



BUSH CONSTRUCTION

Jerod Engler, Senior Vice President
jengler@bushconstruct.com
P. (563) 344-3791
www.bushconstruct.com



Design-Build Request for Qualifications for

MOUNT CARROLL DISTRICT LIBRARY

January 24, 2020



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5401 Victoria Avenue | Davenport, IA 52807 | P. (563) 344-3791 | www.bushconstruct.com

January 24, 2020

Laurel Bergren, President
Mount Carroll District Library
208 North Main Street
Mount Carroll, IL 61053

Dear Ms. Bergren,

Thank you very much for the opportunity to respond to your request for qualifications on the Mount Carroll District Library historic rehabilitation and expansion project.

Our design-build team includes Engberg Anderson Architects. We have teamed with Engberg Anderson on past projects, including the Davenport Eastern Avenue Library in Davenport, Iowa, and Marion Public Library in Marion, Iowa. Both of our firms have extensive experience in historic restoration projects, as well as library and educational facilities. We have included team and past project experience for your review, along with our design-build project approach.

We are excited for the Mount Carroll community to benefit from the time and hard work you have put in to make this project a reality. We look forward to the next step in this process. If you have any questions or concerns, or require additional information, please do not hesitate to let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerod Engler", is written in a cursive style.

Jerod Engler
Senior Vice President
Bush Construction

FIRM OVERVIEW



01

FIRM PROFILE



MARKET SECTORS



WHAT SETS US APART

Bush Construction is proud to be part of the McCarthy-Bush Corporation family of companies. McCarthy-Bush Corporation, a family-owned business, has a storied history spanning well over 100 years. Patrick F. McCarthy started the McCarthy Stone Company in 1897.

Bush Construction has followed in the footsteps of Patrick F. McCarthy by building landmark projects that will stand the next 100 years. The success of these projects all starts with the integrity of our people.

We are grounded in our commitment to the principles of **honesty, integrity, and mutual respect**. We are true to our word and fair to our clients, our subcontractor and supplier partners, and our employees.

Because of our excellent relationships in the subcontractor and supplier market, we are consistently able to offer highly competitive pricing.

We strive to set the standard in company culture by hiring talented, committed individuals who adhere to the same principles upon which our firm was founded. At Bush Construction, we impose the highest ethical standards upon ourselves.

“Building on a foundation of Integrity” is not just our tag-line; it is our way of life.

ABOUT US

CONTACT INFORMATION

Bush Construction Company, Inc.
A.J. Loss, President
ajloss@bushconstruct.com

5401 Victoria Avenue
Davenport, Iowa 52807
P. (563) 344-3793

www.bushconstruct.com
FEIN: 26-2545522

AFFILIATION

McCarthy-Bush Corporation
Affiliate Originated in 1897
Bush Construction is a corporation
founded in 2008

SAFETY RECORD

Zero lost time incidents since the company's inception. Bush's safety ratings have continued to surpass industry averages.

KEY EXECUTIVES

A.J. Loss, President/CEO
Jerod Engler, Senior Vice President
Rob Davis, Vice President of Operations
Bryce Henderson, Vice President of Project Development

COMPANY DESCRIPTION

Bush Construction is a commercial construction company offering construction management, design-build, general contracting, pre-construction, development and design services to our clients.

NUMBER OF EMPLOYEES

45

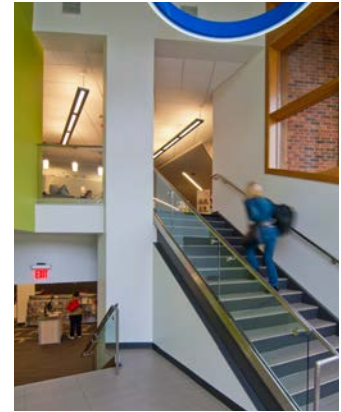
CORE VALUES

Integrity | Relationships | Collaboration | Innovation | Drive



Who We Are

Engberg Anderson, Inc was founded in 1987 and has been an active corporation for over 30 years. Our 41 person firm is comprised of six partners and six principals with a professional staff who bring together a depth of diverse architectural, interior design and planning experience. From sensitive historic preservation projects to complex public and private community projects of a highly technical nature, we collaborate with clients to help them achieve their goals with inspired work that supports activities and institutions at the heart of a vibrant community.



A Full Range of Library Architecture, Planning and Design Services

Capital Improvement Plans	Space Planning	Zoning & Code Analysis
Master Planning	Programming	ADA Compliance
Site Evaluation	Building Design	Historic Preservation
Site Planning	Interior Design	Fundraising Assistance
Feasibility Assessments	Sustainable Design	Construction Administration

Libraries that Adapt

As culture continues to change, so must the services a library provides. As demand for information continues to grow, a library must meet those demands. Future-friendly, accessible technology, mobile furnishings and scalable planning allow the library to embrace on-going changes in service delivery with minimal disruption and expense. Our team's planning approach considers spatial and technology adaptability the heart of successful library design. We are firm believers in the power of libraries to shape lives and appreciate the role of design in creating a transformative space.

Libraries that Inspire

Connecting people to people, staff, outside experts, fellow citizens — that is the essence of the modern library. These links can be ideas, interaction, content creation, collaboration, education, recreation or inspiration and is fostered by good design. We believe buildings shape behavior. Open, engaging and comfortable buildings with connections to the surrounding neighborhoods increases participation and user satisfaction. Environment and service are connected elements in defining a user's library experience.

A Smart Building + A Smart Community

A sustainable facility creates a smart community. Regardless of particular use, every building should be a wholly-integrated project that optimally serves the client and the community. The art of building green lies not in the number of rooftop solar panels or LED light fixtures a building contains, but rather in the ability to derive multiple benefits from one solution, including efficiency, patron comfort and seamless integration. Green building is a successful blend of technology, environmental sensitivity and financial resources with architectural planning and design.

PARTNERS

Joe Huberty, AIA, LEED AP
Bill Robison, AIA, LEED AP
Alexandra Ramsey, AIA
Bill Williams, AIA, LEED AP
Mark Ernst, AIA, LEED AP
Eric Ponto

PRINCIPALS

Shaun Kelly, AIA, LEED AP
Timothy Wolosz, Assoc AIA
Jim Brown, AIA
Felipe Ornelas, Assoc AIA
Jeff Hanewall
Josie Vega

STAFF

35 Architects, Designers
& Interior Designers

LOCATIONS

Chicago

5600 N River Rd, Ste 800
Rosemont, IL 60018
(847) 704-1300

Milwaukee

320 E Buffalo St, Ste 500
Milwaukee, WI 53202
(414) 944-9000

Madison

305 W Washington Ave
Madison, WI 53703
(608) 250-0100

Tucson

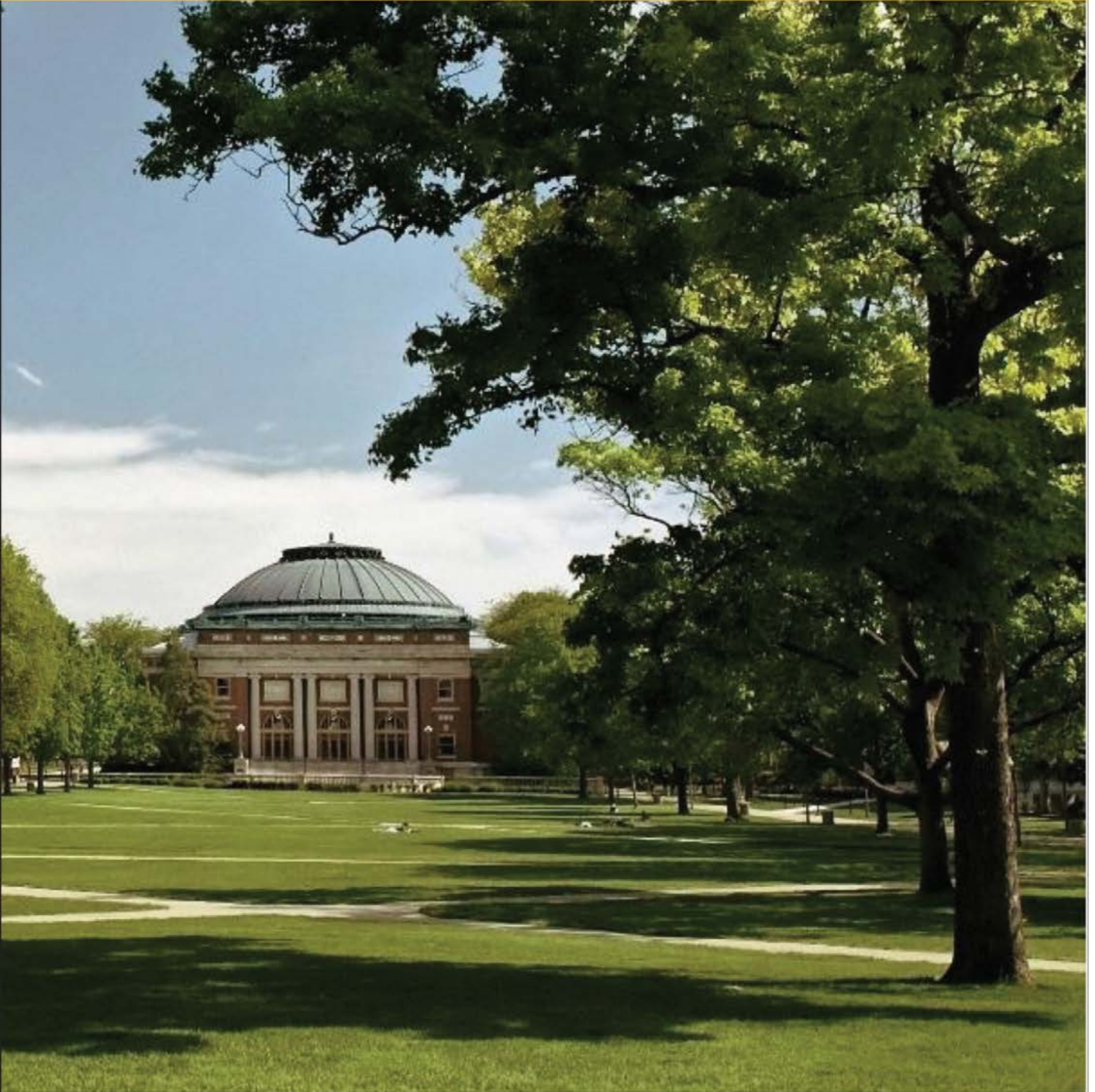
2 E Congress, Ste 900
Tucson, AZ 85701
(520) 882-6900

WEBSITE

www.engberganderson.com

JLK

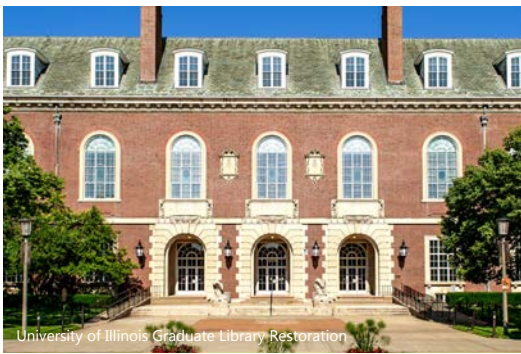
JOHNSON LASKY KINDELIN
ARCHITECTS



Historic Preservation Overview



JLK Architects provides complete historic preservation services from assessment and research through preservation design and construction.



Assessments & Planning

- Historic Building Preservation Plans
- Facility Assessment
- Material Investigations
- ADA / Code Compliance
- Façade and Envelope Improvement

hands on

Restoration Projects

- Master Planning
- Adaptive Reuse
- Preservation Treatments
- Secretary of the Interiors' Standards
- Material Studies

practical



Edgewater Beach Apartment Rehabilitation

Historic Research and Reports

- Historic Structure Reports
- HABS/HAER
- Tax Credit Application
- National Register Nomination Forms
- Section 106
- Building Preservation Plans

analysis

CLIENTS

- Village of Barrington
- City of Lake Forest
- City of Chicago
- Naper Settlement
- Glessner House Museum
- Wintrust Bank
- Garfield Farm Museum
- Allerton Park
- Kane County Forest Preserve
- Ragdale Foundation
- 2FM
- Chicago Public Schools
- Chicago Department of Transportation
- University of Illinois
- University of Chicago
- Federal Agencies
- Department of the Navy
- CTA
- Edgewater Beach Apartments
- Museum of Science and Industry

PROJECTS

- Ragdale House
- UIUC Graduate Library
- CTA Damen Blue Line Station
- Barrington White House
- Animal Bridge
- Battledeck House
- Federal Plaza Facades
- Chicago Custom House
- Darlington Hotel
- Pure Oil Station for Wintrust
- Lawson YMCA
- Governor Duncan Mansion
- Glessner House
- Essanay Studios
- Wacker Drive



Battledeck House Restoration

TEAM
EXPERIENCE



TEAM ORGANIZATIONAL CHART

MOUNT CARROLL DISTRICT LIBRARY



Joe Huberty, AIA
Principal-in-Charge



Shaun Kelly, AIA
Principal



Jerod Engler
Senior Vice President
Project Executive

- Historic Preservation Consultant (JLK Architects)
- MEP Engineers
- Civil Engineer
- Structural Engineer
- Interior Designer



Ryan Welborn
Senior Project Manager



Wayne Gordon
Pre-Construction Manager



Tom Travis
Field Superintendent

Value-Add Resources



Rene del Fabro
QA/QC



Brian Wegerer
MEP Coordinator



Bryce Henderson
Historic Tax Credit Consulting

PROJECT TEAM

TEAM MEMBER'S ROLES



JEROD ENGLER PROJECT EXECUTIVE



RESPONSIBILITIES & QUALIFICATIONS

Jerod provides invaluable oversight, leadership, direction, quality and coordination of the entire team. He will serve as an effective liaison between the design team and the builder and how both disciplines work to support the overall goals and vision of your project.

INDUSTRY EXPERIENCE

20 years

EDUCATION

BS in Construction Management
University of Northern Iowa



RYAN WELBORN SENIOR PROJECT MANAGER



RESPONSIBILITIES & QUALIFICATIONS

Ryan understands the complex challenges and goals building owners have. He is responsible for leading the total construction process to ensure the project is completed in accordance with project design, budget and schedule.

INDUSTRY EXPERIENCE

12 years

EDUCATION

BS Construction Management
Illinois State University



WAYNE GORDON PRE-CONSTRUCTION MANAGER



RESPONSIBILITIES & QUALIFICATIONS

Wayne works with the design team and the project manager to perform value analysis, estimating, and scheduling activities during the pre-construction phase of projects. As the project moves toward on-site construction, his responsibilities shift to support to the project team.

INDUSTRY EXPERIENCE

10 years

EDUCATION

BS Construction Engineering
Iowa State University



TOM TRAVIS FIELD SUPERINTENDENT



RESPONSIBILITIES & QUALIFICATIONS

Tom understands how to build a successful project and to create solutions to meet the client's project goals. He is onsite during construction monitoring the schedule, trades onsite and quality control. Tom has impeccable character and has built strong relationships with each owner representative on his projects.

INDUSTRY EXPERIENCE

26 years

EDUCATION

Southeastern Community College
AA Automated Manufacturing
Technology

PROJECT TEAM

TEAM MEMBER'S ROLES



JOSEPH HUBERTY, AIA PARTNER-IN-CHARGE



RESPONSIBILITIES & QUALIFICATIONS

Joe brings years of experience, creative thinking and unique problem solving skills to the team as an Architect with 35 years of experience designing both new construction and historic preservation projects.

INDUSTRY EXPERIENCE

35 years

EDUCATION

Masters of Architecture
University of Wisconsin-Milwaukee
BS in Architectural Studies
University of Wisconsin-Milwaukee
Ecole Speciale d'Architecture
Paris, France



SHAUN KELLY, AIA PRINCIPAL



RESPONSIBILITIES & QUALIFICATIONS

Shaun will lead the design team and act as point of contact and liaison between the Owner, the Contractor, and the various consultants working on the project. He has the flexibility and expertise to design solutions and lead the project team.

INDUSTRY EXPERIENCE

20 years

EDUCATION

Masters of Architecture
University of Wisconsin-Milwaukee
BS in Architectural Studies
University of Wisconsin-Milwaukee
BA in Philosophy
University of Wisconsin-Milwaukee



SARAH PONTO INTERIOR DESIGNER



RESPONSIBILITIES & QUALIFICATIONS

As the team's Interior Designer, Sarah brings an exceptional design ability and acute analytical skills to her work. She recognizes that a library needs to fit the unique needs of each community. As a specialist in cutting-edge library trends, she finds solutions to both technical issues and space planning challenges.

INDUSTRY EXPERIENCE

30 years

EDUCATION

BS in Interior Design
University of Wisconsin-Madison

Select Project Experience

Pleasant Valley High School
Bettendorf, IA
Addition + Renovation
Construction Manager
88,000 SF
\$20,000,000

**Western Illinois University
Riverfront Campus - Phase 1**
Moline, IL
Addition & Renovation
General Contractor
60,300 SF
\$13,200,000

Pershing Hill Lofts
Davenport, IA
Historical Restoration
84,000 SF
\$11,000,000

Lawrence Lofts
Sterling, IL
Historical Restoration
20 Units
\$4,000,000

Village Cooperative of Crow Creek
Bettendorf, IA
New Construction
General Contractor
120,000 SF
\$12,600,000

Hilton Garden Inn
Bettendorf, IA
New Construction
Construction Manager
79,000 SF
\$9,000,000

**St. Vincent's Center Sports Complex
Assumption High School**
Davenport, IA
New Construction
Construction Manager
13 Acres
\$5,700,000

Rock Island Center for Math & Science
Rock Island, IL
New Construction
General Contractor
65,000 SF
\$11,400,000

**Davenport Community School District
Truman Elementary School**
Davenport, IA
Renovation
Construction Manager
65,000 SF
\$6,600,000

**St. Ambrose University
Ambrose Hall Exterior Renovation**
Davenport, IA
Exterior Historical Renovation
Construction Manager
\$5,400,000

St. Ambrose University North Hall
Davenport, IA
New Construction
Construction Manager
55,684 SF
\$9,500,000

Wilson Building Lofts
Clinton, IA
Historical Restoration
44,000 SF
\$7,300,000

Green Hyundai
Moline, IL
New Construction
Design-Build
35,528 SF
\$5,100,000

Zimmerman Honda
Moline, IL
New Construction
Design-Build
45,500 SF
\$6,000,000



Education

University of Northern Iowa
Bachelor of Science
Construction Management
Business Management, Minor

**4-year Carpenter Apprenticeship
Program**

Experience

20 years

Affiliations and Memberships

Illowa Construction Labor and
Management Council
Board of Directors Member

Habitat for Humanity of the Quad Cities,
Past Board of Directors Member

Young Professionals Network

Quad Cities Chamber of Commerce

USGBC- LEED Accredited Professional

As an experienced member of the construction community in the Quad-City area, Jerod Engler is a key asset to Bush Construction. As a leader of Bush Construction, Jerod manages the company's superintendents, foremen, and carpenter group. He oversees warehouse operations, field staff coordination, and the ongoing improvement of Bush Construction's safety and quality control programs. He also plays a key role in Bush's business development efforts with his leadership in the company's pre-construction operations. Jerod also supports the entire project team as a Project Executive, adding his extensive knowledge and experience to ensure a successful project.

Jerod's professional goal is to maintain his focus on completing quality projects while fostering quality relationships with owners and subcontractors.



Select Project Experience

Hershey Lofts
Muscatine, IA
Historical Renovation
Design-Build
35,000 SF
\$5,000,000

**Davenport Fire Department
Central Fire Station**
Davenport, IA
Addition/Historical Renovation
Construction Manager
30,000 SF
\$15,000,000

Pleasant Valley High School
Bettendorf, IA
Addition + Renovation
Construction Manager
88,000 SF
\$20,000,000

Smart Luxury Motors of the Quad Cities
Davenport, IA
New Construction
General Contractor
53,000 SF
\$9,600,000

**St. Vincent's Center Sports Complex
Assumption High School**
Davenport, IA
New Construction
Construction Manager
13 Acres
\$5,700,000

**LyondellBasell
Administration Center**
Clinton, IA
New Construction
95,000 SF
\$30,000,000

**Pearson Data Hall Remodel
Generator Replacement**
Iowa City, IA
Renovation
Design-Build
\$890,000

***Data Center**
West Des Moines, IA
New Construction
General Contractor
115,000 SF
\$75,000,000

***Data Center**
Denver, CO
LEED Certified Project
New Construction
Design Build
40,000 SF
\$22,000,000

***Data Ranch Interior Buildout**
Austin, TX
Addition and Renovation
General Contractor
44,000 SF
\$17,000,000

***Data Center (Phase 1&2)**
Boydton, VA
New Construction
Design Build
330,000 SF
\$173,000,000

***Government Office Building**
LEED Certified Project
Herndon, VA
New Construction
General Contractor
425,000 SF
\$202,000,000

***Higher Education Building**
LEED Certified Project
Salisbury, MD
New Construction
General Contractor
165,000 SF
\$58,000,000

*completed with previous employer



Education

Illinois State University
Bachelor of Science
Construction Management

Experience

12 years

Affiliations and Memberships

USGBC-LEED Accredited Professional

Young Professionals of the Quad Cities
Quad Cities Chamber of Commerce

Ryan Welborn has spent twelve years as a Project Manager and Project Engineer, gaining knowledge and experience with every project. He has the knowledge and experience needed to lead every project to its successful completion. From the office to the field, he knows how to get the job done.

Ryan's strength is maintaining a high level of teamwork, excellence and performance with an intense focus on providing quality service to every client.



Select Project Experience

Pershing Hill Lofts
Davenport, IA
Historical Restoration
84,000 SF
\$11,000,000

Lawrence Lofts
Sterling, IL
Historical Restoration
20 Units
\$4,000,000

Village Cooperative of Crow Creek
Bettendorf, IA
New Construction
General Contractor
120,000 SF
\$12,600,000

Hilton Garden Inn
Bettendorf, IA
New Construction
Construction Manager
79,000 SF
\$9,000,000

Bowe Machine
Bettendorf, IA
Addition
Design-Build
32,000 SF
\$4,700,000

**Trinity Health Systems
Obstetrics and Gynecology**
Bettendorf, IA
Demolition and Renovation
Construction Manager
7,500 SF
\$840,000

Trinity Express Care
Bettendorf, IA
Demolition and Renovation
Construction Manager
4,500 SF
\$600,000

**Trinity Health Systems
Registration Upgrade**
Moline, IL
Demolition and Renovation
Construction Manager
2,500 SF
\$145,000

Iowa Masonic Health Facilities - Phase I
Bettendorf, IA
Interior Renovation
General Contractor
12,500 SF
\$1,080,000

**Davenport Public Library
Eastern Avenue Branch**
Davenport, IA
New Construction
General Contractor
25,800 SF
\$5,000,000

**Black Hawk College
Student Services Addition**
Moline, IL
Addition & Renovation
General Contractor
16,600 SF
\$3,400,000

Jackson Square
Rock Island, IL
Addition and Historical Renovation
General Contractor
50,000 SF
\$6,200,000

**Western Illinois University
Riverfront Campus - Phase I**
Moline, IL
Addition and Renovation
General Contractor
60,300 SF
\$13,200,000



Education

Iowa State University
Bachelor of Science
Construction Engineering

Experience

10 years

Affiliations and Memberships

USGBC-LEED Accredited Professional
Young Professionals of the Quad Cities
Quad Cities Chamber of Commerce

Wayne Gordon has an extensive list of completed projects under his belt, with almost ten years of experience as a Project Manager and Project Engineer. With each project, he gains new skills and insights. He is an integral member of the Bush Construction team who addresses any challenge with enthusiasm.

Wayne's professional goal is to provide owners and subcontractors with a superior construction experience while building lasting relationships. He works to deliver projects in a timely, cost-effective manner that benefits everyone involved.



Select Project Experience

Hershey Lofts
Muscatine, IA
Historical Renovation
Design-Build
35,000 SF
\$5,000,000

Lawrence Lofts
Sterling, IL
Historical Restoration
20 Units
\$4,000,000

**Horizon Milling
Process Packaging + Warehouse Facility**
New Construction
45,000 sf
\$7,500,000

**Diamond V Mills
Bin Storage Complex**
New Construction
4,000 sf
\$650,000

**Alcoa
Inter-Connecting Pre-Engineered Metal
Building**
Davenport, IA
Addition
30,000 sf
\$3,000,000

**Schimberg
Warehouse**
Addition + Renovation
5,000 sf
\$1,500,000

**Cargill
Manufacturing**
New Construction
20,000 sf
\$2,700,000

**Cargill
Manufacturing**
Addition
15,000 sf
\$3,500,000

**Valero
Renewable Energy Facility**
New Ventilation System
\$300,000

**Pioneer Hi-Bred
Manufacturing**
Automated System Installation
\$1,000,000

**Cargill
Manufacturing**
New Construction
20,000 sf
\$2,700,000

**John Deere Building 40
Manufacturing**
Equipment Installation
\$800,000

Sinton Dairy
Addition + Renovation
15,000 sf
\$2,400,000



Education

Southeastern Community College
Associates of Arts
Automated Manufacturing Technology

Journeyman Ironworker

Superintendent Training for Ironworkers

Certified Safety Trained Supervisor

30-Hour OSHA Training

First Aid and CPR

Fall Protection Plan

Experience

26 years

Affiliations and Memberships

Ironworkers Local #89 – Cedar Rapids,
Iowa

With extensive construction industry experience in trade and superintendent-level positions, Tom Travis is a highly respected member of the Bush Construction team. He has the knowledge needed to oversee a project successfully from groundbreaking to completion.

Tom's professional goal is to continue to build great relationships with all the clients and subcontractors he has the opportunity to work with on his jobs.





Joseph M. Huberty

AIA | LEED AP BD+C | NCARB | PARTNER IN CHARGE

Joe has been with Engberg Anderson since 1988 and was named Partner in 2000. As a recognized leader in the Midwest design community, Joe has lent his expertise to over 200 library projects. As an effective communicator, he readily establishes rapport with clients, staff, administrative, corporate personnel, design team members and constructors. He has led the design teams of many library buildings that are nationally and locally recognized for their sustainable design features.

RELEVANT EXPERIENCE

EDUCATION
University of Wisconsin-Milwaukee
Master of Architecture, 1987
B.S. in Architectural Studies, 1985

Ecole Speciale d'Architecture
Paris, France, 1987

REGISTRATIONS
Registered Architect
GA, IL, IA, IN, MI, WI

National Council of Architectural
Registration Boards (NCARB)
Certified

ACTIVITIES | AFFILIATIONS
American Library
Association, Member

Public Library Association, Member

Library Administration Management
Association, Member

American Institute of
Architects (AIA), Member

ACADEMIC EXPERIENCE
University of Wisconsin-Milwaukee
Adjunct Professor - Construction
Technology, Spring 1994

RECOGNITION
American Institute of Architects
Henry Adams Medal for Excellence
in Architecture, 1987

- Altoona Public Library, IA
- Barrington Area Library, IL
- Batavia Public Library, IL
- Bay County Library System, MI
- Beloit Public Library, WI
- Bradley Public Library, IL
- Brookfield Public Library, WI
- Brown County Library System, WI
- Cedarburg Public Library, WI
- Charlevoix Public Library, MI
- Chicago Ridge Public Library, IL
- Cook Memorial Library, IL
- Cromaine District Library System, MI
- Crystal Lake Public Library, IL
- Davenport Public Library
Eastern Avenue Library, IA
- Edwardsville Public Library, IL
- Elkhart Public Library, IN
- Evansville Vanderburgh Public
Library System, IN
- Fitchburg Public Library, WI
- Frank L. Weyenberg Library, WI
- Frankfort Public Library, IL
- Fremont Public Library, IL
- Gail Borden Public Library District, IL
- Glen Ellyn Public Library
- High Plains (Weld) District
Library System, CO
- Highland Park Public Library, IL
- Homer Township Public Library
Homer Glen, IL
- Indian Trails Public Library, IL
- Iowa City Public Library, IA
- Jacksonville Public Library
University Park Library, FL
- Kalona Public Library, IA
- Lake Bluff Public Library, IL
- L.D. Fargo Public Library
Lake Mills, WI
- Lemont Public Library, IL
- Lester Public Library, Two Rivers, WI
- Lisle Public Library, IL
- Madison Public Library System, WI
- Manhattan Public Library, IL
- Manitowoc Public Library, WI
- Marion Public Library, IA
- McHenry Public Library, IL
- Morton Grove Public Library, IL
- Mukwonago Community Library, WI
- Palos Heights Public Library, IL
- Park Forest Public Library, IL
- Park Ridge Public Library, IL
- Reddick Public Library, Ottawa, IL
- River Forest Public Library, IL
- Rockford Public Library, IL
- Shorewood Public Library, WI
- South Omaha/Metro Community
College Library, Omaha, NE
- Talcott Free Library, Rockton, IL
- Tempe Public Library, AZ
- Traverse Area District Library, MI
- Urbandale Public Library, IA



PRESENTATIONS

Space Planning: Reinventing Your Library Space

PLA 2019 Regional Training, Jacksonville, FL. Co-presenter. December 2019.

The Challenges of Opportunity: Service, Space, Community & Economic Development

ILA 2018 Annual Conference, Peoria, IL. Co-presenter. October 2018.



Getting Your Community to Say Yes!

ILA 2017 Annual Conference, Tinley Park, IL. Co-presenter. October 2017.

Don't Worry, We're Only Going to Change Everything

PLA Conference, Denver CO
Co-presenter. April 2016.

Space Planning Without the Space: Re-imagining Your Existing Library

RAILS - Reaching Across Illinois Library System
Co-presenter. January 2016.



University of Illinois - Urbana Champaign

iSchool Public Library Architecture, 2009-2019

Envisioning the Future: 21st Century Libraries and the Role of Integrated Building Design

LJDI, Burton Barr Central Library, Phoenix, AZ. November 2011.
Architect-led breakout design session in collaboration with Casa Grande PL (AZ).

Budget-Challenged Buildings: The New Reality for Construction/Renovation

LJDI, Minneapolis Central Library (MN). May 2011
Architect-led breakout design session in collaboration with Chula Vista PL (CA).

The Twenty-First Century Library: Tomorrow's Design is Here Today

ILA Annual Conference, Peoria, IL. Co-presenter. October 2009.

The Efficient, Saleable Public Library - Project Shoehorn

ILA Annual Conference, Peoria, IL. Co-presenter. October 2009.

Creating a New Model for Today's Branch

ILA Annual Conference, Peoria, IL. Co-presenter. October 2009.

Design and Working Relationships in Library Projects

University of Illinois-Urbana Champaign Graduate School of Library and Information Science, 2006-2009.

Extreme Makeover: Library Edition - How We Programmed, Designed, Funded and Built a Library in Just Two Years

Illinois Library Association Annual Conference, 2005. Co-presenter: Elaine Savage, Palos Heights Public Library Director, and Frederick Schlipf, Palos Heights Public Library Programmer.

So Goes the Community - Annual Facilities Showcase

American Libraries, April 2005.

Building for the Future - Annual Facilities Showcase

American Libraries, April 2003.

"Room to Grow - Showcasing New Facilities"

American Libraries, April 2001.

"Mainstreaming Green Design Practices"

Energy & Environmental Building Association Excellence Conference, 2001.





Shaun Kelly

AIA | LEED AP BD+C | PRINCIPAL

Shaun leads the efforts of the Chicago office. With a focus on library design, corporate workplaces, cultural projects and municipal projects Shaun provides creative, technology-rich and sustainable solutions to meet the needs of the ever-changing work environment. Shaun was instrumental in numerous corporate workplace projects for Bader Rutter & Associates, Miller Coors and KCT Credit Unions, and notable libraries such as Barrington Area Library, Rockford Public Library, Helen Plum Memorial Library and Fitchburg Public Library.

EDUCATION

University of Wisconsin-Milwaukee
Masters of Architecture, 2006

Bachelor of Science in Architectural
Studies, 2000

Bachelor of Arts Degree in
Philosophy, 2002

REGISTRATIONS

Registered Architect: IL

LEED Accredited Professional
LEED AP

ACTIVITIES | AFFILIATIONS

American Institute of
Architects, Member

PRESENTATIONS

“PlaySpaces in the Library,”
Public Library Association (PLA)
Conference, March 2014.

*Co-presenters: Ryann Uden, Rory Parilac
and Kiera Parrott.*

A Greener Barrington, public
workshop, October 27, 2008.

“Walking the Talk”: A Trek Through
Engberg Anderson’s new LEED
Office, Wisconsin Green Building
Alliance (WGBA)

“Sustainability & Energy Efficiency
Leadership” SE2 Conference,
September 17, 2008.

Co-presenters: Mark Ernst, James Stearns.

Charlevoix Public Library, Charlevoix, MI

Renovation of a 1928 school house into a new 20,000 sf library facility.

Gail Borden Public Library District, Elgin, IL

Rakow Branch

New 10,000 sf LEED®-Gold certified branch library.

Main Library | Circulation & Popular Materials

Renovation of Circulation, New Books, Media and an Art Wall lighting display.

Main Library | Masterplan

Rockford Mixed Use Development, Rockford, IL

The Library has embraced the needs of the local aerospace and healthcare industries as well as the local homeless community in a way that anchors downtown revitalization efforts, encourages stronger connections to area businesses and the riverfront, and draws families to a safe, welcoming, and invigorating library experience. The Library plans to incorporate multipurpose spaces, exhibit areas, and active learning environments for all ages. Entries related to both the city and the river not only recall the heritage of the 1902 building, they speak to the connective nature of the library at an important crossroad in the city.

Helen Plum Public Library, Lombard, IL

Strategic Facility Plan focused on defining strategically viable solutions that served both the Library and the neighboring Park District. Options included renovation, expansion and replacement with corresponding cost models and operation budgets.

Joliet Public Library

Masterplan

Engberg Anderson will restore the original historic building, provide access to new Library services, house the expanded local history area, and modernize buildings systems seamlessly into the existing design. In 1989 the Library was expanded to the south east and tripled the Library’s space. The 1989 addition will be transformed into a contemporary Library with an entire floor devoted to early literacy and learning, separate industrial and recording studios, and a collaborative learning environment surrounded by collections, study spaces, and integrated technology.

Marion Public Library

Masterplan



Sarah Ponto

NCIDQ | INTERIOR DESIGNER | SENIOR ASSOCIATE

Sarah's award-winning interior design is about balancing cost efficiency and comfort to the living environment. As our senior interior designer, Sarah has had a hand in designing the interiors of the majority of our residential work. Working alongside the architects, our holistic process integrates interiors from the beginning. With a combination of creativity and practicality, Sarah fuses color, texture, lighting, finishes and furniture in inspiring ways, creating unique, aesthetically-pleasing interiors with an emphasis on simplicity, flexibility, sustainability and function.

EDUCATION

University of Wisconsin-Madison
Bachelor of Science -
Interior Design, 1991

REGISTRATIONS

National Council for Interior Design
Qualification, 2002

PROJECT AWARDS

**Historic Garfield + Griot
Apartments | America's Black
Holocaust Museum**
Daily Reporter Top Projects Award

Business Journal Real Estate Award

Mayor's Design Award

The North End

Daily Reporter Top Projects Award
WCREW Impact Ingenuity Award

Gail Borden Public Library - Rakow
American Libraries' Design Showcase,
Midwest Construction, Award of Merit
Cultural

**Waukesha Public Library |
Children's Department**
*WI -American Society of Interior
Designers (ASID) Educational/
Institutional Platinum Design Award*

Midwest Construction Award of Merit,
Interior Design/Tenant Improvement

American Libraries' Design Showcase

**Milwaukee Public Library |
Villard Square Branch**
Daily Reporter Top Projects Award

*MANDI (Milwaukee Awards for
Neighborhood Development*

RELEVANT EXPERIENCE

Edwardsville Public Library, Edwardsville, IL

Addition to 1903 Carnegie library, 50,000 sf total.

Gail Borden Public Library District, Elgin, IL

Rakow Branch

New 10,000 sf LEED®-Gold certified branch library.

Main Library | Circulation & Popular Materials

Renovation of Circulation, New Books, Media and an Art Wall lighting display.

Main Library | Masterplan

Bay County Library System, Bay County, MI

Auburn Branch Library, Bay City

Renovation/expansion of 12,000 sf branch library.

Alice and Jack Wirt (Central) Library, Bay City

New 70,000 sf central facility.

Pinconning Branch Library, Pinconning

New 12,000 sf branch facility.

Sage Branch Library, Bay City

17,800 sf expansion, renovation and restoration of this branch library listed on the National Register of Historic Places.

Barrington Area Library, Barrington, IL

21st Century Library Renovation Project

Strategic renovations to modify aging collection-centered facility into a Destination Library with activity-focused spaces.

Roanoke City Branch Libraries, Roanoke, VA

Williamson Road Branch Library

Programming, renovation and expansion of a 9,000 sf library to 11,000 sf.

Melrose Branch Library

Programming and design of a 13,000 sf branch library within an existing retail building.

Reddick Public Library, Ottawa, IL

Transformative renovation of existing 20,500 sf library

Palos Heights Public Library, Palos Heights, IL

Expansion and remodeling of 11,400 sf library to 25,000 sf.

Lemont Public Library, Lemont, IL

Interior transformation project, 19,000 sf updating finishes, furnishings, lighting, power and technology.



Education

Master of Architecture: Design
University of Texas at Austin
Master of Science: Architectural History
University of Texas Austin
Bachelor of Science: Anthropology
University of Illinois, Urbana

Professional Affiliations

American Institute of Architects
AIA HRC Committee
Society for Commercial Archaeology
Association for Preservation Technology International

Meg Kindelin

Principal
AIA

Meg is principal and owner of JLK. She is an accomplished architect and she brings energy and creative problem solving to many types of projects. Her portfolio includes new commercial buildings, libraries, churches, mid-rise residential, and schools. She is principal liaison with The University of Illinois System, Forest Preserve Districts, Various Municipalities, and the City of Chicago. Meg leads the Higher Education, Civic, and Preservation Studios at the firm.

Her strengths lie in the study and coordination of complex programming in new and existing buildings. She is able to extract the potential of a project early in design and provide a practical means to achieve a successfully executed project.

She also brings a particular sensitivity to context, programming, and owner issues. She is a collaborative team leader. Meg sits on the Illinois State Sites Advisory Council, and on the Easement Committee of Landmarks Illinois. She is a frequent speaker with the AIA and other organizations in Chicago. Her projects within the preservation studio have won awards with the Illinois and Chicago AIA.

Select Projects

Wintrust Bank /Hyde Park Bank
Chicago, IL

Cadence Warehouse and Trucking
Joliet, IL

Lincoln Elementary School
Chicago Public Schools
Chicago, IL

Chicago Transit Authority
California and Damen Blue Line Stations
Chicago, IL

University of Illinois Graduate Library
Urbana, IL

University of Illinois, Memorial Stadium Addition
Consultant
Urbana, IL

Ragdale House
Lake Forest, IL

SoNo Chicago High Rise Residential Tower
Chicago, IL

Flair Tower
Chicago, IL

New Faith MB Church
Matteson, IL

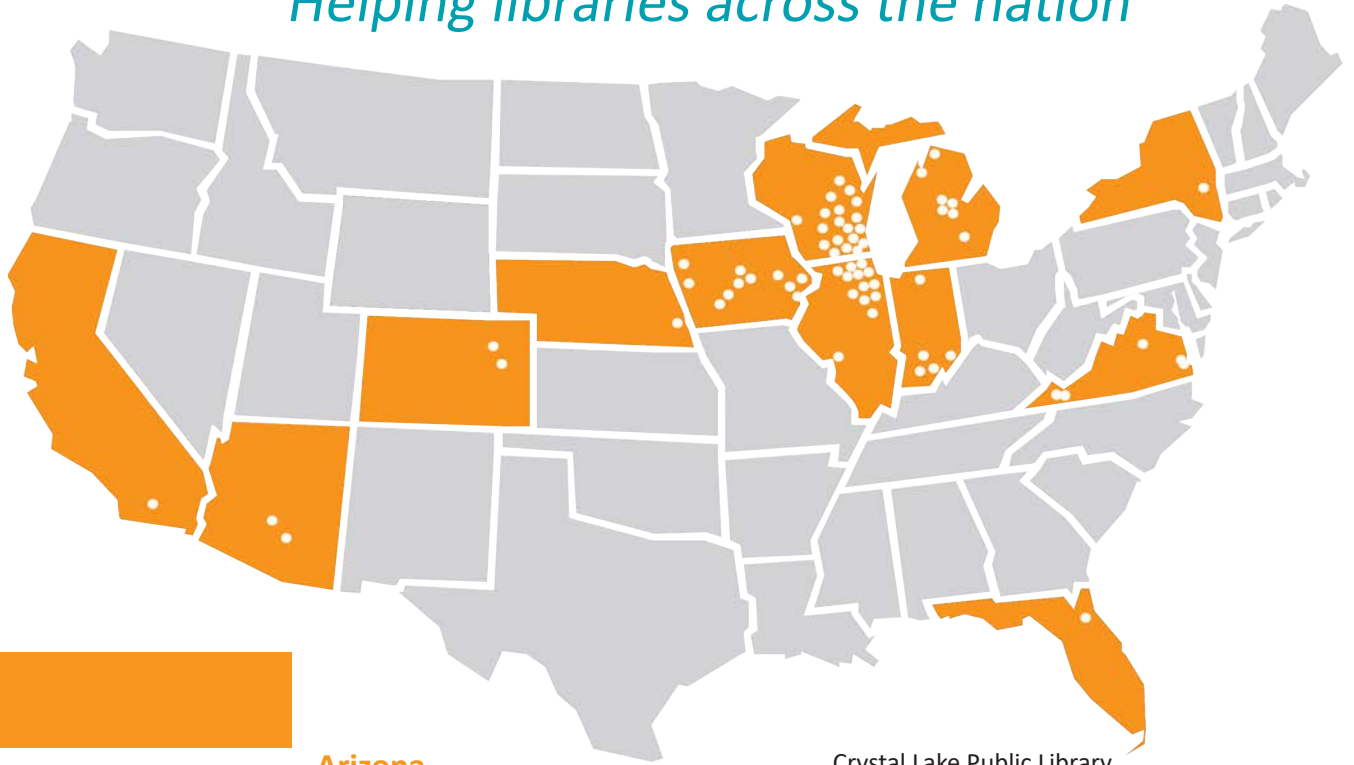


PROJECT EXPERIENCE

03

LIBRARY PROJECTS

Helping libraries across the nation



Engberg Anderson
has worked with
+180 libraries
across 12 states
ranging in size
from 300 sf to
over 180,000 sf —
many of which are
renovations and/or
expansions.

Arizona

- Tempe Public Library
- Coolidge Public Library

California

- Beaumont Library

Colorado

- High Plains District Library
 - Centennial Park Branch
 - Farr Branch

Florida

- Jacksonville Public Library | University Park

Illinois

- Barrington Area Library
- Batavia Public Library
- Bradley Public Library
- Cary Area Library
- Cook Memorial Library
- Chicago Ridge Public Library

- Crystal Lake Public Library
- Edwardsville Public Library
- Ela Area Public Library
- Evergreen Park Public Library
- Frankfort District Library
- Fremont Public Library
- Gail Borden Library District
 - Rakow Branch
 - Main Library
- Glen Ellyn Public Library
- Helen Plum Memorial Library
- Highland Park Public Library
- Homer Township Public Library
- Indian Trails Public Library
- Joliet Public Library
- Lake Bluff Public Library
- Lemont Public Library
- Lisle District Library
- Manhattan Public Library
 - Elwood Branch
 - Manhattan Branch
- McHenry Public Library
- Morton Grove Public Library
- Nippersink Public Library
- Palos Heights Public Library
- Park Forest Public Library
- Park Ridge Public Library
- Poplar Creek Public Library
- Reddick Public Library
- River Forest Public Library

Rockford Public Library
Round Lake Public Library
Talcott Free Library
Winfield Public Library

Indiana

Elkhart Public Library
Evansville Vanderburgh Public Library System

- Central
- North Park Branch
- Oaklyn Branch

New Albany-Floyd County Public Library
St. Joseph County Public Library

Iowa

Altoona Public Library
Clive Public Library
Davenport Eastern Avenue Branch
Indianola Public Library
Iowa City Public Library
Kalona Public Library
Musser Public Library
Onawa Public Library
Sioux City Public Library
Urbandale Public Library
Winterset Public Library

Michigan

Bay County Library System

- Auburn Branch
- Central
- Pinconning Branch
- Sage Branch

Charlevoix Public Library
Cromaine Library District

- Central
- Crossroads Branch

Traverse Area District Library

Nebraska

South Omaha | Metro Community College Library

New York

Schenectady County Public Library

Virginia

Washington County Public Library

Roanoke City Branch Libraries

- Williamson Road Branch
- Melrose Branch

Newport News Public Library System

Wisconsin

Appleton Public Library

Aram Public Library

Beloit Public Library

Berlin Public Library

Brookfield Public Library

Brown County Library System

- Weyers-Hilliard Branch
- Kress Family Branch

Cedarburg Public Library

Cudahy Family Library

Fitchburg Public Library

Frank L. Weyenberg Library

LD Fargo Public Library

Lester Public Library

Marathon County Public Library

Madison Public Library

- Meadowridge Branch
- Goodman South Madison Branch
- Hawthorne Branch
- Monroe St. Branch
- Pinney Branch
- Sequoia Branch

Manitowoc Public Library

McMillan Memorial Library

Menomonee Falls Public Library

Milwaukee County Federated Library System

Milwaukee Public Library System

- 10 Neighborhood Library Study
- Bay View Branch
- Villard Square Branch
- Tippecanoe Branch

Mukwonago Community Library

Neenah Public Library

Onalaska Public Library

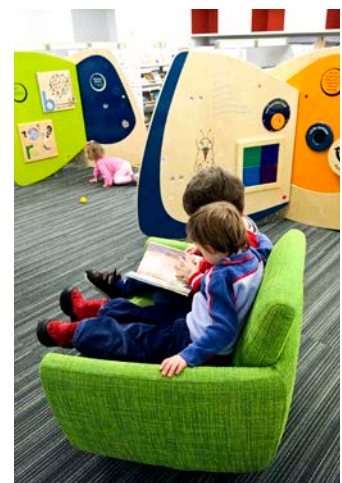
Platteville Public Library

Shorewood Public Library

Waukesha Public Library

West Bend Community Memorial Library

Whitefish Bay Public Library



HISTORIC RESTORATION EXPERIENCE

CENTRAL FIRE STATION | Davenport, IA



DESCRIPTION

This \$15.2 million, 30,000 sf active fire house was originally built in 1902. The main building – on the National Register of Historic Places – underwent two previous additions, in 1940 and 1951.

Because of its age, space and access problems, the City of Davenport hired Bush Construction to demolish the previous two additions and build a new 20,000 SF addition to the original 10,000 SF building.

>> Central Fire Station is the oldest operating fire station west of the Mississippi River.

AMBROSE HALL | Davenport, IA



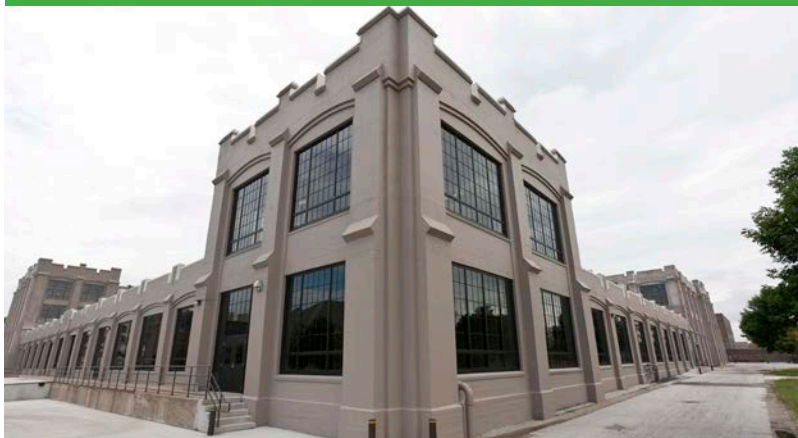
DESCRIPTION

Ambrose Hall is a campus icon for St. Ambrose University, built in 1885. Bush Construction completely restored the exterior of this fully-occupied building, returning the structure back to its original configuration based on construction documents that were developed 128 years ago.

The restoration include the replacement of all deteriorated brick and stone, tuckpointing, restoration of cornice work, dormers, and clock tower.

>> This restoration included custom, authentic replacements of all 370 windows.

ROCK ISLAND ARSENAL BUILDING 250 | Rock Island, IL



DESCRIPTION

The 71,600 SF, \$6.7M building on the Rock Island Arsenal was a public/private partnership project providing a civilian business a cost-effective option while restoring an existing under-utilized government building.

The project included abatement and remediation and followed historic preservation guidelines during the addition of office spaces and locker rooms.

>> A vacant, deteriorating building underwent extensive restoration in order to make it ready for industrial use.

HISTORIC RESTORATION EXPERIENCE

LAWRENCE LOFTS | Sterling, IL



DESCRIPTION

The upper stories of the Lawrence Building in downtown Sterling, Illinois, remained vacant for over 50 years. Bush renovated the 22,000 sf second through fifth floors, in this \$4 million project, creating 20 residential units. The offices of Whiteside County Courthouse remain on the first floor.

LIHTC funding.

>> This project was part of the City's revitalization plan of adaptive re-use of underutilized buildings.

JACKSON SQUARE LOFTS | Rock Island, IL



DESCRIPTION

This 90-year-old, 50,000 sf, \$6 million renovation and addition project transformed a former industrial manufacturing facility into a trendy living and office space. This historical structure required abatement and remediation of regulated materials. Much of the building's original, character-rich structure and features were retained, including interior exposed brick walls and wood flooring. This building is on the National Register of Historic Places.

>> Once an urban brownfield, now an attractive center for family living and commerce.

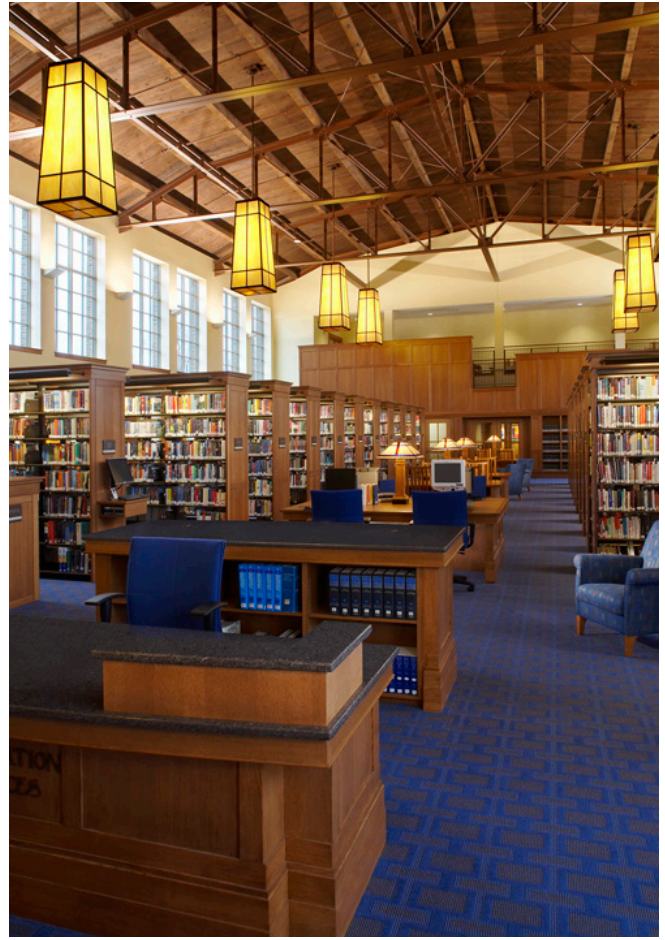
PERSHING HILL LOFTS | Davenport, IA



DESCRIPTION

A 62-unit, 100,000 sf, \$11 million conversion of early 1900's industrial space into residential lofts. Two adjoining structures make up these lofts – the 6-story Crescent Electric Company and the 3-story Sieg Iron Company buildings. The lofts include a combination of 1, 2 or 3-bedrooms/1 or 2 baths and studio loft options. Four of the units meet ADA requirements. These buildings are on both state and federal historic registries.

>> Existing elements and features were either refurbished or matched, including exposed brick walls and original concrete floors.



Charlevoix Public Library | Historic Preservation

Charlevoix, Michigan

Previously a 1920's elementary school, this library is now a 34,000 sf facility that features a children's activity room and community room. The old gymnasium is transformed into the adult reading room and features the original ceiling structure. New gardens lead from the parking lot to the library entrance and contain public art pieces that reflect the maritime history of Charlevoix. Engberg Anderson is Architect of Record in association with Architecture Artistry Interiors of Traverse City, Michigan.

Status

Completed 2006

Size

34,000 sf

Construction Cost

\$ 6.2 million





Barrington Area Library

Barrington, Illinois

After a complete renovation, the Barrington Area Library is ready to meet the needs of the community head on. A new grand stair creates a beacon for the library which redefines the connection to the community. New collaborative spaces — like **Smart Rooms, Media Labs, Maker Spaces, the Business Center, Internet Cafe and Reading Commons** — expand library service to the 21st century and beyond.

A new Youth Services Department engages younger readers with interactive, museum-quality learning experiences, promoting active play, and offers a kid-friendly media lab.

Status

Completed 2014

Size

60,000 sf

Construction Cost

\$8.5 million





Rockford Public Library

Rockford, IL

As the primary resource for a variety of literacies within the city and surrounding communities, the Library is focused on creating environments that allow it to serve populations of diverse economic, social, racial, ethnic and cultural backgrounds. The Library is planned to acknowledge and embrace the needs of the local aerospace and healthcare industries as well as the local homeless community in a way that anchors downtown revitalization efforts, encourages stronger connections to area businesses and the riverfront, and draws families to a safe, welcoming, and invigorating library experience. All users will find spaces that meet their needs. The result is a lot of different seating environments – this is a place for people!

Partnering opportunities are driving the form of the facility. These partners include local colleges, museums, social services, arts groups, park district, and literacy council. Multi-purpose spaces, exhibit areas, and active learning environments for all ages and interests sit front and center along major arterials and the Riverwalk. Entries related to both the city and the river not only recall the heritage of the 1902 building, they speak to the connective nature of the library at an important crossroad in the city, a link between the east and west sides of the city, a place where identities can merge into a cohesive community spirit.

Status

In Progress

Size

68,000 sf

Client Reference

Lynn Stainbrook

Executive Director

815.987.6601

lstainbrook@rockfordpubliclibrary.org





Beaumont Public Library

Beaumont, California

The team of Engberg Anderson with PJHM Architects is working with the Beaumont Library District, CA, to expand their existing library from 12,000 to 47,000 square feet. The library was originally established in 1911 then moved into a Carnegie funded building in 1914. Tucked into a neighborhood park-like setting of specimen native California trees, the library was left virtually unchanged until a 1966 addition doubled its size. This beloved Carnegie building is still in use today and is both the organizing element and stylistic inspiration of the planned expansion. As an early adopter of self-service technologies, the new expansion will continue to promote patron ease-of-use through strategic collection placement, clear way-finding and utilization of productivity enhancing technologies to minimize staff busy-work and maximize staff interaction with the public.

Status

Study Completed 2014





Gail Borden Public Library | Market Place

Elgin, Illinois

Gail Borden Public Library refreshed and transitioned Media + Circulation area into a new Market Place. The main goal was to make the media collections more browseable, bring featured and new collections closer to the entry and revision the patron experience with Librarians. Without expanding the Library, the design team moved collections closer to the main entry making holds and new books more accessible, moved the media collection from spine out to a browsing model, added six self-check stations, consolidated staff into an efficient work flow arrangement. The new Market Place now provides expanded library services, and created a zone where collections from fiction and non-fiction can be predominately displayed in a retail based arrangement.

Status

Completed 2015

Size

10,000 sf

Project Cost

\$338,000 (construction)

\$317,000 (furniture)



DAVENPORT PUBLIC LIBRARY | EASTERN AVENUE BRANCH



Location: Davenport, IA

Size: 25,800 SF

Project Value: \$5,200,000

Project Duration: 11 months

Delivery Method: General Contractor

Project Description:

This project included the construction of a new 25,800 SF LEED-certified public library. The work involved a steel frame on standard concrete footings and foundations, stone and masonry exterior on metal stud back-up, metal panel on metal stud back-up, aluminum windows, storefront and entry systems, and membrane roof. Building systems included new HVAC, electrical, plumbing, fire protection, and communications. The Mechanical GSHP system is dependent on a vertical geothermal well field located on site. Site features included a Children’s Garden, reinforced turf area for outdoor events, and landscape features to support the LEED criteria for stormwater management. Building components included administrative support areas, public meeting rooms, a computer area, and a public reading room with Adult, Teen and Children’s collections.



WESTERN ILLINOIS UNIVERSITY | QUAD CITIES CAMPUS PHASE II



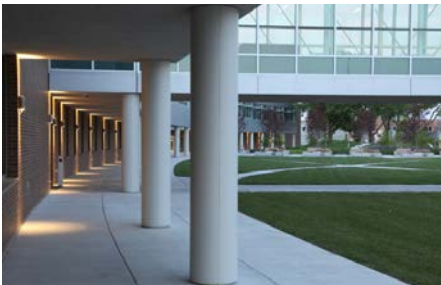
Location: Moline, IL
Size: 95,000 SF
Project Value: \$30,200,000
Project Duration: 19 months
Delivery Method: General Contractor

Project Description:

Phase II of WIU’s Riverfront Campus is a state-of-the-art, 95,000 SF project, which includes three separate structures. Each building is interconnected by two enclosed pedestrian bridges, which not only provides unique views of the campus and Mississippi River, but assists with climate control within the building as well.

This LEED Silver certified project incorporated a number of “green” building features such as vegetative roofing, various forms of permeable paving, lighting and building controls, and strategically placed windows allowing for efficient use of natural daylight.

As with any educational project, timing and schedule was of paramount importance to the client. Even though Bush Construction dealt with the challenge of constructing during one of the coldest and snowiest winters on record, they were able to enclose the project, modify the original plan, and continue working without having to sacrifice quality. The project team also worked with the school and its vendors to provide a phased turn-over of the spaces to facilitate their furniture and equipment deliveries and installation.



AMBROSE HALL EXTERIOR RESTORATION



Location: Davenport, IA

Project Value: \$5,300,000

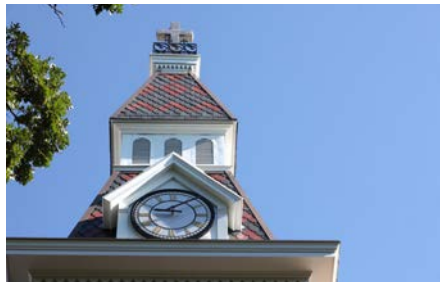
Project Duration: 12 months

Delivery Method: Construction Manager

Project Description:

Bush Construction rose to the challenge on this project to completely restore the exterior facade of Ambrose Hall, the fully-occupied campus icon of St. Ambrose University built in 1885. This renovation served two purposes: to repair the deteriorating facade of the building and to return the structure to its original configuration based on construction plans that were developed 128 years ago. This complex project required daily coordination and cooperation from both the project team and the university faculty. Countless hours were spent in pre-planning the coordination, delivery, removal, and replacement of each of the 370 custom window units.

Other major construction activities included the replacement of all deteriorated brick and stone, tuckpointing of all masonry joints, restoration of all wood soffit, fascia and cornice work, replacement of the majority of the existing roof material, restoration of the existing clock tower, restoration of the existing dormers, and removal and infill of the existing exterior fire escapes. Mansards were restored to their original condition with the use of natural slate and copper flashings.



CITY OF DAVENPORT | CENTRAL FIRE STATION



Location: Davenport, IA
Project Value: \$15,200,000
Project Duration: 18 months
Delivery Method: Construction Manager

Project Description:

The Central Fire Station was originally built in 1902. The main building is listed on the National Register of Historic Places. This fire station is the oldest operating fire station west of the Mississippi River.

Over the course of its life the Central Fire Station has had two additions, 1940 and 1951, and several renovations. Because of its age, space and access problems, the City of Davenport hired Bush Construction as Construction manager to demolish the 1940s - 1950s additions, to build a 20,000 SF innovative and modern addition, as well as to renovate the 10,000 SF original historical section of this facility in accordance to historical regulations.



The fire house remained fully-operational during the entire construction process. It houses 24-7 emergency responders and Davenport's fire department administration staff.



DESIGN-BUILD APPROACH



DESIGN-BUILD APPROACH

During the preconstruction phase of your design-build project, our team will work with you to provide design, scheduling, site logistics, phasing, estimating and constructability services. We closeout the preconstruction phase by reviewing bids and awarding contracts. Once we move into construction, we manage all subcontractors and suppliers and oversee all onsite construction activities from start through project completion.

Our extensive experience in the design-build delivery method, combined with our strong industry relationships, allows us to deliver cost-effective and high-quality construction solutions

BENEFITS THE DESIGN-BUILD APPROACH OFFERS:

- Single point of responsibility for both design and construction
- Limited conditions that might lead to a change order
- Establish reasonable project scope within project budget
- Team approach between owner, architect and constructor
- Fast-tracking of project is possible
- More cost-effective mechanical, plumbing and electrical systems

Below are steps showing how our process ensures a successful design-build delivery.

PRE-CONSTRUCTION PHASE SERVICES

During the Pre-Construction Phase of this project, we will:

- Conduct programming meetings with you to review the desired functionality of the project.
- Conduct design meetings with you to develop design details and understand design expectations.
- Discuss project phasing and develop project timeline schedules.
- Conduct initial reviews of design documents to ensure that budget, design, quality, and schedule goals are being maintained.
- Provide SD (Schematic Design) level design and construction cost opinion based on historical data, as well as current market pricing with subcontractor partners.
- Study value engineering opportunities to ensure the greatest value is incorporated into the project.
- Work closely design team during the development of the plans and specifications.
- Conduct weekly design team meetings.
- Develop scope of work/bid packages.
- Develop site logistics/site staging plans.
- Create MEP Design Narrative to competitively solicit design-build MEP proposals. Once a MEP team is selected, this will become the formal MEP team that will design the final systems and become the engineers of record for the project

- Provide DD (Design Development) level design and construction cost opinion based on historical data, as well as current market pricing with subcontractor partners.
- Utilize the Trend Estimate Log to analyze and track design changes against established budgets.
- Obtain competitive subcontractor and supplier pricing. Proposals will be solicited based upon completed design documents.
- Prepare final cost estimate summary and final owner contract.

CONSTRUCTION PHASE SERVICES

During the Construction Phase of this project, we:

- Manage all contracts and material purchase orders.
- Manage onsite activities to ensure overall project schedule, quality control, safety, energy components, and project budget are maintained.
- Conduct bi-weekly progress meetings with you and the project team to discuss the status of the project.
- Work closely with you to obtain the required inspections during construction.
- Obtain certificates of occupancy from governmental agencies.
- Provide you with warranty information, start-up assistance, maintenance instructions, as-builts, and operational guidelines.

DESIGN-BUILD ANTICIPATED RISKS

One of the major risks with the Design-Build delivery model is the potential to “assume” or incorrectly “read between the lines” regarding the Owner’s expectations. If communication is insufficient, architectural and functionality requirements may not be met; leading to re-design and schedule delay.

Through frequent communication at regularly scheduled design meetings and face-to-face interactions almost daily (as mentioned above), this potential risk will be mitigated and owner expectations can be exceeded.

TEAM COLLABORATION

OWNER, ARCHITECT, CONSULTANTS, CONTRACTORS + OTHER PROJECT PARTNERS

The beauty of the design-build delivery method is that the Owner, Architect, Engineers and Contractor all work together from start to finish in open communication and purposeful collaboration.

When the entire project team sits at the same table during the course of a project, creative solutions take hold. This results in minimizing costs, streamlining schedules and realizing efficiencies.

The end result is a sound design, a budget defined and a schedule on-target.

This collaboration ensures your business goals are met.

As mentioned on the previous page, our team will hold a series of collaborative meetings from the onset of your project, which include:

- Programming meetings
- Design meetings
- Project phasing and timeline meetings
- Budgeting meetings – utilizing the Trend Estimate Log
- Value engineering meetings
- Subcontractor/Supplier meetings

We utilize the latest technology to support collaborative team communication.

Microsoft Teams is a cloud-based, communication platform that provides an ideal collaborative space for file sharing, video/conference call meetings, and task tracking.

ProCore is our all-in-one, project management software. It is also cloud-based and connects the entire project team allowing share access to documents, planning systems and other project data.

ProCore also speeds up the Request for Information (RFI) process, making it simple to assign people to respond to issues and instantly links drawings and other information. The mobile capabilities of this software offers easy access to those in the field.

Our priority is on providing you with a smooth and efficient project. We do that through purposeful collaboration and continuous communication.



PROCORE[™]
CLOUD-BASED CONSTRUCTION SOFTWARE



BUDGET CONTROL



BUILD THE BUDGET is the first step in the Bush Budget Control process. This starts with clearly defining the scope of work with the owner and architect through a series of programming meetings. Once the scope of work is defined, the estimates can begin to take shape. The three main types of estimates are Schematic Design (SD) based on 50% complete drawings, Design Development (DD) based on 75% drawings, and Construction Document (CD) based on 100% drawings.



UTILIZE THE TOOLS is the next step in the process. We utilize a host of sophisticated tools to ensure that quick, accurate and up-to-date budget estimates are produced for each and every project. Owners rely on our budgets when making major financial decisions, and architects rely on these same budgets when making critical design decisions, so we must be correct with our information. These tools include:

- **SmartBid**, a 100% web-based bid solicitation tool for sending out bid invitations and bid documents to our subcontractor and supplier partners. This allows bid information to get disseminated quickly to all parties.
- **Hard Dollar** is our cost estimating software. This software gives our team the ability to analyze various subcontractor and supplier quote combinations to determine the lowest, most complete cost scenario. Estimate analysis can be done in real time with multiple users simultaneously modifying an estimate. Hard Dollar is also able to sort and analyze historical data to assemble budgetary estimates when needed.
- **Trend Estimate Log** is a powerful tool to track key owner cost/design decisions before they become final plan revisions. Each design change is logged, a rough order of magnitude cost is assigned, and a “go/no go” decision is determined by the design team before the change can be added to the plans. If the change is approved, the budget is adjusted up or down accordingly.



SYNCHRONIZE PLANS TO BUDGET is the third step in the process. This is where the phrase “Design to a detailed estimate, not estimate to a detailed design” becomes so critical for the design team. The budget has been firmly established in the previous steps, now the design team must align the project documents to meet this highly detailed budget. If the design team keeps this budget in mind throughout the entire design process, the end result will be a project designed and constructed on budget that does not require extensive value engineering and costly re-design.



HOLD THE PROJECT TEAM ACCOUNTABLE is the final step in the process. Keeping owners, architects, engineers, subcontractors, suppliers, consultants, and specialists all on task and on schedule can be a daunting task. It is the job of the Construction Manager to set firm milestone schedule dates for key Pre-Construction activities early on in the process. Maintaining these dates is the only way to ensure a successful project outcome. If dates slip during Pre-Construction, the whole schedule can slip to the point of no return.

SCHEDULE CONTROL

Throughout the pre-construction and construction process, Bush Construction utilizes MS Project, a Critical Path Method (CPM) software, through which detailed schedules are prepared and updated. Milestone schedule dates, near-term activities that may require various team members' involvement, and critical-path tasks necessary for timely project completion are shown and communicated to the entire project team.

The schedule during the pre-construction phase can be just as important as the construction phase itself. Meeting all design, budgeting, site analysis, and constructability milestone dates are critical to ensure the project bids on time and construction begins as anticipated.

As the project moves past the pre-construction phase, each subcontractor and supplier will provide critical schedule input to validate the logic and ensure the dates indicated on the schedule are accurate.

THREE-WEEK LOOK AHEAD SCHEDULES

Once the Overall Master Schedule is created and vetted by all parties, Bush Construction will then begin breaking this larger schedule down into smaller components. These three-week "snapshots" of time will give a more detailed description of activities. These smaller schedules are critical to the overall success of the project.

PROGRESS MEETINGS

When construction begins, progress meetings will be scheduled. Depending on the project's needs, these meetings are held either weekly or bi-weekly with the entire project team (owner, architect, subcontractors, suppliers, etc.). These meetings will be conducted so all parties are kept up-to-date on the project's progress and coordination requirements. Discussions to resolve any construction or design issues will be facilitated at this time to ensure timely resolution.

WEEKLY FOREMEN MEETINGS

Bush Construction conducts weekly meetings with key foremen of each prime contractor on the project. These meetings are intended to delve down into further detail matters regarding schedule, material placement onsite, deliveries, manpower, inspections, RFI's, etc.

Time is money. The professionals at Bush Construction understand the increasing pace at which projects must be completed and are here to help accomplish your overall construction schedule goals



Three Week Look Ahead Schedule

Period: 10/6/2014 Thru 10/25/2014 PM: Wayne Gordon
 Job Name: HILTON GARDEN INN, BETTENDORF Super: Ryan Schertz
 Job Number: 13050

Contractor	ACTIVITY	10/6 - 10/11						10/13 - 10/18						10/20 - 10/24				
		M	T	W	TH	F	SAT	M	T	W	TH	F	SAT	M	T	W	TH	F
PETERSEN PLMB	1ST FLOOR PUBLIC RR ROUGH																	
	1ST FLOOR MECHANICAL ROUGH IN																	
	GAS PIPING																	
	POOL RR ROUGH																	
MILLER ELECTRIC	1ST FLOOR ELECTRICAL ROOM																	
	2-5 DISTRIBUTION PANELS																	
	RTU ROUGH																	
	1ST FLOOR ELECTRICAL ROUGH																	
	GUESTROOM SOFFIT ROUGH 2-5																	
PIC	4TH FLOOR SOFFIT FRAMING																	
	3RD FLOOR ROCK																	
	GUESTROOM SHAFTWALLS COMPLETE																	
	2ND FLOOR CORRIDOR																	
	1ST FLOOR CEILINGS																	
	2ND FLOOR ROCK																	
	5TH FLOOR SOFFIT ROCK																	
SUNRISE POOL	5TH FLOOR TAPING																	
GABRILSON	5TH FLOOR SOFFIT																	

REFERENCES



REFERENCES

BUSH CONSTRUCTION + ENGBERG ANDERSON (LIBRARY)

Marion Public Library

Hollie Trenary

Director

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htrenary@marionpubliclibrary.org

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ENGBERG ANDERSON (LIBRARY)

Gail Borden Public Library

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REFERENCES

Mount Carroll District Library

Signature Form

Bush Construction Company, Inc.

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

Jerod Engler

Senior Vice President

Name of Preparer (print)

Title



January 24, 2020

Signature

Date



Executive Assistant

Attesting Signature (Required of Corporations)

Title

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