

PROPOSAL FOR

Administration and Implementation of TIF- Funded Housing Program

(East Village and South Village TIF Districts)

City of Peoria



100 Walnut Street, Suite 200
Peoria, IL 61602
p 309.689.9888 f 309.689.9820

www.f-w.com

August 10, 2018

Mr. Chris Switzer, Purchasing Manager
City of Peoria
City Hall
419 Fulton Street, Room 108
Peoria, IL 61602

**RE: Proposal for Administration and Implementation of TIF-Funded Housing Program
Project #23-18**

Dear Mr. Switzer & Selection Committee Members:

Thank you for the opportunity to present to you Farnsworth Group's proposal for the above-referenced project. Pursuant to your Request for Proposals, we have included herein one (1) paper copy and one (1) electronic copy (flash drive) of our response to your request.

Farnsworth Group brings to this housing rehabilitation services project for the City of Peoria a substantial body of experience in the following:

Owner-Occupied Residential Improvement Projects

Farnsworth Group is currently working with Peoria Citizens Committee for Economic Opportunity (PCCEO) on an identical program of home improvements for the historic East Bluff neighborhood. And, late last year, we completed a similar ensemble of construction administration services for Greater Peoria Local Initiatives Support Corporation (LISC) in East Peoria's Richland neighborhood.

New & Renovation Housing Projects

Farnsworth Group also brings to the table a wide variety of one and two-story dwelling design and construction experience, in both the private and public sectors. This includes extensive service to the Peoria Housing Authority at all of its various sites in our Community for nearly 20 years.

City of Peoria Projects

For nearly a year now, Farnsworth Group has provided inspection services directly to the City of Peoria for a wide variety of building projects, working closely with Mr. Joseph Dulin and his team. These have been primarily for the discipline of electrical engineering, but have also included other construction trades.

Peoria Community Projects

Finally, Farnsworth Group has also been honored and delighted to be engaged across the entire Greater Peoria Community in the design and construction of many other projects, for many terrific and respected Clients. This broad and deep home town experience in getting the job done properly will assist us well with this new City of Peoria initiative.

Please do not hesitate to contact us with any questions that you may have regarding our proposal. We look forward to the possibility of working with the City of Peoria on this important community effort in the East and South Village Grow Cell TIF Districts

Sincerely,

FARNSWORTH GROUP, INC.

Douglas R. Draeger, AIA, NCARB, LEED AP
Project Architect

Edward J. Barry, Jr., AIA, NCARB, LEED AP
Architect & Principal



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01 / Summary of Firm

FIRM QUALIFICATIONS

Farnsworth Group traces its origins back to the 1890s, when its predecessor firms provided land surveying and drainage services in central Illinois. Now, with offices in 22 cities throughout the country and almost 450 employees, we have entered the 21st century as a multi-discipline leader in all facets of design and technical consulting.

Our talented and dedicated staff of engineers, architects, surveyors, scientists, technicians, and support personnel provides the full range of services in civil, environmental, transportation, mechanical, electrical, structural, and municipal engineering; architecture; landscape architecture; and surveying. Registrations are held throughout the continental United States.

Farnsworth Group was named a Great Place to Work certified company as endorsed by the Great Place to Work Institute in 2016, 2017, and 2018. This designation is one of the most recognized certifications in the US business community, and is a testament to the Farnsworth Group culture.

PROFESSIONAL SERVICE CAPABILITIES INCLUDE, BUT ARE NOT LIMITED TO:

- Architecture
- Interior Design
- Landscape Architecture
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Structural Engineering
- Civil/Site Planning
- Municipal Engineering
- Transportation Engineering
- Land Surveying
- LEED® Consulting
- Pipeline Engineering
- Water System Engineering
- Wastewater System Engineering
- Stormwater Management
- Railroad Services
- Integrated Controls & Computer Systems
- Commissioning
- Professional Documentation Services
- Energy Services
- Land Development
- GIS/Mapping
- Referendum Services
- Grant Assistance
- Administrative Services



Ranked #200 in 2018 among the Top 500 Design Firms by Engineering News Record



Office Locations

ILLINOIS

BLOOMINGTON

2709 McGraw Drive
Bloomington, IL 61704
P/ 309.663.8435

CHAMPAIGN

2211 West Bradley Avenue
Champaign, IL 61821
P/ 217.352.7408

CHICAGO

10 South Riverside Plaza, Suite 8062
Chicago, IL 60606
P/ 312.474.6112

EFFINGHAM

400 West Jefferson, Suite A
Effingham, IL 62401
P/ 217.342.5668

FAIRVIEW HEIGHTS

391 Frank Scott Parkway, Suite 101
Fairview Heights, IL 62208
P/ 309.663.8436

JOLIET

1051 Essington Road, Suite 240
Joliet, IL 60435
P/ 815.744.6940

LISLE

1011 Warrenville Road, Suite 375
Lisle, IL 60532
P/ 630.296.5877

NORMAL

200 West College Avenue, Suite 301
Normal, IL 61761
P/ 309.663.8436

PEORIA

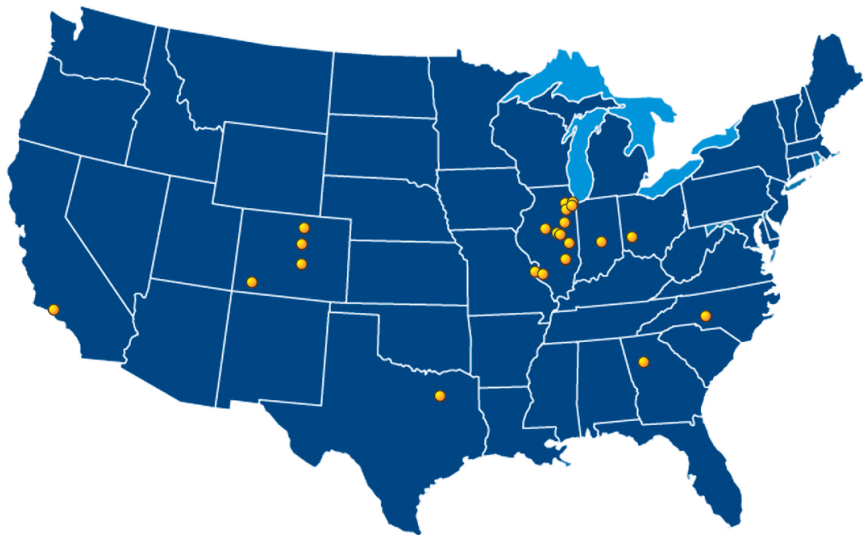
100 West Walnut Street, Suite 200
Peoria, IL 61602
P/ 309.689.9888

PONTIAC

301 West Washington Street
Pontiac, IL 61764
P/ 815.844.5571

TINLEY PARK

18311 North Creek Drive, Suite F
Tinley Park, IL 60477
P/ 708.326.4000



CALIFORNIA

CLAREMONT (LOS ANGELES)

201 North Indian Hill Boulevard,
Suite 200
Claremont, CA 91711
P/ 909.480.4230

COLORADO

COLORADO SPRINGS

4755 Forge Road, Suite 150
Colorado Springs, CO 80907
P/ 719.590.9194

DENVER

5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111
P/ 303.692.8838

FORT COLLINS

1612 Specht Point Road, Suite 105
Fort Collins, CO 80525
P/ 970.484.7477

DURANGO

1099 Main Street, Unit 302
Durango, CO 81301
P/ 970.403.5822

GEORGIA

DULUTH (ATLANTA)

3235 Satellite Boulevard, Suite 300
Duluth, GA 30096
P/ 770.814.9041

INDIANA

INDIANAPOLIS

8770 Commerce Park Place, Suite E
Indianapolis, IN 46268
P/ 317.664.8100

MISSOURI

ST. LOUIS

20 Allen Avenue, Suite 200
St. Louis, MO 63119
P/ 314.962.7900

NORTH CAROLINA

CHARLOTTE

5960 Fairview Road
Charlotte, NC 28210
P/ 704.496.2600

OHIO

DAYTON

82 Remick Boulevard, Suite B
Springboro, OH 45066
P/ 937.802.0406

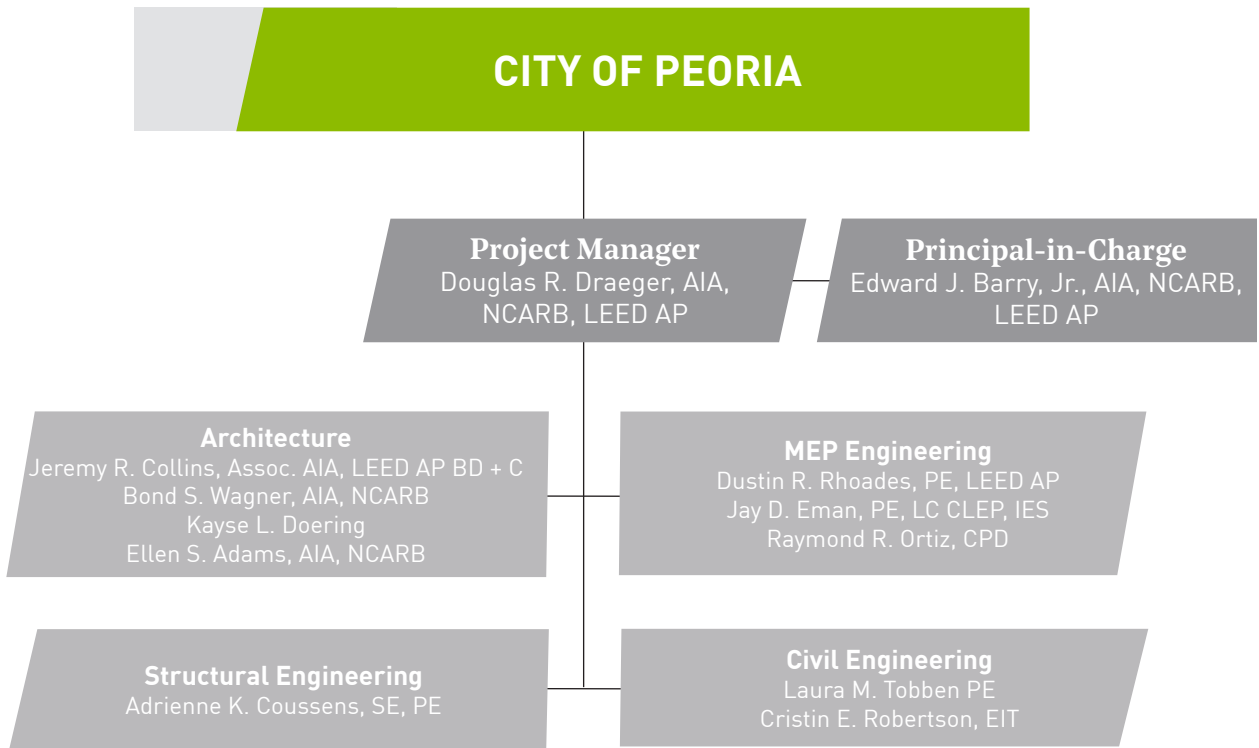
TEXAS

FRISCO (DALLAS)

2500 Legacy Drive, Suite 235
Frisco, TX 75034
P/ 469.605.2626

KEY PERSONNEL

Farnsworth Group proposes the following team members to serve the City of Peoria. As a full-service architecture and engineering firm, Farnsworth Group plans to perform all services in-house to the greatest extent. Outside agencies, firms, or consultants will be utilized as specifically requested by the City of Peoria, or as required for those services not specifically provided by Farnsworth Group. The team has been structured to provide the most cost-effective, high-quality services possible. Each proposed task specialist has additional key personnel to support them in their job responsibilities, as well as the resources within the firm. Detailed resumes highlighting competence and experience can be found on the pages that follow.





Edward J. Barry, Jr., AIA, NCARB, LEED AP PRINCIPAL-IN-CHARGE

Mr. Barry's 44-year career as an architect, teacher, and design professional has included the planning, detailing, and management of a diverse variety of building projects throughout Peoria, Central Illinois, and further afield. His knowledge of the Peoria design and construction professions has been enhanced by 12 years as a Commissioner for the Zoning Board of Appeals and 6 years as a Peoria Public Library Board Trustee. Currently, he is in his first term as a Commissioner for the Planning and Zoning Commission as well. His Peoria Clients have included the Peoria Public Library, City of Peoria, Peoria Park District, Greater Peoria Sanitary District, Peoria Public Schools District 150, and the Peoria Civic Center.

EDUCATION /

M.S., Architecture, University of Illinois at Urbana-Champaign

B.S., Architectural Studies, University of Illinois at Urbana-Champaign

REGISTRATION AND CERTIFICATIONS /

Licensed Architect: Illinois

NCARB Certification

LEED Accredited Professional

INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

U.S. Green Building Council

EXPERIENCE /

City of Peoria Building Inspections Retainer

Peoria, Illinois

Managing Principal for renewable 1-year retainer with the City of Peoria, for building electrical inspection services, with some spillover into structural and other disciplines.

Peoria Citizens Committee for Economic Opportunity, Inc. On-Call Services

Peoria, Illinois

Long-time Architect and Managing Principal for PCCEO, for a wide variety of services at their several facilities located in the Southside neighborhood of Peoria.

Walvoord Residence Renovation and Addition

Peoria, Illinois

Design Architect for the renovation of this Mid-Century Modern gem originally designed by Peoria Architect Fred Mancuso. Renovation included an all-new 3-story main entry atrium.

Peoria Scattered Site Housing Development

Peoria, Illinois

Project Manager for this affordable housing project that included new one (1) and two (2) story wood frame dwellings at numerous locations in the East, Center, and West Bluff neighborhoods of Peoria.

Southside Manor Senior Housing Development

Peoria, Illinois

Design Architect for this 3-story wood frame 100-unit apartment building for senior citizens, located near the Lincoln Carnegie Branch of the Peoria Public Library. Project included a secure and beautifully landscaped central courtyard with gazebo.

Cedars of Lebanon Senior Housing Development

Peoria, Illinois

Project Manager for this 3-story wood frame 100-unit apartment building for senior citizens, located at the Itoo Society property just outside Peoria. Project included two (2) separate buildings, nestled along a heavily-wooded ridge.



Douglas R. Draeger, AIA, NCARB, LEED AP PROJECT MANAGER

Mr. Draeger is a licensed architect with 15 years of experience who leads projects in both project management and design. He assists in preparation of proposal materials, schematic design, construction documents, construction administration, and gathering site data. As a project architect, he oversees the activities of medium to large scale projects, coordinates multiple disciplines, and assigns the necessary resources to individual team members. He works with major clients on projects from the concept stage through project closeout.

EDUCATION /

Bachelor of Architecture, Minor in Construction Management, North Dakota State University,

B.S., Environmental Design, North Dakota State University

REGISTRATION AND CERTIFICATIONS /

Licensed Architect: Illinois, Texas, California, and Wisconsin

NCARB Certification

LEED Accredited Professional

INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

U.S. Green Building Council

EXPERIENCE /

Children's Home

Peoria, Illinois

Master planning and evaluation of existing facilities for the Children's Home in Peoria, Illinois.

Peoria Housing Authority, Harrison Homes Redevelopment

Peoria, Illinois

Worked on design and construction documents at the Harrison Homes redevelopment in Peoria, Illinois.

Peoria Opportunities Foundation

Peoria, Illinois

Worked on design, site observation, and construction documents for the renovation of a 55,300 SF, 1928 YWCA building into an 80-room apartment building and offices for Peoria Opportunities Foundation and Peoria Office of Concern.

South Side Office of Concern

Peoria, Illinois

Performed the initial code study of an existing building and met with city officials to verify project.

Local Initiatives Support Corporation (LISC)

East Peoria, Illinois

Worked with South Office of Concern to develop project scope and specifications for fifteen homes for the Richland neighborhood redevelopment project in East Peoria.

Peoria Citizens Committee for Economic Opportunity (PCCEO), East Bluff Development

Peoria, Illinois

Worked with Peoria Opportunities Foundation to develop project scope and specifications for the renovation of four homes for the east bluff neighborhood redevelopment project in Peoria.

Cohen Residence

Edwards, Illinois

5,245 SF ICF construction and renovations of exterior finishes. Basement serves as a storm shelter. Worked on design and construction documents.



Bond S. Wagner, AIA, NCARB

ARCHITECTURE

Mr. Wagner has over 20 years of experience in architecture and structural engineering. He is an expert in building systems design with emphasis on the exterior envelope, water penetration and constructability. He is responsible for our internal quality assurance reviews to ensure proper coordination of every aspect of the project. His many years of experience and exacting patience for quality control ensure that your project will meet your expectations.

EDUCATION /

Master of Architecture, Structures Option, University of Illinois at Urbana-Champaign

B.S., Industrial Technology, Illinois State University

REGISTRATION AND CERTIFICATIONS /

Licensed Architect: Illinois, Iowa, Missouri, and Texas

NCARB Certification

INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

EXPERIENCE /

Harrison Homes Phase III, Peoria Housing Authority

Peoria, Illinois

The third and largest phase of housing redevelopment at Harrison Homes. Phase III is a new 35 unit residential development on a previously developed site. We provided full architectural, structural, civil, landscape architecture, mechanical, electrical and plumbing design and construction services. The project included a mixture of townhomes, duplexes and the complete redevelopment of seven acres in heart of Peoria's Southern Gateway District.

Harrison Homes Phase II, Peoria Housing Authority

Peoria, Illinois

Structural design and document and specification production.

UIC Cancer Research Center

Peoria, Illinois

Architect of Record for two story, 28,700 square foot, state of the art Cancer Research Center facility with a present construction cost of \$9.2M.

Shell construction consists of large curtainwalls and a metal wall panel system. The facility includes two identical floors of research space, as well as a link to the main entry of the College of Medicine at Peoria.

University of Illinois College of Medicine at Peoria Illinois Medical Center

Peoria, Illinois

Architectural design and management of "shell" enclosure; Document production; Construction administration including 5th Floor Endoscopy suite.

Eureka Apostolic Christian Home Entry Addition/Renovation

Eureka, Illinois

Architect of Record for entry addition of one story, 1,100 SF, provision at the main entry with a present construction cost of \$700,000. Shell construction consists of both brick and cellular PVC cladding with extensive fenestration. A drive-through canopy was added to identify this addition as the main entry to the elderly care home.



Jeremy R. Collins, ASSOC. AIA, LEED AP BD + C, EDAC ARCHITECTURE

Mr. Collins is a Senior Project Manager in the Peoria office. Jeremy has more than 15 years of experience in the architectural field and has been with Farnsworth Group for eleven years, providing architectural design, detailing, and project coordination on a variety of project types, including leading many of our healthcare and housing authority projects. He manages projects from concept through construction and post-completion.

EDUCATION /

M.A., Architecture, University of Illinois

B.S., Architectural Studies, University of Illinois

REGISTRATION AND CERTIFICATIONS /

NCARB Certification

LEED Accredited Professional BD + C

Evidence-Based Design Accreditation and Certification (EDAC)

INDUSTRY AFFILIATIONS /

American Institute of Architects:
Association Member

National Council of Architectural
Registration Boards

U.S. Green Building Council

EXPERIENCE /

Peoria Housing Authority, Taft Homes

Peoria, Illinois

Taft Homes is located on 20 acres, near downtown Peoria and along the Illinois River. The site is home to more than 200 apartments ranging in size from one to five bedrooms.

The vision for Taft was to redevelop the site in phases beginning with the vacant land to create a mixed-use, mixed-income neighborhood providing jobs and housing to the residents it serves. Project Manager, inspections, and documentation for many projects since 2000.

Peoria Housing Authority, Harrison Homes Phase II, IIA, III

Peoria, Illinois

The third and largest phase of Housing redevelopment at Harrison Homes, for the Peoria Housing Authority. Phase III is a new 35 unit residential development on a previously developed site. Farnsworth Group provided full architectural, structural, civil, landscape architecture, mechanical, electrical and plumbing design and construction services. The project

included a mixture of townhomes, duplexes and the complete redevelopment of 7 acres in heart of Peoria's Southern Gateway District. The multi-discipline redevelopment was completed for just over \$6.1 M.

Oscar Steer Place

Champaign, Illinois

The project scope included the replacement of the existing EPDM roof. Contributions included field surveys, material research, construction documents construction administration site visits and meeting with contractors and owners.

Champaign Housing Authority

Champaign, Illinois

For their main offices, the HACC was looking to renovate a portion of the existing facility. Met with the clients in order to determine the requirements of the project and product representatives to discuss how their products might benefit this project. In addition, prepared record documents and provided services in schematic design, design development, construction documents and construction administration.



Kayse L. Doering, ARCHITECTURE

Ms. Doering is a project manager that works mostly with a variety of clients, focusing on education, commercial, and religious facilities. In her role, Ms. Doering is involved in all aspects of marketing, project management, safety, and quality control. As project manager, she oversees the activities of several projects and assigns the necessary resources to individual team members. Kayse leads our firms' multi-disciplinary teams on projects that range from education, recreation, and commercial. She works with clients on projects from the concept stage to project closeout. She assists in the preparation of proposal presentations for clients, schematic design, preparation of construction documents, review and markups of shop drawings, construction administration, and gathering site data. Kayse is a key member of our project management team.

EDUCATION /

B.S., Architectural Studies, Southern Illinois University

A.S., Applied Science, Illinois Central College

INDUSTRY AFFILIATIONS /

American Institute of Architects

Construction Specifications Institute

National Association of Women in Construction

AWARDS /

40 Under 40 Leadership Award (2014)

EXPERIENCE /

Peoria Housing Authority, Sterling Towers

Peoria, Illinois

Drafting work for the renovation of Sterling Towers.

Peoria Housing Authority, Various Site Renovations

Peoria, Illinois

Design and drafting work for scattered site renovations.

Peoria Housing Authority, RiverWest Housing Project

Peoria, Illinois

Worked on design, construction documents and construction administration.

Peoria Housing Authority, RiverWest South Offsite Development

Peoria, Illinois

Worked on design, construction documents and construction administration.

Peoria Housing Authority, RiverWest New Offsite Homes

Peoria, Illinois

Project Manager in charge of

creating the design and coordination of construction documents and construction administration.

Peoria Housing Authority, Harrison Homes Renovation

Peoria, Illinois

Design and drafting work.

Peoria Housing Authority, Harrison Homes Redesign

Peoria, Illinois

Worked on design and construction documents.

Peoria Housing Authority, Harrison Homes Masterplanning

Peoria, Illinois

Design and Construction Documents for Administration/Seniors and Single occupant apartment planning, Townhouses, Single Family houses, and duplexes.

Peoria Opportunities Foundation

Peoria, Illinois

Renovation of a 1928 (55,300 s.f.) YWCA building into an 80 room apartment building & offices for Peoria Opportunities Foundation and Peoria Office of Concern. Worked on design, construction documents and construction administration.



Ellen S. Adams, AIA, NCARB

ARCHITECTURE

Ms. Adams is a senior architect with 8 years of experience in a wide variety of market sectors, including corporate, commercial retail, office, residential, healthcare, long-term care, and education. She works with cross disciplines, providing project management, initial concept configuration, design, program and site analysis, the preparation of proposal presentations for clients, construction documents and construction administration. Working as a team player, Ellen strives to delivery quality excellent projects to our clients.

EDUCATION /

M.A., Architecture, University of Colorado - Denver

B.S., Architecture, Southern Illinois University - Carbondale

REGISTRATION AND CERTIFICATIONS /

Architect: Illinois

NCARB Certification

INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

EXPERIENCE /

Murray Place

Peoria, Illinois

Historic redevelopment of a four-story, 1928 building in the Peoria Warehouse District. Murray Place is a mixed-use development on the riverfront. Completed overall design, assisted in planning meetings, employee/tenant team discussions, and design charettes to develop the 2nd floor 20,000 SF office layout. Prepared construction documents, reviewed shop drawings, and aided in contractor/tenant questions for the duration of construction.

RLI Corporate Headquarters

Peoria, Illinois

Designed, prepared construction documents, performed construction administration duties, and project managed a new 40,000 SF two-story office building and campus wide improvements. Campus improvements included reroute of traffic via road closure and conversion of existing private drive into a city streetscape, addition of two landscape berms, development of a walking path and greenspace, and reconstruction of existing parking lots for improved layout.

South Side Office of Concern

Peoria, Illinois

Project management, construction document preparation, and construction administration for an office renovation. The construction of a three-story existing building included new computer lab, new classroom, large conference room, updated finishes, and a new reception area.

Heyl Royster

Peoria, Illinois

Design of a three-story renovation in a six-story downtown building for a local law office. Completed design concept, project management, construction documentation, and construction administration. The construction within the three stories included new training room, new lunch room cafe, typical offices around the perimeter for lawyers, and office design for support staff (i.e. marketing, library, accounting, etc.) internally, large conference rooms per floor and a conference suite and kitchenette for the public domain on first floor, new reception area, and an added internal stair linking the top 2 floors.



Adrienne K. Coussens, SE, PE

STRUCTURAL ENGINEERING

Ms. Coussens has more than 15 years of structural experience in the following areas: commercial buildings, industrial buildings, agricultural facilities, residential structures, telecommunication towers and structures, and renovation of existing buildings. Adrienne is proficient in the structural design and detailing of concrete, steel, wood, light gage, and masonry structures.

EDUCATION/

B.S., Civil Engineering, Bradley University

REGISTRATION AND CERTIFICATIONS /

Structural Engineer: Illinois

Professional Engineer: Kansas, Michigan, Iowa, and Colorado

EXPERIENCE /

Hoopeston County Terrace

Hoopeston, Illinois

Structural designer for a single-story, wood framed, multi-wing senior living center utilizing wood shear walls and shallow foundations.

Glendale Commons

Peoria, Illinois

Structural design of multistory, wood framed, apartment complex utilizing wood shear walls and shallow foundations.

Sunny Hill Nursing Home of Will County

Joliet, Illinois

Structural designer for a single-story vestibule, analysis of existing structure for additional mechanical equipment and design of design of reinforcement for supporting the equipment.

Pana Community Hospital

Pana, Illinois

Design Engineer for foundations and framing for a \$20 M, multi-phase, three-story hospital addition and renovations project.

Project is high risk category and seismic design category C. The first phase consists of new food services facilities, dining area, patient financial services offices, health information management offices, and suites for materials management, digital imaging, laboratory, cardiopulmonary, as well as a surgical suite including recovery, central sterile supply, and two operating rooms. The second phase consists of a new main entry/waiting area, urgent care, and registration offices.

Hospital Sisters of Saint Francis

Springfield, Illinois

Structural design of exterior canopies utilizing steel moment frames.

OSF Healthcare

Peoria, Illinois

Structural design of mechanical facilities expansion, framing for new wall openings, and framing for new equipment support.



Laura M. Tobben, PE

CIVIL ENGINEERING

Mrs. Tobben has 18 years of civil engineering experience in both municipal and private projects, including residential and commercial subdivisions, educational and religious facilities, municipal infrastructure, transportation projects and commercial site plans. Project Manager and Project Engineer duties include all aspects of site development and municipal and public utility coordination. The scope of her work includes water, sewer, roadway, storm sewer, detention, and site plan projects.

EDUCATION/

B.S., Civil Engineering, University of Missouri - Rolla

REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois

INDUSTRY AFFILIATIONS /

Illinois Society of Professional Engineers

EXPERIENCE /

Harrison Homes Phase III, Peoria Housing Authority

Peoria, Illinois

The third and largest phase of housing redevelopment at Harrison Homes. Phase III is a new 35 unit residential development on a previously developed site. We provided full architectural, structural, civil, landscape architecture, mechanical, electrical and plumbing design and construction services. The project included a mixture of townhomes, duplexes and the complete redevelopment of seven acres in heart of Peoria's Southern Gateway District.

River West Offsite Development, Peoria Housing Authority

Peoria, Illinois

Project Engineer for new residential development on the site of existing residential development. Assisted with master planning and coordination with the City of Peoria to resolve zoning issues. Designed detention facilities, storm sewers, sanitary sewer and water services, driveway and sidewalk layouts,

parking lots and site grading.

Harrison Homes Redevelopment, Peoria Housing Authority

Peoria, Illinois

Project Engineer for new residential development on the site of vacated barracks-type public housing. Phase I consists of removal and relocation of existing City street and construction of four new duplex buildings. Phase II consists of senior housing, apartments, townhomes and a site office. Managed submittals and meetings throughout the City's Planned Unit Development process. Designed detention facilities, storm sewers, sanitary sewer and water services, driveway and sidewalk layouts, parking lots and site grading.

Harrison Homes Street Improvements, Peoria Housing Authority

Peoria, Illinois

Assisted with roadway plans and specifications and construction administration for complete reconstruction of several roadways within the housing project.



Cristin E. Robertson, EIT

CIVIL ENGINEERING

Mrs. Robertson has over 9 years of experience in site development engineering both at Farnsworth Group and while previously working for a municipal Engineering Department. Duties have included site design, permit coordination, construction observation and stormwater modeling. She has a keen interest in sustainable design, hydrology and hydraulic engineering.

EDUCATION/

M.S., Civil and Environmental Engineering, Bradley University

B.S., Geoscience, University of Iowa

REGISTRATION AND CERTIFICATIONS /

Professional Engineer Intern: Illinois

OSHA Construction Safety & Health

INDUSTRY AFFILIATIONS /

Advancing Women in Engineering

EXPERIENCE /

Lake Avenue Cottages

Peoria, Illinois

Construction Engineer for residential development. Design responsibilities included storm water detention calculations and utility revisions. Oversaw site construction and permitting including grading, erosion control, sanitary sewer, water main, storm sewer, and concrete private roadway.

Wood Sage Apartments

Peoria, Illinois

Construction Engineer for 278-unit apartment complex within the Villas at Grand Prairie Development. Oversaw site construction and permitting including grading, erosion control, sanitary sewer, water main, storm sewer, and concrete roadway.

Southside Office of Concern, Glendale Apartments

Peoria, Illinois

Site Design Engineer for multifamily development including duplex, apartment complex and parking lot. Responsibilities included site layout, utilities, grading, and permitting.

Methodist College Student Housing

Peoria, Illinois

Construction Engineer for a multi-phase student housing development for Methodist College in northwest Peoria. Oversaw site construction and permitting including full time inspection on public water main.

Snyder Village Assisted Living Expansion and Renovation

Metamora, Illinois

Civil Engineer for a 25,000-square-foot addition to an existing assisted living facility. Design responsibilities included grading and utility improvements. Coordinated permitting process. The construction cost of the addition was \$5.4M.

Wood Sage Road Extension

Peoria, Illinois

Construction Engineer for public roadway that is part of a multi-phase residential/commercial development in northwest Peoria. Oversaw site construction and permitting including inspection on public concrete road.



Dustin R. Rhoades, PE, LEED AP

MECHANICAL ENGINEERING

Mr. Rhoades focuses on mechanical design of new construction and renovation projects for commercial, educational, and healthcare facilities.

EDUCATION/

B.S., Mechanical Engineering,
Southern Illinois University

REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois
LEED Accredited Professional

EXPERIENCE /

Peoria Housing Authority, Harrison Homes Phase III

Peoria, Illinois

The third and largest phase of housing redevelopment at Harrison Homes. Phase III is a new 35 unit residential development on a previously developed site. We provided full architectural, structural, civil, landscape architecture, mechanical, electrical and plumbing design and construction services. The project included a mixture of townhomes, duplexes and the complete redevelopment of seven acres in heart of Peoria's Southern Gateway District.

Peoria Housing Authority, Harrison Homes Redevelopment Phase II

Peoria, Illinois

Assisted in design of mechanical systems for housing authority buildings including: a maintenance and office building, townhouses, senior apartments, and singles apartments. More than half of the buildings were designed to be ADA compliant.

Peoria Housing Authority, Harrison Homes Redevelopment Phase I

Peoria, Illinois

Assisted in design of mechanical systems for a new office and maintenance facility, a townhouse building, and two new apartment buildings.

Fulton County Emergency Medical Association

Canton, Illinois

Assisted with HVAC load calculations, as well as design and drafting of mechanical systems for a new 8,000 SF operations facility featuring geothermal heating and cooling.

Peoria Public Library, Lakeview Branch Location

Peoria, Illinois

HVAC design for the renovation of the suburban Lakeview Branch Library, located in Peoria's Lakeview Park. The interior of this existing single-story structure was carefully rehabilitated to include a new entry vestibule, new public restrooms, new finishes and furnishings, new lighting, and a variety of other miscellaneous upgrades.



Jay D. Eman, PE, LC, CLEP, IES

ELECTRICAL ENGINEERING

Mr. Eman has more than 35 years of experience in electrical engineering design, including lighting, power, fire alarm systems and life safety studies. He has been responsible for preparing initial proposals that establish consulting fees, project scope, and project schedules. During the design of the projects he is responsible for the development of the construction plans, writing the specifications and preparation of the opinion of probable construction costs, for the electrical systems. Various projects include new construction, renovation, health life safety studies, energy analysis, and feasibility studies.

EDUCATION /

B.S., Electrical Engineering,
University of Nebraska - Lincoln

REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois,
Arizona, California, Colorado, Florida,
Georgia, Indiana, Iowa, Kansas,
Louisiana, Michigan, Minnesota,
Missouri, Nebraska, Oregon,
Virginia, Washington, Wisconsin, and
Wyoming

National Council of Examiners for
Engineers and Surveyors (NCEES)
Record holder

United States Council for
International Engineering Practice
(USCIEP) Record holder

Lighting Certified (LC): National
Council on Qualifications for the
Lighting Professions

Certified Lighting Efficiency
Professional (CLEP): Association of
Energy Engineers

EXPERIENCE /

Harrison Homes Phase III, Peoria Housing Authority Peoria, Illinois

The third and so far largest phase of Housing redevelopment at Harrison Homes for the Peoria Housing Authority. Phase III is a new 35 unit residential development on a previously developed site. Farnsworth Group provided full architectural, structural, civil, landscape architecture, mechanical, electrical and plumbing design and construction services. The project included a mixture of townhomes, duplexes and the complete redevelopment of seven acres in heart of Peoria's Southern Gateway District. The multi-discipline redevelopment was completed for just over \$6.1 M.

Montana Avenue Lighting, Peoria Housing Authority Peoria, Illinois

Primary Electrical Engineer responsible for the design of pedestrian lighting system installed near Harrison Homes Residential community.

Harrison Homes Residential Community, Peoria Housing Authority Peoria, Illinois

Electrical Engineer responsible for designing the power distribution, site lighting and residential units consisting of several duplex units, two six-plex condominium units and one five-plex unit.

Peoria Public Library, Lakeview Branch Peoria, Illinois

Electrical Engineer for the renovation of the suburban Lakeview Branch Library, located in Peoria's Lakeview Park (home to Lakeview Museum, Peoria Players Theatre, Owens Ice Rink, and Lakeview Pool). The interior of this existing single-story structure is being carefully rehabilitated; to include a new entry vestibule, new public restrooms, new finishes and furnishings, new lighting, and a variety of other miscellaneous upgrades.



Raymond R. Ortiz, CPD

PLUMBING DESIGN

Mr. Ortiz is detailed and highly motivated to provide quality documentation, along with over 20 years of consulting engineering, four years of facility engineering, and two years of contracting experience. This well-rounded background has enabled development of a well-rounded skill set and extensive knowledge of building systems and components needed to complete projects successfully. A diverse project client base has helped develop: commercial, educational, industrial/process, governmental, health care, food service, confectionary, and packaging project experience.

EDUCATION /

A.A.S., Mechanical Engineering,
Illinois Valley Community College

REGISTRATION AND CERTIFICATIONS /

Certified Plumbing Designer,
American Society of Plumbing
Engineers

INDUSTRY AFFILIATIONS /

American Society of Plumbing
Engineers

National Society of Fire Protection
Engineers

EXPERIENCE /

601 Water Street Office Building Peoria, Illinois

Plumbing and fire protection design and construction administration services for converting an existing warehouse into a two-story office building. Wet-pipe sprinklers were distributed throughout both levels, except an IT/Data room where a clean agent extinguishing system was specified. Plumbing design included fixture, equipment and material selection/specifications and related systems including sanitary waste, vent, domestic water, interior storm and natural gas systems.

Lighthouse Automotive Service Addition and Renovations

Peoria, Illinois

Plumbing design, construction administration, and project management services for a complete interior remodel of the showroom area, and a new customer receiving and service garage.

Dunlap Library Addition and Renovation

Dunlap, Illinois

Plumbing and fire protection design and construction administration services for renovation and new areas including restrooms, kitchen, mechanical, administrative, and community areas. Fire protection design included both wet, and dry-pipe sprinkler systems through the occupied areas and attic. Plumbing design included fixture, equipment and material selection/specification, and systems included sanitary waste and vent, domestic water and natural gas.

St. Vincent De Paul School/Church Renovations and Additions

Peoria, Illinois

Plumbing and fire protection design, project management and construction administration services for the renovations to existing classrooms, kitchen and restroom areas within the existing school, as well as a new gymnasium addition complete with locker rooms concessions, and music classrooms.

/ Project Experience



02 / Project Experience

KNOWLEDGE AND EXPERIENCE

Farnsworth Group brings to this housing rehabilitation services project for the City of Peoria a substantial body of experience in the following:

OWNER-OCCUPIED RESIDENTIAL IMPROVEMENT PROJECTS

Farnsworth Group is currently working with Peoria Citizens Committee for Economic Opportunity (PCCEO) on an identical program of home improvements for the historic East Bluff neighborhood. And, late last year, we completed a similar ensemble of construction administration services for Greater Peoria Local Initiatives Support Corporation (LISC) in East Peoria's Richland neighborhood.

NEW & RENOVATION HOUSING PROJECTS

Farnsworth Group also brings to the table a wide variety of one and two-story dwelling design and construction experience, in both the private and public sectors. This includes extensive service to the Peoria Housing Authority at all of its various sites in our Community for nearly 20 years.

CITY OF PEORIA PROJECTS

For nearly a year now, Farnsworth Group has provided inspection services directly to the City of Peoria for a wide variety of building projects, working closely with Mr. Joseph Dulin and his team. These have been primarily for the discipline of electrical engineering, but have also included other construction trades.

PEORIA COMMUNITY PROJECTS

Finally, Farnsworth Group has also been honored and delighted to be engaged across the entire Greater Peoria Community in the design and construction of many other projects, for many terrific and respected Clients. This broad and deep home town experience in getting the job done properly will assist us well with this new City of Peoria initiative.

On the following pages can be found detailed information regarding selected projects from the four (4) categories noted above. Farnsworth Group looks forward to the possibility of working with the City of Peoria on this important community effort in the East and South Village Grow Cell TIF Districts.



“Farnsworth Group brings to this housing rehabilitation services project for the City of Peoria a substantial body of experience.”

Richland Neighborhood Home Repair Project



Farnsworth Group was retained as a construction management representative for Greater Peoria LISC for the implementation of the East Peoria Home Repair project in the Richland neighborhood of East Peoria. This project was administered by the Southside Office of Concern (SSOC), with grant funds available only for homeowner-occupied properties, to be used for new roofing, new windows, and/or new siding.

RESULTS /

LISC
CONSTRUCTION
MANAGEMENT
REPRESENTATIVE

Services included:

- Reconnaissance site visits.
- Technical specification assistance.
- Construction contract preparation.
- Construction phase site visits.
- Contractor pay application review.
- Punch list preparation and final closeout assistance.

The project work was divided into four (4) phases, with each phase including five (5) different residence improvement projects.

LOCATION /
East Peoria, IL

CLIENT /
Greater Peoria
Local Initiatives
Support
Corporation
LISC

SCALE /
20 Single-Family
Dwellings

COMPLETION /
August 2018

CLIENT REFERENCE /

Mr. Harry Gaggos
Midwest Region Program Officer
Greater Peoria LISC
313.265.2896
HGaggos@lisc.org

COST /
N/A

SERVICES /

Architecture
Bidding
Documents
Cost Estimating
Bidding
Construction
Administration
Project Closeout

East Bluff Development



Farnsworth Group was retained as a construction management representative for Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO) for the implementation of the East Bluff Development project in the Historic East Bluff neighborhood of central Peoria. This project is being funded from a wide variety of local, state, and federal grants; with monies available only for homeowner-occupied properties; to be used for either comprehensive

RESULTS /

PCCEO
CONSTRUCTION
MANAGEMENT
REPRESENTATIVE

renovation of existing properties or construction of entirely new residences. The latter are being built utilizing prefabricated wood componentry sourced from Homeway Homes in Goodfield, Illinois. Farnsworth Group's services include:

- Reconnaissance site visits.
- Technical specification assistance.
- Construction contract preparation.
- Construction phase site visits.
- Contractor pay application review.
- Punch list preparation and final closeout assistance.

LOCATION /
Peoria, IL

CLIENT /
Peoria Citizens Committee for Economic Opportunity, Inc.

SCALE /
10 Houses (6 new & 4 remodeled)

COMPLETION /
Ongoing

COST /
N/A

CLIENT REFERENCE /

Mr. Arthur Welch
Previous Vice President of
Community Development (Retired)
Peoria Citizens Committee for
Economic Opportunity, Inc. (PCCEO)
309.999.3806
awelch@pcceo.org

SERVICES /
Architecture

Bidding
Document

Bidding

Construction
Administration

Project Closeout

A/E Consulting Services Agreement



As part of a continuing service agreement, Farnsworth Group is able to bring our expertise and experience to a large variety of small projects. Our work has included:

- Structural Inspections
- Burn Unit Remodeling
- Water Damage
- Sustainable Consulting
- Security Lighting
- Accessibility Assessments – We are familiar with the wide range of federal and state regulations relating to accessibility including UFAS, ADA, IADA, ADAAG, 504 and the Fair Housing Act.
- Accessibility upgrades – While most of these projects are aimed

at general code compliance, we have also assisted in design for specific needs – designing ramps, kitchens and bathrooms in Section 8 housing for identified tenants.

- Plumbing and HVAC assessments – Particularly with larger (nonresidential) systems, it is appropriate to review the existing condition, particularly when faced with repair costs, to determine if long-term replacement would be more cost effective.
- Construction Inspection – We have performed construction observation when the client’s own inspector was unavailable – or when critical work (foundation reinforcement or piping) is about to be permanently covered.
- Street improvements, landscaping, pocket parks and playgrounds

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing Authority

COMPLETION /
Continual Services
1999-2017

SERVICES /
Architecture
Civil
Landscape
Mechanical
Electrical
Plumbing
Structural

CLIENT REFERENCE /
Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

RESULTS /

A/E RETAINER SINCE 1999

Sterling Towers East & West



Farnsworth Group provided consultant design services and project coordination for security access controls and intercom systems at Sterling Towers East and Sterling Towers West facilities.

Security design included an assessment of the existing system, along with a competitive bid package to replace/upgrade the intercom and door access control systems.

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing
Authority

SCALE /
185 Units

COMPLETION /
2017

COST /
\$210,000

SERVICES /
Project
Management
Security Design
CONSULTANT /
EDI Ltd.

RESULTS /

INTEGRATED
DESIGN
SOLUTIONS

CLIENT REFERENCE /
Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

Harrison Homes Phase I & II



Farnsworth Group provided full architectural, structural, civil, landscape architecture, and MEP services for new developments adjacent to the existing site. The scope included a single story office & maintenance facility, a two-story (12 unit) apartment building for seniors, a two-story (10 unit) apartment building for singles, eleven 2-story townhomes and nine duplex/single family homes. Over 50% of the buildings are designed

RESULTS /

FULL-SERVICE
RESOURCE
FOR MULTIPLE
BUILDING UNITS

to be ADA compliant. HVAC systems included concealed vertical PTACs (packaged terminal air conditioners) with electric heat for the apartments, fan coil units with electric heat with split-system refrigerant cooling for the townhouses, and a gas furnace with split-system refrigerant cooling for the office building. Plumbing and fire protection design services were also provided for the buildings. Project requirements consisted of "Buying American."

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing
Authority

SCALE /
Multiple
Building Units

COMPLETION /
2011

COST /
\$7 M

SERVICES /
Architecture

Civil

Landscape

Mechanical

Electrical

Plumbing

Structural

CLIENT REFERENCE /

Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

Harrison Homes Phase III



Phase III was a new 35 unit residential development on a previously developed site. Farnsworth Group provided full architectural, structural, civil, landscape architecture, mechanical, electrical and plumbing design and construction services. The project included the complete redevelopment of 7 acres in heart of Peoria's Southern Gateway District.

The site contains new infrastructure including roads, sidewalks, utilities, storm drainage, bike paths and new age appropriate playgrounds. A combination of surface drainage and subsurface drainage feeds an infiltration system that allows the natural recharge of the existing aquifer. New buildings and lots were carefully placed on the site to minimize their impact on existing

old growth trees. The creative use of existing shade trees and native plantings provides a low maintenance and aesthetically attractive development that fits into the fabric of the surrounding neighborhood.

The buildings are designed to be durable and energy efficient, while maintaining low maintenance costs. The average 1,000 SF unit uses a hybrid wall insulation system to help prevent air infiltration, provide high thermal values and still allow the units to maintain serviceability in the future. All of the units on the ground floors are easily accessible for persons with disabilities, with many being adaptable and several are fully accessible.

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing
Authority

SCALE /
35 units

COMPLETION /
January 2013

COST /
\$6 M

CLIENT REFERENCE /
Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

SERVICES /
Architecture

Civil

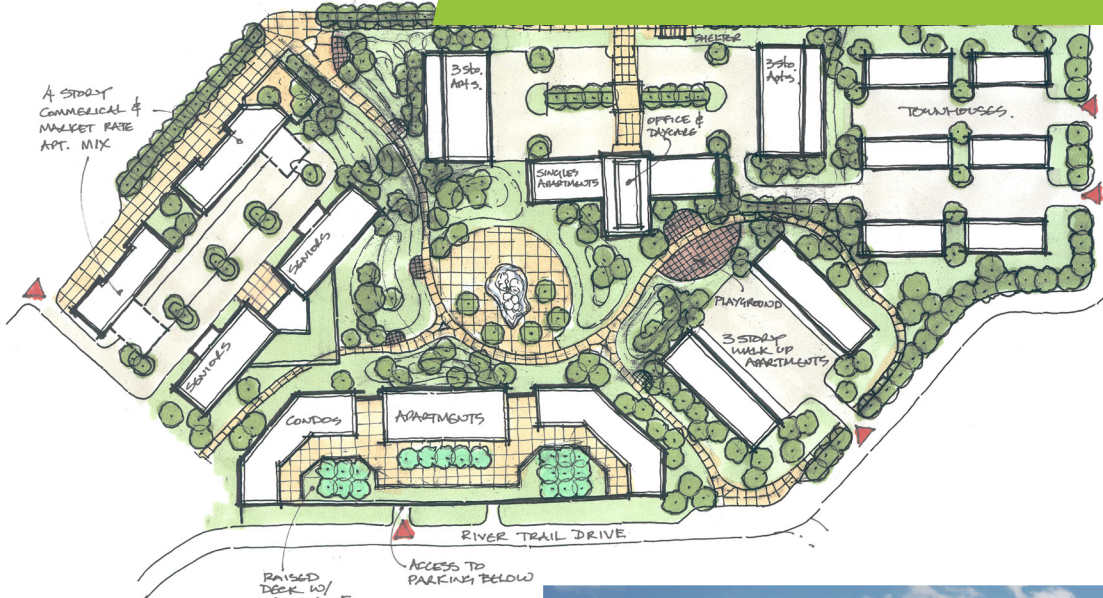
Landscape

Mechanical

Electrical

Plumbing

Taft Home Projects



COURTYARD ELEVATION

Taft Homes is located on 20 acres, just north of downtown Peoria and along the Illinois River. Built in 1952, the 44 wood frame buildings were constructed as temporary shelter for Korean War veterans. The site is now home to more than two hundred apartments ranging in size from one to five bedrooms. The vision for Taft is to redevelop the site in phases beginning with the vacant land to create a mixed-use, mixed-income neighborhood providing jobs and housing to the residents it serves.

Farnsworth Group has completed the following work at Taft Homes:

- 2001: Inspection and documentation for step and stoop renovations.
- 2005: Inspections for all housing units including foundations

and structural support systems.

- 2008: Upgrades for the community building for use as a state-of-the-art child development center.
- 2010: Conceptual master plan (pictured above) to complete the upgrade of all the Taft units and create a mixed-use, mixed-income development. The estimated project cost is \$31 million plus the developer investment.
- 2015: Exterior upgrades on the existing buildings.
- 2016: Redevelopment for the northeast corner of the site.

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing Authority

COMPLETION /
Varies by Project

SERVICES /
Architecture

Civil
Landscape
Structural

CLIENT REFERENCE /
Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

Harrison Homes Master Plan



Farnsworth Group served as Peoria Housing Authority's consultant for the proposed redevelopment of a 32-acre portion of the Harrison Homes site (south of Krause Street) to provide new affordable homes in a walkable neighborhood setting. The development brings much needed improvements to the quality of available affordable housing and redevelops one of the most blighted portions of the city.

The project includes the phased replacement of all buildings and infrastructure at the site. The proposed development will provide affordable housing for families in new duplex and single-family homes and townhouses, as well as apartments designated for seniors. The development includes new city streets and public green space.

The redevelopment provides approximately 200 new housing units, constructed in phases, with a total investment in the site of over \$30 million. The PUD allowed the site to be economically developed with a non-standard mix of single-family homes, duplexes, and townhouses with some apartments and site office and maintenance facilities.

The development was designed to encourage and accommodate pedestrian use with particular care given to the connection to a new school at the north end of the site.

Other Projects

- 2008 - demo inspections
- 2008 - current new development
- Choice neighborhood grant assistance
- Scattered site renovations

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing Authority

SCALE /
32 acres, 200 New Units

COMPLETION /
December 2009

COST /
\$30 M in Future Developments

CLIENT REFERENCE /
Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

SERVICES /
Architecture
Civil
Landscape
Mechanical
Electrical
Plumbing

Sterling Towers Renovations



Farnsworth Group provided architectural and engineering design for the comprehensive renovation of an 11-story apartment building for the elderly. Modernization elements included life safety and accessibility improvements along with complete mechanical, plumbing and electrical upgrades for the entire structure. In addition to providing new kitchen cabinets, plumbing fixtures, and light fixtures in every apartment as well as new finishes throughout,

RESULTS /

INTERIOR RENOVATIONS & ACCESSIBILITY IMPROVEMENTS

two apartments on each floor were combined to achieve a larger, accessible two-bedroom units. The project scope included a complete plumbing system replacement including replacement of domestic water heaters, heating boilers, and dedicated ventilation system.

Site improvements included a new drive-through canopy, decorative fencing and amenities, fish pond, landscaping and additional parking spaces. First floor common spaces improvements included a large dining room, new entrance lobby, a small store for residents, health club room, library and several lounges to encourage interaction between residents.

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing Authority

COMPLETION /
June 2013

COST /
\$663,000

SERVICES /
Architecture

Civil
Mechanical

Electrical

Plumbing

Survey

CLIENT REFERENCE /

Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

RiverWest South Extension



These new homes are housing authority rental units located in an older neighborhood in downtown Peoria. They were designed with client input into every aspect of construction, from siding and windows to light fixtures and mechanical systems. Peoria Housing Authority wanted to maximize its investment by ensuring that long-term maintenance was the primary design factor.

RESULTS /

NEW HOUSING
AUTHORITY
RENTAL UNITS

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing
Authority

COMPLETION /
2004

COST /
\$3.7 M

SERVICES /
Architecture

Civil

Landscape

Mechanical

Electrical

Plumbing

Structural

Survey

CLIENT REFERENCE /

Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

504 Accessibility Study



This project included site studies of all Peoria Housing Authority properties (multiple buildings at 5 different sites) to review compliance with accessibility guidelines for housing and related community spaces. A detailed report was compiled with all findings and recommendations. Phase two of this project included design and construction documents to implement the required corrections. Location of type of housing units

provides for the disabled were a prime factor in determining what units to renovate. Improvements to community spaces included new stairways, doors, elevator upgrades and accessible signage.

LOCATION /
Peoria, IL

CLIENT /
Peoria Housing
Authority

SCALE /
Multiple
buildings at 5
sites

SERVICES /
Architecture

RESULTS /

ACCESSIBILITY STUDIES AT 5 SITES

CLIENT REFERENCE /

Ms. Theresa Switzer
Chief Financial Officer
Peoria Housing Authority
309.676.8736 ext. 14010
tswitzer@pha.peoria.il.us

New Hope Apartments



Farnsworth Group was hired by Peoria Opportunities Foundation to renovate their existing 56,000 SF building located in downtown Peoria, IL. Built in 1928, this building was designed as sheltered housing and facilities for the YWCA. The exterior of the building is recognized as part of the Peoria Historic Downtown District and was not altered. It has been placed on the National Register of Historic Places.

RESULTS /

HONORABLE
MENTION DESIGN
AWARD, CENTRAL
IL CHAPTER, AIA

The renovation transformed the building into 80 efficiency apartments that include social areas, counseling and office space, an institutional kitchen for resident dining, and communal and recreational spaces. Each apartment includes a bathroom, kitchenette, and internet access. These rooms are ADA compliant and are sized comfortably to accommodate persons using a wheelchair rather than just meet minimum standards. Residents also benefit from several amenities including laundromat facilities, an exercise room, landscaped green space, a library/reading room, computer stations, and more.

Site work around the exterior of the building included repairing sidewalks, a new ramp, and new steps to make the building more accessible.

LOCATION /
Peoria, IL

CLIENT /
Peoria
Opportunities
Foundation

SCALE /
56,000 SF

COMPLETION /
2008

COST /
\$7.5 M

SERVICES /
Architecture

Civil

Landscape

Mechanical

Electrical

Plumbing

CLIENT REFERENCE /

Ms. Jane Genzel
Executive Director
Peoria Opportunities Foundation
309.672.5212
jane.genzel@gmail.com

Building Inspections Retainer



Farnsworth Group is close to completing its first year of a renewable retainer contract with the City of Peoria, to provide electrical review and inspection services for a wide variety of building projects that require a permit with the municipality. These services include review of detailed construction documents for the purposes of issuing a building permit; coordination with other City of Peoria

RESULTS /

RENEWABLE
RETAINER
CONTRACT WITH
THE CITY OF
PEORIA

staff as well as project contractors; site visits to examine installed work; and final inspections prior to issuance of occupancy permits. While primarily for electrical materials and systems, Farnsworth Group's duties have occasionally included other disciplines such as structural engineering.

LOCATION /
Peoria, IL

CLIENT /
City of Peoria

SCALE /
Varies by Project

COMPLETION /
Ongoing (12 month
renewable retainer)

COST /
N/A

SERVICES /
Construction
Document
Review

Construction
Site Visit
Inspection

Building Code
Analysis

CLIENT REFERENCE /

Mr. Joseph Dulin
Assistant Director
Community Development
Department - City of Peoria
309.494.8631
jdulin@peoriagov.org

Methodist College Student Housing



Farnsworth Group was hired to design a new 51,500 square foot, three story, 35 unit student housing building. The shell construction consists of stud wall with simulated stone masonry base and vinyl siding. The interior of the building includes typical living units ranging from occupancies of one to eight. Site and civil design included extended grading and utilities for

expected future housing buildings that are thoughtfully arranged around a pedestrian friendly central quadrangle.

LOCATION /
Peoria, IL

CLIENT /
Cullinan
Properties, Ltd.

SCALE /
51,500 SF

COMPLETION /
July 2016

COST /
\$6.9 M

SERVICES /
Architecture

Civil

Interiors

Landscape

Mechanical

Electrical

Plumbing

Structural

Surveying

Wastewater

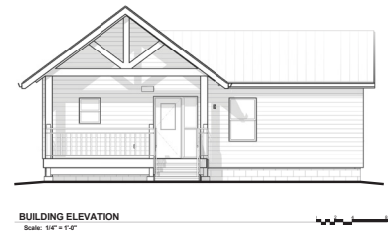
RESULTS /

NEW STUDENT HOUSING COMPLEX

CLIENT REFERENCE /

Ms. Debbie Simon
Regional CEO
Unity Point Health Methodist College
309.672.5522
debbie.simon@unitypoint.org

Wildlife Prairie Park Lodge Development



Wildlife Prairie Park currently has several different lodging options, but intends to add additional cabins, a lodge, and a restaurant that could serve both visitors to the Park as well as the general public. The ultimate goal with this expansion plan is to offer year-round activities and accommodate vacationers, weddings, family reunions, and a wide variety of other specialty events.

Farnsworth Group has been retained

RESULTS /

EXPANSION PLAN
WILL ALLOW FOR
YEAR-ROUND
ACTIVITIES

for the first phase of this expansion effort, which includes 14 individual cabins carefully and sensitively placed along one edge of the park's bison and elk prairie. The cabins are a mix of two and four-bedroom units arranged in clusters to allow multiple families to stay close to each other, while still providing ample privacy and connection to Nature.

The design concept provides fully-furnished cabins that are welcoming and family-friendly, with durable yet elegant finishes in a mix of the modern and the rustic. As an example, a self-contained gas fireplace inside creates a safe way to gather around a hearth in inclement weather; while an outdoor fire pit constructed from local stones allows for the enjoyment of a more traditional campfire gathering.

LOCATION /
Hanna City, IL

CLIENT /
Wildlife Prairie Park

SCALE /
14 Cabins (2 or 4 bedrooms each)

COMPLETION /
April 2019 est.

COST /
\$4 M est.

CLIENT REFERENCE /

Mr. Doug Dillow
Executive Director
Wildlife Prairie Park
309.863.0275 ext 100
ddillow@wildlifeprairie.org

SERVICES /
Architecture
Interiors
Landscape
Structural
Mechanical
Electrical
Plumbing
Civil

Glendale Commons



South Side Office of Concern, through the closing of the YWCA, acquired 12 duplexes on the half-block of Perry Avenue and Wayne Street. To further provide housing for the homeless, Farnsworth Group was asked to complete the block and design two new buildings along Morgan. Completed in 2016, the new duplex unit and new 3-story 14-unit apartment complex join with existing to form what is now called Glendale Commons. Keeping

RESULTS /

AFFORDABLE
HOUSING FOR
LOW-INCOME
FAMILIES

the neighborhood character in mind, a gable roof, brick and siding were used to create a warm and inviting place to call home. Large operable windows were provided in all units, along with an individual HVAC system to control heat and cooling for each tenant. Within the development, picnic tables, benches, new landscaping, grills and a laundry facility serves all. A recreational room available for the tenants in the apartment is also available.

Extensive coordination and review with the city council was required as the neighborhood really cares about the surrounding buildings and their aesthetics.

LOCATION /
Peoria, IL

CLIENT /
Southside Office
of Concern

SCALE /
14,000 SF
(complex)

3,400 SF (duplex)

COMPLETION /
2016

COST /
\$3 M

CLIENT REFERENCE /

Ms. Christine Kahl
President & CEO
Southside Office of Concern
309.222.2560

director@southsideofficeofconcern.org

SERVICES /
Architecture

Structural

Landscape

Interiors

Mechanical

Electrical

Plumbing

Civil

Survey

Lake Avenue Cottages



Farnsworth Group is providing creative site design and entitlement services for a 4.5 acre infill parcel in Peoria. The site design creates a 'pocket neighborhood' where traditionally detailed homes and their front porches face pedestrian friendly 'commons'. Garages are accessed off of rear alleys and are intentionally kept narrow to encourage people to congregate on the front side of the homes. The site plan also includes an integrated pedestrian sidewalk

network that links together the various commons.

LOCATION /
Peoria, IL

CLIENT /
Private
Developer

SCALE /
4.5 acres

COMPLETION /
2015 - Phase 1

SERVICES /
Masterplanning

Zoning
Assistance

Landscape

Civil

Survey

RESULTS /

POCKET
NEIGHBORHOOD
DESIGN

CLIENT REFERENCE /

Mr. Dick Gingerich
Private Developer
309.453.0804
sfging@comcast.net

/ Technical Approach



Methodist College
Student Housing

7700 N. ACADEMIC DR.

03 / Technical Approach

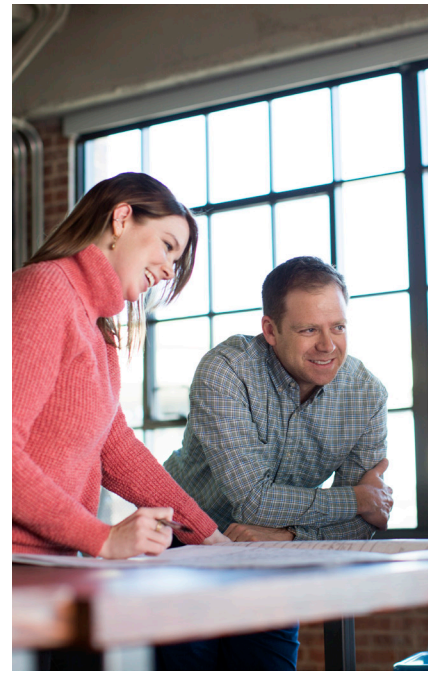
PROJECT APPROACH

Farnsworth Group places utmost importance on comprehensive, thoughtful, and professional construction administration and project implementation services. For this valuable City of Peoria TIF-funded housing rehabilitation program, such attention to detail will be paramount, in order to stretch the available funds as far as possible; while at the same time creating a top-quality end product; and, having the greatest possible positive impact on the lives of the residents and the quality of the neighborhoods where they live. In order to achieve that positive impact, Farnsworth Group will focus on:

- A thorough initial site visit with all required stakeholders, where all questions are asked.
- A clear and accepted scope of work that results from that site visit.
- Continuous monitoring of both budget and schedule, for both individual projects and the overall program.
- Continuous communication with all project stakeholders, in order to build and maintain everyone’s trust, respect, and enthusiasm for the effort being undertaken.
- Professional and complete project specifications and bidding documents that have been carefully vetted by the Farnsworth Group team.
- Thoughtful and thorough follow-through during the construction phase and then the closeout phase for all projects undertaken during the program’s duration.

EXAMPLE OF PAST WORK

On the following pages can be found an example of a specification/bidding package, as prepared for our East Peoria Home Improvement Project for LISC. And, a construction phase site visit report, as prepared for our East Bluff Development Project for PCCEO. These two work products offer a snapshot of the comprehensive and professional approach taken by Farnsworth Group when undertaking such projects.



“Farnsworth Group places utmost importance on comprehensive, thoughtful, and professional construction administration and project implementation services.”

Project Specifications & Scope of Work

Project Name: East Peoria Home Repair project
in the Richland Neighborhood

Project Number: 0170468.04

Issued By: Douglas Draeger (FGI)

Joseph Rodriguez (SSOC)

Issued Date: 12/8/17

GENERAL CONDITIONS

1. The contractor will obtain all permits from the City of Peoria as required.
2. All subcontractors must submit a Certificate of Insurance with South Side Office of Concern (SSOC), Local Initiatives Support Corporation (LISC), and homeowner named as additional insured.
3. No work on the project will commence without the approval of SSOC representative. A preliminary schedule must accompany the contractor's bid and scope of work for review.
4. In the following specifications, the term "in an approved manner" means that the work must be performed to satisfy both the City of Peoria and SSOC and also must be performed according to suppliers or manufacturers recommended installation methods.
5. Unless otherwise waived by SSOC in writing, the contractor is required to submit an affidavit and waiver of lien according to AIA standards for all draw requests.
6. The contractor will provide an unlimited guarantee for all labor and materials for one year from the date of approval of work by SSOC.
7. All Work must be in compliance with federal, state, and local environmental laws.
8. All contractors will follow all federal, state and local safety standards. Site safety is the sole responsibility of the Contractor.
9. The contractor is required to have an EPA lead paint certified renovator assigned to the project. Where lead based paint will be disturbed, Contractor is required to document and perform all renovation activities in accordance with EPA guidelines. All lead work must follow standards set by federal, state, and local officials.
10. It is not expected that other hazardous materials will be encountered in the Work. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed under a separate contract.
11. The Contractor is responsible for construction waste yard clean-up. Materials will be discarded into a dumpster in a safe and efficient manner.
12. General Contractor is required to participate in a weekly progress meeting with SSOC.
13. Do not include sheathing repair cost in original Bid. All roof and wall sheathing repair work shall be brought to the attention of both SSOC and Farnsworth Group prior to the removal of the existing sheathing. Once approved, Contractor to proceed with repair Work as a Change Order using Unit Costs agreed to below.

Submission Requirements

1. **Pre-Bid Conference** – A **MANDATORY** pre-bid meeting and visit to each of the properties will take place on **December 14th, at 10:30 am.**
2. **Sub-Contractor Details** – Please list sub-contractors that are proposed to be used on the project, indicating which sub-contractors are minority or women-owned businesses.
3. **Combined Bids** – In addition to submitting individual bids for each house, Contractors may submit a combined bid for all of the following:
 - 442 Cass St., East Peoria, Illinois 61611
 - 532 Cass St., East Peoria, Illinois 61611
 - 217 Chicago St., East Peoria, Illinois 61611
 - 239 Chicago St., East Peoria, Illinois 61611
 - 251 Chicago St., East Peoria, Illinois 61611
 - 117 Fisher St., East Peoria, Illinois 61611
 - 143 Franklin St., East Peoria, Illinois 61611
 - 140 Franklin St., East Peoria, Illinois 61611
 - 304 Monson St., East Peoria, Illinois 61611
 - 541 Monson St., East Peoria, Illinois 61611
 - 539 Sanford St., East Peoria, Illinois 61611
 - 241 State St., East Peoria, Illinois 61611
4. **Submittal Deadline** – Proposals must be received (via email, mail or hand delivered) no later than **4:30 pm on December 21st, 2017**. Submittals received after that date, or that are deemed incomplete, will not be considered. Please submit your proposal to:

South Side Office of Concern

202 NE Madison Avenue

Peoria, IL 61602

Phone: 309-674-7310

Fax: 309-674-9652

QUESTIONS: Questions regarding this project, or need for additional data or information should be emailed to:

Joseph Rodriguez at: jrodriguez@southsideofficeofconcern.org

442 CASS STEET

- Remove existing asphalt shingles on the entire house and inspect roof sheathing. Replace any warped, rotted, or deteriorated sheathing with OSB or board sheathing to match existing construction as outlined in the general conditions above. Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. In an approved manner, replace with new roofing, fascia, and soffits. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work. No Work on detached work and storage sheds.
- Remove existing vinyl siding and inspect wall sheathing. Replace any warped, rotted, or deteriorated sheathing with either OSB or Board sheathing to match existing construction as outlined in the general conditions above. Replace with new siding as specified below.

532 CASS STREET

- Remove existing fascia. In an approved manner, provide new 1x fascia boards and wrap with aluminum fascia trim. Provide new soffits, gutters, downspouts, and leaf guards for entire house as specified below.
- Coordinate with the homeowner to locate the existing leak in roof and repair in an approved manner.
- Remove all existing windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, replace with new double-hung vinyl windows and trim as specified below. Provide new interior molding around windows to match existing style. Interior molding to remain un-finished. Do not replace existing front porch windows.
- Remove existing rear door. Inspect opening and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, provide new pre-hung insulated hollow metal door with lockset. Provide new interior molding around door to match existing style. Interior molding to remain un-finished. New lockset to be re-keyed to match homeowners existing keys.

217 CHICAGO STREET

- At rear roof supporting columns, provide temporary support bracing. Replace bottom concrete support with 8” round (sonotube or post hole) filled with 3,000 psi concrete extending 30” below grade and 6” above grade. Use Simpson AB post base or similar to anchor bottom of post to concrete.
- Remove existing asphalt shingles on the entire house and inspect roof sheathing. Replace any warped, rotted, or deteriorated sheathing with OSB or board sheathing to match existing construction as outlined in the general conditions above. Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. In an approved manner, provide new roofing, fascia, and soffits. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work.
- Remove all existing windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, replace with new double-hung vinyl windows and trim as specified below. Provide new interior molding around windows to match existing style. Interior molding to remain un-finished.

239 CHICAGO STREET

- Remove existing asphalt shingles on the entire house and inspect roof sheathing. Replace any warped, rotted, or deteriorated sheathing with OSB or board sheathing to match existing construction as outlined in the general conditions above. Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. In an approved manner, replace with new roofing, fascia, and soffits. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work.

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- Remove all existing windows and all associated trim for the main house, including the windows in-between the house and porches. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, replace with new double-hung vinyl windows and trim as specified below. Window trim color to match existing black trim. No new windows in the front or rear porch.

251 CHICAGO STREET

- Remove existing basement windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, replace with new sliding vinyl windows and trim in an approved manner as specified below.
- On the left side of the house, where existing dryer vent is in the window, core drill a new opening in the basement CMU wall and re-install dryer vent.
- For the existing exterior CMU walls, remove any flaking mortar and fill cracks with mortar. Color to match existing. It is not necessary to grind out and repoint all mortar joints.
- On the left side of the house, fill in the old basement coal chute opening with CMU of matching color.
- On the left side of the house, replace the triple-window assembly with (3) new double-hung vinyl windows as specified below. Interior wood trim to be carefully removed, and re-installed. New windows to be installed so no additional jamb extensions will be required on the interior. Provide aluminum wrapped trim or PVC trim at the exterior as required.
- At the front and rear entrance doors, remove transoms and wood trim above doors. Door below to remain. Interior wood trim to be carefully removed, and re-installed. Replace transoms with new fixed vinyl windows as specified below. New fixed window transoms to be installed so no additional jamb extensions will be required on the interior. Provide aluminum wrapped trim or PVC trim at the exterior as required.
- Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. Remove existing soffit and replace with new. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work.
- Patch/repair existing roof leak on the right side towards the rear of the house. Tie-in any replaced shingles with existing.

117 FISHER STREET

- Coordinate with the homeowner to locate the existing leak in roof and repair in an approved manner.
- Coordinate with the homeowner to locate the existing leak in the rear window and repair in an approved manner.
- Repair and/or re-attach existing siding, trim, and soffits at the front door.
- Repair/replace existing corners pieces of siding where missing or detached. Paint new corner pieces to match existing siding.
- Replace broken window panes at the front and rear windows. Existing window frame and trim to remain.
- Remove existing rear patio door. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, provide new sliding vinyl patio door. Refer to window specifications below for patio door glazing and energy performance requirement.

143 FRANKLIN STREET

- Remove existing asphalt shingles on the entire house and inspect roof sheathing. Replace any warped, rotted, or deteriorated sheathing with OSB or board sheathing to match existing construction as outlined in the general conditions above. Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. Replace with new roofing, fascia, and soffits. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work.
- Remove all existing windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. Replace with new double-hung vinyl windows and trim as specified below.
- Repair/replace loose and missing corner pieces of siding. Paint all new pieces to match existing.

140 FRANKLIN STREET

- Remove existing asphalt shingles on the entire house and inspect roof sheathing. Replace any warped, rotted, or deteriorated sheathing with OSB or board sheathing to match existing construction as outlined in the general conditions above. Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. Replace with new roofing and fascia. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work.
- Remove all existing windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. Replace with new double-hung vinyl windows and trim as specified below. Do not replace basement windows.

304 MONSON STREET

- Remove existing roofing, sheathing, and rafters. Coordinate with homeowner and provide temporary protection for the interior of the house. Remove top portion of existing chimney to below roof plane. In an approved manner, construct new roof with rafters and 5/8" OSB sheathing at 3:12 pitch in accordance with the following sections/tables from the IRC: Section R802, R803. Refer to section R802.5(1) or (2) for rafter requirements using 20psf dead load, and 20psf live or roof/ground snow load. If original roof framing consists of trusses, replace with trusses per R802.10. Provide bracing to interior walls as roof framing is removed. Refer to Table R802.11 for uplift connection force using Vult = 115mph. Note: it is unknown if ceiling is attached to the rafters/trusses or if there are separate ceiling joists. If replacement of ceiling joists is required, refer to appropriate tables in section R802.
- In an approved manner, provide new 1x fascia boards and wrap with aluminum fascia trim. Provide new soffits, gutters, downspouts, and leaf guards for entire house as specified below.
- Add topsoil to inside corner to create positive drainage away from house. Seed and blanket graded/disturbed area with turf type fescue (Johnathon Green Black Beauty or equal) Install blankets over all seeded areas and water as needed to keep moisture in the ground until the ground begins to freeze.
- In an approved manner, fill cracks in basement wall with mortar/grout

541 MONSON STREET

- On the right side of the house, replace existing gutter with new and inspect/repair the fascia behind it. Add new gutter leaf guards for entire house. Refer to specifications below for new Work.
- At the attached garage, provide new fascia, gutters and leaf guards, and downspouts. Frame out supports for new soffit as necessary.

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- At the rear of the garage, remove existing door. Inspect opening and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. In an approved manner, provide new pre-hung insulated hollow metal door with lockset. Provide new interior molding around door to match existing style. Interior molding to remain un-finished. New lockset to be re-keyed to match homeowners existing keys.
- Remove existing vinyl siding and inspect wall sheathing. Replace any warped, rotted, or deteriorated sheathing with either OSB or Board sheathing to match existing construction as outlined in the general conditions above. Replace with new siding as specified below.
- Remove existing windows and all associated trim for the main level of the house, including the windows in-between the house and porch as well as basement windows. Do not include the exterior porch windows. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. Replace with new double-hung vinyl windows for the house and sliding vinyl windows for the basement. Refer to specifications below. Provide a separate cost to replace the basement windows.

539 SANFORD STREET

- Remove existing asphalt shingles on the entire house and inspect roof sheathing. Replace any warped, rotted, or deteriorated sheathing with OSB sheathing of thickness equal to existing adjacent sheathing as outlined in the general conditions above. Inspect existing fascia and replace or repair any warped, rotted or deteriorated fascia boards. Replace with new roofing and fascia. Add new gutters, downspouts, and leaf guards for entire house. Refer to specifications below for new Work.
- Remove all existing windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. Replace with new double-hung vinyl windows and trim as specified below.
- Remove and replace the front and rear entrance storm doors with new mid-view wood core self-closing storm door. Match existing style and color.

241 STATE STREET

- Replace any warped, rotted or deteriorated fascia boards and provide new fascia & drip-edge, soffits, gutters with leaf guards, and downspouts as specified below.
- At the rear wall of the house, remove existing siding and inspect wall sheathing. Replace any warped, rotted, or deteriorated sheathing with either OSB or Board sheathing to match existing construction as outlined in the general conditions. Replace with new siding as specified below. New siding to match adjacent existing style and color. Add siding to the top of the right wall where existing siding is missing.
- Remove all existing windows and all associated trim. Inspect openings and replace any warped, rotted, or deteriorated framing with lumber of size equal to existing framing. Replace with new double-hung vinyl windows and trim as specified below. Provide new interior molding around windows to match existing style. Interior molding to remain un-finished.
- Remove and replace the front entrance storm doors with new mid-view wood core self-closing storm door. Match existing style and color.

SUBMITTALS:

- 1) Submit electronic submittals via email as PDF electronic files. Architect will return annotated file through Contractor. Annotate and retain one copy of file as an electronic Project record document file.
- 2) Provide product data for each product listed.

Project Specifications & Scope of Work 0170468.04

- 3) Certificates, Certifications and Warranty Submittals: Provide a statement that includes signature of entity responsible for preparing certification, seals and notarized statements. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
- 4) Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected.

ROOFING:

1 GLASS-FIBER-REINFORCED ASPHALT SHINGLES

A SUBMITTALS

- i) Product data and physical samples for color selection
- ii) Sample warranty.

B MATERIALS:

i-A) Laminated Strip Asphalt Shingles: ASTM D 3462, laminated, multi-ply overlay construction, glass-fiber reinforced, mineral-granule surfaced, and self-sealing. (For slopes greater than 2:12)

- (1) Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - (a) CertainTeed Corporation.
 - (b) Elk Premium Building Products, Inc.; an ElkCorp company.
 - (c) GAF Materials Corporation.
 - (d) IKO.
- (2) Butt Edge: Straight cut.
- (3) Strip Size: Manufacturer's standard.
- (4) Algae Resistance: Granules treated to resist algae discoloration.
- (5) Color and Blends: As selected by Architect from manufacturer's full range.

i-B) SBS Self-Adhering Low-Slope Roll Roofing System. (for low slopes)

- (1) Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - (a) CertainTeed Corporation.
 - (b) Elk Premium Building Products, Inc.; an ElkCorp company.
 - (c) GAF Materials Corporation.
 - (d) IKO.
- ii) Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.
- iii) Felt: #15 roofing underlayment by shingle manufacturer.
- iv) Granulated surface valley lining: Manufacturer's standard by shingle manufacturer.
- v) Ridge/hip vent: Manufacturer's standard, rigid plastic ventilator for use in conjunction with eave/soffit intake ventilation; for use under ridge shingles.

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- vi) Miscellaneous accessories: As recommended by shingle manufacturer.
- vii) Attic stock: Furnish extra shingles (in the amount of 5% of total work) that match product installed. Materials shall be packaged with protective covering for storage.

C INSTALLATION: Install asphalt shingles (and all appurtenances) according to manufacturer's written instructions to provide a complete roofing system. Further, install per the recommendations in ARMA's "Residential Asphalt Roofing Manual," and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."

D WARRANTY: Provide the following warranties and indicated:

- i) Materials Warranty: 40 years from date of Final Completion.
- ii) Wind-Speed Warranty: Asphalt shingles will resist blow-off or damage caused by wind speeds up to 130 mph for 15 years from date of Substantial Completion.
- iii) Workmanship Warranty: 25 years from date of Final Completion.
- iv) Roof Installer's Warranty (Special): Roof installer shall agree in writing to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within 5 years of Final Completion.

2 METAL FLASHING AND TRIM

A MATERIALS:

- i) Prefinished aluminum fascia with drip edge
 - (1) Thickness: 0.050 inch
- ii) Roof penetration flashings – as recommended by shingle manufacturer.

3 GUTTERS AND DOWNSPOUTS

A MATERIALS

- i) Prefinished aluminum K style gutters with leaf guard system.
- ii) Prefinished aluminum downspouts with extensions and splashblocks.
 - (1) Size: 2x3 inch

4 SOFFITS

A MATERIALS

- i) Prefinished white vinyl vented soffit.
 - (1) Triple, fully vented
 - (2) Thickness: 0.036 inch minimum.

SIDING:

5 WEATHER BARRIER

A MATERIALS

- i) Building wrap
 - (1) DOW Chemical Company, Weathermate Plus Housewrap

(2) Insulation Solutions Inc., Wraptor House Wrap

- ii) Provide building wrap system accessories, including tape and fasteners, as recommended by manufacturer.

6 VINYL SIDING & ACCESSORIES

A SUBMITTALS

- i) Product data and physical samples for color selection
ii) sample warranty

B MATERIALS:

- i) Integrally colored product complying with ASTM D 3679. Provide accessories (i.e. starter strips, edge trim, etc.) as they apply for a complete system.

(1) Manufacturers: Subject to compliance with requirements, provide products by one of the following:

- (a) Norandex Building Materials Distribution, Inc.
(b) CertainTeed Corporation
(c) Alside
(d) Royal Building Products

(2) Horizontal 8-inch pattern double 4-inch board style

(3) Color and Blends: As selected by Homeowner from manufacturer's full range.

(4) Texture: Brushed

(5) Accessory Texture: Smooth

(6) Nominal Thickness: Minimum 0.042 inch

(7) Minimum Profile Depth (Butt thickness): $\frac{3}{4}$ inch

(8) Polystyrene Insulation Backing: Minimum R-2.36

(9) Flashing: Provide stainless steel flashing at window and door heads.

C WARRANTY

- i) Manufacturer agrees to repair or replace products that fail in materials or workmanship within specified warranty period.

(1) Failures include, but are not limited to the following:

- (a) Structural failures including cracking, fading, and deforming
(b) Deterioration of materials beyond normal weathering

(2) Warranty Period: 50 years from date of Final Completion.

VINYL WINDOWS:

7 VINYL WINDOWS & TRIM

A MATERIALS

- i) Casement, Sliders, or Double Hung Windows with operable upper and lower sashes and accessories (i.e. edge

trim, sills, etc.) as they apply for a complete system. Style of window to match existing, unless noted otherwise.

- (1) Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - (a) Silver Line Building Products
 - (b) Vinylmax – Radiance Plus Series
 - (c) Approved comparable product
 - (2) Comply with AAMA/WDMA/CSA 101/IS.2/A440 with a minimum class of R.
 - (3) Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.29 Btu/Sq.ft x h x deg F.
 - (4) Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.26.
 - (5) Insulating-Glass Units: ASTM E 2190 with Low E coating 366
- ii) Weather-stripping: Double-row high-density silicone-treated wool pile, with double mylar fin, meeting requirements of AAMA 701
 - iii) Screens: Full size, integral rails; frame color matching window frame and sash color

B WARRANTY

- i) Manufacturer agrees to repair or replace products that fail in materials or workmanship within specified warranty period.
 - (1) Failures include, but are not limited to the following:
 - (a) Failure to meet performance requirements
 - (b) Structural failures including excessive deflection, water leakage, and air infiltration
 - (c) Faulty operation of movable sash and hardware
 - (d) Deterioration of materials and finishes beyond normal weathering
 - (e) Failure of insulating glass
 - (2) Warranty Period:
 - (a) Window: lifetime; from date of Final Completion
 - (b) Glazing Units: 20 years to lifetime (prorated); from date of Final Completion
 - (c) Hardware: Lifetime; from date of Final Completion

8 WINDOW TRIM

A MATERIALS – Provide one of the following options

- i) Cellular PVC Trimboard. Basis of Design Azek Trim
 - (1) Traditional White trim in widths to match existing. Use integrated drip edge at above-window trim.
 - (2) Attach with stainless steel or hot dipped galvanized trim screws
- ii) Wood Trim
 - (1) Nominal 1” thick, match existing trim width
 - (2) Wrap wood trim with building wrap that extends into the window jamb, head, & sill, then wrap with

prefinished aluminum, 0.050 inch thick.

- iii) Where existing aluminum window trim is in good condition, Contractor may clean and re-use in lieu of replacing.

CMU WALLS

9 WATERPROOF COATINGS

A PREPARATION: Concrete or concrete masonry walls shall be clean, dry, open capillary, and free of all other contaminants that will prevent the proper penetration of product. High-pressure power wash or abrasive blast surface as required by manufacturer.

B MATERIALS

- i) Breathable, high-build, 100% acrylic, waterproof coating for above grade applications.

(1) Manufacturers/Products: Subject to compliance with requirements, provide products by one of the following:

- (a) Euclid Chemical Co.; Tammscoat.
- (b) BASF Group; Masterprotect HB 400
- (c) Approved comparable product.

- ii) Color: to be selected by homeowner.

- iii) Number of Coats: Two.

UNIT COSTS: Contractor to include all unit costs below in their proposal.

- 1 For roof or wall sheathing that is deteriorated and not suitable for new roofing/siding, provide unit costs for the following to match existing adjacent construction.

- i) Square foot unit cost to remove deteriorated existing OSB or Plywood sheathing and replace with oriented strand board (OSB) sheathing.
- ii) Board foot cost to remove deteriorated existing board sheathing and replace with pine board sheathing.

Site Visit Report

Location:	719 E. Thrush Street	Report No.:	02
Reported By:	Douglas Draeger	Client:	Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO)
Date/Time:	02-12-2018 @ 1:15 PM	Project:	East Bluff Development Project
Weather:	Clear, Cold / 25°	Project #:	0160879.04

Present at Meeting/Site:

Arthur Welch, Jane Genzel, Henry Blackwell, Brian Walden, Douglas Draeger

Work Observations:

- Vinyl siding complete.
- New windows and front porch still remain.
- Painting recently completed for main and upper level of the entire house
- New furnace has been installed.
- Basement bathroom drywall and painting is complete. Tub-shower surround has been installed.
- Remaining items:
 - Kitchen cabinets, countertops
 - Flooring throughout
 - Basement crawl space door
 - Toilet room fixtures and accessories
 - Light fixtures
 - Smoke & carbon monoxide detectors
 - Owner furnished Contractor installed appliances
 - Landscaping

General Notes:

- All work appears to be in general compliance with the Project Specifications.

Photos to illustrate current progress:



719 E. Thrush Street (Original)



Exterior – Current progress



Kitchen (Original)



Current Kitchen – Freshly painted



Current Kitchen – Freshly painted



Current Kitchen – Freshly painted



Previous – Upstairs bathroom



Previous – Upstairs bathroom



Current - Upstairs bathroom freshly painted



Current - Upstairs bedroom freshly painted



Previous furnace



Current basement new furnace



Basement bathroom freshly painted



Living room freshly painted



04

/ Fees



04 / Fees

FEE PROPOSAL

The Scope of Services as outlined in the City of Peoria Request for Proposals includes some tasks that would be completed once, and then applied to all projects under the program (“set-up tasks”, including items b, c, d, and k). And, some tasks that would be repeated for each remodeling project (“per project tasks”, or remaining items on the list).

Thus, Farnsworth Group proposes a one-time \$2,900 fee to complete the “set-up tasks” that would be used throughout the duration of the program. We furthermore propose a flat per project fee of \$1,950, which would include the following tasks and quantities:

- One (1) application per project.
- One (1) site visit to establish the work specifications, cost estimate, and before photos.
- One (1) interim inspection of the site for a progress report and payment certification.
- One (1) substantial completion inspection of the site to create a report and list of outstanding items to complete.
- One (1) final inspection of the site and final photos.
- Up to two (2) dispute resolutions.
- Up to two (2) change orders.

Additionally, the above per project flat fee assumes that four (4) projects would be completed concurrently, in order to combine site visits and other related tasks for optimum efficiency and effective use of program funds. And, both the one-time set-up fee and the flat rate fee assume that City of Peoria staff would assist in the selection process for applicants, with Farnsworth Group providing input of a technical and programmatic nature for that same selection process.

Other tasks and/or quantities not noted above would be completed on an hourly basis, in accordance with Farnsworth Group’s hourly rate table that is on-file with the City of Peoria (copy included herein for reference).



RATE SHEET



Schedule of Charges - January 1, 2018

Engineering/Surveying Professional Staff	Per Hour
Administrative Support.....	\$ 68.00
Engineering Intern I	\$ 109.00
Engineering Intern II	\$ 120.00
Engineer/Land Surveyor	\$ 132.00
Senior Engineer/Senior Land Surveyor	\$ 138.00
Project Engineer/Project Land Surveyor	\$ 151.00
Senior Project Engineer/Senior Project Land Surveyor	\$ 168.00
Engineering Manager/Land Surveying Manager.....	\$ 189.00
Senior Engineering Manager/Senior Land Surveying Manager.....	\$ 199.00
Principal/Vice President.....	\$ 207.00

Technical Staff	
Technician I	\$ 71.00
Technician II	\$ 96.00
Senior Technician.....	\$ 106.00
Chief Technician.....	\$ 123.00
Designer/Computer Specialist/Lead Technician	\$ 133.00
Senior Designer	\$ 138.00
Project Designer/Project Technician	\$ 146.00
Senior Project Designer/Systems Integration Manager	\$ 165.00
Design Manager/Government Affairs Manager.....	\$ 177.00
Technical Manager	\$ 187.00
Senior Technical Manager.....	\$ 200.00

Architecture/Landscape Architecture/Interior Design Professional Staff	
Designer I	\$ 99.00
Senior Interior Designer/Designer II	\$ 109.00
Architect/Designer III/Project Coordinator	\$ 125.00
Senior Architect/Senior Project Coordinator.....	\$ 132.00
Project Architect/Project Manager.....	\$ 144.00
Senior Project Architect/Senior Project Manager	\$ 158.00
Architectural Manager.....	\$ 169.00
Senior Architectural Manager	\$ 178.00
Principal – Architecture.....	\$ 201.00

Units	
Overtime, If Required by Client – Non-Exempt Employees Only	1.25x billing rate
Expert Testimony.....	2x billing rate
Per diem	\$51.00/day
ATV & Trailer	\$11.00/hr
Field Vehicle	\$13.00/hr
Automobile mileage	\$0.58/mile
Software/CAD/Revit Station	\$15.00/hr
Hand Held GPS	\$11.00/hr
GPS Unit (each).....	\$22.00/hr
Utility Locator/Robotic Total Station	\$22.00/hr
Subconsultants & Other Reimbursable Expenses Related to Project*	Cost+ 10%

*Includes the actual cost of prints/copies, supplies, travel charges, testing services, conferencing services, and other costs directly incidental to the performance of the above services.

CHARGES EFFECTIVE UNTIL JANUARY 1, 2019 UNLESS NOTIFIED



05 / References

FIRM REFERENCES

Farnsworth Group is proud of the relationships we have established with numerous clients throughout Peoria, Central Illinois, and the entire state. We are equally proud of the comprehensive architectural and engineering services that we have provided to these clients. We welcome and encourage you to contact any of our selected references listed below.

PEORIA CITIZENS COMMITTEE FOR ECONOMIC OPPORTUNITY, INC. (PCCEO)

Mr. McFarland Bragg II, President & CEO
711 W. McBean Street
Peoria, IL 61605
309.999.3805
mabragg@pcceo.org

PEORIA OPPORTUNITIES FOUNDATION

Ms. Jane Genzel, Executive Director
512 East Kansas Street
Peoria, IL 61603
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SOUTHSIDE OFFICE OF CONCERN

Ms. Christine Kahl, President & CEO
202 NE Madison Avenue
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CITY OF PEORIA

The Honorable Denise Moore, Councilwoman for the First District
419 Fulton Street
Peoria, IL 61602
dmoore@peoriagov.org



“Farnsworth Group is proud of the relationships we have established with numerous clients throughout Peoria, Central Illinois, and the entire state.”

06

/ Bid Proposal



CITY OF PEORIA

BID PROPOSAL

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

BID/PROPOSAL SUBMITTED BY:

Farnsworth Group, Inc.

00428-181231

Company

Peoria EEO Certificate of Compliance Number

100 Walnut Street, Suite 200

Address

Peoria

IL

61602

309.689.9888

City

State

Zip

Daytime Telephone #

309.264.4822

Douglas R. Draeger, AIA, NCARB, LEED AP

After Hour Telephone #

Contact Person (Please print or type)

Edward J. Barry, Jr., AIA, NCARB, LEED AP

Principal

Name of Authorized Agent or Officer

Title

Signature of Authorized Agent or Officer

Date

PLEASE MARK ENVELOPE: BID # 23-18