



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

我们说中文

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CEG 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.”

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



DESIGN-BUILD CONSTRUCTION YOU CAN COUNT ON

Mr. Chalmers began his industrial real estate career shortly after graduating from UCLA in 1984. 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 marketplace.

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

CEG Construction was founded in 1993. A year later CEG put up its first tilt-up in the downtown produce market. Over the next 26 years, CEG Construction completed several hundred projects making it one of the leading design build contractors in Los Angeles County.

Chalmers Equity Group continues to be recognized as one of the top real estate developers in Los Angeles County.

Trace Chalmers

Trace Chalmers
President

ABOUT CEG CONSTRUCTION

CEG 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 essential industry expertise to work with each client to create a facility that meets all their individual needs. We incorporate all the mandatory compliance requirements of the health

department, state, and all local governing agencies to create a complete set of construction documents. CEG's attention to detail throughout the design and construction process is second to none. In 2020, CEG was ranked 12th in the Los Angeles industrial market, with 43 projects and 4 million square feet developed since 2010.



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





FORMER LOS ANGELES CODE OFFICIAL CURRENT VP OF CONSTRUCTION

Richard Lucas is CEG's Vice President of Construction. After graduating from Fullerton College with a degree in construction management and architectural design in 1977, Richard began work for a small residential contractor. There, he built many spec and custom homes from the ground up. It was here where Richard learned to master framing, concrete pouring, and drafting site plans, among other skills.

It was not until he was approached by the Vernon City Inspector, Lenard Wranosky, that Richard recognized his passion for public service. He spent 20 years serving the City of Vernon, playing an instrumental role in many notable projects such as the Gavina Coffee building, Owens-Illinois building, ALCOA Aluminum building, and Bethlehem Steel plant improvements.

After his retirement from public affairs, Richard served as acting President of the Los Angeles Basin International Code Council, later receiving the council's Lifetime Honorary Member Award. Richard undertook the next chapter of his career with CEG Construction where he has remained since.

A POWERFUL PARTNERSHIP

O.C. Engineering is CEG's in-house Engineering and architectural firm whose services to private business owners, corporations, and developers include:

- ⊕ **Planning**
- ⊕ **Architecture**
- ⊕ **Structural Engineering**

O.C. Engineering is a full-service firm producing 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, Max Building Coverage, Fire Codes, ADA Accessibility, Rack Layout, Food Processing, High Pile Storage, Current Codes & Regulations, IBC, CBC, SCE/SEI, LACBC, and Refrigerated Buildings.



OUR SERVICES

ARCHITECTURE

SITE SELECTION

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, CEG has established itself as a substantial buyer of industrial real estate in Los Angeles County. Working with the largest brokers and site owners in the area, CEG gets 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 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 and value-engineering.

CITY PERMIT PROCESSING

For over 30 years, the CEG team has maintained excellent relations with the city officials of Los Angeles and understands that each city has its own unique dynamic. The strong relationships CEG 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.

NOTEWORTHY CLIENTS



DEDEAUX
PROPERTIES



BEAR
STEARNS



WORLDWIDE
PRODUCE

Los Angeles Times

west central
foodservice
Leading with produce since 1969

JACMAR
FOODSERVICE DISTRIBUTION™

MIKAWAYA
MOCHI
ICE CREAM



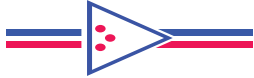
PORTO'S®
BAKERY & CAFE

LUCKY BRAND
LOS ANGELES

O'NEAL

ROADWAY
Express





NATIONAL READY MIXED CONCRETE



CLIENT TESTIMONIALS

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. CEG 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, CEG 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 CEG 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 CEG's staff unconditionally contributed to a highly successful project for us. I can personally attest to the firm's commitment of integrity, CEG 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.

CEG 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 CEG has truly been a pleasure in comparison to other contractors with whom we have worked in other cities.

Wishing you all the best."

Mori Herscovitz
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 CEG 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. CEG Construction with you at the helm is the right construction company to build my building.

Sam P. Ingardia
Vice-President

OUR FOCUS IS ON SPEED, QUALITY, AND PRICE.

SPEED – CEG’s design build ability allows projects to be bid out and completed faster than any other contractor active in our market. The architects and engineers in our office are in control over the completion of the plans. Because we have a team working together the plans will properly reflect what the client wants.

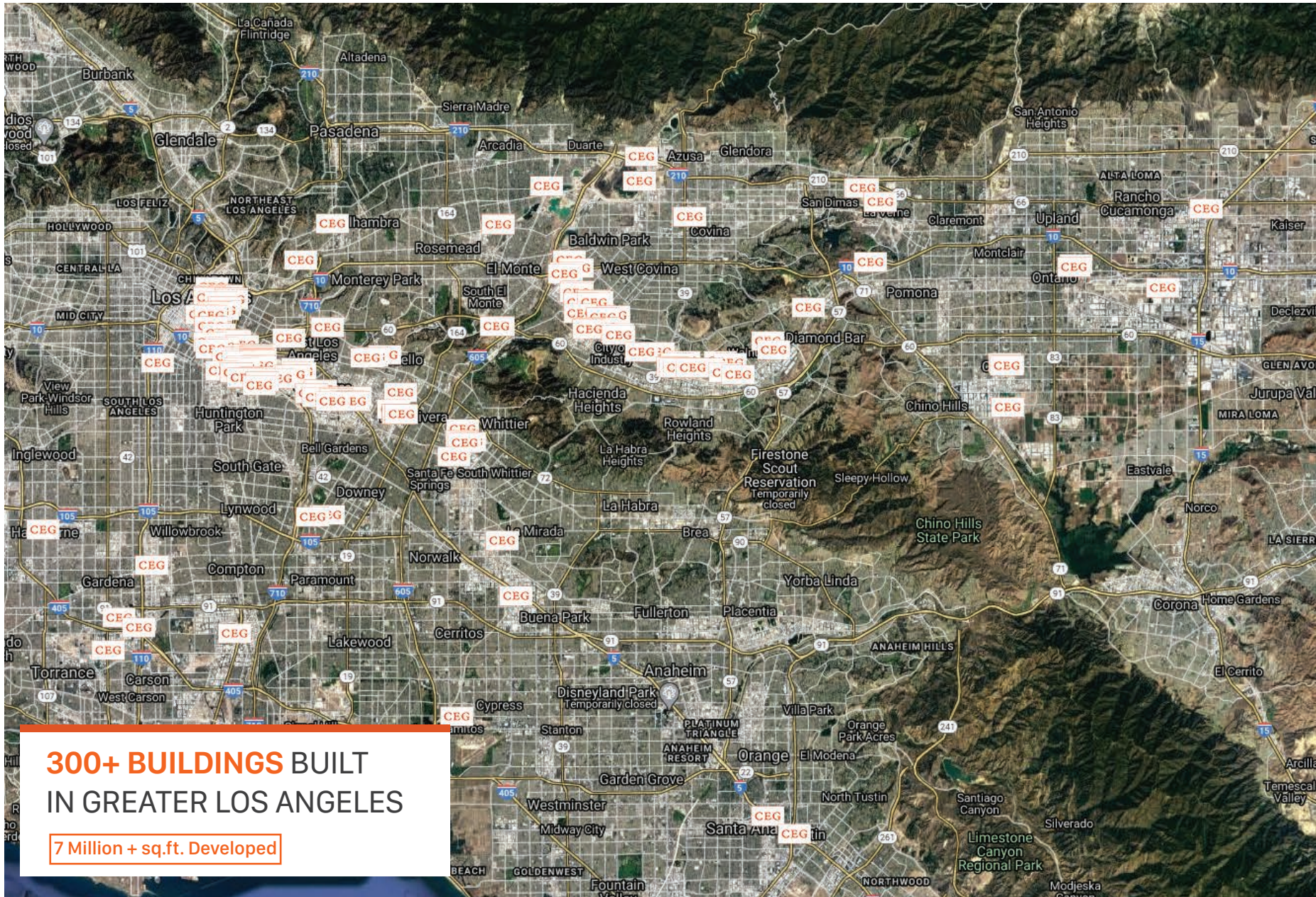
CEG also has unique relationships with the building departments. Building officials know the quality and completeness of our drawings and they trust our engineers. We are used to getting approval on our first submittal. On projects that need to be expedited we can get partial permits or inspections to get the project started before the plans are 100% approved. This is due to the trust that CEG has earned over years of working with these officials. Very few contractors have this ability. CEG also has over 50 full-time professionals working in our office and on the field. We have the manpower to focus on getting the project done.

QUALITY – To be part of the CEG team you have to be a perfectionist. We are always looking for ways to do things better. We build your project with the same care and attention to detail that we would if it was our own. Our goal is to build your next building so we will never substitute quality for profit. Because we design and build the project, we take complete responsibility for any construction defects years beyond the one year required in the contract. Every project we do gets the legacy of CEG. You may move to another location or sell the building, but CEG will always be the builder.

PRICE – Low-cost projects occur when you have complete, accurate plans that describe all the work that needs to be done in a clear manner. This allows subcontractors to prepare exact bids. Low-cost projects occur when you have preliminary budgets for your projects during the design phase so you can select only the improvements that are really needed. Controlling the architect and the scope of work keeps you from high costs after the plans are done.

Working with a team, you are able to get detailed budgets for different scopes of work. Low costs occur with value engineering when working with the architect and engineers. Because of our experience with industrial projects, our engineers can set the right balance between safety and competitive design.

Finally, low cost occurs when you have thorough bidding of all subcontractor trades with non-union, smaller companies where, in many cases, the owner is personally involved in the work, thereby creating a resource of competitive, qualified subcontractors. We are proud of the vendors we work with.



300+ BUILDINGS BUILT
IN GREATER LOS ANGELES

7 Million + sq.ft. Developed

GAVIÑA GOURMET COFFEE

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

Gavina 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. Gavina also recycled all the old-growth lumber.

This building is very special to CEG 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 CEG 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 Gavina 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 Gavina fervent Cuban Coffee. CEG is proud to be part of the Gavina Coffee legacy.





2700





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.





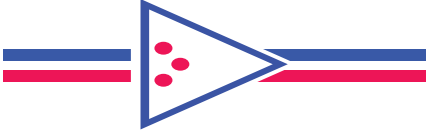


NATIONAL READY MIXED CONCRETE

2626 E 26th St, Vernon, CA

In 2018, National Ready Mixed Concrete Company in Los Angeles California contracted CEG 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 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 north-western 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



JACMAR
FOODSERVICE DISTRIBUTION



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 free-ways.

This 620,000-square-foot, state-of-the-art headquarters 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

GAVINA 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**

THE MAGAZINE FOR LEADING CONSTRUCTION EXECUTIVES

US Builders Review

Building Solid Relationships

W.B. Kibler Construction Company Ltd.

A Leader in Collaborative Electrical Construction

Robert Ford Electric Company

Prioritizing Value and Satisfaction

Commonwealth Construction Corporation

C.E.G. Construction

Strengthening Southern California's Industrial Market
Cover Story Page 90



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

Produced by Lea Gameau & Written by Camila Osomo


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."



COVERAGE

COMMERCIAL REAL ESTATE DEVELOPERS

Rank	Company • name • address • website	L.A. County Projects			Profile • headquarters • year founded • offices (L.A./total)	Top Local Executive • name • title • phone	Image
		Completed Since 2010 • square feet • number of projects	Total • developed • owned (sq. ft.)	Current • under construction • renovations • entitled only (sq. ft.)			
12	Chalmers Equity Group 7901 Crossway Drive Pico Rivera 90660; chalmersequity.com	3,948,963 43	6,299,684 2,071,517	796,020 0 99,000	Pico Rivera 1996 1 / 1	Trace Chalmers President (562) 948-4850	

A photograph of a man with white hair, wearing a dark suit jacket over a white shirt and a grey vest, smiling and shaking hands with another person whose back is to the camera. The background is a bright, hazy cityscape under a clear sky. The text is overlaid on the left side of the image.

Your Partner in Industrial Real Estate

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

Build with CEG