



CERON MANAGEMENT, LLC

“COMPLETE RESOURCES CORRECT SOLUTIONS”



Southward Industrial Park Newark -Newark, NJ



Driven Purpose

CERON MANAGEMENT LLC

The seed for Ceron Management was planted in 1979 with one thought in mind:

Serve the entire Greater New York City Area with
“Complete Resources Correct Solutions”

Ceron Management, LLC is a Design build, Construction Management and General Contracting Company.

We are committed to a well-managed project from its genesis. That commitment is evident in our quality, integrity, well-managed timelines and budgets in every project that we embark upon.

Our licensed and on-site professionals are available to assist with all the construction development and site needs.

Exxon Refinery Linden, NJ



Beginning

In September of 1979 at the Exxon Refinery in Linden, New Jersey, Mr. Hector Quijano committed himself to learn and perform his work with the idea that one man (and eventually one company) could and would provide the construction industry with:

“Complete Resources Correct Solutions”

His personal commitment paid off quickly and Mr. Quijano became a team leader within 3 months of starting his career in the Industrial Commercial Construction Industry.

In 1980, Mr. Quijano’s leadership and commitment earned an invitation and job offer of Site Super overseeing the logistics of all projects at the U.S Army Picatinny Arsenal Corp of Engineers, New Jersey. Discipline and an eye for detail was essential to his success at the Arsenal. The U.S. Army Picatinny Arsenal is an internationally acknowledged hub for the advancement of armament technologies and engineering innovation.

National State Bank Newark, NJ



Early Management History

From 1983 to 1989, after successfully completed his task at the U.S Picatinny Arsenal, Mr. Quijano was offered to oversee and accepted the following ground up, renovation and addition projects:

- Historic National State Bank Building Newark, NJ 1986
- Trenton State House Historic Renovation Trenton, NJ
- Trenton State Prison Trenton, NJ
- Clinton Women State Prison Clinton, NJ
- Pathmark Supermarkets throughout NJ
- Shoprite Super Markets throughout NJ
- Kings Supermarkets throughout NJ



Early Management History

1983-1989

- Gateway Plaza I, II, III and IV Newark, NJ.
- Holiday Inn, Marriott, Hilton and Hyatt hotels throughout New York and New Jersey
- Linden, NJ General Motors 2 separate robotic renovation projects.
- Rutgers University New Brunswick, Newark and other locations throughout NJ
- Merck, Shearing Plough, Sandos, and other NJ Pharmaceutical Companies
- Johnson and Johnson Office and Labs through NJ
- Butler Nursing Home Butler, NJ

Princeton University Princeton NJ



Early Management History

1983-1989

- Princeton University Princeton, NJ
- National State Banks throughout NJ
- Trenton Museum Trenton, NJ
- Newark Penn Station Newark, NJ
- Trump Plaza Hotel and Casino Atlantic City, NJ
- Sparta Court House Sparta, NJ
- Livingston Library Livingston, NJ
- Loreal Manufacturing Clark, NJ

Newark International Airport / Monorail



The Company History

Ceron Management, LLC was established as a Commercial Construction Company in 1989. At that same time Mr. Quijano's again was offered to oversee and accepted the renovation project at Newark International Airport now known as the "Newark Liberty International Airport" from 1990 to 1995, work that included:

American Airlines Terminal A

New Admirals Club

AA New Baggage Area

AA Ground Control

U.S. Air

United Airlines Terminal A

The Newark Airport Monorail Train

Terminal B Delta Air Lines

Terminal C International Continental Air Lines



Elizabeth Parking Garage Elizabeth, NJ

History, continued

Ceron's site management experiences and contract innovation did not end at Newark Liberty International Airport. From 1995 to 2000 Ceron Management's experience continued to grow with:

- Elizabeth Parking Garage Elizabeth, NJ
- Union County Economic Development Corporation, Elizabeth & Union, NJ
- B'nai Israel Temple Millburn, NJ
- Hernandez Travel Agency, Newark, NJ
- Southward Industrial Park, Newark NJ
- Polyurethane Specialties Lyndhurst, NJ
- Newark National Bank (Historic Renovation), Newark, NJ 1998
- Caviar Russ, Madison Ave. NY, NY
- Embassy and home to the Ambassador to the United Nations from The Country of Tunisia

U-Haul Company Truck & Storage Rental throughout NJ



History, continued

From 2000 to 2019 Ceron Management completed:

- Fuddruckers Restaurant, Succasunna, NJ
- Ridgewood High School Ridgewood, NJ
- Carteret Elementary School Carteret, NJ
- TD Banks throughout NJ
- PNC Bank Washington, NJ
- New York Sports Club Hoboken, NJ
- Johnny Blaze Restaurant Cali, Colombia S.A.
- St. Barnabas Medical Center Burn Unit Livingston, NJ
- Design Built Operating Engineers Local 825 Springfield, NJ
- University Diner, Union, NJ
- Firebird Restaurant Eatontown, NJ



History, continued

From 2000 to 2019 Ceron Management completed:

- Westfield Presbyterian Church Westfield, NJ
- Insurance Claim Operating Engineers Local 825 Springfield, NJ
- Cintas National Account in: Corpus Christi, Texas; Runnemede, NJ; Nashville, TN
- Extra Storage Space, Harrison, NJ
- Hand & Stone Spa, Bayonne, NJ

Penn Station Newark, NJ



Areas of Expertise

- Educational
- Banks
- Places of Worship
- National/International Restaurants & Franchises
- Health / Nursing Homes
- Public Safety
- Office Buildings
- Retail/Malls
- Manufacturing Plants
- Correctional Facilities
- Public Transportation
- Airports
- Supermarkets
- Museums



Areas of Expertise

- Storage Facilities
- National Accounts
- Parking Decks
- Pharmaceutical
- Casinos
- Diplomat's Office and Homes
- Industrial Catering Kitchens
- Industrial Parks
- Manufacturing
- Commercial Insurance Claims



Design Build

Ceron Management's design build projects include:

- Chelsea Catering (Continental Air Lines), Newark, NJ -- James Guerra Architects PA
- Scrap Metal 901 E. Grand St., Elizabeth, NJ -- James Guerra Architects PA
- Operating Engineers Local 825, Springfield, NJ -- James Guerra Architects PA
- Extra Storage Space, Harrison NJ -- Scott Armstrong. *program manager, construction and property development*



Partners/References

- James Guerra Architects PC
 - Operating Engineers Local 825
 - Extra Space Storage
- | | |
|-----------------|--------------|
| Andy Levine | 908-355-2555 |
| James Chiurazzi | 973-508-3441 |
| Scott Armstrong | 609-304-4160 |



“COMPLETE RESOURCES CORRECT SOLUTIONS”

Ceron Management, LLC

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Mission Stament:

Our mission is to maintain a legacy of excellence and integrity by consistently providing construction and construction management with superior results through proactive collaboration with our clients and the project team.

Work Safety:

Ceron's policy is to provide a safe and healthful place of work that is free of recognized hazards. Ceron believes that a safe and healthful site comes from involvement of all personnel working together to assure that no harm come to person(s) or property as a result of the work that occurs on it's job sites.



Pre-Construction Services:

Our pre-construction services process includes comprehensive analysis of all aspects of your project before the start of construction. Throughout this phase, we work with the Owner and design team to help assure that the cost, scope and schedule of the work is within the Owner's expectations. Some components of our preconstruction process includes real time cost estimating from schematic design to GMP documents, construction phasing and logistics studies, schedule evaluations, value engineering suggestions, constructability studies, market analysis support of the governmental approval process, and more. Together, working as a project team, the preconstruction process allows for informed and timely decision making to ensure predictable result prior to the start of construction.



Comprehensive Construction Services:

Teamwork is central to our approach to building. Ceron is adept at innovating through preconstruction and construction phase services with owners and designers as construction managers and/or General Contractors. In this role our seasoned managers work thru every facet of a project from conception estimating to closeout. We also provide competitive pricing and exceptional performance assuring the role as builder under general construction arrangement.

Over 40 Year of Experience:

Ceron's tri-state longevity since 1979 is a testament to the depth of our tradition of excellence. Ceron's dedication to clients, commitment to hard work, and superior results will ensure our continued success.