



Design-Build Services
CARNEGIE LIBRARY ADDITION AND REHABILITATION

STATEMENT OF QUALIFICATIONS

January 24th, 2020



W I N T E R C O N S T R U C T I O N

Mount Carroll District Library

Signature Form

WINTER CONSTRUCTION INC.

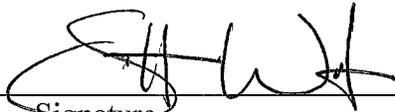
Name of Individual/Partnership/Corporation/Company/Entity Managing the Project

SCOTT WINTER

VICE PRESIDENT, DESIGN-BUILD SERVICES

Name of Preparer (print)

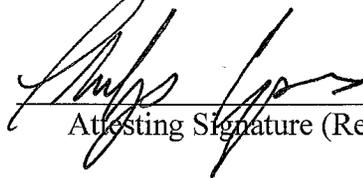
Title



1/23/20

Signature

Date



Attesting Signature (Required of Corporations)

VICE PRESIDENT

Title

1840 S WALNUT AVE

Business Address

FREEPORT, IL 61032

City

State

Zip

815-801-3507

815-232-1818

Telephone Number

FAX Number

SWINTER@WINTERCONSTRUCTION.COM

Email Address

36-2270608

Federal Employee Identification Number (FEIN)



EXECUTIVE SUMMARY

Winter Construction is a family owned and operated business since 1954. From the early 1980's we have been renovating and building new commercial facilities across northwest Illinois. Our company considers itself an extension of our client's team. Your goals are ours - your success is ours.

Rehabilitations are one of our specialties. Our design-build team is uniquely suited to handle complex design problems, and provide solutions for our clients. Working inside of and adding on to existing buildings takes a careful attention to detail, and the ability to plan ahead for, but also work through challenging existing conditions as discovered is required. Our most recent rehabilitation The Mercantile was situated on a tight urban site with a split level basement, and a project in progress in Ottawa, IL is situated directly on the bank of the confluence of the Fox and Illinois Rivers. We are no strangers to challenging sites.

We have experience working with the State Historic Preservation Office to secure approvals for your project, most recently with the Freeport Carnegie Library. Our team has also spent time serving on the Freeport Historic Preservation Commission which reviews projects for compliance with the Department of Interiors standards.

As Vice President of Design-Build Services, I will be the project lead for this project. I have led the majority of our recent design-build historic work, including the Freeport Carnegie Library rehabilitation, as both principal architect and client lead. I will direct our team of estimators, and project management staff to deliver your project from start to finish.

We understand that budget and schedule are extremely important to all owners but especially organizations like yours that rely partially on donations and grant funding. We have a reputation for delivering on time and for providing accurate and reasonable budgets that you can trust to stay on target. With renovations, it is our job to make sure reasonable allowances are provided within the budget for unforeseen conditions.

We are proposing to partner with our most trusted design-build mechanical and electrical contractors, and structural engineers. Integrated design in these areas are an absolute must to provide a cost-effective project solution. Their information is provided. Our extensive experience working together is also demonstrated herein.

We also have extensive experience in government contracting. We have worked for federal and state agencies including IHPA, CDB, HUD, IHDA, as well as local municipalities. Given that, we are familiar with procurement and reporting requirements such as prevailing wage and certified payrolls.

The project location is only 40 minutes from our main office and our office and field staff all live within an hours drive of the Library. This is important to us as we will need to spend considerable time at the building during the design and planning phases.

Our satisfaction rating with our clients is what sets us apart. Our business success is driven through satisfied customers coming back for our assistance time and time again. Please feel free to contact our references. We are glad and honored to submit this proposal for your consideration.



SCOTT A. WINTER

VICE PRESIDENT, DESIGN BUILD SERVICES



MT. CARROLL CARNEGIE LIBRARY - POINTS OF IMPORTANCE

Your project has unique constraints and opportunities and we are committed to meeting and exceeding your expectations. Our understanding of several main points of importance is:

Historic Preservation

- Historic significance of the building and the expectations of the IHPA for a project that meets their and Department of the Interior guidelines in order to secure grant funding.
- Create an addition to the building that is complementary but not a false recreation of historic elements.

Budget

- The Library has done significant work in raising funds for this project and we do not take that lightly.
- We will propose cost effective solutions that meet your design and functional requirements.
- We understand certain criteria have to be met to ensure grant funding for the project.

Schedule

- It is understood that the Design and Budget deadline of February 28th is critical to ensure timely receipt of the awarded State of Illinois grant funds.
- We also note that the Library board has spent significant time in developing and fundraising this project and would like to see the project executed in a timely manner.

Design Solutions

- Our goal is to build upon the programming and schematic work you have done with previous consultants while incorporating current goals and objectives of the Library Board and Staff.
- It is our goal to find more efficient and economical solutions for your project.
- We also understand the ever changing roles libraries play within their communities. Providing flexible spaces for the future is key to ensure the Library can evolve with it's patron' changing needs.

Accessibility

- We understand finding an economical solution to provide access into and throughout your building is of great importance. We have significant experience providing minimally invasive strategies to access historic buildings such as yours.



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1 - TEAM QUALIFICATIONS

DESIGN-BUILD TEAM



1 - TEAM QUALIFICATIONS

1A. PROJECT TEAM ORGANIZATION CHART



BD. President	Laurel Bergren
PM TEAM	Library Director, Board President, 2 Board Members

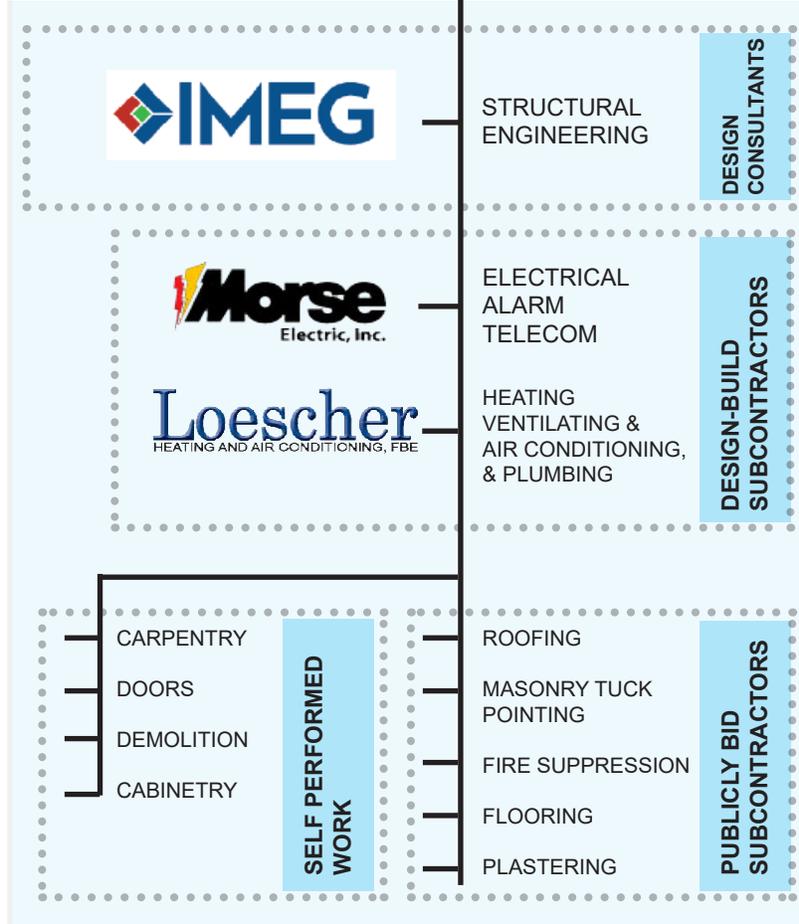
DESIGN-BUILDER

WINTER CONSTRUCTION INC.
EST. 1954

+

WINTER DESIGN, INC.
SUBSIDIARY OF WINTER CONSTRUCTION

- HAZARDOUS MATERIALS ABATEMENT
 - GRANT COORDINATION
 - IHPA COORDINATION
- POSSIBLE OWNER PROVIDED/ COORDINATED



- MT. CARROLL BUILDING DEPARTMENT
 - ILLINOIS HISTORIC PRESERVATION AGENCY
- CODE APPROVALS

— CONTRACTUAL RELATIONSHIP
 - - COLLABORATIVE RELATIONSHIPS



PROJECT MANAGEMENT & CONSTRUCTION LEAD

WINTER CONSTRUCTION INC. | Freeport, IL

Established in 1954 by James A. Winter, Winter Construction, Inc. has grown to become one of the largest commercial, industrial and institutional General Contractors in Northwest Illinois. Since 2010 Winter Construction has specialized in complex design-build renovations and new construction in Municipal, Health Care, and Industrial building types. In the last 5 years, nearly 80% of all completed projects have been in a design-build or design-assist capacity, which is a testament to the quality and care of the value-added services Winter provides.

DESIGN LEAD

WINTER DESIGN, INC. | Freeport, IL



Winter Design, Inc. continually delivers building designs with a high level of care and professionalism. Our design process includes equal amounts of creativity and pragmatism, producing cost-conscious thoughtful designs that meet our clients' needs. Since 2010, Winter Design has lead over \$40,000,000 in design/build projects across Northern Illinois. Having recently completed the renovations of the Historic Freeport Carnegie Library, the modernization of the Stephenson County Highway Department into the Central Fire Station, and are currently working historic renovations of "The Mercantile" Building in Sterling, IL, and the Ottawa Boat House in Ottawa, IL.

STRUCTURAL ENGINEER

IMEG | Rock Island, IL



IMEG has a reputation for personal service and quick response times. Their professionals work with you, become an integral part of your team, and work together to develop "cost effective solutions" for your project. IMEG, formerly McClure Engineering, was responsible for an initial structural assessment of the Freeport Carnegie Library in 2013, and the subsequent remodel in 2015 including the integration of a new 3 stop elevator. Their immediate knowledge with the structural conditions, will allow them to quickly and cost effectively pick up where they left off to complete the structural analysis.

ELECTRICAL/ FIRE ALARM/ TELECOM - DESIGN/BUILD SUBCONTRACTOR

MORSE ELECTRIC, INC. | Freeport, IL



Morse Electric is an industry leader and ranks among the top 50 electrical contracting firms in the United States. In addition to providing top notch electrical and technology services, The Morse Group has considerable experience in both new and historic renovations. Morse was an integral partner in providing a complete new electrical service and distribution system to the historic Freeport Carnegie Library during its 2015 renovation.

HVAC & PLUMBING - DESIGN/BUILD SUBCONTRACTOR

LOESCHER HVAC, FBE | Freeport, IL



Loescher remains a leading source in NW Illinois for commercial design/build plumbing and HVAC projects, ranging from new schools to renovations to giant warehouses and every project in between. Loescher serves its clients with complete CAD capabilities and professional engineering stamps from Illinois, Iowa, and Wisconsin. Loescher provided all plumbing and HVAC work in retrofitting the historic Freeport Carnegie Library with new modern systems.



Freeport City Hall Carnegie Library



The Mercantile



Stephenson Hotel



Project Type: Adaptive Reuse

Location: Freeport, IL

Owner: City of Freeport

Project Bio:

- Complex rehabilitation of an Historic Carnegie Library.
- IHPA Approval Required
- Historic analysis of exterior paint colors and historic elements including the front entrance system that had been removed.
- Integrated all new HVAC, plumbing, and electrical systems into building.
- Provided ADA accessibility to building by incorporating a new 3 stop elevator within the historic footprint.
- Retrofitted building with new fire sprinkler and fire alarm system.
- Renovation included asbestos abatement, structural assessment, and exterior fire escape analysis.

Renovation and Adaptive Reuse

Sterling, IL

Sterling Today

- Exterior masonry tuck pointing, rehabilitation and recreation of historic window hoods.
- Replacement of windows with custom arched top Marvin Windows.
- Interior renovation of main floor for future tenant spaces
- Planning second phase to incorporate a 4 stop elevator within building footprint.
- Integrated new electrical, water, and sanitary services into the building.
- Installed new fire suppression system.

**Hotel Conversion/Upgrades
Historic Restoration**

Freeport, IL

Atira Hotel Group

- Extensive conversion of an existing hotel to a Hampton Inn & Suites Boutique Hotel.
- IHPA Approval Required
- Project received Historic Tax Credits by identifying, repairing, and preserving the historical elements of the structure.
- Complex design and construction retrofit of new pool in existing basement ballroom space.
- Project utilized a redevelopment agreement and partnership with the City of Freeport.

Project Manager: Scott Winter, Winter Construction
Architect: Winter Design, Inc.
Construction Manager: Scott Winter, Winter Construction

Scott Winter, Winter Construction
 Winter Design, Inc.
 Scott Winter, Winter Construction

Mark Winter, Winter Construction
 David L. Jenkins, Assoc.
 Mark Winter, Winter Construction

Design-Build Subcontractors: Morse Electric - Electrical
 Loescher HVAC- HVAC, Plumbing

Most Plumbing, & HVAC
 Absolute Fire Protection

Loescher HVAC - HVAC,
 Plumbing
 Automatic Fire

Contract Amount: \$1,300,000

Phases 1 & 2
 \$3,000,000

\$1,850,000

Duration: 8 months
 Completed: 2016

2019 & Ongoing

8 months
 Completed: 2006

Reference: Mayor Jodi Miller
 jmiller@cityoffreeport.org
 (815-235-8208)

Janna Groharing
 janna@sterlingmainstreet.org
 (815.626.8610)

Doug Winter
 jdouglaswinter@aol.com
 (815-235-6060)



OTHER RELEVANT HISTORIC STRUCTURES

The Design-Build team has significant experience in guiding historic structures through the design, historic review, and rehabilitation process. The design team's working relationships with the Illinois Historic Preservation Office will be essential in obtaining timely approvals for the project. The construction team's record of quality craftsmanship will ensure proper execution of rehabilitation standards.

Central Fire Station



Freeport Central Fire Station

Freeport, IL | 2015

Owner: Altria Group
Project Manager: Winter Construction Inc.

Relevance: Converted the iconic County Highway Department building into a new Central Fire Station including 4 apparatus bays, administrative offices, and fire personnel dormitories. Renovation included asbestos abatement, structural assessment, repair of subgrade drainage and basement moisture issues.

National Guard Armory



Renovation Project

Dixon, IL | 2003

Owner: State of Illinois
Construction Manager: Winter Construction Inc.
Contract Amount: \$588,900

Relevance: Interior Renovation of Historic Structure

Nachusa House



Hotel Conversion to Senior Living

Dixon, IL | 1999

Owner: MZB, Inc., Chicago, IL
Construction Manager: Winter Construction Inc.
Contract Amount: \$2,273,000

Relevance: Extensive remodel of this 1853 structure listed on the U.S. National Register of Historic Places in 1983.

Boat Club



Wedding Venue and Restaurant

Ottawa, IL | Ongoing

Owner: OBC
Design-Builder: Winter Construction Inc.

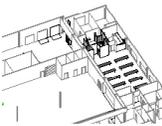
Relevance: Rehabilitation of existing historic structure involving installation of new 4 stop interior elevator and exterior ADA access.





Winter Construction has been leading Design-Build projects with the selected team of local consultants and contractors for decades. Coordination and teamwork are critical to a successful project, and this team has a proven track record.

SELECT DESIGN-BUILD PROJECTS

	WINTER CONSTRUCTION INC.	WINTER DESIGN, INC.	MORSE ELECTRIC	LOESCHER HVAC, FBE
 <p>Freeport Carnegie Library Freeport, IL 2015 Contract: \$1,300,000</p>	■	■	■	■
 <p>Malcolm Eaton Enterprises Freeport, IL 2015 Contract: \$1,600,000</p>	■	■	■	■
 <p>Generations Brewing Company Freeport, IL 2014 Contract: \$1,200,000</p>	■	■	■	■
 <p>P&P Industries Sterling, IL 2012 Contract: \$6,800,000</p>	■	■	■	■
 <p>Stephenson Hotel Remodel Freeport, IL 2006 Contract: \$1,850,000</p>	■			■
 <p>Central Fire Station Freeport, IL 2013 Contract: \$1,174,000</p>	■	■	■	■
 <p>FHN Stephenson St. Clinic Freeport, IL 2013 Contract: \$1,877,500</p>	■	■	■	■
 <p>J.H. Barkau & Sons Freeport, IL 2014 Contract: \$1,117,000</p>	■	■	■	■

Electrical Work by Loescher HVAC FBE





DESIGN-BUILD RESPONSIBILITIES

At Winter Construction we truly believe that the design-build delivery process is the most efficient and cost effective way to complete a construction project. This is why we have an in-house Architectural staff that has delivered over 50 million dollars in projects in the last seven years. When Owner, Architect, and Contractor work together through the initial planning or phased delivery of a project, an in depth knowledge of the scope is gained by the Contractor and they are able to lend their expertise in constructibility to the project team. Regardless of the delivery type, we consider ourselves a partner in the project, not just the contractor doing what is on paper. We are always looking for options or alternatives that will enhance the quality of the project and improve the budget or schedule. Our team has a unique understanding from many stakeholder viewpoints as we ourselves have developed, owned, and designed projects.

DESIGN SERVICES

The process of designing and constructing your facility is one that requires great coordination, cooperation, and dedication from the entire project team.

EXISTING CONDITIONS ANALYSIS

- Evaluating existing utility sizes and connection locations.
- Identify and engage local utility companies and jurisdictional departments to determine connection opportunities and potential fees.

PROGRAMMING

- Meet with Owner to review initial program to provide input on cost impacts of program elements.
- Facility meetings with community stakeholders such as public forums, Commissioner meetings, and City Council as required to create community buy-in.
- Inventory any existing fixtures, furniture, and equipment to be retained and or relocated into the building.

SCHEMATIC DESIGN

- Work with Owner to develop a series of floor plan layouts, exterior renderings, and fundraising imagery.
- Prepare initial selections of HVAC, plumbing, and electrical systems.
- Establish basic interior design concepts and make preliminary selections of interior finishes using readily available and durable products.
- Create a 100% SD construction estimate for Owner/AE review.

DESIGN DEVELOPMENT

- Work with Owner to flesh out schematic design by

provide constructibility and cost impact review of SD level decisions regarding assemblies, materials, equipment and systems.

- Create a 100% DD construction estimate for Owner/AE review.
- Work with Owner to outline scopes of bid packages to be reflected in final construction documents to streamline bidding and negotiation of the Work.

CONSTRUCTION DOCUMENTS

- Continue to provide on-demand cost and schedule impact analysis of details and systems as provided by AE.
- Create a 75% CD construction estimate for Owner/AE review and approval prior to bidding.

COST ESTIMATING

- Our estimating team uses current digital technologies to deliver quick, accurate estimates.
- WinEst - Digital take offs from pdf, dwg or dwf files provide a quick but precise foundation for our estimates.
- REVIT - Our estimating team extracts material quantities from dynamic building model data during

winest

WinEstimator, Inc.





BIDDING & NEGOTIATION

- Organize bid packages for optimal bid response and cost savings.
- Work with Owner to create prequalification requirements for subcontractor bidding if requested.
- Evaluate all selected bids for completeness and compliance with bid package.
- Issue Notices to Proceed to all accepted bidders.
- Prepare American Institute of Architects industry standard contracts.
- Procure insurance certificates for all selected subcontractors.

CONSTRUCTION SERVICES

Once the Design phase is complete and the project has been bid and let, we will proceed into construction.

SCHEDULING

- The foundation for a successful project is a detailed and accurate project schedule. Our project management team uses Microsoft Project for initial task sequencing & resource tracking to create a master schedule which will be continually updated through out the project. Our project manager and site superintendent will provide 2 week schedule outlooks at each weekly construction progress meeting.

COMMUNICATION

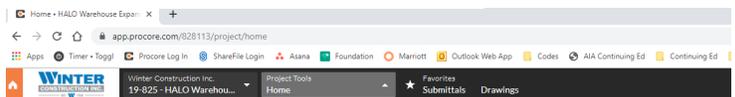
- Drawings, specifications, and construction documentation such as RFI's, submittals,

and progress reports will be managed through our online construction management software Procore.

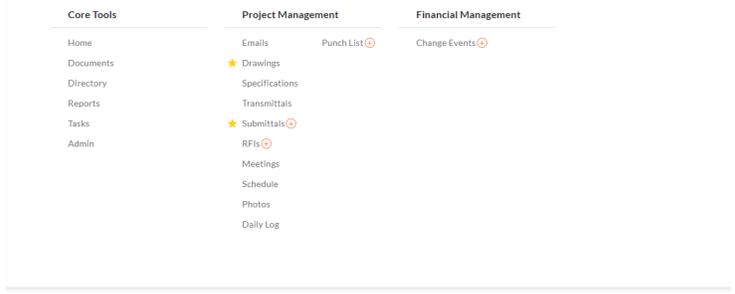
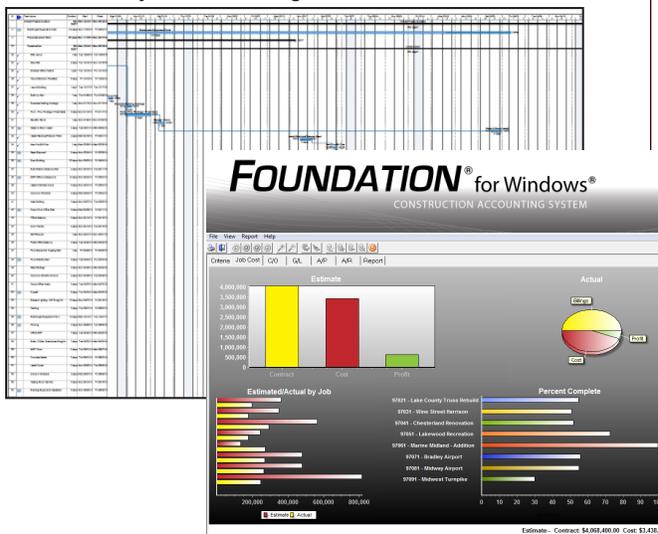
- We have the capability in our local Freeport office conference room to host video conferencing with the different team members using programs such as GoTo Meetings.
- On the job communication - Each project manager and job site superintendent is equipped with both a tablet and smart phone enabling our team to stay in constant and instantaneous communication.

PROJECT MANAGEMENT

- Our team handles in house project task such as transmittals, RFI's, pay requests and job cost tracking with ease using industry leading construction accounting and project management software Foundation. Our efficiency behind the scenes leads to better managed jobs in the field.
- Furthermore our constant communication with the Owner's Representative, will ensure all project and or contract modifications are documented and processed efficiently to prevent any delay in completion.



Microsoft Project Scheduling





BUILDING INFORMATION MODELING

We use BIM in many different forms throughout the design and construction process.

During initial schematic design and programming our design team utilizes both Autodesk REVIT and Trimble Sketchup, a 3d modeling software, to produce quick and informative floor plans and 3d interior and exterior concept drawings.



BIM Colored Floor Plan

We also use BIM to provide initial 3d walkthroughs giving clients a virtual tour of the concepts.



Annotated BIM Walkthrough Export

We also use BIM during design development to coordinate structural, mechanical, and electrical elements to provide interference detection to

produce a more complete and error free Construction Document drawing package.

During the construction phase our field staff have access to Autodesk 360, an online tool which displays the 3d BIM model and allows our team to quickly dissect the building for scheduling and project planning.



Autodesk 360 web screen shot

INFORMATION GATHERING

We use many different methods to work with the Owner Team to gather and process information and make decisions. We will conduct thoughtful and concise project meetings with direct and focused topics for discussion. Meeting agendas with requested information will be sent in advance, allowing for more informed discussion. For functional information, we will often distribute pre-made questionnaires to assess program needs. We have survey forms for things ranging from measuring existing furniture & equipment to mechanical system requirements.

Our team will assist the Owner in information gathering and decision making by knowing what questions to ask, being able to provide objective feedback, and guiding the topic to a resolution.

PROGRESS REPORTS

During design and construction our project team will provide weekly or biweekly reports to the entire project team outlining progress made during the prior



period and for the next three weeks.

Updates will be provided electronically via email or a shared project website, or will be provided additionally in person during scheduled site meetings.

Reports may include pdf's of design drawings and excel or pdf files of project budgets during preconstruction. Construction progress reports will include site photos and categorized updates on payment, RFI, RFP, CO, submittal and project schedules.

CONTRACTOR PAYMENTS

Upon receiving a contract, each contractor will be required to provide a schedule of values for their portion of the work outlining expected costs of materials and labor. At a monthly interval the Construction Project Manager will aggregate all requests for payment received during the period and review them with the on site superintendent to verify that the amount requested reflects the work completed in the field. We will also verify if there are any known defects or incompleteness in the work and adjust the application accordingly.

The combined pay request, which will be organized by contractor and construction specification division, will be provided on a standard AIA form for review by the Architect for completeness and forwarded on to the Owner for processing.

DESIGN MANAGEMENT

Our preconstruction team is keenly aware of how a successful design process requires careful and consistent input of constructibility and cost analysis. The creativity and ingenuity of the AE team, when supplemented by these objective guides and criteria, provides for the best outcomes.

In recent years, almost 80% of our yearly revenue was delivered via, design-build, CM, or other types of projects including preconstruction services.

The majority of this work is provided via design-build with our in-house architecture department, thus giving our preconstruction team considerable experience in this phase of the project.

CONSTRUCTIBILITY AND FEASIBILITY REVIEW

A key component of constructibility review during the design phase is to organize the analysis to equal the current level of the design. During schematic design, we will provide review of macro-level decisions such as location of program and structural elements and MEP systems. These early decisions have a large impact on costs and constructibility down the road.

During Design Development and into Construction Documents, the review becomes more detailed to include specific assemblies and systems, and then selection of materials and vendors if necessary to provide the most cost-effective end product.

ON-SITE ORGANIZATION

Our full-time site superintendent will be responsible for maintaining a clean, safe, and organized construction site.

Elements critical to this are:

- Effective safety signage,
- Orientation and safety instruction to all subcontractors and visitors coming on site,
- Weekly subcontractor safety meetings,
- Strategically located waste and recycling containers,
- Clear staging of materials and equipment,
- Consistent construction cleaning

For projects involving extensive remodeling of existing and /or currently occupied facilities, an organized and clean site will be especially important in keeping both workers and building residence safe.

SUBCONTRACTOR WORK

Effective bidding of subcontractor work begins with clear and concise construction documents and detailed and organized Bid Packages. We cast a wide net of solicitation for bids using our own extensive subcontractor and vendor list while also listing the project on multiple electronic plan procurement sites, and with local trade organizations. Once bids are received, all low or Owner preferred bidders will be contacted to review their bid scope of work to insure there are no obvious omissions or overlap with other contractors. We may additionally require a written scope of work from such contractors to clarify their bid.





Please accept this letter of reference for Winter Construction, Inc. As previous Chief Operating Officer for FHN, I was responsible for all construction projects for the system for over 15 years and had an opportunity to work with and compare outcomes of several design build companies. FHN selected Winter Construction, Inc. Design Build services for renovation of the Family Healthcare Center on Stephenson Street, formally known as the Freeport Clinic. This letter of reference is specific to that project.

The Clinic renovation project required significant strategic planning to complete work in a building where healthcare services could not be interrupted. The Project manager provided experienced leadership throughout the renovation process and coordinated weekly team meetings to communicate project status reports and ensure the schedule of the project was maintained. He regularly met with FHN leadership to ensure the scope of work and budget estimates were meeting expectations. Where opportunities for cost savings were identified, he would proactively call that to our attention to reduce/eliminate any cost overruns.

The Design Build team of Winter Construction was required to follow specific regulations from Illinois Department of Public Health, City/State Fire Marshall, and healthcare standards to name a few. The team had knowledge and expertise in all of these areas and incorporated those requirements into all aspects of the project design, thus resulting in no delays in construction or final State inspection and approval.

FHN's goal was to use local sub-contractors when appropriate and the Design Build team worked closely with FHN leadership to select those contractors. Again, the project lead demonstrated the ability to coordinate diverse teams to accomplish FHN's goals on budget and on time.

The Clinic renovation project consisted of three separate floors of renovation over several periods of time. Each floor required a similar scope of work but specificities unique to the healthcare specialty on that floor. This required greater communication between and among all healthcare providers, contractors, and

FHN leadership. The Design team was always accessible to FHN for questions or concerns. The outcomes exceeded expectations.

In summary, FHN has completed several major Design Build projects. Winter Construction, Inc. completed the Clinic Renovation project on time, on budget, and exceeded expectation. Patients, families, physicians, and leadership were pleased that the overall scope of work preserved the original footprint of the building and did not cause any disruption of services.

Sincerely,

Sharon Summers

Former FHN Executive VP/Chief Operating Officer



MALCOLM EATON *Enterprises*

March 10, 2015

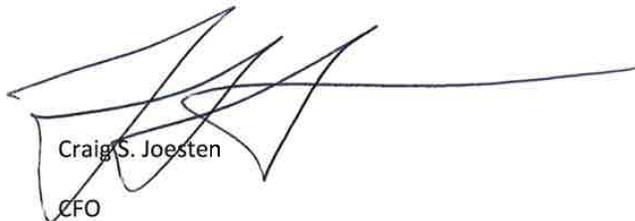
RE: Winter Construction/Winter Design, Inc.

During 2014 Malcolm Eaton Enterprises made the decision to upgrade their facilities. Although we had a general idea of our needs/wants, we needed professional help to provide the necessary input to properly execute our plans.

The first phase involved Scott Winter (Winter Design) who guided us through the initial task of laying out the individual components of our vision.

Since we were on a limited and finite budget we then worked with their construction team (Winter Construction) to bid out the various elements and negotiate a fixed price contract that both met our needs for upgrades as well as the monetary aspect of our project.

Contracts were signed and construction began in earnest in December of 2014. Suffice it to say we have been elated with the progress/quality of the project. The work has progressed on time, within budget and with minimal disruption to our everyday operations. Without hesitation, I would recommend Winter Construction/Winter Design if your plans call for facility upgrades our construction.



Craig S. Joesten
CFO



Imagine the Opportunities

570 West Lamm Road, Freeport, IL 61032

Phone (815) 235-7181 Fax (815) 235-7180

Website www.malcolmeaton.org

A member agency of the United Way of Northwest Illinois, Inc.



WINTER CONSTRUCTION, INC.

STATEMENT OF PROCESS, REFERENCES, & RESUMES



WINTER CONSTRUCTION INC.

GENERAL & DESIGN / BUILD CONTRACTOR

LOCATION

1840 South Walnut Avenue
Freeport, Illinois 61032
(815) 235-1234
Fax: (815) 232-1818

PROJECT TEAM

Project Managers, Design/Build Planners, Estimators, Architects

PROFESSIONAL AND BUSINESS ASSOCIATIONS

Northern Illinois Building Contractors Association (NIBCA)
Associated General Contractors of America (AGC)
Freeport Area Economic Development Foundation
National Federation of Independent Business
Freeport Chamber of Commerce
American Society for Healthcare Engineering (American Hospital Association)



COMMITMENT TO EXCELLENCE

Established in 1954 by James A. Winter, Winter Construction, Inc. has grown to become one of the largest commercial, industrial and institutional General Contractors in Northwest Illinois. As the business has grown, so has the ability of our experienced team to provide our clients, both old and new, with larger and more sophisticated building programs for a wide variety of building types over a continually broader geographical area. Annual completed projects exceed \$10,000,000 in sales volume, and projects sizes vary up to \$20,000,000. Competitive bid and negotiated Design/Build work, both for public and private sectors, constitute sources of annual sales, reflecting both the firms cost competitiveness and customer oriented management philosophy. A commitment to quality craftsmanship, on-time project completion, and a sincere concern for customer satisfaction has fueled our growth in the market and continues to be the cornerstone of our corporate philosophy.

OUR EXPERTISE IN PROJECT TYPES INCLUDES:

- Pre-engineered steel structures including retail, manufacturing, gymnasiums, tennis and basketball courts, religious and educational buildings.
- Manufacturing facilities and plant renovation.
- Commercial building & restaurant construction; office building construction.
- Financial institutions including banks and savings & loans.
- Medical care facilities, medical clinics, chiropractic & dental clinics, hospital remodeling, assisted care and skilled care nursing home construction.
- Multi-family housing includes: senior citizen independent, supportive and assisted living including government subsidized HUD 202 and Section 8 apartments, special needs housing, student housing, and market rate apartment complexes.
- School construction and remodeling including ADA and Life-Safety renovation.



CONTRACTS, ESTIMATING



MARK A. WINTER
PRESIDENT, CEO

- 40 years experience.
- Second generation owner and President.
- Bachelors of Architecture.
- Experienced with many building types. Managed Renovation of Stephenson St. Hotel.
- Responsible for ensuring total client satisfaction and quality control.

PROJECT



PHILIP D. COPUS
VP, DIRECTOR OF OPERATIONS

- 28 years experience in the construction industry.
- Oversees project management team and field operations & Lead Estimator
- Seasoned estimator in both renovation and new construction.
- Experienced in phased buyout and Fast Track Delivery.

MANAGEMENT



DARIN M. BUHLMANN
SENIOR PROJECT MANAGER

- 20 years construction experience.
- Specializes in handling large multi-million dollar/ multi-building projects.
- Manager for many large renovation projects for repeat clients.
- ASHE Trained Healthcare Constructor



SCOTT A. WINTER
VP DESIGN/BUILD SERVICES

- 18 years of combined architectural & construction experience.
- LEED AP Certified
- Licensed Illinois Architect
- Experienced with application of building codes and standards.
- ASHE Trained Healthcare Constructor



KELLY KUBATZKE
GENERAL SUPERINTENDENT

- 30 years of hands on construction experience.
- Superintendent for large scale Senior & Specialty Housing, & Medical projects.
- Recently completed renovation of Carnegie Library in Freeport, IL.
- ASHE Trained Healthcare Constructor
- Company Safety Director

WINTER CONSTRUCTION TEAM



CERTIFICATIONS:





MARK A. WINTER

PRESIDENT, CEO

As President and CEO of the company, Mark is responsible for the short term and long range strategic planning, client relations, marketing and business development, as well as the company's Total Quality Management Program. His formal architectural training, combined with forty years experience in the construction profession, give him a unique perspective and capabilities in both the aesthetic and functional design, cost budgeting, and construction completion of building projects.

SCOTT A. WINTER, AIA, LEED AP

VICE PRESIDENT - DESIGN/ BUILD SERVICES, PRINCIPAL ARCHITECT, WINTER DESIGN, INC.

Scott has fifteen years of combined professional experience in architecture and construction. His unique talents are grounded in strong design with an acute attention to the technical needs of the project. A balanced approach he developed during his early hands-on involvement in construction. Scott draws from his multidisciplinary experiences to provide integrated project delivery from concept design through final occupancy.



PHILIP D. COPUS

VICE PRESIDENT - DIRECTOR OF OPERATIONS / ESTIMATOR

As director of operations Phil is responsible for ensuring projects run smoothly and clients have their expectations not only met but exceeded. As head estimator, Phil's ability to quickly analyze and evaluate different construction systems for cost, quality, and constructibility, produces accurate and dependable estimates. He is highly skilled at both concept budgeting for design build projects and detailed estimates in design-bid-build situations.

MARY L. ZUMDAHL

CHIEF FINANCIAL OFFICER

Mary has forty years of experience in the construction industry and is an invaluable member of the project team. She is responsible for all financial and fiscal management aspects of company operations. She provides leadership and coordination in the administrative, business planning, accounting and budgeting efforts of the company.

DARIN BUHLMANN

SENIOR PROJECT MANAGER

Darin brings twenty years of experience in construction and project management to the project team. He consistently provides efficient and accurate management of highly complex construction projects. Through rigorous attention to detail and customer service Darin consistently delivers an organized approach to project planning, scheduling, and budgeting. This leads to higher quality projects that are more affordable and meet demanding schedules.



SCOTT A. WINTER
AIA, LEED AP



PRINCIPAL ARCHITECT



VICE PRESIDENT
DESIGN/BUILD SERVICES/
PROJECT MANAGER



Scott has combined professional experience in architecture and construction and his unique talents are grounded in strong design with an acute attention to the technical needs of the project. A balanced approach he developed during his early hands-on involvement in construction. Scott draws from his multidisciplinary experiences to provide integrated project delivery from concept design through final occupancy.

EDUCATION:

University of Illinois | Bachelor of Architectural Studies
Ecole des Beaux Arts, Versailles France
University of Illinois | Masters of Architecture
University of Illinois | Masters of Civil Engineering – Construction Management

WORK EXPERIENCE:

WINTER CONSTRUCTION & DESIGN - Freeport, IL |2010 to Present
Vice President Design/Build Services/ Project Manager

MYHRE GROUP ARCHITECTS - Portland, OR | 2007-2010
Job Captain, Construction Administrator

RATIO ARCHITECTS - Champaign, IL | 2005-2007
Architectural Graduate

UNIVERSITY OF ILLINOIS FACILITIES & SERVICES - Champaign, IL | 2003-2005
Project Assist

WINTER CONSTRUCTION, INC. - Freeport, IL | 2000
Apprentice Carpenter

AFFILIATIONS:

LEED Accredited Professional
AIA - American Institute of Architects
American Society of Healthcare Engineers
Executive Board Member - Freeport Area Chamber of Commerce
Board Member Freeport YMCA of Northwest Illinois
Young Professionals Network
Member of St. Thomas Aquinas Church, Freeport, IL
Build Little Cubs Field – Architect of Record

REFERENCES:

Mr. Mark Gridley
Director of Facilities Services
Freeport Health Network
1045 W. Stephenson Street
Freeport IL 61032
Tel: 815-599-6203

Mr. Tony Nardi, Vice President
P&P Industries
2100 Enterprise Dr.
Sterling, Illinois 61081
Tel: 815-632-3297

Mrs. Heather Sotelo
Greater Sterling Development Corporation
1741 Industrial Drive
Sterling, Illinois 61081
Tel: 815-625-5255



MARK A. WINTER
PRESIDENT / CEO

As President and CEO of the company, Mark is responsible for the short term and long range strategic planning, client relations, marketing and business development, as well as the company's Total Quality Management Program. His formal architectural training, combined with thirty-nine years experience in the construction profession, give him a unique perspective and capabilities in both the aesthetic and functional design, cost budgeting, and construction completion of building projects.

EDUCATION:

University of Illinois
Bachelor of Architectural Studies |1975

Ecole des Beaux Arts
Versailles France | 1975

AFFILIATIONS:

Freeport Area Economic Development Foundation-Board of Directors
Highland Community College Foundation-Board of Directors
City of Freeport Planning Commission Member
City of Freeport Water and Sewer Commission Member
Stephenson County Partners in Planning-Board of Directors
Member of St. John United Church of Christ
Freeport Kiwanis Club-Past Board of Directors
Freeport Area Swim Team-Past President, Board of Directors
NW IL & E. Iowa Carpenter's Joint Apprenticeship Training Committee Trustee
Rebuilding Together Board Member
Kappa Delta Rho Fraternity
University of Illinois Alumni Association
Build Little Cubs Field – Vice President

REFERENCES:

Mr. Mark Wright, President / Co-CEO
Midwest Bank of Freeport
510 S. Park Crest Drive
Freeport, Illinois
Tel: 815-235-6137

Mr. Mike Clark, CFO
Freeport Health Network
1045 W. Stephenson Street
Freeport, Illinois
Tel: 815-235-0316

Mrs. Janey Morse
The Morse Group
500 W. South Street
Freeport, Illinois
Tel: 815-266-4200





PHILIP D. COPUS

VICE PRESIDENT
DIRECTOR OF OPERATIONS/
ESTIMATOR

As director of operations Phil is responsible for ensuring projects run smoothly and clients have their expectations not only met but exceeded. As head estimator, Phil's ability to quickly analyze and evaluate different construction systems for cost, quality, and constructibility, produces accurate and dependable estimates. He is highly skilled at both concept budgeting for design build projects and detailed estimates in design-bid-build situations.

EDUCATION:

Central Michigan University – Mount Pleasant, Michigan
Bachelor of Science-Communications and General Study

WORK EXPERIENCE:

WINTER CONSTRUCTION INC. – Freeport, IL | 1996 to Present
Estimator and Project Manager

GITZ-MEIER REMODELING/RESTORX – Freeport, IL | 1993-1996
Production Manager

WOLOHAN LUMBER COMPANY – Freeport, IL | 1989-1993

TRAINING:

University of Wisconsin – Madison Continuing Education
Comprehensive Practices for Effective Construction Management | 2003
Principles and Practices of Construction Project Scheduling | 2002
Project Cost and Time Estimating for Construction Professionals | 2001

REFERENCES:

Mr. Rick Long
Director of Facilities Services
Freeport Health Network
1045 W. Stephenson Street
Freeport IL 61032
Tel: 815-599-6203

Mr. Guy Gehlhausen, AIA
Saavedra-Gehlhausen Architects
504 N. Church Street
Rockford, IL 61103
Tel: 815-963-9392

Mr. Henry Fortney, Owner
Miller Engineering Inc.
1616 S. Main Street
Rockford, IL 61102
Tel: 815-963-4878





DARIN BUHLMANN

SENIOR
PROJECT MANAGER

Darin brings sixteen years of experience in construction and project management to the team to efficiently and accurately manage highly complex construction projects. He consistently delivers an organized approach to project planning, scheduling, and budgeting. This leads to higher quality projects that are more affordable and meet demanding schedules.

EDUCATION:

University of Wisconsin-Stout Menomonie, Wisconsin
Bachelor of Science-Construction Management (Marketing) | 1995

WORK EXPERIENCE:

WINTER CONSTRUCTION - Freeport, IL | 2003 to Present
Project Manager

LINDEN INDUSTRIAL SERVICE COMPANY - Rockford, IL | 1995 - 2003
General Manager, Project Manager

ROBERT RUCHTI BUILDERS-Monroe Wisconsin | 1994 / Intern
Residential Carpenter

CLARNO LUMBER COMPANY - Monroe Wisconsin | 1988 -1993
Customer Relations

TRAINING:

Principles and Practices of Construction Project Scheduling – UW Madison | 2007
ASHE Renewal – Infection Control | 2007
Comprehensive Practices for Effective Construction Project Management | 2006
ASHE (American Society Healthcare Engineering)- Healthcare
Construction Certificate | 2005
Subpart R Steel Erection Course (OSHA) | 2002
Dale Carnegie Course | 1998
AGC (Associated General Contractors) Supervisory Training Program | 1998
10 Hour (OSHA) Program - Construction Safety & Health/Hazard
Communication | 1998

REFERENCES:

Mr. Sean Lane, VP
Loescher HVAC
1860 S. Walnut Ave.
Freeport, Illinois
Tel: 815-232-6166

Mr. Mike Messink, VP
Architectural Metals Inc.
6200 Forest Hills Road
Rockford, Illinois
Tel: 815-987-3215

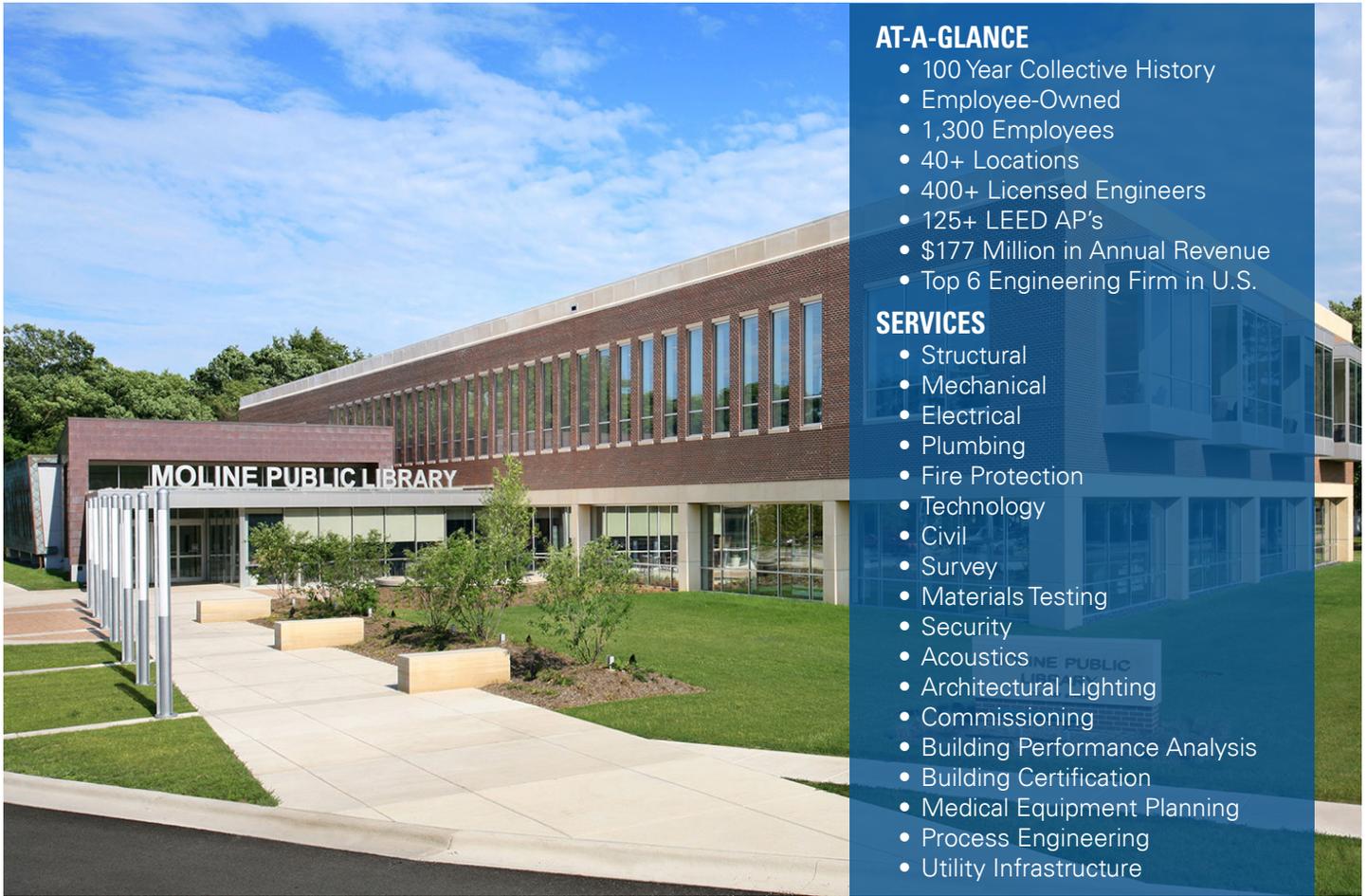
Mr. Don Robinson, President
Waukegan Steel Sales
1201 Belvidere Street
Waukegan, Illinois
Tel: 847-662-2810





IMEG

STATEMENT OF PROCESS, REFERENCES, & RESUMES



\$12M New Moline Public Library, Moline, IL

AT-A-GLANCE

- 100 Year Collective History
- Employee-Owned
- 1,300 Employees
- 40+ Locations
- 400+ Licensed Engineers
- 125+ LEED AP's
- \$177 Million in Annual Revenue
- Top 6 Engineering Firm in U.S.

SERVICES

- Structural
- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Technology
- Civil
- Survey
- Materials Testing
- Security
- Acoustics
- Architectural Lighting
- Commissioning
- Building Performance Analysis
- Building Certification
- Medical Equipment Planning
- Process Engineering
- Utility Infrastructure

With a history that dates back 100 years, IMEG grew from several firms coming together under one unifying vision: people-centered engineering. As a national engineering and design consulting company we've intentionally localized our focus to serve carefully chosen regions and markets, allowing us to put relationships and communities first, without sacrificing expertise. Our specialties are high-performing building systems, infrastructure, program management and construction-related services, but our secret to success is found in our deep bench of nearly 1,300 team members and challenging ourselves to be thought leaders in the A/E/C industry.

As places to gather, study, and explore, libraries serve as engaging centers in which people of all ages can connect through lifelong learning. In many ways, public libraries today represent the crossroads of communities, offering opportunities to attend special events, take classes, and meet with friends and neighbors. Academic library designs embrace campus culture while responding diligently to academic program needs. IMEG's library specialists understand how to create dynamic, flexible, and inspiring libraries that are also sustainable, easy to maintain, and cost-efficient.

MARKET FACTS

- Top 5 Cultural Sector Engineering Firm
- Over 100 library projects

FACILITIES

- New Construction
- Renovations
- Historic Renovations
- Contemporary Spaces
- Community Spaces

IMEG'S IN-HOUSE SERVICES & SPECIALTIES

STRUCTURAL

- Conventional and Specialized Foundation Solutions
- High Seismic and Hurricane Expertise
- Critical Path Delivery Solutions
- Cost Optimization Strategies
- Long Span Expertise
- Single- and multi-span bridge design
- Dam design and inspections
- Forensic Investigations
- Historic Structure Rehabilitation

MECHANICAL

- HVAC
- Plumbing
- Fire Protection
- Central Plants
- Geothermal
- Chilled Beam
- Process Piping
- Industrial Ventilation
- Bulk Material Handling / Drying
- Energy Recovery
- Temperature Controls
- Building Automation Systems

ELECTRICAL

- PV/Energy Storage
- Arc Flash
- Fire Alarms
- Cogeneration
- Emergency Power
- Power Conditioning
- Primary & Secondary Power Distribution
- UPS (Uninterruptible Power Supply)
- Metering & Monitoring

ARCHITECTURAL LIGHTING

- Luminaire Selection, Layout & Design
- Custom Luminaire Design & Mounting Details
- Historic Fixture Restoration
- Interior & Exterior Lighting
- Daylight Harvesting & Analysis
- Photometric Point-by-Point Calculations
- 3D Models & Renderings
- Grant & Rebate Applications
- Smart Metering & Monitoring

CIVIL

- Site Plan Development
- Municipal Infrastructure
- Traffic and Transportation
- Bridges and Retaining Walls
- Sanitary Treatment and Collection
- Water Distribution and Treatment
- Storm Drainage & Flood Mitigation
- Water Quality and Resources
- Land Acquisition/Relocation Assistance
- Land Master Planning
- Regulatory Permitting
- Subsurface Utilities
- Erosion Control

SURVEY

- Easement and Right-Of-Way
- ALTA/NSPS Land Title
- Construction Layout
- Aerial Photo Control Surveys
- Topographic Surveys
- Hydraulic Surveys
- Volume/Quantity Surveys
- Drone-Digital Aerial Photography
- As-Built Surveys
- Laser Scanning
- Flood Elevation Surveys
- Letter of Map Amendment (LOMA) applications
- Global Positioning System (GPS) control surveys

GIS

- Municipal Government GIS
- GIS Implementation
- Database Development and Maintenance
- Asset Management
- GPS Data Collection & Update
- Spatial & Network Analysis
- Cartographic Map Production
- ESRI's ArcGIS Suite and Autodesk's AutoCAD Suite

TESTING/ENVIRONMENTAL

- Geotechnical Drilling and Engineering
- Concrete Coring
- Nuclear Density Testing
- Slope Stability Analysis
- Asphalt Extractions
- Sieve Analysis
- Concrete Air/Slump/Compression Testing

TECHNOLOGY

- Audio-Visual
- Theatrical AV
- Digital Signage
- Distance Learning
- Sound Reinforcement
- Technology Utility Infrastructure
- Structured Cabling Systems
- Telephony Systems
- Wired & Wireless Networking
- Distributed Antenna Systems
- RFID / RTLS
- Caregiver Communications
- Patient Education / Entertainment
- Clinical Workflow Management
- Healthcare IT Systems

SECURITY

- Needs Assessments
- System Planning, Design & Engineering
- Pedestrian & Vehicular Access Control
- Visitor Management
- Infant Security & Patient Wandering
- System Procurement
- System Implementation
- Standards Development
- Vulnerability Assessments
- Threat Assessments
- Active Shooter Training
- Guidance with DHS Chemical Facility Anti-Terrorism Standards (CFATS) Top Screens, SVAs, and SSPs for Regulatory Compliance
- Policy & Procedure Development
- External Security Audits

ACOUSTICS

- Noise Control
- Speech Intelligibility
- Room Acoustics
- Computer Modeling
- Performance Sound Systems-Masking

PROCESS

- Process Flow
- Process Piping
- Process Controls
- Process Instrumentation
- Equipment Specification
- Bulk Material Handling / Drying
- Temperature Controls

COMMISSIONING

- System Peer Review
- LEED Fundamental and Enhanced
- Mission Critical
- Integrated Systems Testing
- Computerized Maintenance Management Systems Integration
- Well Building Standard
- Retro Commissioning
- Seed Process Commissioning

SUSTAINABILITY

- PV/Energy Storage
- Energy modeling
- Architectural massing and envelope optimization
- Post occupancy energy performance analysis
- Performance based design
- Daylighting analysis
- CFD
- LEED Design and Certification
- WELL Building Design and Certification
- Net Zero Design and Certification
- Green Globe Design and Certification
- Energy Star Certification
- Living Building Challenge Design and Certification

MEDICAL EQUIPMENT PLANNING

- Emerging Technology Studies & Planning
- Inventory Assessment
- Equipment Lists
- Budget Preparation
- Architecturally Significant Equipment Documentation
- 3D Equipment Placement Models
- Procurement Assistance / Bid Analysis
- Equipment Replacement / Phasing
- Clinical Engineering Investigations
- Receiving, Storage and Installation Coordination



Structural Engineer

Ali has experience in structural design plans and specifications along with design, inspection, and analysis of various types of bridges including super and sub structures and culverts. He also has experience in the design of buildings and structures of all types and sizes including deep or shallow footings and foundations including multi-story buildings, schools, and storage buildings. Ali has designed, detailed, and written specifications for all types of retaining walls ranging from short landscape concrete block to tall steel sheet pile for heights in excess of 20 feet. His designs provided are in conformance with design codes, including the International Building Code (IBC), AASHTO LRFD and concrete/masonry/steel/timber manuals and design guides.

EXPERIENCE

33 Total, 21 with IMEG

EDUCATION

University of Iowa, MS Structures, 1985
University of Iowa, BS Civil Engineering, 1983

REGISTRATIONS

Professional Engineer 1990
Illinois, Iowa, Missouri, Minnesota, North Carolina, Pennsylvania, Texas, Wisconsin

Structural Engineer 1993
Illinois

ACCREDITATIONS

Certified Bridge Inspection Team Leader and Program Manager WisDot, ILDOT, IADOT

AFFILIATIONS

National Society of Professional Engineers
American Concrete Institute
American Council of Engineering Companies

PROJECT EXPERIENCE

Apace Design, Spring Valley, IL

- Prepared structural construction documents for the Mautino Library in Spring Valley, Documents included a foundation plan, a first floor framing plan, a roof framing plan, and necessary structural details and review of technical specifications for structural items prepared by the client.

City of Waukegan, Waukegan, IL

- An 0.8 mile section of urban right-of-way vital to the City of Waukegan's Master Plan for Lakefront and Downtown Redevelopment. This \$9.5 M project included a complete roadway reconstruction, water main and sanitary sewer replacement, three signalized intersection improvements, a pedestrian underpass, a complete streetscape enhancement and new street lighting. To meet the City's aggressive schedule, the Phase I and Phase II were developed concurrently resulting in the successful acquisition of federal STP funding ahead of competing municipalities. IMEG provided Phase III services including layout and construction observation.

City of Davenport - Engineering, Davenport, Iowa

- IMEG is to develop options and rough cost estimate for supporting a new sidewalk on the north side of 229 Brady St., commonly known as the Union Arcade Building. Subsequently, a meeting will take place to determine the chosen option, and then IMEG will provide a set of plans for the selected option.
- Provide a plan, detail and short form specifications for the modification of the existing end walls to accommodate new steel beam guardrail installation for the pavement widening project in Davenport. Based on the information given to IMEG on 4/30/19, the existing end walls will require modifications in order to anchor the new steel beam guardrail detail. Services included are: Review existing bridge plans; Provide a site visit to inspect the structural condition of the parapet end walls; Provide plan, details and short form specifications for the modification of the end walls to receive railing.
- Provide a plan, detail and short form specifications for the modification of the existing end walls to accommodate new steel beam guardrail installation for the pavement widening project in Davenport.

Senior Engineering Technician

Timothy is responsible for civil drafting, manual and computer aided, drafting supervision, structural detailing, quantity take-offs, design computations, and technical assistance. He has extensive experience working with Structural Engineers, and Civil Engineers in all aspects of infrastructure design, plan layout and presentation.

PROJECT EXPERIENCE

EXPERIENCE

43 Total, 42 with IMEG

City of Davenport - Engineering, Davenport, Iowa

- Provide a plan, detail and short form specifications for the modification of the existing end walls to accommodate new steel beam guardrail installation for the pavement widening project in Davenport. Based on the information given to IMEG on 4/30/19, the existing end walls will require modifications in order to anchor the new steel beam guardrail detail. Services included are: Review existing bridge plans; Provide a site visit to inspect the structural condition of the parapet end walls; Provide plan, details and short form specifications for the modification of the end walls to receive railing.

City of Macomb, Macomb, IL

- Engineering Services for the South Johnson Street (South City Limits at Harmony Lane to Grant Street) Phase 1 - Project Development Report, and preparation of preliminary plans.
- IMEG provided design services for the rehabilitation of North Charles Street (Pierce to Orchard) and North Charles Street water main replacement (Adams to Orchard). Assisted in the bidding phase and performed construction guidance and observation for the water main portion of the project along with providing construction engineering services was also provided for the street rehabilitation portion.

City of Ottawa, Ottawa, IL

- Performed boundary and topographic survey, and provided preliminary and final plat of entire 72 acre parcel to be developed into an industrial park. Prepared plans, specifications and estimate of cost for a Rail Spur extension that consisted of approximately 1,450-ft with one switch. Designed street improvements approx. 1,000-ft with temporary turn around and prepared roadway, drainage and detention construction plans to serve the Ottawa Industrial Park including intersection at Rte. 6. Also prepared plans and specifications for approximately 2,200-lf water main and 2,400-lf sanitary sewer construction. Provided record drawings of the improvements for submittal to the City. Assisted in the bidding phase and provided full time Resident Inspector during the construction phase.

Village of Blandinsville, Blandinsville, IL

- Prepared design of a 100,000 gallon elevated storage tank for the Village, to be located north of Village Hall on land currently owned by the Village. Services included preparation of specs, topographic survey, site plan, design of interconnection with the water system, controls of the high service pumps, foundation design, specifications for demolition of the existing water tower and preparation of the IEPA permit documents, including coordination with the State of Illinois Historic Preservation Officer and the DNR.



Structural Engineer

David is responsible for design on several types of structural projects, such as, bridges, dams, buildings, water treatment and distribution, pump stations, and reservoirs. He has designed, detailed, and written specifications for all types of retaining walls ranging from short landscape concrete block to tall steel sheet pile for heights in excess of 20 feet. His designs provided are in conformance with design codes, including the International Building Code (IBC), AASHTO LRFD and concrete/masonry/steel/timber manuals and design guides.

EXPERIENCE

28 Total, 28 with IMEG

EDUCATION

University of Illinois, BS Engineering Mechanics, 1986

PROJECT EXPERIENCE

Apace Design, Spring Valley, IL

- Prepared structural construction documents for the Mautino Library in Spring Valley, Documents included a foundation plan, a first floor framing plan, a roof framing plan, and necessary structural details and review of technical specifications for structural items prepared by the client.

Village of Carbon Cliff, Carbon Cliff, IL

- Prepared design of a bike path/route to connect the Great River Trail along the Mississippi Riverfront in East Moline to the Hennepin Canal State Parkway in Colona. The path route will travel through East Moline, Silvis, Carbon Cliff, and Colona. The project included design of the bike path/route, striping and signing, drainage culverts, restroom/parking facility, agency coordination and project report. Also included final construction plans. Project was not constructed.

City of Davenport - Engineering, Davenport, Iowa

- Provide a plan, detail and short form specifications for the modification of the existing end walls to accommodate new steel beam guardrail installation for the pavement widening project in Davenport. Based on the information given to IMEG on 4/30/19, the existing end walls will require modifications in order to anchor the new steel beam guardrail detail. Services included are: Review existing bridge plans; Provide a site visit to inspect the structural condition of the parapet end walls; Provide plan, details and short form specifications for the modification of the end walls to receive railing.

Heart of America Group, Cedar Rapids, Iowa

- Provide structural engineering services for the addition of one stair tower and one stair/elevator tower on the exterior of the east side of the sixth story building. The towers will penetrate the two-story building that is adjacent to the sixth story building all the way to basement level. Design Services include: 1.Design of structural systems including: a. Foundations. Also, an elevator pit that will require underpinning design. b. Soil-supported slab on grade. c. Structural steel framing, and associated columns. d. Lateral force resisting system. e. Lintels for wall openings. Also, for existing wall openings f. Establishing testing, tolerance, and quality control requirements for structural systems. g. Structural analysis of the existing footings close to the elevator pit. 2. Prepare applicable structural specifications. 3. Provide two site visits to determine and confirm existing conditions. 4. Provide design for three framed floor openings. 5. Prepare contract documents that are suitable for pricing and construction purposes.



MORSE ELECTRIC

STATEMENT OF PROCESS, REFERENCES, & RESUMES

THE **MORSE** GROUP

STATEMENT OF QUALIFICATIONS



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About The Morse Group

The Morse Group originated with the founding of Morse Electric, Inc. in 1944. Since its inception, Morse Electric has continued to grow through continuous investment in both technology and top personnel to meet changing customer demands. Today, The Morse Group is an industry leader and ranks among the top 50 electrical contracting firms in the United States, with permanent offices in multiple states and project operations nationwide.

In response to customer and community needs, the company expanded operations under The Morse Group to include focused specialty companies anchored in the electrical, energy and construction markets. The Morse Group is now comprised of a strong network of member companies with over \$180 million in annual sales. Collectively, these member companies bring specialty engineering, construction, audio visual, automation services and project management under a unified umbrella. This positions The Morse Group to provide automation system integration, electrical engineering and installation on a turnkey basis, adding convenience and value for customers.



“Morse and ASA’s customer service is outstanding and exceeds their competitors.”

— Tom Lodato, General Mills

The Morse Group Family of Companies includes several subsidiaries, including, but not limited to, AMP Electric, ASA, FBP Systems, IEE, Morse Electric and The Rockwell Group. In order to make this document more user-friendly, the material in this document does not always identify the entity that has or is currently undertaking the various business activities described by this document. The precise meaning depends on the context. For more information regarding this matter, please contact us.

Expertise

The Morse Group will continue to be recognized as a leader in providing customers with incomparable service and value through electrical design, engineering and construction of the highest standards and quality by:

- Creating partnerships with our customers to provide cost-effective solutions for their application needs
- Capitalizing on years of industry-focused expertise to meet all electrical and communications requirements
- Investing in our personnel and in state-of-the-art equipment to maximize our portfolio of services to meet and exceed the demands of our chosen markets
- Seeking continuous improvement and innovation in both our customer service and business performance through our focus on The Morse Group's Quality & Safety Management Program
- Providing employees a work environment that encourages strategic thinking and expanding paradigms in their daily work.

Quality Control and Assurance

The Morse Quality Assurance Program (MQAP) is our commitment to quality in everything we do. It provides the framework that ensures:

- ✓ Continuous improvement of our design and construction services
- ✓ Quality in our completed work
- ✓ Customer satisfaction

We recognize that our customers are the sole reason for the existence of The Morse Group of Companies. The purpose of MQAP is to ensure that customer needs are met the first time and every time. Our customers rely on our expertise in electrical design and construction to provide them with safe, reliable and efficient systems for power, control and communications.

The Morse Group of Companies does not rely on chance to provide our customers with the quality they need and deserve to stay competitive in the global marketplace. We make every effort to be deserving of our customers' trust and high expectations.



Services

The Morse Group works together with our subsidiaries, AMP Electric, ASA (Automation Solutions of America), FBP Systems, IEE (Industrial Electrical Engineers), Morse Electric, and The Rockwell Group, to provide our customers with efficient, turnkey solutions for even the largest and most challenging projects. The Morse Group can bundle any combination of specialty engineering, design, construction, automation services, and project development into one unified service for you. Our goal is to provide turnkey solutions that make you look good; your reputation becomes our reputation. Drawing upon years of experience, The Morse Group is capable of bringing together a complex array of services to perform as one unified system.

Alternative Energy

- Commissioning
- Engineering
- Equipment Specification
- Funding, Permits & Tax Credits
- Power Distribution
- Operation & Maintenance
- Safety/Protective Device Coordination
- Site Analysis
- System Integration
- Utility Interconnection Systems

Architectural Construction

- Drywall Installation
- Finishing
- Framing
- Installation

Audio Visual

- Audio Systems
- Automation
- Digital Signage
- Lighting
- Programming
- Video Systems

Automation

- Assembly & Test Equipment
- Control Panels
- Control Systems
- Machine Safety Integration

Data & Communication

- Conduit
- Engineering
- Installation
- Low Voltage Cabling
- Power Wiring
- RCDD
- Wireless Communication

Design Build

- Budgeting
- Commissioning
- Engineering & Design
- Equipment Specification
- Installation
- Project Management & Estimates
- Purchasing
- System Design & Evaluation

Electrical Construction

- Critical Power Back-up
- Medium & High Voltage Distribution
- Power Distribution & Lighting
- Process Controls
- Specialty Systems

Electrical Engineering

- CAD/BIM
- Design Build
- Electrical System Design & Evaluation
- Equipment Specification & Pre-purchase
- Medium & High Voltage Distribution
- Process Controls
- Project Estimates & Management
- Power Back-up
- Renewable Energy Project Engineering

Industrial Construction Management

- Budgeting, Scope & Scheduling
- Coordination
- Estimating & Development
- Planning & Procurement
- Supervision

Safety

EMR.81

TRIR 1.6

DART .5

Year ending 2013

The Morse Group strives to provide a safe and healthful work environment. We are committed to maintaining an injury-free workplace and complying with applicable laws and regulations governing workplace safety.

To achieve this goal, The Morse Group has established an injury and illness prevention program. The work performed by The Morse Group is varied, both in nature and location. Under all circumstances, it is the intent of The Morse Group to comply with all codes including EPA and OSHA. The Morse Group's safety program ensures all employees work together to identify and correct hazards before they result in injury or illness.

The Morse Group's Safety Program

Objectives Include:

- Provide a safety program that includes best practices
- Reduce the number of accidents to an absolute minimum
- Create an attitude of safety consciousness in general management, field supervision and employees
- Provide for assignment of specific responsibilities for effective implementation and continuation of the program
- Provide a basis for continuing education and training

Actions Involve:

- Pre-planning through job hazard analysis
- Providing mechanical and physical safeguards
- Conducting audits of safety program and projects to discover and correct unsafe conditions and practices
- Training all employees in applicable work tasks
- Providing necessary PPE
- Enforcing safety rules and assuring all employees cooperate as a condition of employment
- Investigating accidents promptly and thoroughly

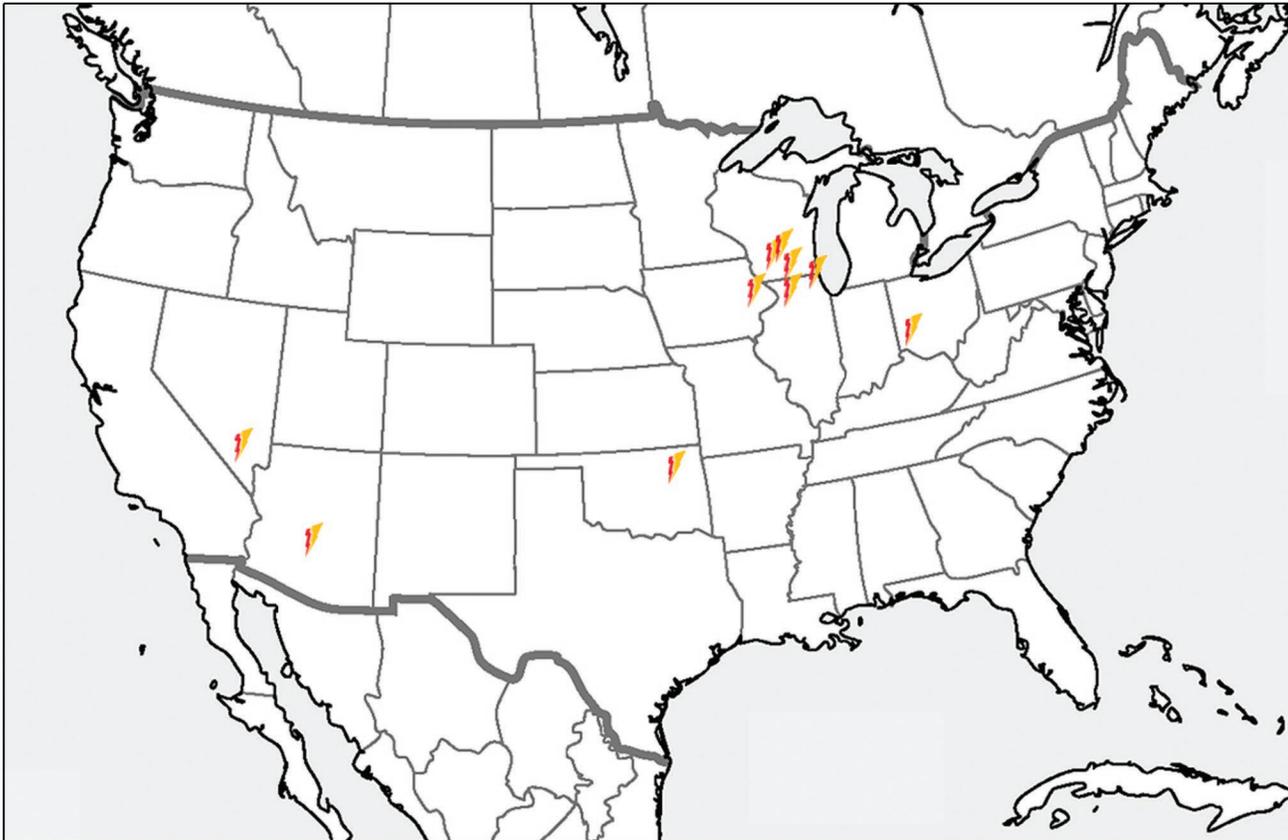
✓ The Morse Group is partnered with ISNetworkworld for Industrial/Commercial. As an ISN partner, our organization has had our internal safety programs and our corporate policies and procedures reviewed by ISN's RAVS review and verification program for conformance with regulatory standards.



✓ The Morse Group's Safety Program includes a certified third party 1,000-point system audit annually to assure safety compliance.

Locations

Since incorporating in 1944, The Morse Group of Companies has expanded operations throughout the United States, Canada and Mexico with multiple office locations in Illinois, Iowa, Wisconsin, Oklahoma, Ohio, Arizona and Nevada.



 = Office Locations

The Morse Group Corporate Headquarters

500 W. South St. Freeport, IL 61032-6042

T: 815.266.4200

F: 815.266.8900

E: info@themorsegroup.com

W: www.themorsegroup.com

Other Locations

 Beloit, WI

 Belvidere, IL

 Cincinnati, OH

 Dubuque, IA

 Las Vegas, NV

 Madison, WI

 Phoenix, AZ

 Tulsa, OK

 Verona, WI

Financials



BMO Harris Bank N.A.
One West Main St.
Madison, WI 53703
Kirt Soukup
Senior Vice President, Commercial Banking
T: 608.252.5917
F: 608.283.5713
E: kirt.soukup@bmo.com



Dun & Bradstreet
82 947 1312

Bonding Company



801 Warrensville Rd., Ste. 700
Lisle, IL 60532
Dan Panek
Surety Manager
T: 800.262.4554

Ruhl & Ruhl Insurance
215 N. Main St.
Burlington, IA 52601
Scot Saverald
Bonding Agent
T: 563.823.6703

Client References



Epic Systems
Bruce Richards
Facilities and Engineering Director
T: 608.777.4478



McCarthy Building Company
Randy Highland
President, California Region
T: 702.990.6707



Bombardier Transportation
Roy Ryan
Senior Project Manager
T: 412.335.1266



JP Cullen & Sons, Inc
Ron Becher
President
T: 608.754.6601



Alberici Constructors

Alberici Constructors
Leroy Stromberg
COO
T: 314.733.2277



Kajima Building & Design Group
Donald Sherwood
Senior Project Manager
T: 404.812.8200

Contractor Certification Score

THE MORSE GROUP

Has a contractor score of

2500*

Effective Date as of Latest Financial Statements Submitted

August 31, 2014

0 – 350 Weak | 350 – 650 Fair | 650 – 1000 Good | Over 1000 Excellent

The Contractor Score is an empirical tool derived from the contractor's documented and verified information. It is based on objective calculations without subjectivity or bias. The main goal of Contractor Score is to provide a concise gauge whereby customers may evaluate the short-term liquidity and management capacity of the contractor relative to its own needs. It is not a bond nor guarantee of performance. The emphasis is on liquidity, working capital, leverage and profitability of the most recent fiscal year and fiscal quarter as it relates to the existing backlog. Available funds contributing to the liquidity may be internal or external.

This financial information has been prepared by CONTRACTOR SCORE for the purpose of providing interested parties with general information about the Company. The data included was derived from the books and records of the Company. Although such information is believed to present fairly the history and business of the Company, CONTRACTOR SCORE does not make any representation as to the completeness or accuracy of the contents of these financial metrics. CONTRACTOR SCORE, specifically, is only calculating data provided to CONTRACTOR SCORE by the Company. CONTRACTOR SCORE has, in no manner, attempted to verify the information provided to them.

Parties wishing to pursue business with the Company shall be responsible for the verification of any information upon which they may make any decisions.

The underlying financial information to Contractor Score is treated as confidential. The recipient shall use such information only for the purpose of evaluating conduction of business with the Company and not in any manner or for any purpose adverse to the interests of the Company. Contractor Score is in no way a guarantee of the company's future performance.

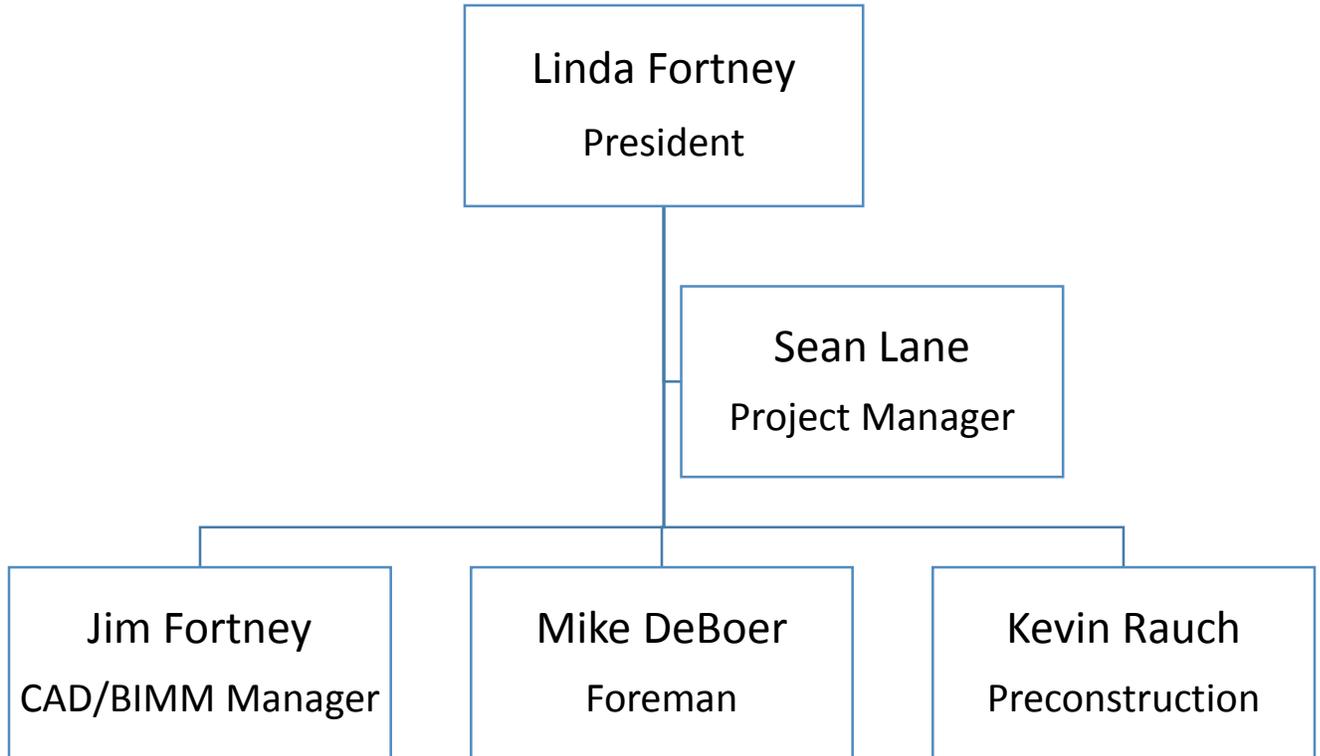
*Represents the maximum Contractor Score. The actual Contractor Score will be equal to or exceed 2500.

www.themorsegroup.com



LOESCHER HVAC

STATEMENT OF PROCESS, REFERENCES, & RESUMES



PROJECTS IN PROGRESS UPDATED January 2020

SCOPE	PROJECT & LOCATION	ARCHITECT	OWNER/ GC	CONTRACT	COMP DATE
HVAC & Plumbing	Halo (Phase 2) 1500 S Lynn Boulevard Sterling, IL 61081	Winter Design 1840 S Walnut Road Freeport, IL	Halo Branded Solutions 1500 S Lynn Boulevard Sterling, IL 61081	\$1,418,000.00	Mar-2020
HVAC & Electrical	Cedarville Fire Station 245 N Stephenson St Cedarville, IL 61013	David L Jenkins 2020 Glenview Dr Rockford, IL 61107	Rockford Structures 10540 N Second St Machesney Park, IL 61115	\$318,904.00	Jun-2020
HVAC	Highland College 2998 W Pearl City Road Freeport, IL 61032	Richard L Johnson 4703 Charles Street Rockford, IL 61108	Larson & Larson Builders 5612 Industrial Ave Loves Park, IL 61111	\$212,900.00	Aug-2020
HVAC	Amboy Addition & Reno 11 East Hawley St Amboy, IL 61310	Richard L Johnson 4703 Charles Street Rockford, IL 61108	CTS Group 15933 Clayton Road #110 St Louis, MO 63011	\$1,400,000.00	May-2021
HVAC	FHN Harlem Clinic 25 N Harlem Ave Freeport, IL 61032	Loescher HVAC 1860 S Walnut Road Freeport, IL 61032	FHN 1045 W Stephenson St Freeport, IL 61032	\$391,000.00	May-2020

PROJECTS COMPLETED UPDATED January 2020

SCOPE	PROJECT & LOCATION	ARCHITECT	OWNER/ GC	CONTRACT	COMP DATE
HVAC	Kankakee Aviation Center 3200 South Justice Way Kankakee, IL	Bailey Edward Design 1103 S Mattis Ave Champaign, IL	IL Capital Dev Board 100 W Randolph Street Chicago, IL 60601	\$3,415,000.00	Oct-2017
HVAC & Plumbing	Halo (Phase 1) 1500 S Lynn Boulevard Sterling, IL 61081	Winter Design 1840 S Walnut Road Freeport, IL	Winter Construction 1840 S Walnut Road Freeport, IL	\$1,400,000.00	Mar-2018
HVAC	NIU Stevens 200 University Circle DeKalb, IL 60115	Dewberry Architects 25 South Grove Ave Elgin, IL	IL Capital Dev Board 100 W Randolph Street Chicago, IL 60601	\$1,650,000.00	Apr-2018
HVAC	Lee County Law 240 E Progress Drive Dixon, IL 61021	Ringland Johnson 1725 Huntwood Dr Cherry Valley, IL 61016	Lee County 240 E Progress Drive Dixon, IL 61021	\$335,450.00	Jul-2019
Geothermal	Jefferson School 800 4 th Avenue Dixon, IL 61021	Green Associates 111 Deer Lake Road Deerfield, IL 60015	Dixon Public Schools #170 1335 Franklin Grove Road Dixon, IL 61021	\$888,000.00	Aug-2019
HVAC & Plumbing	Sauk Valley Comm College 173 IL Route 2 Dixon, IL 61021	Willett Hofmann & Assoc 809 East 2 nd Street Dixon, IL 61021	Sauk Valley Comm College 173 IL Route 2 Dixon, IL 61021	\$2,038,980.00	Oct-2018

FIRM TEAM MEMBERS

Linda Fortney- President

42 years experience
Plan and spec estimating
General day to day business duties

Sean Lane- Vice President

25 years experience
Journeyman sheet metal worker
Associate degree in business management
Plan and spec estimating
Project management
Job accounting

Kevin Rauch- Project Manager

12 years experience
Bachelor of Science degree in Construction Management
Project Management
Material acquisition

Zack Lane- Project Manger

5 years experience
Bachelor of Science degree in Business Management
Project Management
Plan and spec estimating

Jake Ghinazzi - Project Manager

3 years experience
Bachelor of Science degree in Business Management
Bachelor of Science degree in Business Marketing
Account Manager
Project Management

TRADE REFERENCES

Johnstone Supply
3358 Pyramid
Rockford, IL 61109
815-874-8250

Columbia Pipe & Supply Company
5730 Columbia Pkwy
Rockford, IL 61108
815-229-3300

Crescent Electric
Box 500
East Dubuque, IL 61025
815-232-1102



INSURANCE

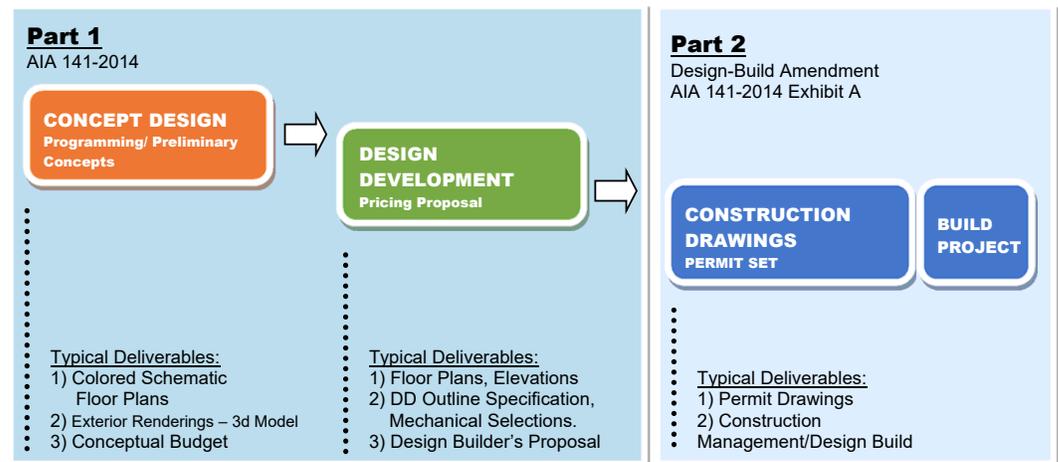
Winter Construction and Winter Design maintain both Professional and General Liability insurance as follows:

Professional Liability	\$1,000,000 occurrence \$2,000,000 aggregate
General Liability	\$1,000,000 occurrence \$2,000,000 aggregate
Excess Liability	\$5,000,000
Bonding Capacity	\$10,000,000 maximum single project \$20,000,000 aggregate

DESIGN-BUILD CONTRACTING

We use standard American Institute of Architect (AIA) contract documents for design-build projects. They are set up as a single contract with two parts. In Part 1, the *AIA 141-2014 Standard Form of Agreement Between Owner and Design-Builder*, we outline the project scope and our responsibilities and fees for design & engineering. Once the design is complete, we provide you with a Design-Builder’s Proposal, which states the project cost and detailed written specifications defining the scope. Part 2, the *AIA 141-2014 Exhibit A Design-Build Amendment*, is a contract amendment agreeing to the Design-Builder’s Proposal and authorizing us to proceed with permit drawings and into construction.

CONTRACTUAL PROCESS OUTLINE



At your request we will forward a draft AIA 141-2014 “Standard Form of Agreement Between Owner and Design-Builder” for your review.



HUB International Midwest

1411 Opus Place, Suite 450
Downers Grove, IL 60515
(630) 468-5600
www.hubinternational.com

January 17, 2020

Winter Construction, Inc.
Attn: Mark Winter
1840 S. Walnut Avenue
Freeport, IL 61032

Re: Bonding Capacity Letter

To Whom It May Concern:

Winter Construction is regarded as a valued client of Zurich Surety/Fidelity and Deposit Company of Maryland, a Maryland Corporation and licensed to do business in the state of Illinois and has a Best Rating of A XV.

Winter Construction, Inc. has a capacity to bid work up to \$10,000,000.00 single and \$20,000,000.00 aggregate.

Please note that the decision to issue performance and payment bonds is a matter between Winter Construction, Inc. and Zurich Surety/Fidelity and Deposit Company of Maryland, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms, and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

I have every confidence in Winter Construction, Inc. and look forward to a long and lasting relationship.

Should you need further clarification of the above, do not hesitate to call the office.

Thank you,



Kevin J. Scanlon, Agent

