amount and following contract agreement are based on a stipulated cost. This ensures the client a firm price for the project, with the exception of owner changes. Once the contract is signed Cornerstone would then award contracts to Subcontractor's, and the project would get underway. The flow chart below describes this approach.



## MISCELLANEOUS SERVICES

These services can be used alone or in conjunction with each other. We tailor our services to meet each individuals project needs.

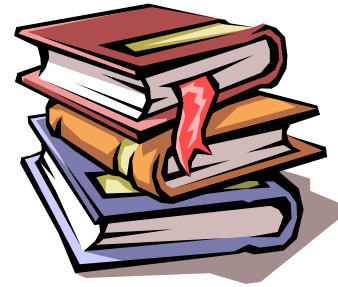
- Feasibility Study--to help determine feasibility of desired project, i.e. budget, property limits, square footage needed, etc.
- Design Service-- Our team staffs 2 CAD technicians that offer design services to help put your project plans, needs and ideas on paper.
- Construction Advisor & Guide -- Based on our experience, knowledge of market trends and current Government Agency codes, we can offer advice before you begin your construction project

\*\*\*For a more detailed explanation of our services contact our office today at (309) 828-6810 to set up a meeting. At that time we will also be able to give you additional information packets and resource listings to help further your research and education for your next construction project. \*\*\*

# AFFILIATIONS

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- Chief Metal Buildings Dealer
- Jack Miller Network
- McLean County Chamber of Commerce
- NFIB-National Federation of Independent Business
- American Legion Baseball-Sponsorship
- Salvation Army - Donator
- Local Schools - Donator



# ADDITIONAL RESOURCES

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- Rules You Should Know Before You Build Your Important Project, A Guide for the Buyer of Construction Services, By Jack Miller
- RSMeans Square Foot Costs, 26th Annual Edition, 2005, Reed Construction Data
- 2003 IBC International Building Codes, by International Code Council
- www.jackmiller.com - Jack Miller Network
- www.chiefind.com - Chief Buildings
- www.cbhoa.com - Coldwell Banker Heart of America
- www.cityblm.org - City of Bloomington, IL
- www.normal.org - Town of Normal, IL
- www.bbb.org - Better Business Bureau



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**“Building  
Relation-  
ships”**