

Response to
Request for Qualifications #12-18
Design Professionals

City of Peoria

31 May 2019 | 2:00 PM



300 Cardinal Drive, Suite 160
St. Charles, IL 60175
P | 630.221.0671
F | 630.221.0118



May 31, 2019

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

Re: Request for Qualifications #12-18: Design Professionals

Dear Chris and Selection Committee:

Prairie Forge Group (PFG) desires to provide the City of Peoria with our Statement of Qualifications as Architects and Design/Builders. Inside, you will see a sampling of projects we have worked on similar to what building owners typically need when embarking on a rehab/adaptive reuse building project. Based on our experience, we are well suited to provide thorough, value-driven Architectural services. We wish to be added to the City's list of qualified design professionals.

What makes us qualified?

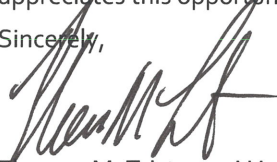
- Our team of Architects, Engineers, and Project Managers has been working on existing and new facilities for the past 40 years—from very minor to complex in scope.
- PFG understands communities, city sites, existing buildings, and the current needs throughout many changing Midwest communities. We understand maintenance issues, "useful life expectancies" of building systems, and cost control.
- We understand what goes into planning for a rehab/retrofit: needs analysis, site assessment, existing conditions investigations, pre-design, design/engineering, forecasting budgets, pre-construction, construction, etc.
- Our team is the right size for your projects; our firm owners operate as senior management and will be actively engaged throughout all phases of your project.
- Because we are a design-build firm, we understand the process from both the design and the construction points of view. Architects and builders working together offer you a comprehensive solution for the challenges of each particular project.
- We are able to forecast costs/budgets more completely and accurately than other architectural firms. We have architects, construction managers, and cost estimators on our staff.
- PFG truly considers our people and the entrepreneur as one team with a common goal: *project success*. We promote an "open book" approach to communication, costs, and problem-solving.
- We maintain an outstanding reputation for integrity— please contact our past clients.

Prairie Forge Group is a hands-on, sensible, and high-touch firm. Our strength and experience are in retrofit, adaptive reuse, renovation projects, existing-conditions surveys, and studies with common-sense recommendations and alternatives. Our delight is in making things work economically for our clients in creative ways with quality results, as budget is the usual governing constraint. We consistently provide excellent, value-driven services. We strive to build relationships with our clients, many of which have lasted for years.

Thank you for considering PFG to be a part of the City of Peoria's Design Professional pool. Should you have any further questions or require additional information, please contact me at 630.344.1075 (office), 630.330.7205 (cell), or email (tmtristano@p-fgroup.com).

Prairie Forge Group, an assumed name of Williams Development, Ltd., an Illinois corporation, appreciates this opportunity to be of service to the City of Peoria and its entrepreneurs.

Sincerely,



Thomas M. Tristano, AIA, President



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FIRM DESCRIPTION



Commit your work to the Lord, and your plans will be established.
Proverbs 16:3



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Prairie Forge Group is a full-service architectural design / build firm first incorporated in 1979. In our four decades of operation, PFG has executed a variety of successful projects in both the public and private sectors. We have a proven track record of completing projects on time and within budget. We understand owner operations and needs; this enables us to be highly responsive to our clients.

PFG offers a wide array of architectural planning and design services for a variety of building types, including new construction and renovations. Our designs embrace each client’s culture and identity, reflecting their values and vision. Our collaborative team programs, plans, and designs buildings which are healthy, functional, and attractive, all within the owner’s economic framework.

We believe that architects and builders working in harmony is the best way to create a building. PFG’s integrated team starts the process by examining the key aspects of a project. This initial stage is vital to the project’s realization. We analyze the client’s needs and strive to approach each project through their perspective. Our team incorporates both design priorities and construction goals into the overall project plan. This process compels us to address the normal challenges of any project in the early stages. By doing this we avoid re-design efforts and delays caused by misalignment of goals, projects being over budget, etc. From a project’s inception through its successful construction, Prairie Forge Group offers collaborative design|build services under one roof. One team. One source of responsibility. A singular focus.

At PF Group, we continue to strengthen our resources and build upon our successes. We remain committed to our core values set forth decades ago: **Quality, People, Service.**



Our Mission:

Prairie Forge Group is dedicated to providing the highest quality design and construction services, helping improve the built environment, and delivering outstanding projects which meet and exceed our clients’ goals. Our approach is based on these values:

- In the spirit of Jesus Christ, we seek to serve our clients and employees with respect and humility.
- We believe in doing what is right.
- We strive for excellence displayed through an innovative, systematic, and transparent process, with a deadline-driven delivery.

FIRM HISTORY AND QUALIFICATIONS

Firm Background



FIRM CONTACT INFORMATION

Prairie Forge Group
 300 Cardinal Drive
 Suite 160
 St. Charles, Illinois 60175
 Phone: 630.221.0671
 Fax: 630.221.0118

The project will be managed from this location.
www.prairieforgegroup.com

PROJECT CONTACT

Thomas M. Tristano, AIA
 President, Principal-in-Charge
 Direct: 630.344.1075
 Cell: 630.330.7205
TMTristano@p-fgroup.com

SERVICE AREA

Prairie Forge Group is headquartered in St. Charles, Illinois and performs work throughout the Midwest region, with the majority of its work in Illinois.

YEARS OF SERVICE

40 years

SERVICES

A full list of the design and construction services we offer can be found on the back cover of this proposal.

CORPORATE STRUCTURE

Illinois C-Corporation, since 1979

FIRM NAME

Williams Development. Ltd., d/b/a Prairie Forge Group

CORPORATE OFFICERS

Thomas M. Tristano, AIA
 President/Treasurer
 David V. Stermetz
 Vice President, Operations/Secretary

STAFF

Architects - 8
 Construction Management - 5
 Administrative - 3

PROFESSIONAL AFFILIATIONS

- American Institute of Architects (AIA) Illinois C12
- Compassion International
- Design Build Institute of America (DBIA)
- Feed My Starving Children
- Fox Valley Christian Action
- Friends of West Chicago Parks Foundation
- Habitat for Humanity
- Illinois Association of Conservation Districts
- Illinois City/County Management Association (ILCMA)
- Illinois Fire Chiefs Association
- Illinois Municipal League
- Illinois Park and Recreation Association (IPRA)
- Inter-Varsity Christian Fellowship
- Lazarus House
- Moody Bible Institute
- Northern Illinois Food Bank
- SAT-7
- St. Charles Chamber of Commerce
- Unbound
- US Green Building Council (USGBC)
- Western DuPage Special Recreation Association (WDSRA)
- World Relief

SERVICES

A full list of the design and construction services we offer can be found on the back cover of this proposal.

FIRM TERMINATION/BANKRUPTCY

Prairie Forge Group has never had any pending or past terminations from any previous projects. PFG has never filed for bankruptcy or foreclosure and has no outstanding debt.



FIRM EXPERIENCE



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The Prairie Forge Group team has vast experience, as demonstrated with this partial client list of the public entities we have served.

MUNICIPAL AND PUBLIC CLIENTS

Barrington Park District
 Bartlett Park District
 Batavia Park District
 Beach Park, Village of
 Blue Island Park District
 Burr Ridge, Village of
 Byron Forest Preserve District
 Canton Park District
 Carol Stream Park District
 Carpentersville, Village of
 Clarendon Hills, Village of
 Deerfield, Village of
 DeKalb, City of
 Downers Grove Park District
 Dundee Township Park District
 Elburn, Village of
 Elk Grove Park District
 Elmhurst, City of
 Freeport, City of
 Geneva Park District
 Galesburg, City of
 Glencoe, Village of

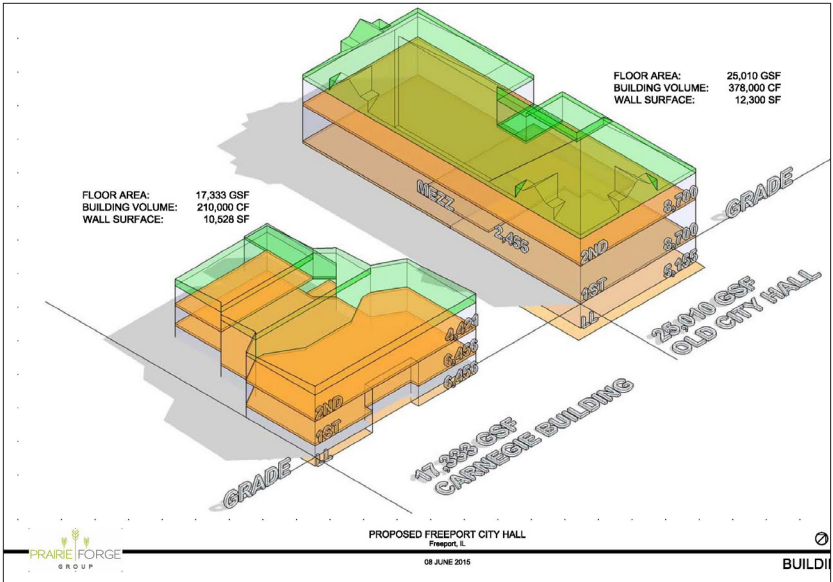
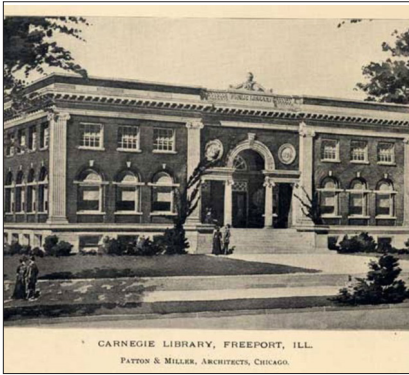
Glendale Heights, Village of
 Highland Park - Park District
 Hoffman Estates Park District
 Hoffman Estates, Village of
 Kane County
 Lake Forest, City of
 Lincolnwood, Village of
 Lisle Park District
 Lisle, Village of
 Morton, Village of
 Mundelein, Village of
 Mundelein Park District
 Naperville, City of
 Naperville Park District
 Oakbrook Terrace, City of
 Orland Park, Village of
 Oswegoland Park District
 Palatine Park District
 Park District of Forest Park
 Pleasant Dale Park District
 Prospect Heights Park District
 River Trails Park District

Rock Island, City of
 St. Charles, City of
 St. Charles Park District
 Schaumburg, Village of
 Schiller Park, Village of
 Skokie Park District
 Skokie, Village of
 Streator, City of
 Sugar Grove, Village of
 Sycamore Park District
 Wayne Township (DuPage County)
 West Chicago Park District
 Wheaton Park District
 Wheaton Sanitary District
 Wheeling, Village of
 Winfield Park District
 Winnetka, Village of
 Willow Springs, Village of
 Winnebago County
 Woodridge Park District
 Woodstock, City of
 Yorkville, IL (United City of)



FIRM EXPERIENCE

Client List



CLIENT
City of Freeport
524 W. Stephenson St., Suite 330
Freeport, IL 61032

PROJECT COST
\$2.3 Million

PROJECT SIZE
17,333 sf

PROJECT SERVICES
Design Services - Existing
Conditions Study
Historic Preservation
Cost Estimating
Architectural Design

PROJECT STATUS/ DURATION
Completed

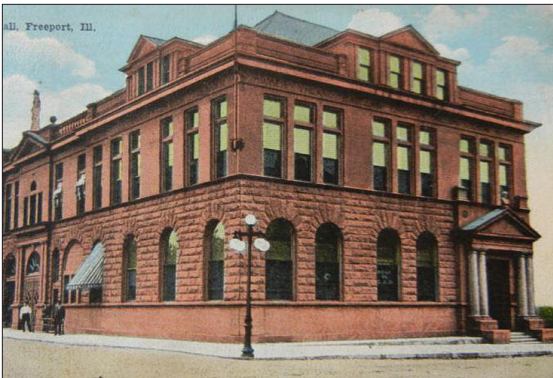
PROJECT TEAM
Tom Tristano | Principal-in-Charge
Rob Ezerins | Senior Architect
Leanne Blair | Project Architect
Dave Stermetz | Cost Estimator

PROJECT DELIVERY METHOD
Design

PROJECT REFERENCE
Shaun M. Gallagher, PE
City Engineer
sgallagher@cityoffreeport.org
P | 815.297.1166

"Prairie Forge was a finalist for our City Hall renovation project. Not only did they communicate their understanding of the project through numerous site visits and presentations, but thoroughly reviewed years of documentation to ensure they understood the complexity of the project as well as our budget concerns. Throughout our experience, Prairie Forge consistently maintained a high level of professionalism and dedication to the task, regardless of budgetary limits or changing expectations."

-Shaun Gallagher
City Engineer, Freeport

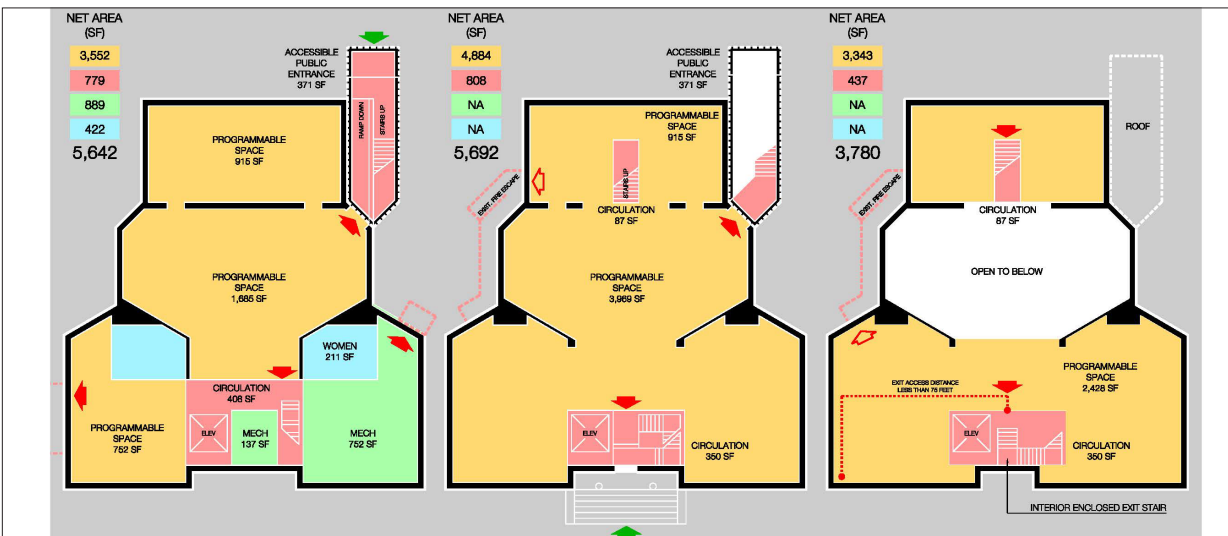


BUILDING COMPARISON - SCORE CARD

Date 6/8/2015

Carnegie Library and the Old City Hall Building
City of Freepport, IL
Design Build Services

	Remarks	Level of Repair	Remarks	Level of Repair	COMMENTS
		1 - 10		1 - 10	Repair, Maintain, Life Span
	Carnegie		Old City Hall		
BUILDING MOISTURE CONTROL		Repair		Repair	
Exterior Walls	Brick and Stone	5	Sandstone and Brick	9	
Decorative Stone Cladding	Terra Cotta, Stone, & Brick	5	Sandstone	9	
Windows & Doors	Wood & Aluminum	6	Aluminum & Wood	5	
Parapets, Dormers, Cornices, & Pilae	Brick, Terra Cotta, Stone	5	Sandstone & Brick	9	
Roof Drainage	Interior Downspouts	5	Exterior Downspouts	8	
Foundation Drainage	Excavation & Waterproof	7	Excavation & Waterproof	7	Drain Tiles and Sump Pk
SUBTOTAL		35		47	
BUILDING STRUCTURE					
Foundations	Stone	4	Stone and Steel	8	
Exterior Walls	Masonry & Stone	5	Sandstone & Masonry	9	
Interior Columns & Load Bearing Walls	Steel & Masonry	4	Steel and Masonry	5	
Roof Structure/Wood Trusses/Dormers	** Steel/Wood	5	Wood Trusses & Decking	7	* Area not fully observed
Party Wall	Not Applicable	N/A	** Unknown Condition	7	** Area not accessible for observations
Floors	Wood, Concrete and Steel	5	Wood, Concrete and Steel	5	
SUBTOTAL		24		41	
SITE + SPACE PLAN					
Entrance, Accessibility and Site Access	ADA, Parking & Access	7	ADA, Parking & Access	5	
Elevators, Stairs & Exitways	Exit Stairs & Elevator Required	8	Exit Stairs Required	5	Elevator Repair Possible at Old City Hall
Space Utilization	Expansion Available	3	Space Needs Exceeded	5	
Future Growth	Expansion Available	3	Expansion Available	5	More Space Available at Old City Hall
Building Code Compliance	Stairs, Exitways, & ADA	7	Stairs, Exitways, & ADA	7	
Life Safety Systems Upgrades	New Systems	10	New Systems	10	
WAC & Electrical/Plumbing System Upgrades	New Systems	9	New Systems	9	
SF Volume: Exterior Surface Area	Ratio Compression	3	Ratio Compression	6	
SUBTOTAL		52		52	
HISTORIC PRESERVATION					
Local - Historic Preservation - FHPC Agency	Convenants to be Enforced	7	Scope to be Finalized	7	HP Guidelines at Both Sites
State - Historic Preservation Office - SHPO Agency	Convenants to be Enforced	7	Scope to be Finalized	7	HP Guidelines at Both Sites
Community Support	Community Input	7	Community Input	7	
SUBTOTAL		21		21	
COST CONTROL					
Unknown Conditions - Risk Allocation	Structure and Deterioration	6	Structure and Deterioration	9	
Size of Project - Magnitude		4		7	
Historic Preservation Efforts		5		7	
Cost to Maintain		4		6	
Replacement of Exterior Building Materials		5		9	
SUBTOTAL		24		38	
TOTAL AVERAGE		156		199	



PROJECT OVERVIEW

Prairie Forge Group was retained by the City of Freepport to analyze numerous buildings, including the historic Old City Hall Building, which is currently shut down due to life-safety concerns. PFG investigated the water-tightness, structural integrity, and building envelope systems to assist the City with future options for their Building structure. The project is currently ongoing. PFG has been involved with other building assessments for the City of Freepport.





PROJECT OVERVIEW

Prairie Forge Group has been actively involved with the study and analysis of the George's redevelopment for numerous years. Guiding the City of St. Charles with options, engineering solutions and detailed cost estimates. So, that the city council and civic leaders are equipped with the data required for this site adjacent to the historic Arcada Theater.

PROJECT CHALLENGES

The challenge posed by this project is Multi layered.

1. How to utilize this site for updates and improvements at the adjacent Arcada Theater. ie. toilets, and MEP upgrades.
2. How to keep the existing George's building from further deterioration.
3. If the George's building is removed how do we stabilize the adjacent neighbors "Party walls"?

PFG has and is currently addressing challenges at all levels from, public opinion, program needs, and practical solutions.

CLIENT

City of St. Charles
2 E. Main Street
St. Charles, IL 60174

PROJECT SIZE

12,000 sf

PROJECT SERVICES

Design/Build services

PROJECT STATUS

In progress 2018

PROJECT TEAM

Thomas M. Tristano | Principal -in -Charge
Rebecca Strader | Project Architect
Dave Sternetz | Preconstruction Services

PROJECT DELIVERY METHOD

Design/Build services

PROJECT REFERENCE

Peter Suhr
Director of Public Works
P| 630.377.4916
psuhr@stcharlesil.gov



CLIENT
Lazarus House
214 Walnut St.
St. Charles, IL 60175

TOTAL PROJECT COST
\$1.0M

PROJECT SIZE
6,700 SF

PROJECT SERVICES
Pre-construction
Design
Engineering
Construction Management

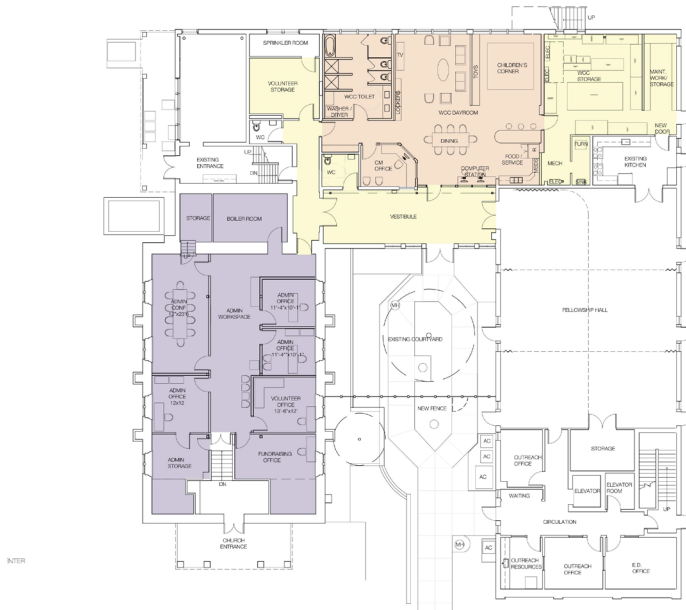
PROJECT STATUS
5 Months

PROJECT DURATION
In Progress

PROJECT TEAM
Tom Tristano | Principal-in-Charge
Dave Stermetz | Construction
Manager
Rebecca Strader | Project Architect
Ben Bercher | Architect

PROJECT DELIVERY METHOD
Design | Build

PROJECT REFERENCE
Leanne Deister-Goodwin
Executive Director
630 485 5090
leanne@lazarushouse.net



PROJECT OVERVIEW

Lazarus House has operated an emergency shelter and center for transitional living in a section of an historic church building. They expanded into adjacent properties as needs arose. After 18 years as a tenant, Lazarus House purchased the entire church building, allowing them to consolidate all of their functions into one building. The renovation of the lower level converts old Sunday School rooms into a dedicated Women’s and Children’s Center, with living areas and bathroom facilities designed to be warm, inviting, and safe. The lower level of the sanctuary, previously a fellowship hall, is now Administration and Volunteer offices and work spaces, giving the Lazarus House a single point of entry for all guests, visitors, and staff.

PROJECT CHALLENGES

As a not-for-profit organization, the Lazarus House had a limited budget and a large list of needs and wants for the project. Other limitations were set by the age of the building, multiple additions and alterations, and its designation as a historic landmark. Many different departments and functions, all with large storage requirements and differing security needs, created a challenge for PFG. The overall aim was to create a secure, and safe place to come to in a time of great need. PFG created a Women’s and Children’s Center off the existing courtyard, which will act as a safe place to sort out life at the transitional living center. PFG successfully achieved this goal.

LAZARUS HOUSE - TRANSITIONAL LIVING CENTER

214 Walnut Street, St. Charles, IL 60175



DEERFIELD VILLAGE HALL + POLICE FACILITY

850 Waukegan Road, Deerfield, IL 60015



PROJECT OVERVIEW

The Village of Deerfield engaged Prairie Forge Group (as WDB) to provide single-source design-build services for a significant expansion to the municipality's existing Village Hall + Police Facility, along with renovation work to the existing facility. Important in the project was extending the Greek Revival-inspired architectural style of the existing structure to the 16,000 square-foot addition. The renovated and expanded building provides for the centralization of Finance, Community Development, and Administration Department operations, as well as affords additional meeting space for the Village.

PROJECT CHALLENGES

The project was located on a very tight site with other facilities that needed to remain in operation during construction. Additionally, the Village of Deerfield wanted to remain open to serve the community during construction. This required careful planning and phased moving of staff to insure they remained in operation.

CLIENT

Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

PROJECT COST

\$5.8 Million

PROJECT SIZE

16,000 sf addition
10,000 sf remodel

PROJECT SERVICES

Architecture
Project Management
Construction Management
Owner's Representation

PROJECT STATUS

Completed Fall 2007

PROJECT DURATION

16 Months|Construction

PROJECT TEAM

Tom Tristano|Principal-in-Charge
Dave Stermetz|Project Manager
Dan Strohm|Superintendent
Tom Schlensker|Williams Architects

PROJECT DELIVERY METHOD

Design|Build

PROJECT REFERENCE

Phil Kiraly
former Assistant Village Manager
with the Village of Deerfield, Now
Village Manager of Glencoe
P | 847.835.4114
philipk@villageofglencoe.org



CLIENT
Village of Skokie
5127 Oakton Street
Skokie, Illinois 60077

PROJECT COST
\$2 million

PROJECT SIZE
5471 sf
764 sf exterior deck

PROJECT SERVICES
Architecture
Construction Documents
Construction Administration
Preconstruction
Construction Management
Occupancy & Warranty

PROJECT STATUS
Completed April 2015

PROJECT DURATION
8 Months

PROJECT TEAM
Tom Tristano|Principal-in-Charge
Robert Ezerins|Project Architect
Bill Wilson| Project Manager|
Shales McNutt Construction
Jason Green|WT Engineering

PROJECT DELIVERY METHOD
Design|Build

PROJECT REFERENCE
John Lockerby
Village Manager
847.933.8210



PROJECT OVERVIEW

The Village of Skokie engaged Prairie Forge Group (PFG) to design an addition to their existing Village Hall to meet their growing needs. The new addition is a 2-story masonry and steel structure including a basement level. The addition houses a break room with outdoor terrace, conference rooms, offices, work room and storage rooms. The program also called for interior remodeling of existing adjacent rooms and creating a unified transition from existing to new.

PROJECT CHALLENGES

The footprint in which the addition was to be designed was limited in size due to existing setbacks and adjacent parking areas. The bidding and permitting of this project had been fast tracked to allow construction to begin in early fall. The first-floor outdoor terrace located above the lower-level offices is one element that our design team prudently and thoroughly engineered. PFG has provided a cost-effective design solution that meets the Village’s program requirements and budget constraints.

SKOKIE VILLAGE HALL

5127 Oakton Street, Skokie, IL 60077





PROJECT OVERVIEW

The project consisted of designing and engineering both new and renovated office space for the existing Township departments, which were antiquated, inefficient, underutilized. The General Assistance (Food Pantry) and Senior departments were growing and in need of additional space. PFG carefully designed a new, more efficient layout with a 5,000-sf addition for the new Food Pantry Coolers/Store functions. The project included a rezoning effort into the Village of Carol Stream, which was successfully accomplished. This allowed the Township to connect to the Village water and sewer lines and remove the well and aging septic system the Township had been operating with for decades.

PROJECT CHALLENGES

Located on in a 50-year-old structure with antiquated HVAC systems. The Design team studied new roof top units and new heating/cooling zones that addressed the new design and careful separation of the environments for each department’s needs. The PFG team carefully planned and designed each department so that improved circulation and security was realized throughout the facility. PFG solved the security/circulation issues, improved the environmental air quality, solved the water and sewer line problems, and provided a significant increase to the Food Pantry and Senior department spaces. The project was completed at a reduced scale due to budgeting reasons.

CLIENT

Wayne Township
27W031 North Avenue
West Chicago, IL 60185

PROJECT COST

\$3 Million - Total Project
\$500,000 Phase I
\$1 Million - Phase II

PROJECT SIZE

19,220 sf

PROJECT SERVICES

Architecture
Construction Documents
Construction Administration
Pre-Construction
Construction Management
Occupancy & Warranty

PROJECT STATUS

Phase I: Completed February 2017
Phase II: In Progress

PROJECT DURATION

Phase I: 6 months

PROJECT TEAM

Tom Tristano | Principal-in-Charge
Rob Ezerins | Project Architect
Dave Stermetz | Project Manager
Leanne Blair | Project Architect

PROJECT DELIVERY METHOD

Design|Build

PROJECT REFERENCE

Tom Arends, Supervisor (Retired)
Joan Mruck, Board Member
P | 630.525.0713
Wayne Township
27W031 North Avenue
West Chicago, IL 60185
P | 630.231.7140



CLIENT

The City of St. Charles
2 East Main St.
St. Charles, IL 60174

PROJECT COST

\$2 Million

PROJECT SIZE

15,365 sf footprint

PROJECT SERVICES

- Existing Conditions Study
- Architecture
- Construction Documents
- Construction Administration
- Pre-Construction
- Construction Management
- Occupancy & Warranty

PROJECT STATUS

Completed winter 2013

PROJECT DURATION

4 Months | Design
6 Months | Construction

PROJECT TEAM

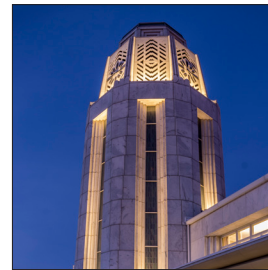
Tom Tristano | Principal-in-Charge
Rob Ezerins | Project Architect
John Caputo | Preconstruction
Dave Stermetz | Project Manager
Dan Strohm | Superintendent

PROJECT DELIVERY METHOD

Design|Build

PROJECT REFERENCE

Peter Suhr
Director of Public Works
P| 630.377.4916
psuhr@stcharlesil.gov



PROJECT OVERVIEW

Prairie Forge Group was hired to perform an existing conditions study on the Municipal Building Campus in Saint Charles, and was then further retained for Design|Build services. The campus consists of four interconnected buildings: Old City Hall, the South Annex, the Municipal Center, and the Atrium. PFG provided a comprehensive analysis of these existing structures, including recommendations and drawings for maintenance, repairs, and improvements to the historical building structures. Extensive repairs were done on the roof system, various windows, and exterior masonry walls.

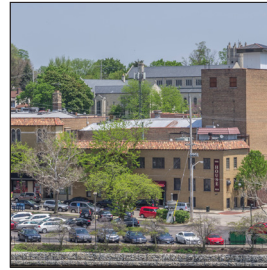
PROJECT CHALLENGES

This project involved renovations and repairs to a high-profile, occupied building campus in the heart of St. Charles. The historic building structure is comprised of four parts constructed at different times and with different building systems. PF Group developed a plan to preserve the building’s architectural integrity while repairing the roofs and facades for weather-tightness to maintain the value, functionality, and historic character of the buildings. PF Group worked with the local historical preservation committee to better understand and preserve as much of the historical character of the buildings as possible.

ST. CHARLES MUNICIPAL CAMPUS

2 East Main Street, St. Charles, IL 60174





PROJECT OVERVIEW

The City of St. Charles selected the design build firm of Prairie Forge Group (PFG) and their team of expert consultants for the renovation and improvements to the Arcada Theatre. The 1926 Arcada Theatre, an iconic landmark with a rich history, is located in St. Charles' Central Historic District and is listed on the National Register of Historic Places. The project team includes experts from a variety of specialty consultants: theatre experts, lighting and acoustical designers, mechanical/electrical/plumbing engineers, and structural/civil engineers. The initial stage of the project included an analysis and assessment of the adjacent George's Sports Center, the Arcada Theatre and a preliminary study of expansion ideas. PFG provided an assessment of life-safety items and investigated the 1926 systems/structures, comparing it to current-day systems and standards.

PROJECT CHALLENGES

One major challenge for the PFG team includes planning and engineering the upgrades and improvements of systems within the 88-year-old facility, while maintaining the building's status on the National Register of Historic Places. Preserving the historic integrity of the theatre while inserting new, improved systems within a realistic budget is a major challenge for the PFG team.

CLIENT

The City of St. Charles
2 East Main St.
St. Charles, IL 60174

PROJECT COST

TBD

PROJECT SIZE

38,900 sf

PROJECT SERVICES

Existing Conditions Study
Code Analysis

PROJECT STATUS

Ongoing

PROJECT DURATION

2 Months- Phase I

PROJECT TEAM

Thomas M. Tristano | Principal-in-Charge
Dave V. Stermetz | Project Manager
Robert M. Ezerins | Architect

CONSULTANTS

Stephen Triphahn | W-T Engineering
Robert Winter + Arun Garg | KJWW

PROJECT DELIVERY METHOD

Design | Build

PROJECT REFERENCE

Peter Suhr
Director of Public Works
P | 630.377.4916
psuhr@stcharlesil.gov



St. Charles Municipal Building

Peter Suhr
 Director of Public Works
 City of St Charles
 2 E. Main Street
 St. Charles, IL 60193
 psuhr@stcharles.gov

"A key component to the success of the City of St. Charles' Municipal Building project has been Prairie Forge Group's unique method of cost estimating and cost control throughout the project. Not only did we receive a detailed cost estimate at the very beginning of the project, but periodic review, adjustments and value engineering studies have accompanied the original cost estimate. Prairie Forge has a knack for anticipating unforeseen costs and do not bury costs in their estimates. Their open book policy has proven success and has been a welcome tool to help manage our complex renovation project."



Streator City Hall + Public Safety Renovations

Scot Wrighton
 City Manager
 City of Streator
 204 S. Bloomington St.
 Streator, IL 61364
 P | 815.672.2517 ext. 223

"PFG was one of three finalists we interviewed for our project. Even before the interviews, PFG probed the issues most important to us; they listened to us, and then rolled up their sleeves and crawled all over our facility to better understand the local challenges. They made us think out of the box before we even signed a contract. Prairie Forge Group delivered what they promised: a modernized and remodeled city hall and police station. When challenges arose PFG's team of architects/ engineers, estimators, and construction managers addressed them and helped resolve them."



Lazarus House

Leanne Deister-Goodwin
 Executive Director
 Lazarus House
 214 Walnut Street
 St. Charles, IL 60175
 P | 630.485.5090
 leanne@lazarushouse.net

"Prairie Forge Group and our Lazarus House staff became one unit and one team during the complete design and construction process. They truly focus on the clients' needs and wants and solve problems with solutions that work with budget and function in mind."

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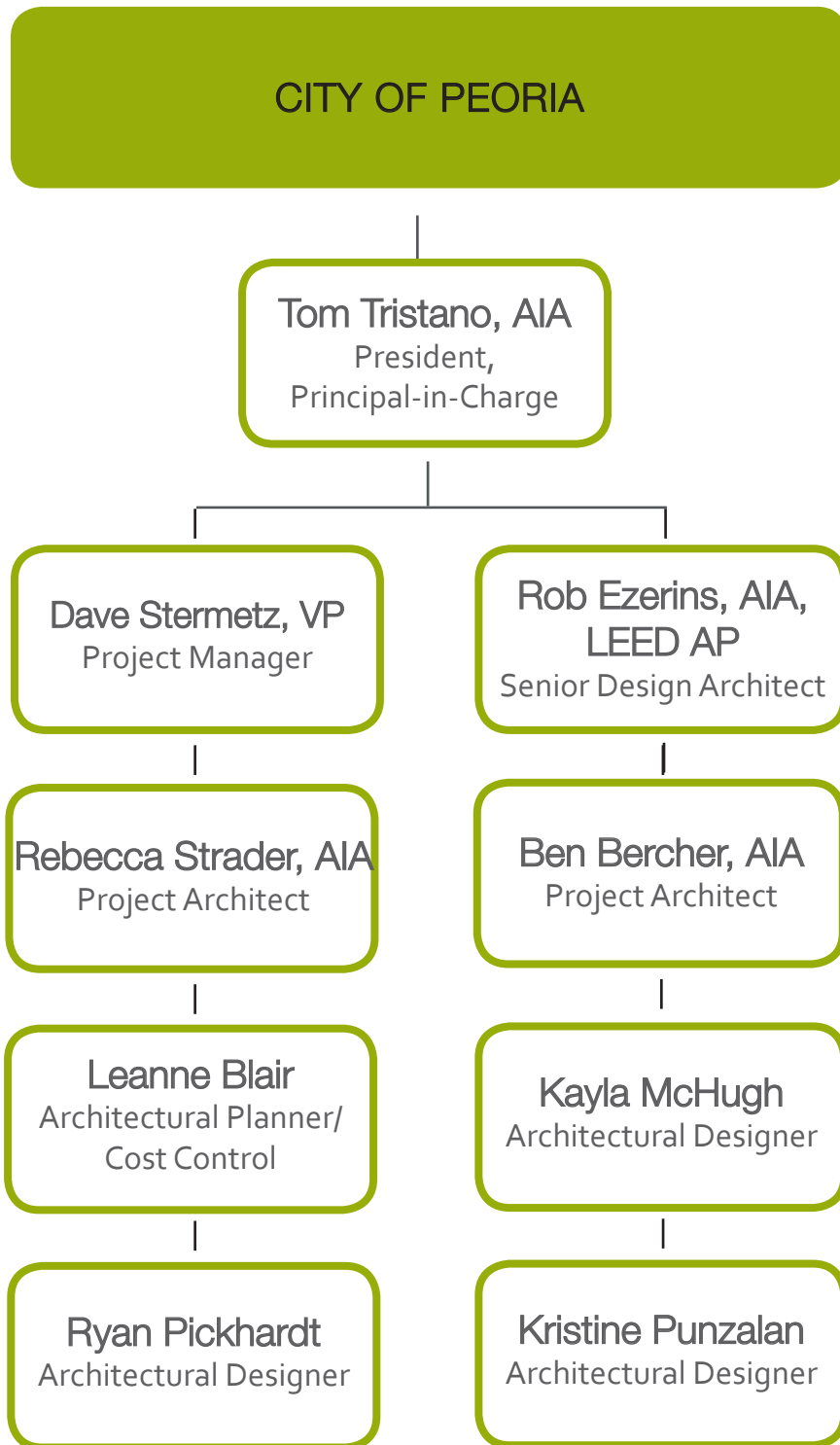


PROJECT TEAM



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STATEMENT OF QUALIFICATIONS

Staff Organization

As president, Tom will provide the overall project leadership and direction required for the team. He will be deeply involved in the initial phases of the project to insure that all deadlines and goals are met. He will assure that all team members have the direction and resources required to accomplish their goals to exceed your expectations. Tom is multi-talented, specializing in planning, cost-control, and quality control. During each phase, he will provide expert leadership for the team. Below is a partial listing of projects that Tom has worked on since joining Prairie Forge Group.

RELEVANT PROJECT EXPERIENCE

- Bedford Park, IL (Village of) – Fire Station No. 3 – Estimating
- Byron, IL (Forest Preserve District) – Golf Maintenance Facility Campus
- Byron, IL (Forest Preserve District) - Jarret Prairie Center Museum, Overlook Deck, and Addition/Remodeling
- Carpentersville, IL (Village of) – Public Works Facility
- Deerfield, IL (Village of) - Village Hall + Police Expansion and Renovation
- DeKalb, IL (City of) – Police Master Plan
- Elburn, IL – Elburn/Countryside Fire Protection District – New Fire Station Headquarters
- Elburn, IL - Elburn Village Hall + Police Expansion
- Elmhurst, IL City of) - Elmhurst History Museum
- Geneva, IL (County of Kane) – Third Street Courthouse – Elevator Addition, Fire Code Improvements & Courtroom Rehabilitation
- Glendale Heights, IL (Village of) - Municipal Campus Improvements
- Freeport, IL (City of) – Municipal Building Studies
- Hoffman Estates, IL (City of) – Police Facility Master Plan
- Lake Forest, IL (City of) – Municipal Services Facility, Owner’s Representative
- Milwaukee, WI – Milwaukee Secure Detention Facility
- Mundelein, IL (Village of) - Public Works project
- Plainfield, IL - Wesmere Country Club - New Filter Building + Kiddie Pool
- Schaumburg, IL (Village of) – Fire Station No. 55 & Public Works Facility Expansion – Owner’s Rep + Construction Manager, GMP services
- Schaumburg, IL (Village of) – Fire Stations No.1, No. 2, No. 3 – Pre-construction and Estimating
- Schaumburg, IL (Village of)- Renaissance Hotel Interior Renovations
- St. Charles, IL (City of) – Fire Station No. 1 Addition and Remodel
- St. Charles, IL (City of) – Police Station Improvements
- St. Charles, IL (City of) - Historical St. Charles Municipal Center - Existing Conditions Assessment & Feasibility Study, Exterior Building Renovations
- St. Charles, IL (City of) - Police Department Existing Conditions Study
- St. Charles, IL - Lazarus House Transitional Living Center Renovation
- Streator, IL (City of) – City Hall and Public Safety Renovations
- Sugar Grove, IL (Village) – Village Hall/Police Station Space Needs Analysis
- West Chicago, IL – Wayne Township Hall Addition/Improvements
- Wheeling, IL (City of) – New Headquarters Fire Station No. 24
- Woodstock, IL - Fire Station No.2
- Woodstock, IL (Fire/Rescue District) – Raffel Road Fire Station No. 3
- Willow Springs, IL (City of) – Public Safety Facility
- Winnetka IL - Fire Station Remodeling
- Yorkville, IL (United City of) – Administrative Offices/Police Department Renovation and Expansion



INDUSTRY EXPERIENCE

40 Years

EDUCATION

University of Illinois at Chicago,
 Chicago, Illinois
Bachelor of Architecture in Design

Ecole des Beaux Arts,
 Versailles, France

LICENSURE/MEMBERSHIPS

Licensed Architect in the States of:
 Illinois
 Indiana
 Missouri
 Wisconsin

American Institute of Architects (AIA), Northeast Chapter Member

National Council of Architectural Registration Boards (NCARB) Certified

Illinois City/County Management Association

Design-Build Institute of America

American Public Works Association

West Chicago Parks Foundation Board Member



As Project Manager, Dave will provide the project leadership required to successfully coordinate and manage the project team. He will oversee the estimating effort and be involved in reviewing pre-construction techniques to ensure accurate forecasting of all costs is accomplished. He will oversee schedule milestones to ensure that all on the team are proactive, accurate, and complete. Below is a partial list of projects that Dave has worked on since joining PF Group.

RELEVANT PROJECT EXPERIENCE

- Byron, IL (Forest Preserve District) – Golf Maintenance Facility Campus
- Byron, IL (Forest Preserve District) - Jarret Prairie Center Museum, Overlook Deck, and Addition/Remodeling
- Delevan, WI (City of) - Police Facility
- Deerfield, IL (Village of) - Village Hall + Police Expansion and Renovation
- Elburn, IL – Elburn & Countryside Fire Protection District – New Headquarters Station #1
- Elburn, IL - Elburn Village Hall + Police Expansion
- Elmhurst, IL City of) - Elmhurst History Museum
- Geneva, IL (County of Kane) – Third Street Courthouse – Elevator Addition, Fire Code Improvements and Courtroom Rehabilitation
- Glendale Heights, IL (Village of) - Municipal Campus Improvements
- Lisle, IL (Village of) - FEMA House Elevation Project
- Plainfield, IL - Wesmere Country Club - New Filter Building + Kiddie Pool
- Schaumburg, IL (Village of)- Renaissance Hotel Interior Renovation
- St. Charles, IL (City of) – Police Department Existing Conditions Study
- St. Charles, IL (City of) - Fire Station No. 1 Addition and Remodel
- St. Charles, IL (City of) – Historical Municipal Campus – Exterior Building Renovation
- St. Charles IL (Park District) - Otter Cove Spray Park and Aquatic Center, Swanson Pool at Pottawatomie Park Renovation, New Hickory Knolls Environmental Education Center
- St. Charles, IL - Lazarus House Transitional Living Center Renovation
- Streator, IL (City of) – City Hall and Public Safety Renovations
- Streator, IL - Public Safety & City Hall Renovation
- Sugar Grove, IL (Village of) – Village Hall and Police Station
- Vienna, IL - Shawnee Mass Transit District – New Mass Transit Maintenance Facility
- West Chicago, IL - Wayne Township Hall Addition/Improvements
- Wheaton, IL (Park District) - Park Services Maintenance Facility
- Wheeling, IL (Village of) – New Headquarters Fire Station No. 24
- Willow Springs, IL (City of) – Public Safety Facility
- Winnetka, IL (Village of) - Fire Station Remodeling
- Woodstock, IL (Fire/Rescue District) – Dean Street Fire Station No. 2
- Woodstock, IL (Fire/Rescue District) – Raffel Road Fire Station No. 3
- Yorkville, IL (United City of) – Administrative Offices/Police Department Renovation and Expansion

INDUSTRY EXPERIENCE

31 Years

EDUCATION

University of Illinois at Chicago
Chicago, Illinois
Bachelor of Architecture

LICENSURE/MEMBERSHIPS

Illinois City/County Management Association

Design-Build Institute of America

American Public Works Association

DAVID V. STERMETZ

Project Manager



Rebecca is a registered architect in Illinois and Vermont. She will be involved throughout each phase of the project. She will be leading the building design. Rebecca will attend engineering meetings, create drawing templates, assist with research, building code reviews, and maintain all documentation and administrative controls. She will oversee tasks such as permit documents, material selections, and interior finishes.

RELEVANT PROJECT EXPERIENCE

- Austin, TX - new 4,200 SF 3-story metal siding / EIFS residence.
- Barre, VT - Seventh Day Adventist Technical Academy - new 13,000-sf school.
- Burlington, VT - Fletcher Allen Healthcare Offices - historic building adaptive reuse.
- Byron, IL (Forest Preserve District) - Jarret Prairie Center Museum, Overlook Deck, and Addition/Remodeling
- Chicago, IL - 1000 Lakeshore Plaza Highrise Renovation
- Elburn, IL - Elburn Village Hall + Police Expansion
- Elgin, IL - Proposed alterations of interior, & exterior renovations.
- Elmhurst, IL (City of) - Elmhurst History Museum
- Evansville, WI - Veteran Memorial Aquatic Center and Park Renovations
- Johnson State College, VT - Governors and Senators Dormitory Renovation
- Houston, TX - Garage apartment - 2-story garage with site improvements
- Houston, TX - Garage 2nd-story addition
- Lisle, IL (Village of) - FEMA House Elevation Project
- Naperville, IL - Planning and build-out of an existing facility
- New Haven, CT - Research of large scale urban sites & multi-story structures & construction of study and presentation models.
- Oswego, IL - Edwards Residence - ADA Accessible Remodeling
- Oswego, IL - Haug Residence - Remodeling
- Schaumburg, IL (Village of) - Renaissance Hotel Interior Renovations
- Sheldon, VT - Sheldon Elementary - classroom addition/remodel
- St. Charles, IL - Lazarus House Transitional Living Center Renovation
- St. Charles, IL - Riverside Community Church Renovations
- St. Charles, IL - several Renovation projects
- Streator, IL - City Hall/Police Station Renovations
- West Chicago, IL - Wayne Township Hall Additions - Improvements
- Contributed on teams for a wide variety of project sizes and types, including Civic, Commercial, Educational, Healthcare, University, and Residential



INDUSTRY EXPERIENCE

21 years

EDUCATION

Yale University
New Haven, Connecticut
Master of Architecture

Rice University
Houston, Texas
Bachelor of Architecture
Bachelor of Arts (Architecture/Art History)

LICENSURE/MEMBERSHIPS

Licensed Architect in the States of Vermont and Illinois

American Institute of Architects (AIA), Northeast Chapter Member

National Council of Architectural Registration Boards (NCARB) Certified



INDUSTRY EXPERIENCE
39 Years

EDUCATION
University of Illinois at Chicago
Chicago, Illinois
Bachelor of Architecture

LICENSURE/MEMBERSHIPS
Licensed Architect in the State
of Illinois

AIA, Northeast Illinois Chapter

LEED AP

Rob will be providing leadership as the Senior Design LEED AP Architect. Rob's professional experience has been in historic preservation efforts, conceptual design of large to small-scale projects. Rob will provide the research and analysis of the buildings and property and lead the field survey team. He has worked in various settings that engaged in smaller-scale renovation and restoration of mixed-use and religious building types. He has gained extensive knowledge of land development and conceptual design for diverse building types that include office, institutional, retail, and warehouse/manufacturing. Below is a partial listing of Rob's project experience.

RELEVANT PROJECT EXPERIENCE

- Batavia, IL - Windpoint Center - 272,000 sf, Retail Center
- Byron Forest Preserve District - Addition, Renovation, and Adaptive Re-use Projects
- Byron Forest Preserve District - Jarrett Prairie Center Addition/Remodeling
- Chicago, IL - Chicago Latvian Center Renovation
- Chicago, IL - Superior & Hudson Streets Loft Building - Apartment Loft Building Conversion
- Chicago, IL - Vernon Park Place Apartments - New 30-unit Townhouse Development
- Freeport, IL (City of) - Municipal Building Studies
- Galesburg, IL (City of) - New Street Division Office and Cold Storage Renovation
- Geneva, IL (County of Kane) - Third Street Courthouse - Elevator Addition, Fire Code Improvements & Courtroom Rehabilitation
- Geneva, IL - Kane County Cougars Music Garden
- Glenview, IL - Willow Creek Center - 337,000 sf Retail Center
- Highland, IN - Highland Grove - 507,000 sf Retail Center
- Naperville, IL (Park District) - Riverwalk Eatery - Design Study for Renovation, Addition, and Expansion
- North Aurora, IL - Crossway Chapel - Church Renovation and Addition
- Skokie, IL (Village of) - Village Hall Addition and Remodeling
- St. Charles, IL (City of) - Police Department Existing Conditions Study
- St. Charles, IL (City of) - 107-109 George's Sports Building Assessment - Existing Conditions Study
- St. Charles, IL (City of) - Arcada Theatre Existing Conditions Study
- St. Charles, IL (City of) - St. Charles Municipal Center - Existing Conditions Assessment & Feasibility Study, Exterior Building Renovations
- Streator, IL - City Hall and Public Safety Renovations
- West Chicago, IL - Wayne Township Hall Addition/Improvements
- Wheaton, IL - 120 East Liberty - Mixed-Use Class A Office and Ground Floor Retail Space
- Winnetka, IL (Village of) - Fire Station Kitchen Remodeling

ROBERT M. EZERINS, AIA, LEED AP
Senior Design Architect

Ben is a registered architect and will be involved in supporting the design efforts and needs assessment throughout the project. He will support the design team with site planning, concept plans, and building renderings. He has experience working on a variety of project types at various scales throughout all phases of design and construction. He will coordinate in-house efforts with the Mechanical, Electrical, Plumbing (MEP), Structural, and Civil consultants and other PFG staff architects and cost estimators. Ben will apply his AutoCAD and Revit expertise by creating 3-D images for your project. He will be involved with design and design reviews, develop permit documents, and assist with the building system and material selections as required.

RELEVANT PROJECT EXPERIENCE

- Albert Lea, MN - St. John's Lutheran Home - CM services
- Buffalo Grove, IL (Village of) - Space needs analysis (police, fire, public works, city hall)
- Buffalo Grove, IL (Village of) - Fire Station 25 and 26 remodel and repairs
- Buffalo Grove, IL (Village of) - Combined Area Fire Training Facility
- Byron, IL - Jarrett Prairie Center Lower-Level Renovation and Addition
- Chicago, IL - Cook County Health and Hospitals
 - Provident Hospital – Imaging center renovation
 - Stroger Hospital – Clinic renovations
- Columbus, OH - Friendship Village Senior Living - CM services
- ComEd Operations Command Centers
 - Facility Analysis
 - Multiple renovations at various locations
 - Storm Shelter Addition
- ComEd Storage Maintenance Facilities - Maywood, Libertyville
- ComEd Joliet Storage Maintenance Facility Planning
- ComEd OCC Parking Lot improvements
- ComEd CC Sanitary Line improvements
- ComEd BUCC Office renovations
- ComEd TSO renovations
- Dawson, MN - Johnson Memorial Health Services – Surgery Suite Addition
- Detroit, MI - University of Detroit Jesuit - High School
- Eagan, MN (City of) - Police Station Study
- Lincoln Center Dispatch Recovery Remodel
- Mundelein, IL (Village of) - Public Works Facility
- Ortonville, MN - Ortonville Senior Living Facility - Construction Adm,
- Palatine, IL (Village of) - Village Hall renovation
- Schaumburg (Village of) - Public Works Overhead Doors + Fascia Replacement
- South St. Paul, MN - South St. Paul School District
 - Kaposia Elementary Classroom Addition
 - Lincoln Elementary Classroom Addition
 - Secondary Classroom and Field House addition
- St. Charles, IL - Lazarus House Transitional Living Center Renovation



INDUSTRY EXPERIENCE

6 Years

EDUCATION

University of Minnesota
Bachelor of Arts
Art History

Minneapolis Community & Technical College
Associates Degree Architectural Technology

Iowa State University
Master of Architecture

LICENSURE/MEMBERSHIPS

Registered Architect in the State of Illinois

American Institute of Architects (AIA) Northeast Chapter Member

National Council of Architectural Registration Boards (NCARB) Certified



INDUSTRY EXPERIENCE

16 years

EDUCATION

Judson University
Elgin, Illinois
Bachelor of Arts in Architecture
Summa Cum Laude
European Study Tour, May –
June 2002

Leanne has a variety of project experience in private and public sector work. She has experience and extensive background in project planning, cost estimating, pre-design, design, and construction documents. Leanne will be involved throughout the design phase as she provides cost-control estimates on the project. She will be supporting the team with setting up cost options and alternate ideas to provide value to the project. The following is a partial list of projects that Leanne has worked on.

RELEVANT PROJECT EXPERIENCE

- Byron, IL- Jarrett Prairie Center Museum
- Elburn, IL – Elburn & Countryside FPD – New Headquarters Station #1
- Elmhurst, IL - Elmhurst History Museum
- Evansville, WI - Veteran Memorial Aquatic Center and Park Renovations
- Freeport, IL (City of) – Old City Hall Municipal Building Studies
- Galesburg, IL (City of)-Cold Storage Renovation & New Street Division Facility
- Geneva, IL (Township) - Salt Storage Building
- Lake-in-the-Hills, IL - Provena Saint Joseph Hospital – CT and Support Facilities Expansion and Remodeling
- Lisle, IL (Village of) - FEMA Elevation Project
- Mundelein, IL (Village of) - Public Works Facility
- Skokie, IL (Village of) – Skokie Village Hall Expansion & Renovation
- Streator, IL - City Hall/Police Station Renovations
- Streator, IL - Sherman International Education Institute
- West Chicago, IL - Wayne Township Hall Additions - Improvements

LEANNE M. BLAIR
Architectural Planner/Cost Control



INDUSTRY EXPERIENCE

2 -1/2 Years

EDUCATION

Judson University
Elgin, IL
Bachelor of Arts 2016
Judson University
Masters of Architecture 2019
Tau Sigma Delta
European Study Tour, May – June
2016

Kayla has been at Prairie Forge Group for two years. She has a Master’s Degree in Architecture and now is working towards licensure. At PFG, she has experience on a variety of projects in both private and public sectors. She also has experience in pre-design, design, and construction engineering documentation. She will be supporting the team by helping with schematic design and construction documentation. Below is a list of projects Kayla has worked on since joining Prairie Forge Group.

RELEVANT PROJECT EXPERIENCE

- Byron, IL- Jarrett Prairie Center Lower-Level Renovation and Addition
- Byron, IL- Jarrett Staff House
- Chicago, IL - 1000 Lake Shore Plaza - Pool Renovation
- Chicago, IL - Chicago Latvian Center
- Elburn, IL - Elburn Village Hall Expansion
- Lisle, IL (Village of) – FEMA Elevation Project
- North Aurora, IL - Silo Project
- Schaumburg, IL (Village of)- Renaissance Hotel Lobby Renovations
- St. Charles, IL - Lazarus House Transitional Living Center Renovation
- Streator, IL - Sherman International Education Institute
- Mundelein, IL (Village of) - Public Works Facility

KAYLA MCHUGH
Architectural Designer



RYAN PICKHARDT
Architectural Designer

Ryan is a Graduate Architect and has been at Prairie Forge Group for one year. He is working towards his Master’s Degree and licensure in Architecture. At PFG, he has experience on a variety of projects in both private and public sectors. He has experience in pre-design, design, and construction engineering documentation. He will be supporting the team by helping with design charrettes, by being involved in schematic design, and by assisting with construction documentation. Below is a list of projects Ryan has worked on since joining Prairie Forge Group.

RELEVANT PROJECT EXPERIENCE

- Byron, IL - Jarrett Prairie Center Lower-Level Renovation and Addition
- Chicago, IL - Pinnacle Condominium Association Renovation
- Elburn, IL - Elburn Village Hall Expansion
- Elburn, IL - Giese Residence Addition/ Renovation
- Elmhurst, IL - History Museum Study + Analysis
- Lisle, IL (Village of) – FEMA Elevation Project
- Plainfield, IL - Wesmere Country Club New Filter Building + Kiddie Pool
- St. Charles, IL - Lazarus House Transitional Living Center Renovation
- St. Charles, IL - Syndeo Networks Renovation
- St. Charles, IL - Greater Good Chiropractic Care
- Schaumburg IL - Public Works Renovations



INDUSTRY EXPERIENCE

1 Year

EDUCATION

Judson University
Elgin, Illinois
Bachelor of Arts in Architecture
European Study Tour, May – June
2017

KRISTINE PUNZALAN
Architectural Designer

Kristine is the newest member of Prairie Forge Group. She is currently working towards her Bachelor’s degree in Architecture and is expected to graduate in May 2020. She has experience in pre-design, design, and construction documents. She has also worked with projects in both private and public sectors. She will be supporting the team by assisting in the schematic design and construction documents.

RELEVANT PROJECT EXPERIENCE

- Batavia, IL - Kane County OCR - Renovation and Remodeling of the Tower Business Center
- Batavia, IL - Alfagomma - Renovation and Remodeling of Warehouse
- Elgin, IL - J Schneeberger - Renovation and Remodeling of Warehouse
- Aurora, IL - Plum Landing - Canopy Addition
- Muncie, IN - Maring-Hunt Library - Renovations
- Muncie, IN - Habitat for Humanity - ADA Floor Plans



INDUSTRY EXPERIENCE

6 months

EDUCATION

Ball State University
Muncie, IN
Bachelor of Architecture 2020

SUMMARY + APPENDIX



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Why Prairie Forge Group is the right fit for the City of Peoria:

- Our team of Architects, Engineers, and Project Managers has been working on existing and new facilities for the past 40 years—from very minor to complex in scope.
- PFG understands communities, city sites, existing buildings, and the current needs throughout many changing Midwest communities. We understand maintenance issues, “useful life expectancies” of building systems, and cost control.
- We understand what goes into planning for a rehab/retrofit: needs analysis, site assessment, existing conditions investigations, pre-design, design/engineering, forecasting budgets, pre-construction, construction, etc.
- Our team is the right size for your projects; our firm owners operate as senior management and will be actively engaged throughout all phases of your project.
- Because we are a design-build firm, we understand the process from both the design and the construction points of view. Architects and builders working together offer you a comprehensive solution for the challenges of each particular project.
- We are able to forecast costs/budgets more completely and accurately than other architectural firms. We have architects, construction managers, and cost estimators on our staff.
- PFG truly considers our people and the entrepreneur as one team with a common goal: project success. We promote an “open book” approach to communication, costs, and problem-solving.
- We maintain an outstanding reputation for integrity—please contact our past clients.



“The Prairie Forge Group does a fabulous job making you and your company a part of their team. They truly focus on the clients’ needs and wants and derive a solution that works within budgets and functionality.”

*Todd Tucker
Executive Director
Byron Forest Preserve District*



SUMMARY STATEMENT

Why the PFG Team?

We look forward to the opportunity of serving the City of Peoria on this project. We believe our capabilities distinguish us from other teams and make us an excellent fit for this endeavor. We are confident about the depth of our proposed team to meet all your project goals and objectives. If you require further information, please feel free to contact us.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/7/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Crum-Halsted Agency Inc 427 N. Kirk Rd., Suite 113 Geneva IL 60134	CONTACT NAME: Barb Holaway PHONE (A/C. No. Ext): 630-443-7300 FAX (A/C. No.): E-MAIL ADDRESS: bholaway@crumhalsted.com														
INSURED WILLI-5 Williams Development Ltd dba Prairie Forge Group 300 Cardinal Dr, Ste.160 St.Charles IL 60175	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : West Bend Mutual Insurance Co.</td> <td style="text-align: center;">15350</td> </tr> <tr> <td>INSURER B : Underwriters at Lloyd's London</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : West Bend Mutual Insurance Co.	15350	INSURER B : Underwriters at Lloyd's London		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** 1183922604 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			A118328	2/28/2019	2/28/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 200,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			A118328	2/28/2019	2/28/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			A118328	2/28/2019	2/28/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A	A118337	2/28/2019	2/28/2020	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A B	Prop -incl leased equip Professional Liability			A118328 B0621PWIL003519	2/28/2019 2/28/2019	2/28/2020 2/28/2020	Aggregate/each claim \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER Evidence of Coverage - c/o Prairie Forge Group 300 Cardinal Dr, Ste.160 Saint Charles IL 60175	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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3/7/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Crum Halsted Agency Inc 427 N. Kirk Rd., Suite 113 Geneva IL 60134	CONTACT NAME: PHONE (A/C. No. Ext): 630-443-7300		FAX (A/C. No): 630-485-4274
	E-MAIL ADDRESS: bholaway@crumhalsted.com		
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Underwriters at Lloyd's London	
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

INSURED WILLI-5
 Williams Development Ltd
 300 Cardinal Dr, Ste.160
 St.Charles IL 60175

COVERAGES

CERTIFICATE NUMBER: 844006846

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	\$
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR						AGGREGATE	\$
	EXCESS LIAB							\$
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED						RETENTION \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Professional Liability			B0621PWIL003519	2/28/2019	2/28/2020	Each Claim	\$2,000,000
							Aggregate	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Coverage - c/o Prairie Forge Group
 300 Cardinal Dr, Ste.160
 Saint Charles IL 60175

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DISCIPLINES

Architecture
Design|Build
Construction Management

AREAS OF PRACTICE

Municipal

Public Buildings
Public Works
Public Safety

Park + Recreation

Aquatic Centers
Parks
Recreation Facilities

Educational + Religious

Churches
Education

Healthcare

Commercial

Multi-family

Historic Preservation

PROFESSIONAL SERVICES

Architectural Services

Programming
Master Planning
Space Planning
Existing Conditions Studies
Design + Construction Documents

Construction Services

Budget + Cost Analysis
Preconstruction Services
Project Management
Owner's Representation
General Contracting



300 Cardinal Drive, Suite 160
St. Charles, IL 60175
P | 630.221.0671
F | 630.221.0118