



**ON** TIME  
BUDGET

SINCE

**1993**

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**DESIGN-BUILD YOU CAN COUNT ON**

P: 562 948 4850

A: 7901 S. Crossway Dr, Pico Rivera CA, 90660

W: [www.cegconstruction.com](http://www.cegconstruction.com)

An aerial photograph of a large, modern industrial building with a flat roof and a parking lot. The building is surrounded by other industrial structures and shipping containers. The sky is clear and blue. The building has a prominent entrance with a glass facade and palm trees. The parking lot is filled with cars and trucks. The shipping containers are stacked in rows. The overall scene is a busy industrial area.

“

C.E.G. Construction will handle everything from conception to completion for all tenant improvement projects and ground-up buildings, as we like to say, Soup to Nuts.

- Trace Chalmers

6100 Garfield Ave, Commerce, CA - 610,000 sqft



## TRACE CHALMERS PRESIDENT

Mr. Chalmers began his industrial real estate career shortly after graduating from UCLA in 1983. He started working as an industrial real estate broker for Heger Realty. He quickly became one of the top industrial real estate brokers in the Commerce and Vernon marketplaces.

Having put himself through college Mr. Chalmers' entrepreneurial spirit led him to start Chalmers Equity Group in 1987, a small multifamily development and construction company. After the recession in 1989, Mr. Chalmers reentered the industrial market as a contractor.

C.E.G. Construction was founded in 1993. A year later C.E.G. put up its first tilt-up in the downtown produce market. Over the next several decades, C.E.G. Construction completed several hundred projects making it one of the leading Design-Build contractors in Los Angeles County.

"C.E.G. does Design-Build construction you can count on."

*Trace Chalmers*

 **C.E.G.** CONSTRUCTION

# OUR SERVICES

**SITE SELECTION**

**ARCHITECTURE**

**ENGINEERING**

**PERMITTING**

**CONSTRUCTION**

**COLD STORAGE  
FOOD PROCESSING**

500 Santa Fe Ave, Los Angeles, CA - 98,825 sq.ft.

## SITE SELECTION

Over the last 30 years, C.E.G. has established itself as a substantial buyer of industrial real estate in Los Angeles County. Collaborating with the largest and most successful brokers and site owners in the area, C.E.G. receives premier access to top sites across Los Angeles so you can be confident that we will find the right site for your growing business.

## ARCHITECTURE

Our in-house, award-winning architectural team, O.C. Design & Engineering leverages their expertise to add value to our projects. They are widely regarded as premier architects in tilt-up design, having completed hundreds of industrial buildings across Los Angeles.

## ENGINEERING

Our internal engineering division holds safety and costs in high regard, designing buildings with an emphasis on structural integrity, value-engineering and energy efficiency.

## CITY PERMIT PROCESSING

For over 30 years, the C.E.G. team has maintained excellent relations with city officials in the Greater Los Angeles area and understands that each city has its own unique dynamic. The strong relationships C.E.G. maintains with the various cities of Los Angeles are your key to a smooth permitting process.

## CONSTRUCTION

With a proven design-build project delivery system, you can be confident that your building will be completed on time and on budget.

## COLD STORAGE & FOOD PROCESSING

As a design-build contractor specializing in the construction of Cold Storage, Food Processing, and Distribution Facilities, we have the necessary expertise to meet and exceed your industrial needs.

# EXECUTIVE KEY STAFF

## DESIGN-BUILD

**TRACE CHALMERS**  
PRESIDENT



40 years of experience



**RICHARD LUCAS**  
VP OF CONSTRUCTION



40 years of experience



## IN-HOUSE DESIGN

**MIKE OLIAIE**  
PRESIDENT



40 years of experience



**IGNACIO CRESPO**  
ARCHITECT



30 years of experience



# ABOUT C.E.G. CONSTRUCTION

**C.E.G. Construction** is a Design-Build contractor specializing in Concrete Tilt-Up Buildings including Cold Storage, Food Processing, and Distribution Facilities. Our in-house design team has the necessary industry expertise to work with each client to create a facility that meets and exceeds all their needs. We incorporate all mandatory compliance requirements of the health department, state,

and all local governing agencies to create a complete set of construction documents. C.E.G.'s attention to detail throughout the design and construction process is second to none. C.E.G. is commonly ranked Top 10 in the Los Angeles industrial market, with 43 projects and 4 million square feet developed since 2010.





## **RICHARD LUCAS**

### **VICE PRESIDENT OF CONSTRUCTION**

Richard Lucas joined C.E.G. Construction as a project manager in 2002 and achieved the title of Vice President of Construction shortly after. Having served as a building official with the City of Vernon for 20 years, his knowledge of building codes and experience with industrial buildings, including cold storage and food processing facilities, has been a key component in the design and construction of C.E.G.'s projects.

Richard served as the President of the Los Angeles Basin Chapter International Code Council in 2002 and was presented with the Lifetime Honorary Member Award in 2017.

In his time with C.E.G. Construction, Richard has worked with our team on the successful completion of over 200 development projects. His passion for quality and attention to detail has contributed to C.E.G.'s innovative and cost-efficient design and construction. As Richard likes to say, "If it's worth doing, it's worth doing right."

"Throughout the design/build process we focus on all our clients' needs and desires. Our goal is to make every client as successful as possible."

-Richard Lucas





# A POWERFUL PARTNERSHIP

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Started in 1995, O.C. Engineering is C.E.G.'s in-house Engineering and architectural firm whose expertise delivered to private business owners, corporations, and developers include:

- + **Planning**
- + **Architecture**
- + **Structural Engineering**

Directed by President Mike Oliaie (right) and Head Architect Ignacio Crespo (left), O.C. Engineering produces millions of square feet of industrial, commercial, and food processing buildings in Los Angeles, Vernon, Commerce, Industry, and other cities throughout Southern California every year. O.C Engineering also offers expertise in Site Selection, Maximum Building Coverage, Fire Codes, ADA Accessibility, Rack Layout, Food Processing, High Pile Storage, Current Codes & Regulations, IBC, CBC, SCE/SEI, LACBC, and Refrigerated Buildings.



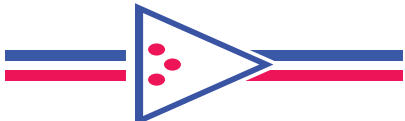
NOTEWORTHY CLIENTS



DEDEAUX  
PROPERTIES



BEAR  
STEARNS



NATIONAL READY MIXED CONCRETE



Los Angeles Times



PORTO'S<sup>®</sup>  
BAKERY & CAFE

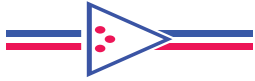
LUCKY BRAND  
LOS ANGELES



O'NEAL

ROADWAY<sup>®</sup>  
Express





## NATIONAL READY MIXED CONCRETE



National Ready Mixed Concrete Company was very pleased to have selected CEG construction as the general contractor for our new concrete batch plant located in the city of Vernon CA. C.E.G. also provided design for the office, shop, and storm water retention basin. This facility is not only the showpiece of our California operations, it is touted as one of the largest concrete batch plants in the United States. Precise attention to detail was paramount in that every aspect of this facility would need to meet the intended functionality of fully supporting the concrete plant's high production capacity.

Maintaining close collaboration with National Ready Mix, C.E.G. completed the extreme challenges of the 10 month build schedule, turning the facility over to us on time and within the anticipated budget. The team of professionals at C.E.G. performed at the highest level of safety, managed a clean worksite and were straightforward regarding preferred solutions to the challenges encountered during construction. The expertise and experience of C.E.G.'s staff unconditionally contributed to a highly successful project for us. I can personally attest to the firm's commitment of integrity, C.E.G. is a first-choice partner that would we would select again without hesitation.

Sam Hild  
Director of Operations  
National Ready Mixed Concrete Company

Dear Trace,

I want to take this opportunity to tell you what a pleasure it has been to work with your company during the planning and construction of our new warehouse and offices. From the first meeting with Richard Lucas, your in-house architect, and various other members of your staff, every stage of the process was made as easy and enjoyable as possible. Even the permit process was painless and stress-free.

C.E.G. kept to schedule and budget, and any time we had questions, there was always someone available to answer them.

As you may know, we own approximately 24 different properties in Los Angeles as well as in San Francisco and Chicago. Over the years we have done many apartment remodels, including full kitchens and bathrooms, as well as major tenant improvements to commercial office spaces, medical offices, etc. Working with C.E.G. has truly been a pleasure in comparison to other contractors with whom we have worked in other cities.

Wishing you all the best."

Mori Herscowitz  
President/CEO  
Sandler Bros.

Dear Trace,

It has been six months since our groundbreaking.

Normally by this time you would hear gripes from the project owner about some problems.

To the contrary, this letter is to let you know how satisfied I am with your construction on my project.

From the beginning with Richard Lucas, the design, lay out and helpful advice has made this project a great experience and a pleasant reality.

Your man, Steve Call, has been a great Superintendent. Explaining every step of the way and how the schedule is in place.

James Devling, your CFO, was a great help setting up the meeting with GE Capital, which we are using for equipment financing. We have another 6 to 7 months until completion and your indication of C.E.G. Construction's great performance to this point will make our dream building become a reality for Ingardia Bros. Produce. Ingardia Bros. Produce was built on honesty and full service to our customers. C.E.G. Construction with you at the helm is the right construction company to build my building.

Sam P. Ingardia  
Vice-President

# CLIENT TESTIMONIALS

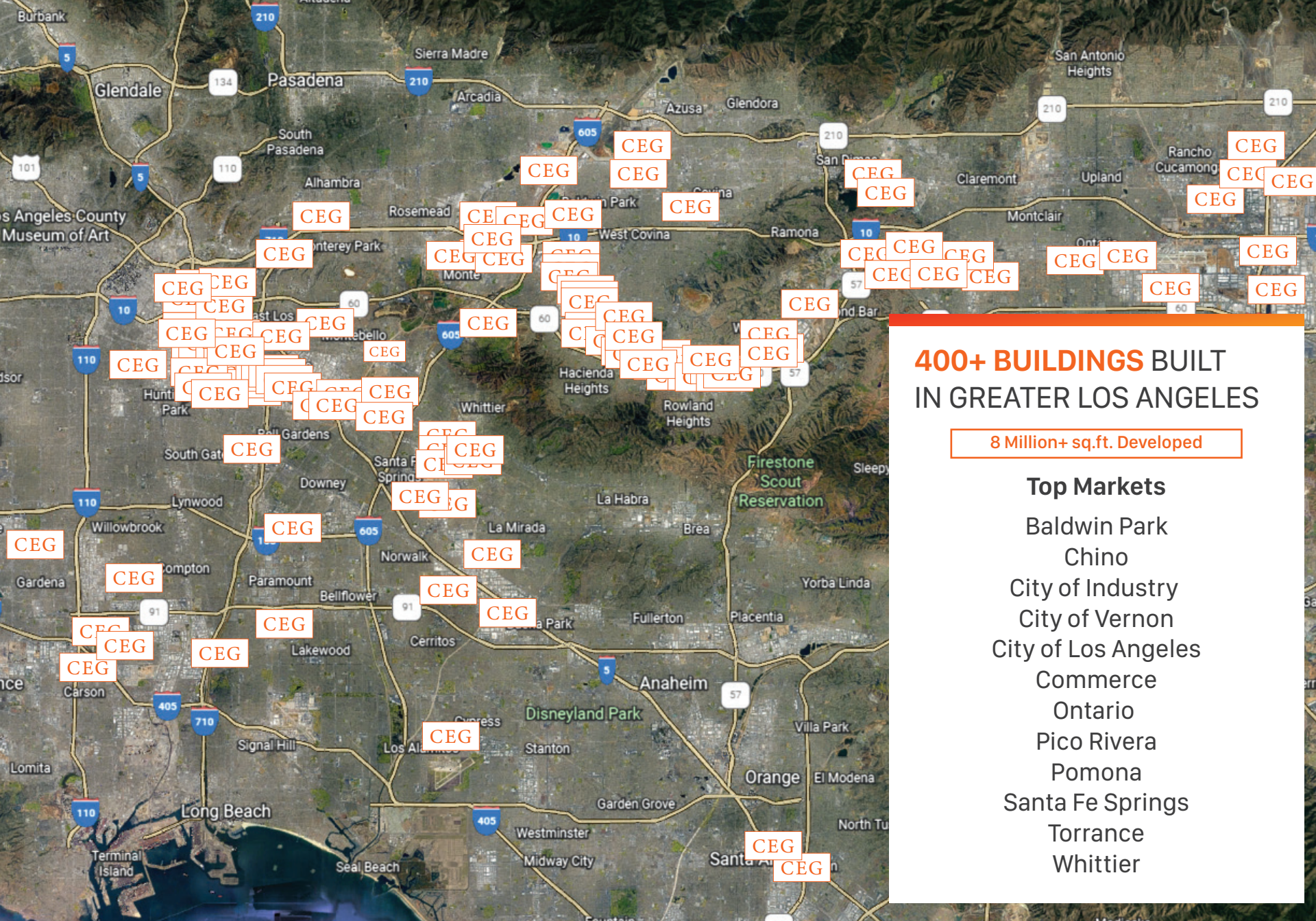
## OUR FOCUS IS ON SPEED, QUALITY, AND PRICE.

**SPEED** – C.E.G.'s Design-Build ability allows projects to be bid out and completed faster than any other contractor active in our market. With over 75 full-time professionals working in our office and on the field, we have the manpower to get projects done on-time. Our in-house architects and engineers play a crucial role in our overall building speed, as they retain control over the completion of the plans and ensure they properly reflect the client's requirements.

C.E.G. also maintains unique relationships with city building departments. Building officials recognize the quality of our drawings and trust our engineer. For projects that must be expedited, C.E.G. can acquire partial permits or inspections to get the project started before the plans are 100% approved. This a result of the trust that C.E.G. has earned over years of working with officials.

**QUALITY** – To be part of the C.E.G. team you have to be a perfectionist. We are always looking for better ways to improve our building process. We build your project with the same care and attention to detail that we would as if it was our own. Our goal is not just to build your first building, but to build all of your buildings. Therefore, your the quality of your building is out top priority. Because we design and build the project, we take complete responsibility for any construction defects years beyond the standard industry warranty length. We have you and your building covered.

**PRICE** – In addition to C.E.G.'s close relationships with key subcontractors that help keep your project's costs low, our in-house Design-Build experts also employ value-engineering to ensure your project is completed on budget. Furthermore, our capacity to provide you with preliminary budgets for your projects during the design phase allow you to select only the improvements that you truly need. When working with C.E.G., our focus stays on your budget throughout the entire design and construction process.



## 400+ BUILDINGS BUILT IN GREATER LOS ANGELES

8 Million+ sq.ft. Developed

### Top Markets

- Baldwin Park
- Chino
- City of Industry
- City of Vernon
- City of Los Angeles
- Commerce
- Ontario
- Pico Rivera
- Pomona
- Santa Fe Springs
- Torrance
- Whittier





# GAVIÑA GOURMET COFFEE

2700 Fruitland Avenue Vernon, CA - 240,000 sq. ft.

Gaviña Coffee's building was the first green building of its time as when the existing building built in 1927 was demolished the original 70-year-old concrete slab was incorporated into the design of their new 240,000 sq. ft. concrete tilt-up building. Gaviña also recycled all the old-growth lumber.



This building is very special to C.E.G. because Richard Lucas, our Vice President of Construction, approved the plans during his tenure as the building official with the City of Vernon, later joining the C.E.G. team to assist in the completion of its construction. The structural design of the building is unique in that there are two independent structures and a raised roof and lowered floor to allow for a 50-foot clear roof height for Gaviña Coffee's roasting equipment. To maximize the building area, the truck loading docks are configured as sawtooth to permit the trucks to maneuver around the perimeter of the building. To provide a superior clean food warehouse and processing facility, the new and existing concrete slabs were coated with 3/8" epoxy.



The majestic curved entrance tower symbolizes the origin of Gaviña's Cuban Coffee. C.E.G is proud to be part of the Gaviña Coffee legacy.





500





# SANTA FE

500 Santa Fe, Los Angeles, CA - 98,825 sq. ft.

Chalmers Equity Group completed a one-of-a-kind ground-up creative office building in the Los Angeles Arts District in 2019.

The four-story building, located at 500 S. Santa Fe Avenue, offers 98,825 square feet of leasable floor space, 199 parking spaces, and a rooftop amenity center for tenants.

The building's vintage-inspired design takes a cue from its neighbor, Lucky Brand Jeans. The denim company's headquarters, which was also developed by Chalmers Equity Group in 2012, was inspired by the look of 1930s train stations.



 **CHALMERS EQUITY GROUP**



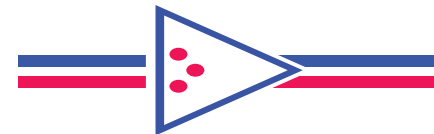


# NATIONAL READY MIXED CONCRETE

2626 E 26th St, Vernon, CA

In 2018, National Ready Mixed Concrete Company in Los Angeles California contracted C.E.G. to begin construction on one of the largest concrete batch plants in the United States.

NRMCC's new Vernon Concrete Ready Mixed facility was promptly completed the following summer. The plant has over 1,000 tons of gravity cement storage and 5,000 tons of live aggregate storage. Strategically located to meet the growing concrete demands of downtown Los Angeles, the plant is capable of producing over 4,000 cubic yards per day. The project was erected in 3 phases to accommodate the small site footprint and manufacturing logistics.



**NATIONAL READY MIXED CONCRETE**



JACMAR

300



## JACMAR FOODSERVICE DISTRIBUTION

300 N. Baldwin Park, City of Industry, CA - 232,346 sq. ft.



This 232,346 square-foot property is a single-tenant building occupied solely by Jacmar Foodservice Distribution. The privately-owned company services the region's restaurant industry. Their new facility, featuring 6 million cubic feet of multi-temperature storage with six different temperature zones, allows for direct refrigerated and frozen receiving and loading.

The building, completed in 2015, is situated on the northwestern side of the City of Industry, just off the 605 and 10 freeways.

"The Baldwin Property is truly a Class-A infill building with features comparable to a brand-new construction. We fielded multiple offers from very qualified buyers drawn to the strategic location of the property at the western end of the City of Industry, with drive around access, high-quality office space, and more. This was a one-of-a-kind opportunity."

-CBRE







## GARFIELD

6100 Garfield Ave, Commerce, CA – 620,000 sq. ft.

KTR's Garfield Corporate Center is the premier industrial development in Southern California. The project is part of the Central Los Angeles submarket and located in the City of Commerce, a business-friendly and eco-conscience industrial city just south of downtown's central business district with excellent access to the I-5 and I-710 freeways.

This 620,000-square-foot, state-of-the-art facility will represent the largest freestanding building in the Greater Los Angeles area constructed in the last decade. It will be one of only thirteen modern distribution centers larger than 500,000 square feet built since 1998.

Garfield features 36' minimum ceiling clearance, 109 loading positions in a cross-dock configuration, abundant truck and trailer storage, expandable car parking, and an above-standard office build. The building is designed to achieve maximum flexibility with the option to deliver multiple sized units in a highly desirable and central location.



# REFERENCES

## CLIENT REFERENCES

### **DOMINION PROPERTY PARTNERS LLC**

Contact: Evan James  
Phone: (909) 548-0083  
13975 Central Avenue, Chino, CA 91710  
Architect: MacDavid Aubort  
Concrete Tilt-up Industrial Building with  
Offices  
10850 Monte Vista, Montclair, CA 91763  
Architect: O.C. Engineering  
Concrete tilt-up Industrial Condominium

### **PAPA CANTELLA'S**

3342 50th Street  
Vernon, CA 90058  
Contact: Mr. Tom Cantella  
(323) 584-7272  
Architect: Barry Segal  
Concrete Tilt-up Food Processing Plant  
and Office

### **GAVIÑA COFFEE**

2700 Fruitland Avenue  
Vernon, CA 90058  
Contact: Mr. Jose Gavina  
Phone: (323) 582-0671  
Architect: Studio 3 Architects  
Concrete Tilt-up Warehouse & Corporate  
Offices

### **THE LIGATURE**

4817 Alcoa Avenue  
Vernon, CA 90037  
Contact: Mr. Don Pennell  
(310) 570-8309  
Architect: O.C. Engineering  
Concrete Tilt-up Printing Plant, Warehouse  
& Offices

## BANK REFERENCES

### **Pacific Western National Bank**

10245 S. Paramount Blvd.  
Downey, Ca 90241 (562)  
806-3701 Contact  
Mr. Lyle Nelson

### **City National Bank**

P.O. Box 1141  
9701 Wilshire Blvd., Suite 600  
Beverly Hills, CA 90212  
(310) 888-6498  
Contact: Mr. Bob Besser, Vice President

### **South County Bank**

22342 Avenida Empresa  
Rancho Santa Margarita, CA 92688  
(949) 766-3009  
Contact: Mr. Michael Linderman



## INSURANCE COVERAGE

Chalmers Corporation DBA C.E.G. Construction carries **\$15,000,000.00** in general liability insurance in addition to its **\$1,000,000.00** in Worker's Compensation Insurance.

At the client's request the client can be named as additionally insured and provided with certificates as evidence as such insurance.

All subcontractors are required to carry **\$1,000,000.00** in both worker's compensation insurance as well as **\$1,000,000.00** general liability insurance. Please reference the following pages as evidence of C.E.G.'s insurance coverage.

## D&B RATING

Chalmers Corporation's Dun & Bradstreet number is: **79-018-5714**

Chalmers Corporation carries one of the highest credit ratings that Dun & Bradstreet can bestow:

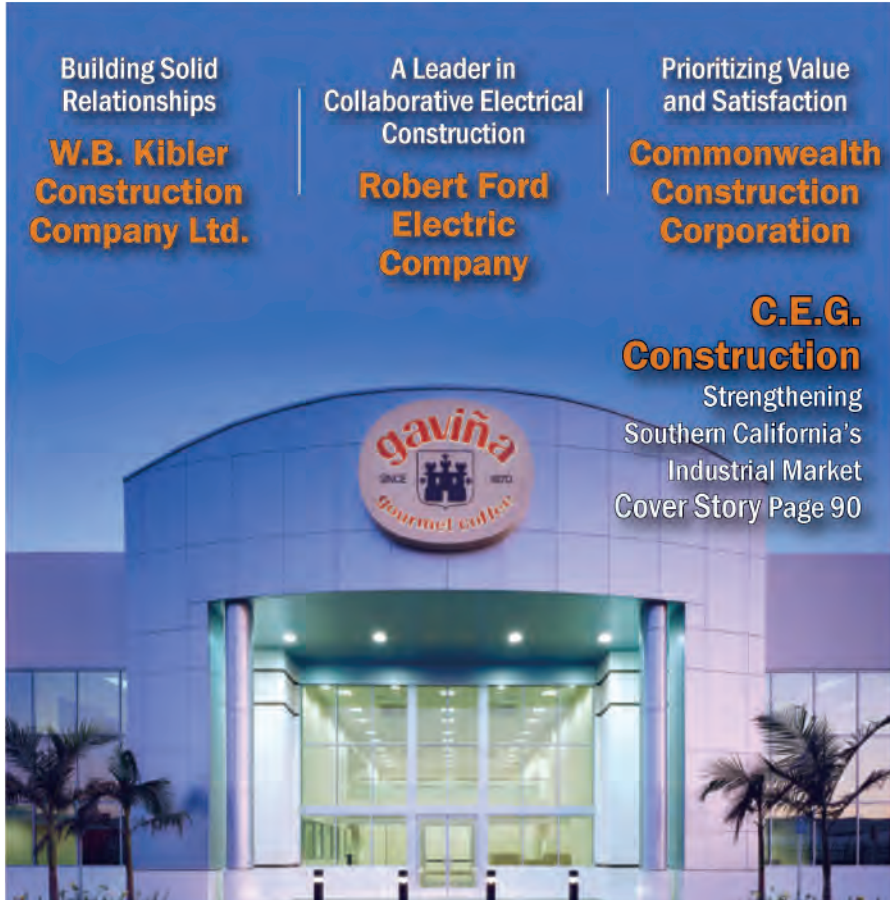
**3A2**

## GENERAL CONTRACTORS LICENSE

C.E.G. Construction holds General Contractor's License **#B-665299**

# USBuildersReview

JANUARY 20, 2020 THE LIST



## COMMERCIAL REAL ESTATE DEVELOPERS

Rank	Company • name • address • website	Completed Since 2010 • square foot • number of projects
12	 <b>Chalmers Equity Group</b> 7901 Crossway Drive Pico Rivera 90660; chalmerequity.com	<b>3,948,953</b> 43

### FEATURED IN:

- INC. 500 INDEX
- BLOOMBERG
- US BUILDERS REVIEW
- CALIFORNIA CONSTRUCTION NEWS
- FROZEN & REFRIGERATED

# COVERAGE

LOS ANGELES BUSINESS JOURNAL 25

WEST

## C.E.G. Construction Strengthening Southern California's Industrial Market

Produced by Lea Gameau & Written by Camila Osomo

Total - developed - owned (sq. ft.)		Current - under construction - renovations - entitled only (sq. ft.)	Profile - headquarters - year founded - offices (L.A./total)	Top Local Executive - name - title - phone	
6,299,684 2,071,517	796,020 0 99,000	Pico Rivera 1996 1 / 1	Trace Chalmers President (562) 948-4850		

C.E.G. Construction (CEG) has managed to establish itself as one of the foremost industrial building contractors and developers in Southern California. The company was founded in 1988. Trace Chalmers was an industrial real estate broker prior to starting CEG and began renovating buildings for his industrial clients in 1993. Chalmers acknowledged the need for a turnkey industrial contracting company to help industrial clients both finance and build necessary facilities without having to deal with a handful of companies. "We really are a turnkey operation in the fullest sense," affirms Chalmers, still president of CEG. "We don't just take care of building the buildings; we help with site selection, purchase negotiations, design and engineering for the buildings, secure all the permits and entitlements and even assist with loan funding. We have complete control over the entire process."



URBANIZE LOS ANGELES  
NBC LOS ANGELES  
REALLY LIST  
LOS ANGELES BUSINESS JOURNAL  
DAILY BULLETIN



C.E.G.

CONSTRUCTION

# Your Partner in Industrial Real Estate

C.E.G. Construction is Los Angeles' premier industrial/commercial design-build general contractor and development firm.

