



## CONTRACTOR QUALIFICATION STATEMENT

Professional Design and Contracting Services  
www.rosewoodcommercial.net

Principal Offices: 345 N. Canal Street Floor 2  
Chicago, IL 60606

Corporation   X    
Partnership(s) \_\_\_\_\_  
Individual \_\_\_\_\_

Type of Work - (file separate form for each classification of work):

<u>  X  </u> Design Services	<u>  X  </u> Architectural Services – Professional Association
<u>  X  </u> Property Acquisition	<u>  X  </u> Site Development
<u>  X  </u> Property Consulting	<u>  X  </u> Design / Build Development
<u>  X  </u> General Construction	<u>  X  </u> Design / Build
<u>  X  </u> Demolition Trade	<u>  X  </u> Consulting
<u>  X  </u> Interiors Installations	<u>  X  </u> Construction Management
<u>  X  </u> Construction Consulting	<u>  X  </u> Owner Compliance Services

### 1. Organization:

#### 1.1 How many years has your organization been in business as a contractor?

- **38 Years (November 1979 Inception)**
  - Business founded in Minneapolis 1979
  - Business expanded to New York City in 1984
  - Business expanded to Chicago in 1985

#### 1.2 How many years has your organization been in business as a developer?

- **Various projects over the years 1979 – 2015**
  - Commercial
  - Shopping center

#### 1.2.1 How many years has your organization been in business under its present name?

- **9 years**

**1.2.2 Are there any other names your organization operates under or as an affiliate?**

- *Affiliate – Park 49 – Private Equity / Development / Capital Networking Services*
- *Affiliate - Rosewood Purchasing–12 years – Commercial Purchasing / Professional Services*
- *Affiliate – Kevin Evernham – Professional Architectural Services*

**1.3 If your organization is a corporation, answer the following:**

1.3.1. Date and state of incorporation (organization): *2007, Illinois*

1.3.2. Principals and Key Persons names:

- *Mr. Mark Dunnett, Principal / CEO*
- *Mr. Adam Gilgis, Principal / COO*
- *Ms. Karen Fenske, Principal / CFO*
- *Mr. Jerry Felt, Executive VP of Construction Services*
- *Mr. Cedric Thurman, Senior Advisor / CIO*
- *Mr. Kevin Evernham – Key Staff Advisor - Architectural / Engineering / Seal*

**1.3.3 Key Field Staff:**

- *Design / Cad / Architectural*
- *Professional Services – from conception to completed product*
- *Estimating / Purchasing / Project Management*
- *Field Supervision / Self Performing Operations*

**2. Licensing:**

**2.1 List jurisdictions and trade categories your organization is legally qualified to do business:**

***Jurisdictions:***

- *Illinois, Indiana, New York, New Jersey, Texas / States as required per contract commitment*

***Trade Categories:***

- *Site development, property and physical building development*
- *Design and build – Space planning, site use, turn-key building design and architectural*
- *Construction Management Services / Project Management / Administration*
- *Exterior and Interior Installations - Supervision / Self Performing Contracting Services*

**2.2 List jurisdictions in which your organization's partnership or trade name has been involved in the last 48 months – State (s):**

- *Illinois, New York, New Jersey, Arizona, Kentucky, Ohio, Michigan, Indiana, Virginia, Missouri, California, Nevada, Pennsylvania, Oklahoma*

**3. Experience:**

**3.1 List the categories of work your organization normally performs with its own forces:**

- *Construction Management Services*
- *Project Management Services*
- *Construction Cost Estimating and Project Management*
- *Permit Expediting – Chicago / NYC*
- *Re-development / Design and Build Consulting Services*
- *Design Management / Cad Services / Site & Space Planning*
- *Building / Contracting Services*
  - *Supervision / Project Management*
  - *Exterior Demolition, Steel fabrication, Masonry and Exterior Finishes*
  - *Electrical*
  - *Interiors – Demolition, Framing, Drywall, Millwork, Decorating, Acoustical*

### **3.2 List major current construction projects your organization has in progress or has completed in the past 48 months giving the project description:**

#### **Construction Projects – Examples (partial volume) of work in progress and completed project involvements:**

##### **National construction services:**

- From coast to coast – retail and hospitality projects; extensive repeat customer business
  - Design / Build / Contracted build outs
  - Many thousands of locations – retailers, hotel and commercial build outs
  - Site selection / analysis / architectural services / tenant build-out services

##### **Illinois:**

Chicago, IL – Luxury hotel – new build - 3 story, 40 suites, lobby, restaurant, kitchen) – full service boutique hotel

- Completed required site demolition and site work
- Completed all foundation, exterior core/shell conditions
- Completed all interior public and guestroom conditions, including a full service kitchen and lobby bar assemblies

Chicago, IL – Rooftop bar brand

- Design with AIA seal
- Interior / exterior demolition of required conditions
- Construct a completed rooftop exterior space / interior build-out from framing to finished millwork / casework – C of O

Chicago – Park project with a specialty use retail facility and all property Sitework

- Extensive value engineering to fit the project into the Owners budget expectation
- Site demolition of existing structures and extensive foundation removals
- Installed foundations, and a very customized building structure, exterior and interior specified finishes

Melrose Park – Bank renovation – 5,100SF interior demolition and re-construction – turnkey – to FFE / occupancy

- Interior demolition of all space conditions
- Interior floor plate installations – inclusive of all construction, trade and fixturing conditions

Chicago – Bar facility 8,000SF conversion project:

- Complete interior and exterior demolition of existing conditions
- Complete exterior installations, interior floorplate, bar, kitchen and prep areas

Chicago – 24 unit apartment building conversion – 4 floors – fire restoration

- Complete demolition of all areas affected by the fire – floor 1 to roof top conditions
- Completed installations of apartment conditions, included kitchen and bathroom installations

Chicago – Retail existing store renovations on Michigan Ave – interior redecoration and refinishes

- 2 phased project – complete removal and re-installations of all store conditions

Chicago – Newly constructed warehouse – 19,300SF on a pad site

- Design with seal
- New foundation, core/shell / interior conditions per client specifications
- Open area warehousing completed inclusive of mechanicals and exhaust conditions

Itasca – Corporate interior build-out of office installations – complete design / build – interiors

- Design with seal
- Phased demolition and installations – as offices remained open
- All floor plate alterations per specified conditions

Chicago – Residential renovation – 6,500SF brownstone complete renovation – interior and exterior

- Design with seal
- Exterior installations – per Landmark criteria
- Interior complete - to occupancy

Chicago – Retail tobacco shops – seven (7) interior stores:

- Multi-year roll-out , Design with seal
- Tenant interior demolition through finish project

Crystal Lake – Hotel renovation

- Interior alterations while Hotel remained open
- Lobby, pool area, spa alterations, room renovations completed

Hanover Park – Shopping center demolition, demising and reconstruction of a 12,000SF space – for multiple tenants

- Design with seal
- Interior and exterior demolition / removals
- Interior tenant finish outs – storefronts and interior conditions - per tenant specifications

Markham – Major shopping center façade and multiple interior retail installations

- 15 retail stores contiguous – design / build and sitework
- 6,000 SF Pad site – 2 additional tenants

Oak Park – Theater – renovation (award winning) exterior façade and interior re-construction design / build

- Oak Park Contractor performance award for a successful project by the local municipality
- Landmark building; exterior facewall and marquis re-design and construction
- Interior lobby, private theater, offices and main theater remodel per code violations
- All conditions were phase as theater never closed operations while work commenced

Wheaton – Theater remodeling

- Interior renovations – kitchen and public spaces

**New York / New Jersey:**

Perth Amboy – Phase 1, 2

- Design / build with seal
- A new 36K SF shopping center and floor 2 apartments / site work / 2 new structures
- Foundation / core and shell complete and vanilla box building interiors

Hazlet / Perth Amboy / Rahway / Jersey City / Patterson / Union City / Passaic / E. Orange / Clifton

- Commercial center retail new store and renovations
  - Existing major use retail users – façade renovations and storefront / façade
  - Renovation of existing and new tenant requirements

NYC (Bronx) – Exterior new construction main entry stairways and foyer enclosure

- Extensive interior and exterior renovations

NYC – Tribeca – Interior public space improvements / penthouse expansion – design and build

NYC – 5 story facade rework / interior floor 1, 2 / basement demo / floor 1, 2 tenant installations

- Extreme building violation – DOB re-expediting service completed
- Design with seal
- Exterior façade (in progress) and interior installations complete

NYC - Midrise apartment renovation – interior gut/refit and exterior balcony – design / build

- Design with seal
- Interior installations – in progress

NYC – Madison Ave retail interior build-out

- Design with seal
- Interior demolition and new tenant installations, including FFE

NYC – Park Ave South interior renovations

- Floors 2,3 0 floor demolition and new public renovations
  - Floor preparation (Landlord preparations for incoming tenants) / Restrooms complete

NYC / Long Island:

- Multiple retail locations – both design / build and contract GC work
- Multiple office interiors – high rise public and tenant installations

**Maryland:**

Baltimore – Shopping center conversion

- New power installation to mainframe kiosk raceways, power / phone services – new center court raceway.
- Multiple retail store installs – ttl of 39,800SF – design/build per store – demolition and new store installations

## **Pennsylvania:**

Philadelphia – Theater demolition / clean outs:

- Complete gut of an existing 8 theaters, public restroom, concessions and common areas
- Assisted living facility – interior design and build – full floor demolition / new interior build-out
- Retail store - 12,200SF – demising split and 2 new stores – demolition to new store opening

Philadelphia – Assisted Living interior renovation

- Design Build
- Interior demolition and new interior installations of a floor – 8,500 SF

Greensburg – Hotel interior renovation – abatement / room and corridor demolition and contracted renovations

- Extreme installations – mold abatement – all rooms and hallways – complete remediation and renovations while hotel remained open

## **California:**

Beverly Hills – La Perla retail renovation (Rodeo Drive) – 3 floor interior demolition / construction with exterior façade

- Re-design and build – while store remained open – phasing each area, per customer courtesy. Very extensive high end finishes – Venetian plastering, cabinetry built (on site – self performed), very tight working conditions with no staging areas.

San Jose and Sunnyvale – Hotel renovations – major interior and exterior renovations

- Project (s) taken over from previous contractor – while both facilities were occupied – phased installations with customer courtesy, off hour installations and constant cleaning of facility areas. Public corridor, lobby, meeting rooms, guest room, ADA conditional installations.

## **Florida:**

South Beach – Hotel renovations – demolition and re-construction of a Porte cochere, sitework and vertical façade work

- Worked for a national client (Owner) to complete this project while the Hotel remained open with extensive safety and temporary conditions. Project was completed on a strenuous timeline, based upon the seasonal grand opening.

Coconut Grove “COCO WALK”

- Major storefront, roof and superstructure repairs per hurricane damages
  - Major hurricane damaged including façade and roof tile rework – removals and installations – new roof, storefronts and balconies. Extensive interior rework per damaged conditions.
- 9,000SF bar / restaurant
  - Design and build – “Coyote Ugly” – very extreme facility conditions, as space had been vacant for many years. Took project from Landlord demolition and vanilla box to a completed space with finished bars and kitchen conditions.
- 3,000SF restaurant / bar.
  - Design and build – BICE – interior cosmetic remodel of an existing restaurant, specific to the Bice specifications. Project included kitchen, restroom and bar remodels (inclusive) and floor plate alterations

Coconut Grove – Luxury hotel renovation – Phases 1, 2 3 of all public space and room renovations complete

- Interior public area remodeling and re-configuration of space
- Gut and complete room renovations of existing conditions – hallways and guestrooms

## **Indiana:**

Indianapolis – Theater remodeling – Phase 1 / Phase 2:

- Exterior site work, curtain wall, sidewalk installations and front entry reconfigurations
- Interior theater cosmetic installations

South Bend – a 13,500 SF facility – (prior Walgreen stores) – complete refit – interior / exterior for incoming tenants:

- Site conditional demolition
- Turnkey services – inclusive of tenant requirements
- The Family Dollar performance award was given

Michigan City – a 13,500 SF facility – (prior Walgreen stores) – complete refit – interior / exterior for incoming tenants:

- Site conditional demolition
- Turnkey services – inclusive of tenant requirements

### **Kentucky:**

Florence – Retail installations:

- For 2 national landlords – multiple interior store demolition / new store install – construction services

Louisville – Hotel major renovation while hotel remained open:

- Complete exterior façade repairs and re-painting (8 floors)
- New roof structural, deck and under ceiling acoustical installations, public and room renovations

Louisville – Interior corporate office interior build-out

- Demolition of existing conditions
- New interior build-out / Landlord coordination's - to tenant occupancy

### **Louisiana:**

Lafayette – (Holiday Inn) Hotel renovations:

- Replaced existing non performing contractor
- Completed ill-fated interior installations per hotel list of open items
- Completed interior public space alterations, hallway and room renovations

New Orleans – 5 acres shopping center rebuild – from Katrina damage

- Major demolition and site work consisting of 5 acres of curbs, island and compacted parking lots
- Storefronts / roofing and extensive cosmetic installations
- Several tenant interior TI installations – per existing Inland tenant roster

### **Michigan:**

Walker – New multi - tenant 6,700SF strip center / site work – with tenant interior build out

- Sitework through finished building – 3 tenants

Muskegon – Site demolition (existing building), new addition / site work / tenant interior

- Renovation of existing facility - tenant installations – to occupancy

Detroit – Shopping Center:

- New storefront façades and 56,000SF of new tenant spaces including Design with seal
- Completed core / shell installations – existing with new structural and faced installations
- Interior tenant installations per landlord lease requirements

Flint – Hotel renovation:

- Complete renovation of existing hotel facility with phase installations – per open hotel conditions
- Public space installations – lobby, main open area, check in desk, hallway and guestroom cosmetic installs

### **Ohio:**

Cincinnati – National shopping center installations for base building installations

- Tenant pad renovations – simultaneous – design
- Retail installation – interior store demolition / new store installations – complete const services and FFE

### **Wisconsin:**

Wauwatosa – Hotel renovation:

- Exterior canopy system, sitework and interior room / corridor installations
- Exterior façade and soffit alterations, stucco and painting installations

### **Arizona:**

Casa Grande – Merchandise Mart – Core / Shell

- Extensive value engineering, re-design and permitting compliance for a 1.8M SF global merchandise mart facility
- Purchasing services for all building components
- Foundations, slab on grade, tilt wall panels, structural steel assemblies and decking, parapets enclosed

#### **4. Executive Summary:**

##### **Mr. Mark Dunnett - Partner / Chief Executive Officer:**

- *Extensive expertise in the design / build contracting business, both locally and nationally since 1979*
- *Extensive experience in building renovations, interior tenant build-outs and new building structures*
- *Vast building and facility knowledge in project evaluation, estimating and analysis, including client consulting*
- *Leader of “Business Development” with vast tickler file of clients, tenants and inter-related services (developer tenant placements, etc.)*
- *As CEO, substantial ability to facilitate local and national relationships of numerous real estate developers and commercial retail tenants*
- *Bachelors of Science Degree Finance and Business Management – Taylor University*

##### **Ms. Karen Fenske – Consultant / Chief Financial Officer:**

- *Management of site operations including vendor purchasing, negotiating, quality controls*
- *Managerial responsibilities for accounting and legal administrations, including external vendor relations*
- *Successful financial management of accounts payables, receivables and budgetary controls*
- *Extensive experience in field operations and orderly flow of daily and weekly project completions*
- *20 years’ experience in advertising and media / marketing management*
- *MBA – Master’s Degree in Business Management, Finance and Marketing – University of Illinois*

##### **Mr. Adam Gilgis – Partner / In-house counsel / Chief Operating Officer:**

- *Expertise in Organizational Structure, and RE Commercial Development since 2006*
- *Acquisition professional with experience in complex/institutional level financial analysis and investment/development.*
- *Real Estate experience with broad based knowledge in aspects of development / construction.*
- *Bachelor of Arts, Eastern Illinois University*
- *Law degree From Kent College of Law*

#### **5. References:**

##### ***Mr. Tim Webb – Long term contracting installations – Residential renovations***

- *Managing Partner, Mayfair Partners  
800 N. Michigan Avenue  
Chicago, IL 60611  
847-370-0542*

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##### ***Mr. Mark Tergesen – New York City contracting project involvements***

- *ABS Partners Real Estate - Managing Director of Retail  
200 Park Avenue So  
New York, NY 10003  
212-400-9528*

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##### ***Mr. Jerry Felt – Studio Movie Grill – USA renovations (Previous years contracting experience with Archon Hospitality)***

- *Senior Facility Management Executive*
  - *8350 N. Central Expressway Suite #400  
Dallas, TX 75206  
972-388-7888*
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Mr. Cedric Thurman – Corporate Associate

- BMO Harris Bank
- US Head of Diversity & Inclusion  
Chicago, IL  
312-228-2570

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Mr. Geoffrey Dowling – National relationship – Interior tenant construction services

- Managing Director - CTK Chicago Partners  
1011 E. Touhy #290  
Des Plaines, IL 60018  
847-699-2158

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Mr. Kenyatta Allain – National tenant and new structures build relationship – 12 states

- Director of Leasing - Thor Equities LLC  
25 W. 39th Street  
New York, NY 10018  
917-653-8587

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Mr. Paul Engram – National building / technical services 630-248-4334

AGT / BEK Systems – Partner / Patent holder  
235 Jason Court Corona, California 92878

## **6. Financial:**

### INSURANCE REFERENCES

MVP Insurance Services

- USA insurance services
- 2157 N. Damen Street 9651 W. 153<sup>rd</sup> Street Orland Park, IL 60462

### ACCOUNTANT –

Office of James Baloun

- 2280 Hicks Road #500 Palatine, IL 60067

### COUNSEL

Law Offices of Adam Gilgis

- 105 W. Adams Street Chicago, IL 60603

### BANK:

Chase Bank, Mr. James Cahill, Chicago / NY branches

- 1200 N. State Parkway Chicago, IL 60610

## **7. Signature:**

6.1. Dated this 1<sup>st</sup> day of November 2017

6.2. Name of Organization:

- RWC Companies

6.3. By: \_\_\_\_\_ Principal