

CITY OF PEORIA

REQUEST FOR PROPOSALS

The executing of this form certifies understanding and compliance with the total proposal package.

PROPOSAL SUBMITTED BY:

IDG Architects, Inc.
Company

Peoria EEO Certificate of Compliance Number

81-2343672
Employer Identification # (EIN)

4507 N. Sterling Ave., Suite 306
Address

Peoria **Illinois** **61615** **309.264.0731**
City State Zip Daytime Telephone #

After Hour Telephone # **Ben S. McMillan**
Contact Person (Please print or type)

Ben S. McMillan **CEO**
Name of Authorized Agent or Officer Title

 05/28/2019
Signature of Authorized Agent or Officer Date

PLEASE MARK ENVELOPE: RFP # 24-19





ARCHITECTS

EXPECT MORE THAN GREAT ARCHITECTURE

4507 N. Sterling Ave.
Suite 306
Peoria, IL 61615
PH. 309.264.0731
www.idgarch.com



**City of Peoria
Request for Qualifications**

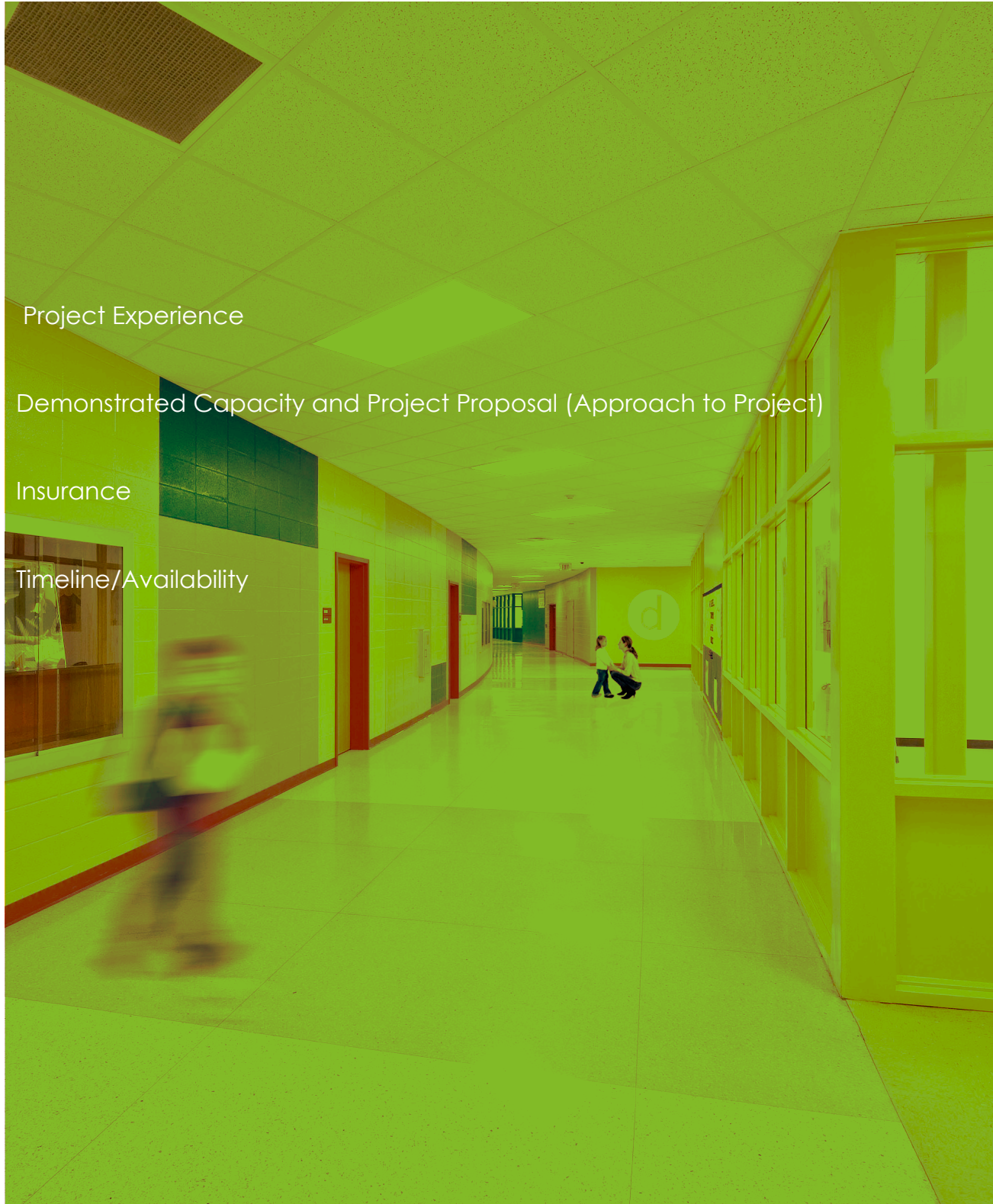
For Architectural Services specifically related to neighborhood planning, surveys, studies, community engagement and other services.

May 31, 2019

The City of Peoria
Purchasing Division
Finance Department
419 Fulton St., RM 108
Peoria, IL 61602
(309) 494-8507

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PROJECT EXPERIENCE



The applicant must demonstrate experience in corridor planning, market studies, implementation planning, creation of development scenarios, and public engagement.

PROJECT 1

Project Name	Blight Reduction Grant Program
Project Location (Address, City, State)	South Village, Peoria, Illinois
Date of Completion	2017
Contact Name:	McFarland A. Bragg, II
Contact Address:	711 W. McBean Street, Peoria, Illinois 61605
Contact Phone Number:	309.671.3900
Describe in detail the specific work performed:	In partnership with the City of Peoria, PCCEO received a \$770,000 Blight Reduction grant to begin demolishing deteriorated and obsolete structures, primarily in the South Village TIF.

PROJECT 2

Project Name	Spring Grove Subdivision Housing Development
Project Location (Address, City, State)	Spring Grove Subdivision, Peoria, Illinois
Date of Completion	Ongoing
Contact Name:	McFarland A. Bragg, II
Contact Address:	711 W. McBean Street, Peoria, Illinois 61605
Contact Phone Number:	309.671.3900
Describe in detail the specific work performed:	<p>Development of two (2) tax credit projects with 140 single family houses, one affordable/market rate subdivision (Spring Grove) with 27 new construction single family homes for low income individuals and families, and provided ongoing rehabilitation services through the IHDA Single Family Owner Occupied Rehabilitation Program, Weatherization (HHS, DOE and State) funded programs.</p> <p>The Weatherization Program helps low-income individuals and families save fuel and money, while increasing the comfort of their homes.</p> <p>The following services were available to eligible households that qualified:</p> <ul style="list-style-type: none">• Sealing cracks with weather-stripping and caulk• Provide insulation for attics and walls• Repair windows and doors• Check furnace to determine if it needs to be cleaned or serviced• Provide furnace repair or retrofit to update current system• Can provide furnace replacement

DEMONSTRATED CAPACITY AND PROJECT PROPOSAL (APPROACH TO PROJECT)



Please supply a general information statement that briefly describes the contracting firm's background, size, projects, scope, and nature of service (brochures and other marketing material can be included). In addition, please include budget for project and how it will help to achieve the project statement of purpose as outlines above. Include how college students will be utilized; if your proposal includes a nonprofit organization provide details of their involvement. Also, describe your firm's efforts to achieve a diverse workforce.



Firm Name: IDG Architects, Inc.

Address: 4507 North Sterling Ave., Suite 306 Peoria IL 61615

Telephone Number: 309-264-0731

Fax Number: 832-448-2466

Website: www.idgarch.com

Type of Organization: Corporation

FIRM BACKGROUND

IDG Architects Inc, is an award winning, multi-disciplined architectural firm located in Peoria IL. Founded in 2001 by Ben McMillan AIA, NCARB, NOMA IDG is guided by the principle of conscientious, proper design has enduring value. IDG is proud to have recently partnered with some of Central Illinois's most influential entities including, Illinois Central College, Parkland College, Illinois State University, Peoria Public Schools, and Decatur Public Schools.

As part of the basic architectural services, IDG provides the following:

- + Programming /Schematic Design Phase
- + Design Documents Phase
- + Construction Documentation Phase
- + Bidding /Negotiation Phase
- + Construction Administration

To complement our basic architectural services IDG also offers:

- + Architectural Design
- + Interior Design
- + Feasibility Studies
- + Master Planning
- + Pre-Bond Planning
- + Facilities Assessment
- + FF&E
- + Aerial Photography
- + Bond Campaign Planning & Promotion
- + Cost Estimating
- + Code Compliance
- + Signage/Graphics
- + Project Close Out Services
- + Facilities Assessment
- + Move Management

PROJECTS

Our firm has over four decades of building commercial, educational, municipal and worship facilities from the ground up, and our experience encompasses all types of construction. Our most recent projects are:

- Illinois State University- Star Ginger Restaurant
- Illinois Central College- Main Entrance Renovation
- Parkland College- Exterior Renovation
- Decatur Public Schools- Classroom Renovation/Addition
- Peoria Public Schools- Facility Assessment

FIRM'S TEAM



1

Architect



14

Draftsmen



3

Administrators



18 Total Employees 3 Interns

BUDGET

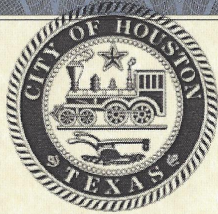
Stipends:	40 hours x \$15 x 12 weeks x 4 students = \$28,000
ICC Housing:	\$2,180 x 3 months = \$6540
Transportation:	\$2,000 (4 Round Trip Airline Tickets)
Presentation Materials:	\$2,500
Fuel/In-Town Travel:	\$450
PCCEO Staff Oversight (3 mo.):	\$8,787
Admin. Fee:	\$ 2,414
Total Cost:	\$48,691

NON PROFIT ORGANIZATION

The Peoria Citizens Committee for Economic Opportunity Inc. (PCCEO), a nonprofit organization, has a long history of housing development and rehabilitation services in Peoria, specifically in the economically challenged Southside area. PCCEO has developed two (2) tax credit projects with 140 single family houses, one affordable/market rate subdivision (Spring Grove) with 27 new construction single family homes, and provided ongoing rehabilitation services through the IHDA Single Family Owner Occupied Rehabilitation Program, Weatherization (HHS, DOE and State) funded programs. In 2017, PCCEO in partnership with the City of Peoria, received a \$770,000 Blight Reduction grant to begin demolishing deteriorated and obsolete structures, primarily in the South Village TIF.

UTILIZING COLLEGE STUDENTS TO ACHIEVE A DIVERSE WORKFORCE

IDG Architects in partnership with PCCEO and the City of Peoria will utilize undergraduate student interns from Prairie View A&M University's School of Architecture. These African American students will bring great value and pride to the community as they work in an area that is predominately (65%) African-American. IDG Architects is MBE certified (see certificate on page 11).



Sylvester Turner,
Mayor

CITY OF HOUSTON

Office of Business Opportunity



IDG Architects

is duly certified as a

Minority Business Enterprise (MBE)

Certified Categories:

Certification Number: 17-3-9013

NAICS 541310: ARCHITECTURAL (EXCEPT LANDSCAPE) SERVICES

Certification Review Date: October 31, 2019

Carlecia D. Wright

Expiration Date

Note: This certificate is the property of the City of Houston Office of Business Opportunity, and may be revoked should the above named firm graduate from the MWDBE program.



TIMELINE/AVAILABILITY



Please describe your proposed work schedule including a list of designated employees (include resume), applicable partners including a local nonprofit, and other pertinent information (including utilizing college students as described in the statement of purpose) related to this proposal.

PROPOSED WORK SCHEDULE

+ Early April	Request to IHDA for a housing study. City staff will begin the data collection process on existing conditions and market data. City staff will also pull old plans that cover this area as background for the students and public.
+ April 23	Possible request to Council for TIF funds for the development of plan – I’m verifying if this step is necessary if the cost is below a specific amount.
+ June 3	Earliest date that the students are in town.
+ Early / Mid-June	Series of charrette / open houses designed to accommodate the public and have students and City staff at the events to help create draft plans
+ Late June	Students take the charrette information and convert it into presentable material.
+ Early July	Final open house / public meeting to review the draft plan – at this point, the plan should be 75% finished.
+ Mid July	Students take input from the final open house / public meeting to make final changes to the plan that will be presented to the PZC on August 1.
+ July 17	Deadline to publish the notice of the Public Hearing before the PZC – at this point the plan should be 95% finished.
+ August 1	Public Hearing before the Planning & Zoning Commission with a recommendation to adopt the plan as an amendment to the Comprehensive Plan.
+ Early August	If there are changes from the PZC Public Hearing, the students can make those changes before the plan goes to Council.
+ August 13 or 27	Council adoption of the plan as an amendment to the City Comprehensive Plan.
+ Late August	Finalization of the plan document / poster after input from Council. Students make these changes.
+ September	Final plan document is printed and published.
+ September / October	Initial plan implementation elements are included in the 2020 City CIP for potential funding.

DESIGNATED EMPLOYEES & RESPONSIBILITIES

IDG Architects

Responsibilities: Supervision & Coordination of Intern activities. Record keeping & reporting to Prairie View A&M University.

Employees (**Resumes located on pages 17-19**):

- Ben S. McMillan AIA- Principal/ Project Architect
- DeQuales Thompson- Project Supervisor

Local Nonprofit Partner: Peoria Citizens Committee for Economic Opportunity Inc. (PCCEO)

Responsibility: Fiscal Agent.

Student Interns

Responsibilities:

- Design assistance to the public during the charrettes and meetings.
- Iteration of plan document until a final document is approved by the Council.

Interns (**Resumes located on pages 21-23**):

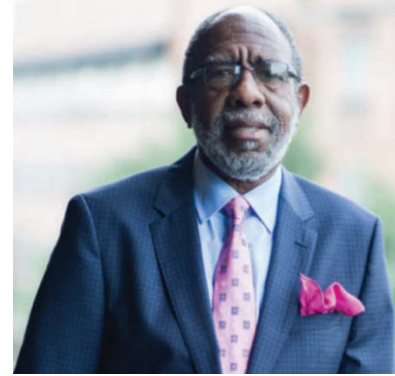
- Edgar Ruiz Ramirez
- Alan Jauregui
- Kofi N. Kyei-Amponsah

“Working hard
for something
we love is
called
passion”

Ben S. McMillan, III, AIA, NCARB, NOMA

Principal in Charge/Project Architect

Architecture is about experience: not only visual but also what you can touch, what you can feel.
-Ma Yansong



Significant Projects

Aldine Independent School District

W. T. Hall Center for Education
Evelyn S. Thompson Library Addition and Renovations
G. W. Carver Auditorium Renovations
Testing Warehouse and Athletic Maintenance Building
Northside Bus Transportation Center
Westside Bus Transportation Center
Aldine Senior High School Addition & Renovations
MacArthur Senior High School Addition & Renovations

Alief Independent School District

Liestman Elementary Renovations
Kennedy Elementary Renovations
Sneed Elementary Classroom Additions

City of Houston

Sharpstown Golf Cart Facility
City of Houston Fire Station#94

Dallas Independent School District

J. W. Ray Learning Center
William B. Travis Academy
Wilmer Elementary School

Fort Bend Independent School District

Food Service Building/Addition and Renovations
Willowridge High School/Renovations and Science Wing Addition
Progressive High School Addition

Houston Community College System

Town & Country Campus/Classroom Expansion
Town & Country Campus/Cyber Restaurant & Theatre
Neo Café Interior Renovations

Houston Independent School District

Mamie Sue Bastian Elementary School
K. Smith Elementary School Renovations
Stevens Elementary School Renovations
Francis S. Key Middle School/Renovations
Eleanor Tinsley Elementary School
Charles Atherton Elementary School

Professional

Registered Architect,
State of Illinois,
#001.023873

Registered Architect,
State of Texas, #15182

Education

Masters of
Architecture, University
of Houston, 1985

Bachelor of
Architecture, Prairie
View A&M University,
1977

Affiliations

Professional American
Institute of Architects

Texas Society of
Architects

National Organization
of Minority Architects
Council of
Educational Facility
Planners International

Years of Experience

40

Significant Projects

North Forest Independent School District

Keahey Intermediate School
 East Houston Intermediate School
 Shadydale Elementary School
 B.B.C. Elmore Middle School
 Lakewood Elementary School/Classroom Addition

North Harris Montgomery Community College District

Child Development Center

Spring Independent School District

Link Elementary School Renovation and Addition
 Wells Middle School Science & Home Economics and Lab Renovation
 Child Nutrition & Warehouse Storage
 B.F. Clark Elementary School Renovation

Prairie View A&M University

Solar Observatory/Addition
 College of Engineering/Sprint Laboratory and Classroom Renovations
 College of Agriculture/Dairy Creamery
 Heat Exchanger Building
 College of Agriculture/Smoker
 Finishing Building/Shower Addition/Restroom Renovation
 Intramural Parking Lot
 Swine Complex/Office Addition

Illinois State University

Lexington Farm Renovation/ADA Standards
 Star Ginger Restaurant

Texas Southern University

Martin L. King Building/Renovations
 Health and Physical Education Building Interior Renovations
 Hannah Hall Interior Renovations

Experience

IDG Architects, Inc. - CEO	2001 - Present
Prairie View A&M University - Adjunct Professor	1985 - 2014
Archi*Technics/3, Inc. - Partner	1985 - 2001
Houston Urban Bunch	1980 - 1985
M.D. Anderson Hospital	1978 - 1980
Bernard Johnson Incorporated	1977 - 1978

Awards

Design Citation,
 Learning By Design,
 2000

Outstanding Building
 Award by American
 Schools and
 Universities, 2001

Golden Trowel Award,
 Honor in CMU,
 2001/by Associated
 Masonry
 Contractors of
 Houston

Design Citation,
 Learning By Design,
 2014

Stars of Distinction,
 Exhibit of School
 Architecture, 2017

Outstanding Architect
 Award, NOMA, 2018



DeQuales Thompson, Associate AIA, CSI

Project Supervisor

Design creates culture. Culture shapes values.
Values determine the future.
- Robert L. Peters



Significant Projects

Sheldon Independent School District

Manual Alarm Box Control Impact Study (Research and Development)

Aldine Independent School District

Aldine Senior High School Addition and Renovations

Residential Projects

Cube House
Stair House
The Twins
Nickens Residential Addition
Gallery House
Tower House

Commercial Projects

Herron Insurance Group Office Building
Total Family Foot Care
Houston Eye Associates League City
Berkeley Eye Center
Mueller Environmental
Brown & Gay Engineers Office Expansion
Discount Mini Storage Facility

Illinois State University

Lexington Farm Classroom Renovation

Experience

IDG Architects – Director of Research	2018 - Present
Instructor – School of Architecture, PVAMU	2017 - 2018
Adjunct Asst. Professor – PVAMU	2016 - 2017
IDG Architects – Construction Administrator	2016 - 2017
Great Texas Homes LLC – Job Captain	2013 - 2017
Browne McGregor Architects – Intern	2014 - 2016
Eckert Eckert Architekten – Intern	2013 - 2014

Professional

State of Texas
Architecture License-
Pending

Education

Masters of
Architecture, Prairie
View A&M University,
2014

Bachelor of
Architecture, Prairie
View A&M University,
2012

Affiliations

Construction
Specifications Institute

AIA Associate,
Houston Chapter

Tau Sigma Delta
Honors Society

Years of Experience

6

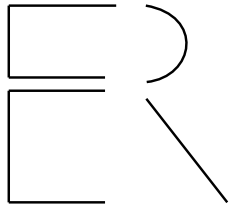
Awards

Alpha Rho Chi Student
of the Year Award,
2012

AIA Henry Adams
Medal, 2013

STUDENT INTERN RESUMES





EDGAR RUIZ RAMIREZ

ARCHITECTURE

PROFILE

Architecture student
from Mexico raised in Houston
CEO of Studio R&D

CONTACT

832-417-8963
19610 FM 362 APT. 404 WALLER TX, 77484
er5484@gmail.com

SKILLS

AUTOCAD



SKETCH - UP



REVIT



ILLUSTRATOR



PHOTOSHOP



INDESIGN



LANGUAGES

SPANISH



ENGLISH



WORK EXPERIENCE

CURES CENTER AT PVAMU SEPTEMBER 2018 - PRESENT

Worked with UNESCO and used the Point Cloud system and Cyclone to recreate elevation and floor plan drawings for a temple located in Pancha, Nepal. The drawings are being done due to the earthquake that heavily damaged the temple and is a historic building that UNESCO wants to archive.

MRS. BUYERS PROJECT SEPTEMBER 2018 - FEBRUARY 2019

Did a room remodel and house addition to a client that is taking care of a handicapped family member. Did floor plans, elevations for the addition to the house and also interior section showing the dimensions of the closet.

INNOVATIVE SOLUTIONS PROJECT JULY 2018 - SEPTEMBER 2018

Worked with Innovative Solutions a company that was renovating houses for student housing right outside of Prairie View A&M. I was given the task to re-draw floor plans to be suitable with what students would expect to have. I was also given the task to make indoor and outdoor renderings for the housing projects.

HOLY TABERNACLE C.O.G.I.C PROJECT SEPTEMBER 2018 - NOVEMBER 2018

Designed a fountain for the Holy Tabernacle Church located in Fort Worth TX.

RESTORATION HARDWARE NOVEMBER 2017 - AUGUST 2018

Working in Restoration Hardware my job was to unload and load the furniture into the customers cars. Also, put furniture out on the sales floor whenever there was space available for them and take them to the back when customers bought them.

WALGREENS MARCH 2014 - APRIL 2017

I was put in different positions while working for Walgreens. I was at the photo area making sure the prints came out fine and adjusting the orders. I also did stocking and had to clean the stock room by rearranging some of the products around. I was also front cashier and had the task to greet customers when entering the store and checking them out.

EDUCATION

PRAIRIE VIEW A&M UNIVERSITY

August 2016 - PRESENT
Prairie View, TX

LONESTAR COLLEGE NORTH HARRIS

August 2013 - May 2016
Houston, TX

MAC ARTHUR SENIOR HIGH SCHOOL

August 2010 - May 2013
Houston, TX

ORGANIZATIONS

Omega Delta Phi Inc. (Vice President and Treasurer)
Spring 2018

TAU SIGMA DELTA HONOR SOCIETY
2017-

CSA- Caribbean Student Association (Treasurer)
2017-2018



AIAS- American Institute of Architecture Students (Member)
2017-

WTS- Advancing Women in Transportation (Treasurer)
2018-

WIA- Women in Architecture (Member)
2017-



**Alan
Jauregui**
ARCHITECTURE STUDENT

• covajauregui@gmail.com 
• +1 (830)-421-0674 
• alanjauregui.wixsite.com/jads 



Education

Bachelor of Science in Architecture 2018 - Expected 2022
Prairie View A&M University

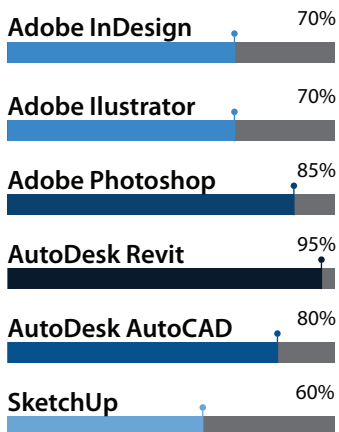
Bachelor of Science in Const. Science 2018 - Expected 2022
Prairie View A&M University
Cumulative GPA: 3.80 / 4.00

High School Diploma 2013 - 2017
Klein High School

Personal Skills

- Determination & Persistence
- Dicipline
- Flexibility
- Time Management
- Self - Motivation
- Problem Solver
- Passion

Professional Skills



Experience

**Rotary International
Exchange Student**
Brazil 2017-2018

**Rotary International
Exchange Student**
Netherlands Summer 2016

**MYP Maquetas
Apprenticeship**
Summer 2015

Language



Awards

AIA Houston
Michael G. Meyers Design Competition 2016
Best Model

AIA Houston
Michael G. Meyers Design Competition 2017
1st place individual

Kofi N. Kyei -Amponsah

100 University Dr, Prairie View, TX 77446
(936) 261-9800

P.o. Box 251, Prairie View TX 77446
346-300-5130

kofi7022@gmail.com

Objective: To acquire an internship for the Summer Term 2019

Education

PRAIRIE VIEW A&M UNIVERSITY

Bachelors of Science, Architecture

Hours worked during school: 1,263

Percentage of my education I am responsible for: 25%

Anticipated Graduation: May 2021

Overall GPA: 3.82

Work Experience

Harvest Christian Academy, Accra, Ghana **Teacher's Assistant/Tutor** **June 2013-June 2016**

- Objective: Tutoring younger children age groups 1 years-6 years of age, on certain primary coursework such as Math, English and Science. Assisting teachers with after school lessons.

Faith Montessori, Gbawe, Ghana **Teacher's Assistant** **June 2013-June 2016**

- Objective: Assisting teachers with various daily lessons, watching over students while they're doing their work, and helping maintain order in the classroom during lectures.

Prairie View University, Prairie View, Texas **Academic Advisor Secretary** **Oct. 2017-Present**

- Objective: Receive calls and inquiries about setting an appoint with the Academic advisor. Assist students when registering for classes, filling out necessary forms and changing and dropping classes.

JCPenney, Algonquin, Illinois **Sales Associate/ Cashier** **May 2018-Present**

- Objective: Effective Sales methods of advertising and influencing consumer decisions when shopping in the Men's Department. Ensure cleanliness throughout the Men's Department and help other associates with their departmental duties. Help customers schedule or pick up their online orders. Cashier duties with helping customers check out, return, exchange or look up coupons or rewards for verified members.
-

Honors

- Outstanding Student Worker Award (School of Architecture) *Oct. 2017-May 2018*
 - Exemplary Student Work in Multimedia Design Award (School of Architecture) *Oct. 2017-May 2018*
-

Skills

- Exemplary knowledge and experience in introductory levels of Architecture Design, Computer Aided Design and Construction and Structural Systems.
- Proficient with Microsoft Office, Word, Excel, PowerPoint and Photoshop
- Fully developed people and teamworking skills due to various group projects.



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