

MICHAEL K. GALLAGHER

RESUME AND REPRESENTATIVE PROJECT PORTFOLIO

REVISED AUGUST 17, 2023

Las Vegas, Nevada
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MICHAEL K. GALLAGHER

☎ (725) 529-2880

✉ MGALLAGHER4321@GMAIL

📍 LAS VEGAS, NV

Senior Project Manager and Estimator / Land Development Coordinator

- Seasoned civil engineer with concentrations in heavy civil infrastructure, geotechnical, and structural applications.
- Accomplished and results driven leader with expertise in heavy civil, infrastructure, real estate entitlement, land development, and residential and commercial building.
- Implements a collaborative but accountable management approach to cultivate trust and confidence amongst peers and vendors to exceed project goals.
- Consistently delivers projects on time and below budget increasing both top line revenue, profit margin, and client retention.

Professional Skills

Due Diligence Estimating / Budget Entitlement	Construction Contracting Project Scheduling Project Build-Out	Project Management Financial Analysis Schedule Adjustments	Internal/External Reporting Project Corrections Project Postmortem
<ul style="list-style-type: none"> • ALTA Survey • Title Review • Traffic Study • Geotechnical Report • Market Absorption • Highest / Best Use • Fiscal Impact Study • Market Valuation • Improvement Budget • Project Estimating / Cash Flow Analysis • Proforma and Risk Assessment • Platting, Civil, Architectural Approval and Permitting • Landscape / Architectural Controls • Codes, Covenants, and Restrictions 	<ul style="list-style-type: none"> • Property Condition Assessments • QC/QA Inspections • Contractor RFI, Bidding, Letting, Pay Requests • Contract Schedule Review • Disbursement/ Waiver • Safety Meetings / Trench Stability • OSHA Compliance • Stormwater Pollution Prevention Plan-SWPPP • EPA Code Compliance • Residential Vertical Construction - Single, Multi, and Condos • Commercial Vertical Construction - Tilt-Up, Steel, Timber 	<ul style="list-style-type: none"> • Official / As-Built Record • Critical Path Coordination • Strong Communicator • Analytical and Fact-Based Environment • Maintains Focus on Real Issues • Budget and Schedule • Updates Provided as Required • Accept Responsibility • Team Accountability • Regular Team Meetings • Discuss Governing Issues Delegation for Productivity 	<ul style="list-style-type: none"> • Complete Project Review • Compare to Projections • Identify Oversight or Other Reason • Team to Perform Same Process Individually • Discuss when Appropriate. • Open Door Policy • Individual Attention Provided When Required • Update Internal Checks and Balances • Review and Discussion with Superiors on Project Performance • Conversation / Replace Vendors if Pattern Emerges • Monitor/ Identify Growth

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Education

Bachelor of Science in Civil Engineering

Concentrations: Heavy Civil Infrastructure, Geotechnical, Structural

University of Illinois at Chicago - Chicago, IL

May 1998 to December 2001

Associate of Science in Business Management

Loyola University Chicago - Chicago, IL

August 1996 to May 1998

Work Experience

Senior Engineer

Criterion-Kessler Engineer - Phoenix, AZ and Las Vegas, NV

September 2021 to July 2023

- Managed company projects for structural engineering, construction engineering, and inspection departments in Phoenix and Las Vegas.
- Participated in business functions including onboarding clients, presenting proposals and reports to HOA and Government Boards.
- Prepared Project Specifications, Bid Specifications and Procedures, and Contracted projects for client.
- Provided third-party QC/QA Inspections of Criterion-Kessler structural designs.
- Participated in Asset Inspection and Reports, Capital Needs Assessments, Transition and Reserve Studies, and Project Permit and Estimating.
- Structural inspections of multi-story buildings and parking structures commonly provided since Surfside Florida Condominium Collapse and associated Legislation.

Senior Estimator and Land Development Coordinator

DR Horton Homes, LLC - Las Vegas, NV

February 2019 to July 2021

- Supported Land Acquisition, Forward Planning, and Land Development.
- Responsibilities included:
- Reviewed all engineering drawings prior to final submittal to municipality for construction sequencing and value engineering.
- Created land development project pro forma (except land acquisition costs), construction budgets and estimates.

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- Suggested which contractor to utilize per scope and justified my rationale.
- Revised all estimating and contracting procedures.
- Reviewed and approved all draw requests, change orders, and punch list against engineering drawings and subcontractor agreement to ensure accuracy.
- Prepared bidding procedures and sent bid Request for Proposals to all trades.
- Created and implemented a standardized bidding procedure that analyzed bids "apples to apples".
- Results of bid spread automatically rolled up in the spreadsheet.
- Spread all bids and sent RFI's as needed to subcontractors to ensure bids were accurate.

Director of Development and Construction

Sisk Development and Investment, LLC - Chicago, IL

May 2006 to December 2018

- Management of company's land holdings. Responsibilities included:
 - purchase and sale agreements, escrow coordination, due diligence, budgets / estimating / proformas, lender coordination and closing
 - annexation / development / zoning / special use agreements, municipal infrastructure expansions and associated impact fees, floodplain and wetland banking, dry utility coordination, and associated civil engineering plats and plans
 - land planning, architectural, landscape, and public use restrictive covenants
 - on and off site land development, delivery to end-user (residential, commercial, etc.), and final warranty walk and development bond release
- Residential subdivision end-users often included publicly traded homebuilders (Centex, Lennar, and Toll Brothers) under stringent contractual deadlines with penalties for failure.
- Identify and contract land for discussion and review with interested end-users. Ideal to receive an LOI with Earnest Money as firm evidence of market appetite for the project and municipality.
- Preliminary review of parcels available for sale in identified geographic locations.
- Initiated preliminary meetings with governing bodies, design meetings, and hosted public hearings to receive preliminary and final plat and plan approval.
- Coordinated appraisals and valuations directly with project lender at pre-determined milestones to analyze if loan remained in compliance with assumptions and terms used in original underwriting and participated in loan modifications if necessary.

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📍 LAS VEGAS, NV

- Commercial parcels on high traffic count roadways / high population density were typically sold after approval of entitlements to national commercial developers such as Gierczyk, Matanky, CBRE, Kroger, and Inland.
- Commercial parcels on lower traffic count roadways / emerging population markets typically required site development and tenant build-out.
 - Typical anchor tenants such as grocery stores, regional home improvement stores, in-line retail, service, or food uses, and outlots typically utilized by banks, pharmacies, fast food end-users.
- Developed projects in 13 states and the Bahamas.

Awards

Who's Who of Construction Recipient - 2018

Monroe Harbor Redevelopment Design Award- Chicago Friends of the Park

Certifications and Licenses

- 'Licensed Civil Engineer Intern Nevada, Illinois, Arizona (In Process)
- OSHA 10 Certified
- Construction Contract Law Series 1 - ASCE
- Critical Path: Understanding and Implementation - NAHB Chicago
- Construction Finance Seminar 2013 - ASCE
- Microsoft Project 101- ASCE
- Unlimited Commercial GC and Roofing License
- Fundamentals of Engineering Exam

Memberships

- American Society of Civil Engineers - Nevada Chapter
- Water Resource Management-Metropolitan Water Reclamation District of Chicago
- Associated General Contractors of America
- National Roofing Contractors Association
- National Association of Homebuilders
- Frank Lloyd Wright Foundation

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Software

- AutoCAD Civil 3D
- Autodesk Revit
- Bluebeam Revu / Adobe Acrobat DC Suite
- MS Office Suite and MS Project
- Procore / Smartsheet / Workflow Max
- RSMMeans / Buildertrend
- Planswift / HeavyBID
- EnerCalc / HEC-1

Professional Portfolio / Project Examples

- The link below provides access to a Google One Drive folder that contains examples of previous projects, inspections, reports, and designs.
- Example categories include:
 - heavy civil, infrastructure, and structural
 - residential and commercial land development
 - due diligence reports
 - structural inspections, reports, and designs
 - estimating and financial report examples
 - photos of previous civil and general contracting projects

Link to Google One Drive (click or copy and paste into browser):

https://drive.google.com/open?id=12WnJAoue7jIcTOHwZOOKWGFdUs30JEKq&usp=drive_fs

Professional References

- Available upon request.

M. GALLAGHER REPRESENTATIVE PROJECT PORTFOLIO

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July 23, 2023

NOTABLE HEAVY CIVIL / INFRASTRUCTURE PROJECTS

1. **1.5M GALLON WATER TOWER** - *Monee, IL*
2. **MANHATTAN-MONEE ROAD BRIDGE OVER INTERSTATE 57** - *Monee, IL*
3. **MANHATTAN CREEK DAYLIGHTING AND WETLAND CREATION** - *Manhattan, IL*

NOTABLE RESIDENTIAL & MIXED-USE PROJECTS

1. **BRAIDWOOD, ILLINOIS** - *Westgate of Braidwood*
2. **COAL CITY, ILLINOIS** - *Spring Lakes of Coal City*
3. **CHANNAHON, ILLINOIS** - *The Channahon Town Center*
4. **BRADLEY, ILLINOIS** - *Summerfield of Bradley*
5. **MANHATTAN, ILLINOIS** - *Liberty Center*
6. **MANHATTAN, ILLINOIS** - *Groebe Farm*
7. **MANHATTAN, ILLINOIS** - *Kariwood*
8. **BULLHEAD CITY, ARIZONA** - *The Trails of Black Mountain*

NOTABLE COMMERCIAL PROJECTS

1. **CROSSROADS OF CREST HILL WEST** - *Crest Hill, Illinois*
2. **CROSSROADS OF CREST HILL** - *Crest Hill, Illinois*
3. **WEBER RENWICK CROSSINGS** - *Romeoville, Illinois*
4. **HOMETOWN COMMONS** - *Mountain Home, Arkansas*

NOTABLE RESIDENTIAL AND COMMERCIAL VERTICAL PROJECTS

1. **SHOREWOOD GLEN RECREATION CENTER ADDITION** - *Shorewood, IL*
2. **REGISTERED HISTORICAL HOME RENOVATION** - *Chicago, IL*
3. **MOUNT PROSPECT GREENS CLUBHOUSE AND REMODELS** - *Mount Prospect, IL*
4. **SALONS BY JC** - *Saint Louis, MO*
5. **TACO BELL RENOVATION** - *West Allis, WI*
6. **DICKEY'S BBQ PIT** - *Cambridge, MN & Las Vegas, NV*
7. **ROYAL SALT CAVE MASSAGE & MEDIATION** - *Frankfort, IL*
8. **GRIZZLY JACK'S GRAND BEAR RESORT AND WATERPARK** - *Utica, IL*

NOTABLE HEAVY CIVIL / INFRASTRUCTURE PROJECTS

VILLAGE OF MONEE 1.5M GALLON WATER TOWER

Monee, IL

The design and construction of the 1.5M gallon water tower in the Village of Monee was one of my first engineering projects upon graduating college. Design included a deep well and pilon foundation due to the rare loam layers in the soil. The project was funded by a government grant requiring design standards in excess of local ordinances. Project was also under the overall management of Illinois Water Reclamation Engineers again resulting in a higher level of accountability. The project was delivered on time and within budget.



- 1.5M Gallon Elevated Water Tower
- Deep Well of approximately 200' to aquifer
- Deep foundation system due to compressible soil conditions

MANHATTAN-MONEE ROAD / INTERSTATE 57 BRIDGE REPLACEMENT

Monee, IL

The Manhattan-Monee / I-57 Bridge was commissioned to my employer in fall 2002 to design the bridge, abutments, caissons, piers, phasing plan and construction management. With my geotechnical concentration in Civil Engineering, I assisted in the design and ultimately the construction of the bridge.

The project's main impediment was minimizing the impact to both roadways during construction. We overcame this obstacle by performing a bulk of the work during the evenings when we could shift traffic onto shoulder lanes if needed to provide enough room to work and ensure the safety of my workers. This was a signature project for me as it was my first opportunity to apply my geotechnical engineering background which is why my design career was mainly municipal engineering applications. Furthermore, the bridge fell under the jurisdiction of the Illinois Department of Transportation which added a different reporting structure I experienced for the first time. Ultimately, I delivered the bridge shortly behind schedule but did meet the required budget goal.



MANHATTAN CREEK DAYLIGHTING AND WETLAND CREATION

Manhattan, IL

The Manhattan Creek Daylighting and Wetland Creation was a request from the Sierra Club and Illinois Division of Natural Resource. To increase tillable land and “pass the flooding downstream”, it wasn’t uncommon for farmers to install large diameter drain tile to carry stormwater through their property. This was the case with this parcel and in order to gain support from the various governing bodies, I was “asked” to daylight the creek and create a wetland. This project added approximately \$2M to project cost as it required substantial grading and a bridge otherwise not needed. The project also required three years of maintenance after a pre-determined seed mix was planted to attract animals, birds, insects, etc. native to a wetland in Illinois.



NOTABLE RESIDENTIAL & MIXED-USE PROJECTS

WESTGATE OF BRAIDWOOD

Braidwood, Illinois

Westgate of Braidwood is located in the southwest suburbs just west of the I-55 and Reed Road interchange. The 515-acre development offers a total of 1,460 residential units with a mix of single family, duplex, and town homes. The 73 acres of retail and commercial outlots allow for large box, medium box, and strip center retail. Landscaped entry features, a school site, and over 131 acres of open space highlight just a few amenities that define the nature of the Westgate neighborhood. Westgate is currently in the preliminary plat stage and will be suitable for construction in spring 2006.



(please see next page)

- 515 Acre Site
 - 73 Acres of Commercial / Retail Outlots
 - 1,460 Residential Units – Single Family, Duplex, & Town Homes
 - School Site
-

WESTGATE OF BRAIDWOOD

PHASING PLAN

SPRING ROAD

BERTA ROAD

ROAD

REED ROAD

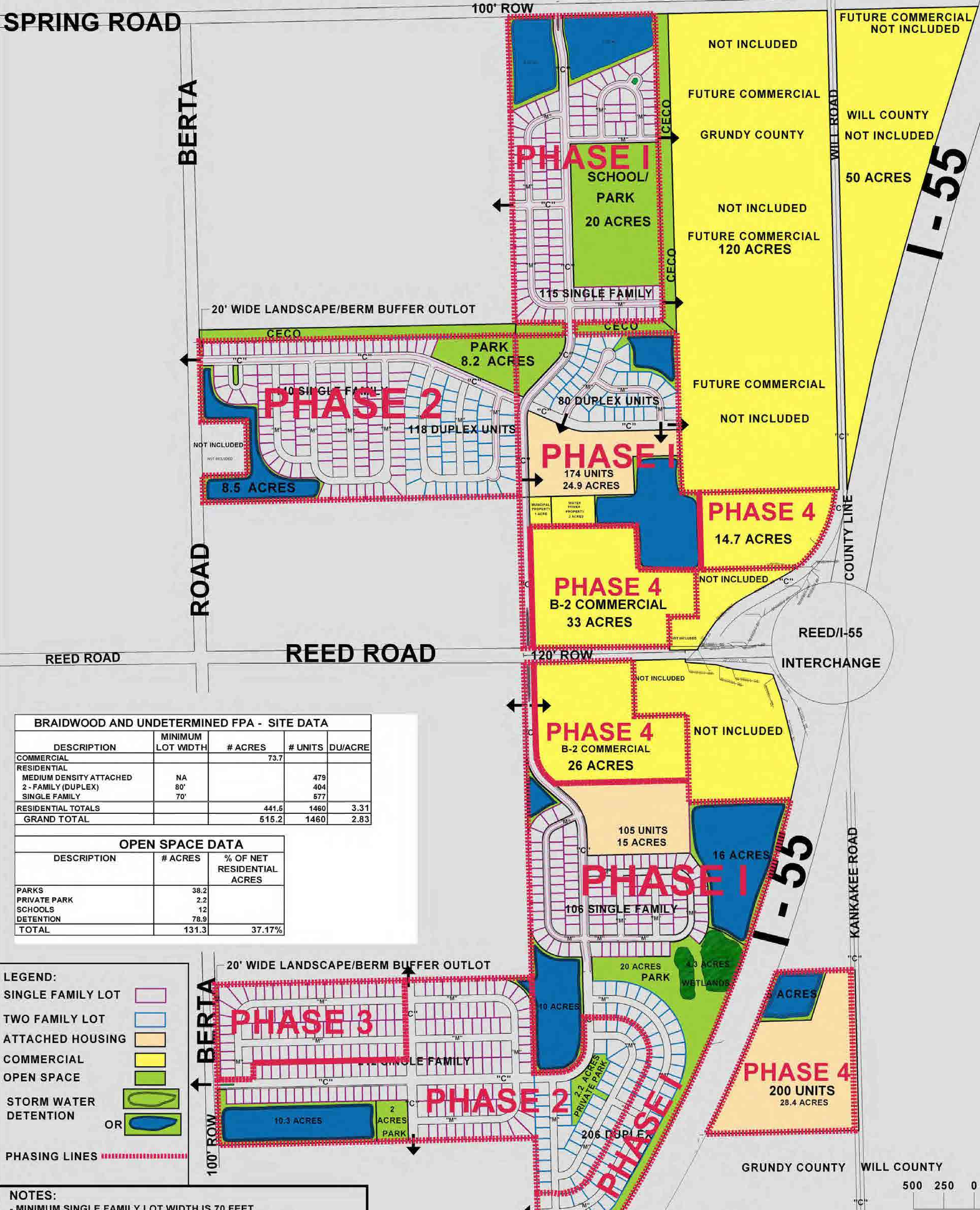
REED ROAD

WILSON ROAD

COUNTY LINE

KANKAKEE ROAD

PHASING PLAN - EXHIBIT "D1"



BRAIDWOOD AND UNDETERMINED FPA - SITE DATA

DESCRIPTION	MINIMUM LOT WIDTH	# ACRES	# UNITS	DU/ACRE
COMMERCIAL		73.7		
RESIDENTIAL				
MEDIUM DENSITY ATTACHED	NA		479	
2-FAMILY (DUPLEX)	80'		404	
SINGLE FAMILY	70'		577	
RESIDENTIAL TOTALS		441.5	1460	3.31
GRAND TOTAL		515.2	1460	2.83

OPEN SPACE DATA

DESCRIPTION	# ACRES	% OF NET RESIDENTIAL ACRES
PARKS	38.2	
PRIVATE PARK	2.2	
SCHOOLS	12	
DETENTION	78.9	
TOTAL	131.3	37.17%

LEGEND:

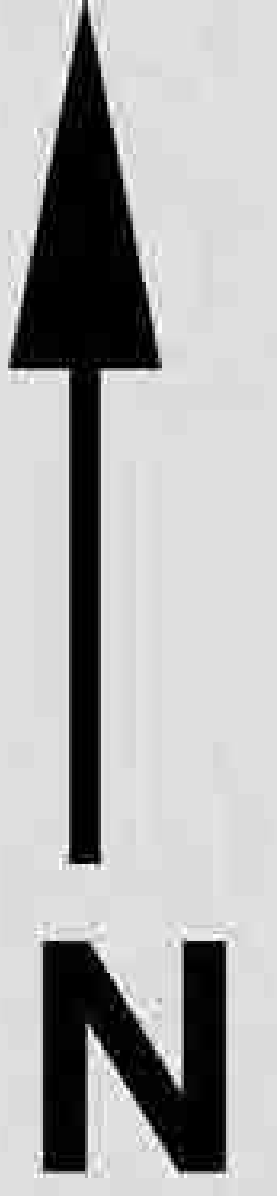
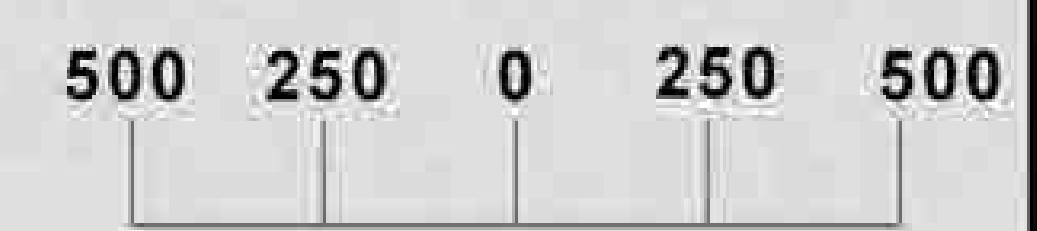
- SINGLE FAMILY LOT
- TWO FAMILY LOT
- ATTACHED HOUSING
- COMMERCIAL
- OPEN SPACE
- STORM WATER DETENTION
- OR
- PHASING LINES

NOTES:

- MINIMUM SINGLE FAMILY LOT WIDTH IS 70 FEET
- MINIMUM SINGLE FAMILY LOT DEPTH IS 115 FEET
- MINIMUM SINGLE FAMILY LOT SIZE IS 8050 SQUARE FEET
- MINIMUM 2-FAMILY (DUPLEX) LOT WIDTH IS 80 FEET
- MINIMUM 2-FAMILY (DUPLEX) LOT DEPTH IS 115 FEET
- MINIMUM 2-FAMILY (DUPLEX) LOT SIZE IS 9200 SQUARE FEET
- COLLECTOR STREETS "C" HAVE 80 FOOT WIDE "ROW" AND 36 FEET "BACK TO BACK" PAVEMENT WIDTH
- MINOR STREETS "M" HAVE 60 FOOT WIDE "ROW" AND 28 FEET "BACK TO BACK" PAVEMENT WIDTH
- ALL "C" STREETS SHALL HAVE BARRIER CURB AND "M" STREETS SHALL HAVE ROLLED CURB

gg 1-20-06

REED 55 DEVELOPMENT SOUTH LLC
 6811 W. Hickory Street gg 10-27-05 gg 11-28-05
 Tinley Park, IL 60477 gg 10-28-05 gg 11-30-05
 (708) 614-7475 gg 11-2-05 gg 12-19-05
 gg 9-1-05 gg 10-20-05 gg 11-10-05 gg 12-28-05
 gg 10-18-05 gg 10-26-05 gg 11-11-05 gg 1-10-06
 gg 11-17-05 gg 1-17-06



SPRING LAKES OF COAL CITY

Coal City, Illinois

Spring Lakes of Coal City is located in the southwest suburbs just west of the I-55 and Reed Road interchange. The 625-acre development is planned for 1,752 residential units and over 65 acres of retail and commercial outlots. Landscaped entry features and over 113 acres of open space highlight just a few amenities that define the nature of the Spring Lakes development. Currently in the preliminary plat review stage, Spring Lakes will be suitable for construction in summer 2006.

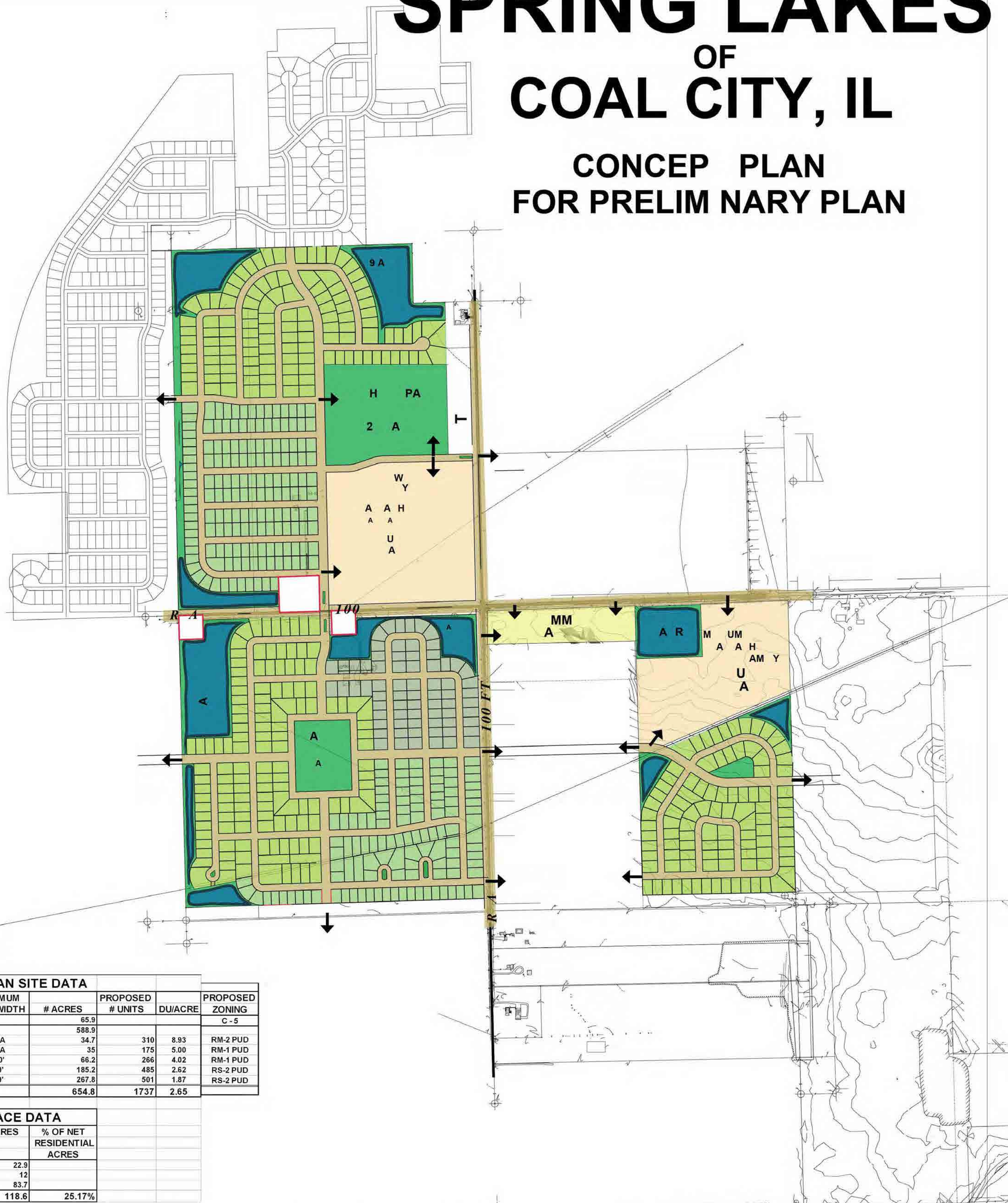


(please see next page)

- 625 Acres
 - 65 Acres Commercial / Retail Outlots
 - 1,752 Residential Units – Single Family, Duplex, & Town Homes
 - School Site
-

SPRING LAKES OF COAL CITY, IL

CONCEP PLAN FOR PRELIM NARY PLAN

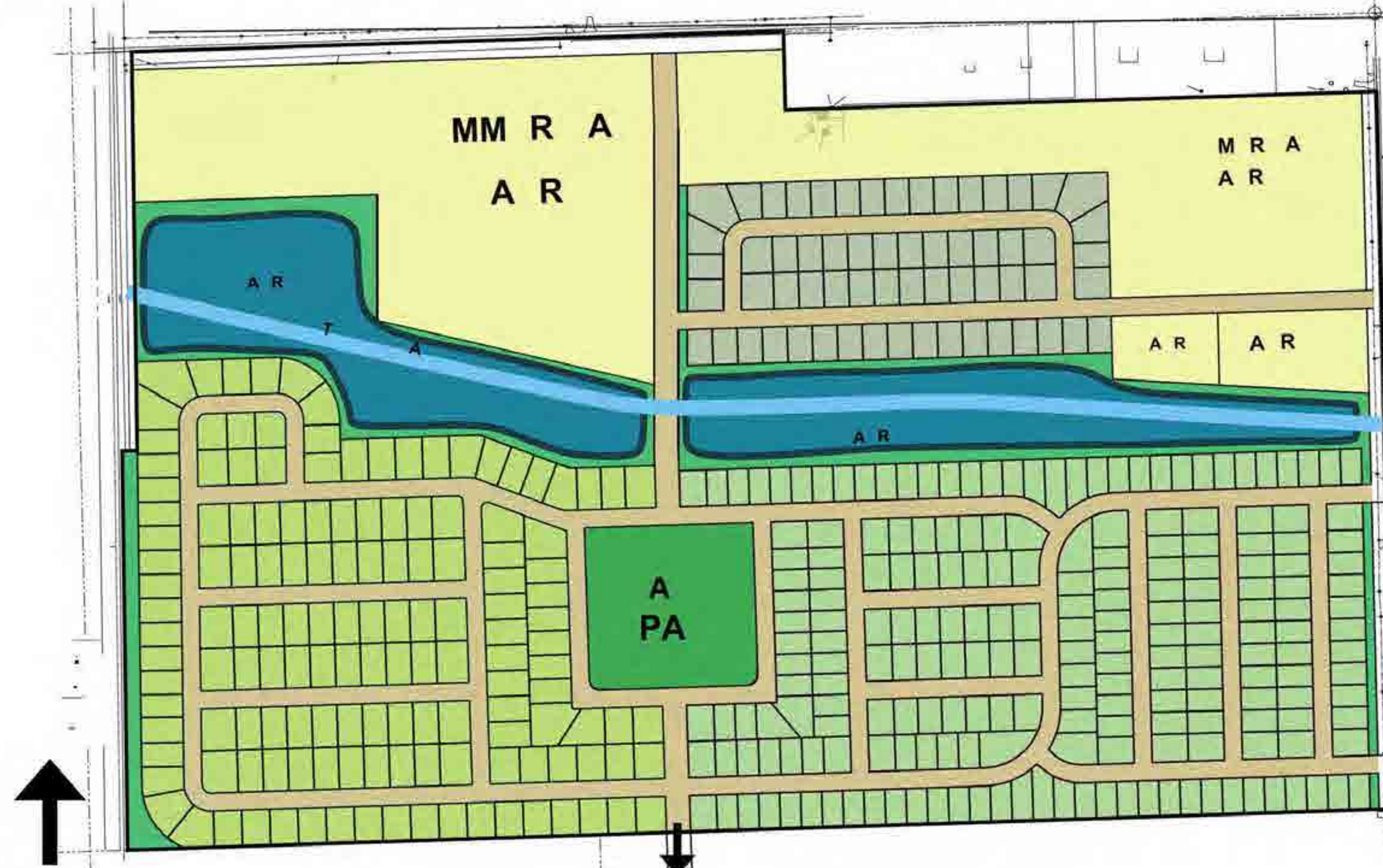


CONCEPT PLAN SITE DATA

DESCRIPTION	MINIMUM LOT WIDTH	# ACRES	PROPOSED # UNITS	DU/ACRE	PROPOSED ZONING
COMMERCIAL		65.9			C-5
RESIDENTIAL		588.9			
MEDIUM DENSITY ATTACHED	NA	34.7	310	8.93	RM-2 PUD
LOW DENSITY ATTACHED	NA	35	175	5.00	RM-1 PUD
SINGLE FAMILY ATTACHED (DUPLX)	80'	66.2	266	4.02	RM-1 PUD
SINGLE FAMILY DETACHED	70'	185.2	485	2.62	RS-2 PUD
SINGLE FAMILY DETACHED	80'	267.8	501	1.87	RS-2 PUD
GRAND TOTAL		654.8	1737	2.65	

OPEN SPACE DATA

DESCRIPTION	# ACRES	% OF NET RESIDENTIAL ACRES
PARKS	22.9	
SCHOOLS	12	
DETENTION	83.7	
TOTAL	118.6	25.17%



REED 5
W Y L T

THE CHANNAHON TOWN CENTER

Channahon, Illinois

The 73-acre Channahon Town Center is located at the busy intersection of Route 6 and Navajo Drive. The development offers a mix of housing alternatives with 92 single family lots, 19 mansion lots, 44 brownstones, and 160 condominium units (the single family lots, mansion lots, and brownstones are under contract with Platinum Properties). The commercial component of the development consists of first floor retail/office and second floor condominiums in addition to 6.18 acres of commercial outlots fronting on Route 6.



(please see next page)

- 73 Acre Site
 - 92 Single Family Lots
 - 19 Mansion lots
 - 44 Brownstone Lots
 - 160 Condominium Units
 - **MIXED-USE COMMERCIAL AREA**
 - **6.18 ACRES COMMERCIAL OUTLOTS**
-



PROPOSED SITE PLAN

SUMMERFIELD OF BRADLEY

Bradley, Illinois

Summerfield of Bradley is a 373-acre residential development in south suburban Bradley, Illinois. Partitioned into two areas, Summerfield North consists of 563 single family lots that are under contract with Centex Homes and Summerfield South, which consists of 341 single family lots that are under contract with Kennedy Homes.

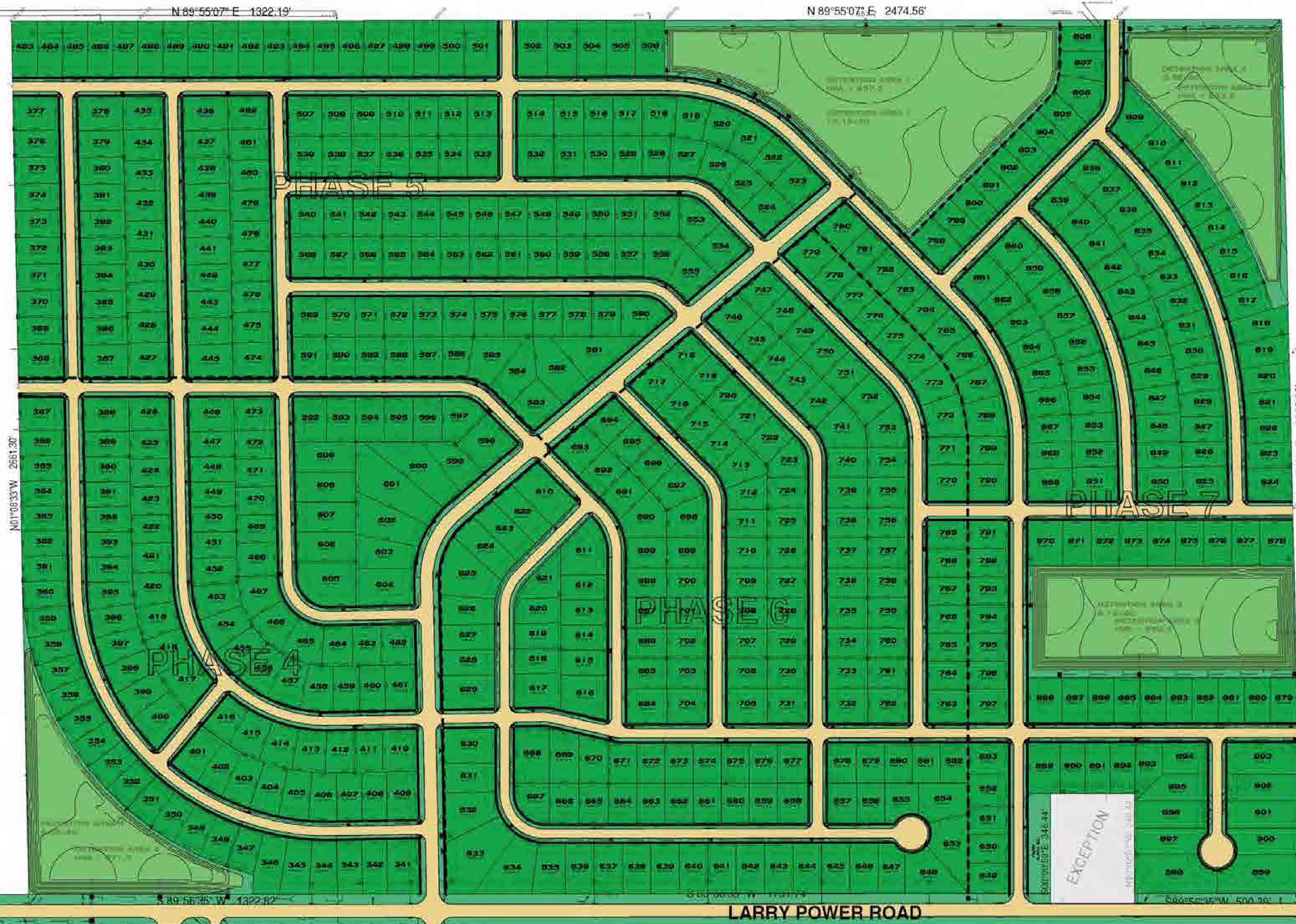


(please see next page)

- *373 Acre Residential Development*
 - *Minimum Lot Area 10,000 Square Feet*
 - *230 Acres North Parcel (563 Single Family Lots)*
 - *143 Acres South Parcel (341 Single Family Lots)*
-

SUMMERFIELD NORTH

BRADLEY, ILLINOIS - APPROVED PRELIMINARY PLAN



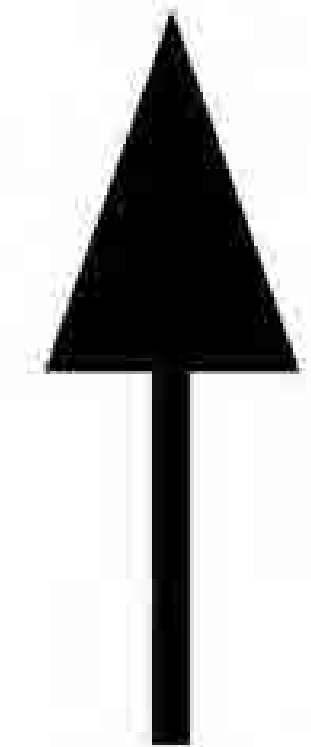
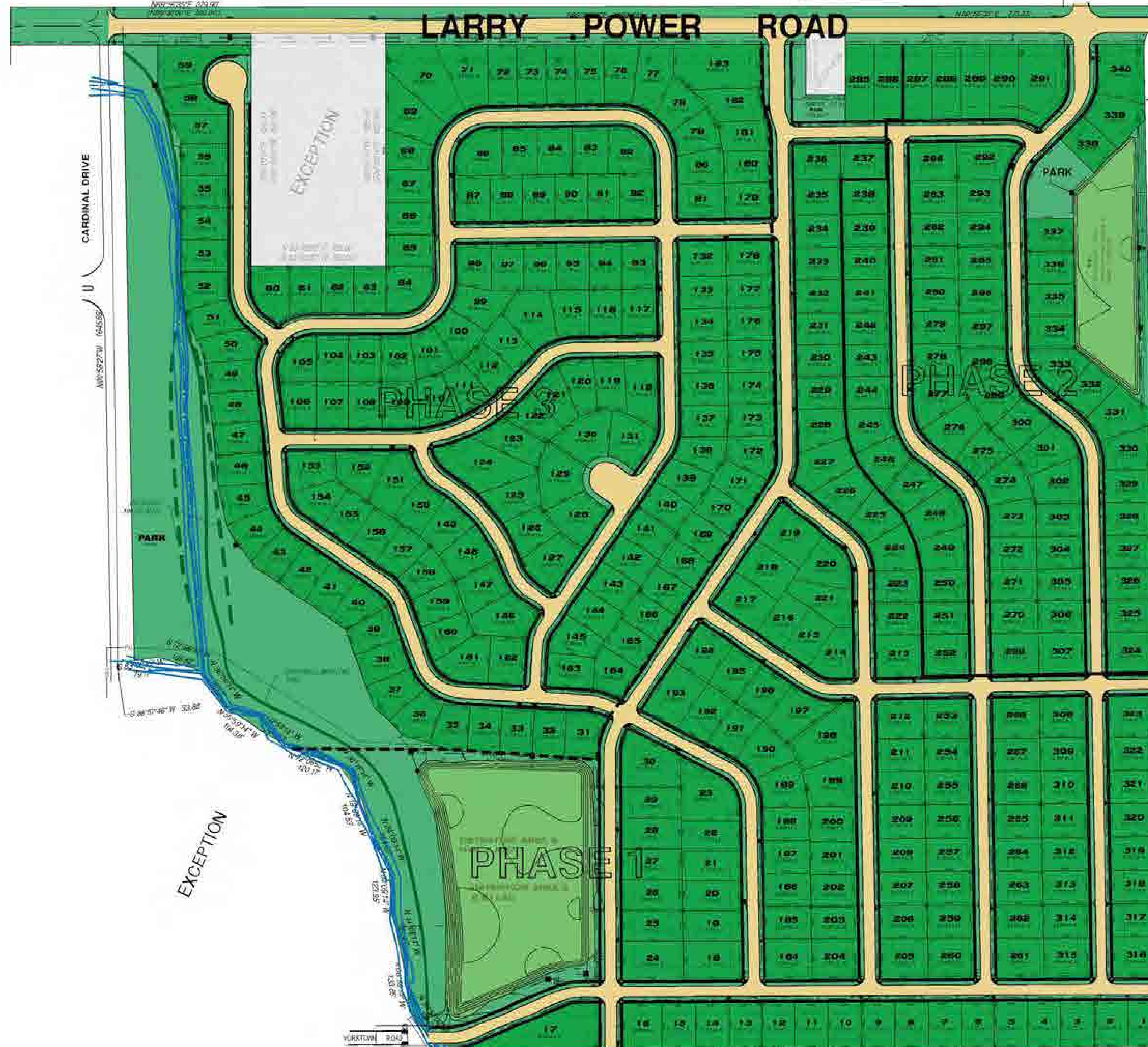
N
4-25-05

LARRY POWER ROAD

LARRY POWER ROAD

SUMMERFIELD SOUTH

BRADLEY, ILLINOIS - APPROVED PRELIMINARY PLAN



N

4-25-05

1" = 150'

LIBERTY CENTER

Manhattan, Illinois

Located on two prominent corners Route 52 and Smith Road in Manhattan, Illinois, the 100-acre Liberty Center mixed-use development boasts a 46-acre commercial power center with approximately 5,300 feet of high-traffic frontage and 364 of townhomes. The commercial component is planned for 165,000 square feet of anchor retail, more than 95,000 square feet of inline retail, and 11 outlots. Sisk Companies welcomes the opportunity to incorporate your unique building footprint into our Liberty Center site plan.



(please see next page)

- *46 Acre Commercial Site*
 - *Anchor Retail*
 - *Inline Retail*
 - *Commercial Outlots*
 - *Tax Incentives*
 - *364 Townhomes (Under Contract with Centex Homes)*
 -
-

LIBERTY CENTER MANHATTAN, ILLINOIS APPROVED SITE PLAN



APPROVED SITE PLAN
SCALE: 1" = 150'
DATE: 10-21-03; REVISED 2-5-04; REVISED 2-6-04; REVISED 2-18-04
LAY COM INC. 662 NORTH BROADWAY AURORA, ILLINOIS 60505 PHONE: 630-966-0397

GROEBE FARM

Manhattan, Illinois

Located on Eastern Road in Manhattan, Illinois, the 135-acre Groebe Farm development provides several housing alternatives with 150 single family lots, 130 duplexes and 100 townhome units. Groebe Farm is under contract with Centex Homes.



(please see next page)

- *150 Single Family Units*
 - *130 Duplex Units*
 - *100 Townhome Units*
 - *Development Under Contract with Centex Homes*
-

GROEBE FARM MANHATTAN, ILLINOIS PRELIMINARY LANDSCAPE PLAN

EXHIBIT E



SUGGESTED PLANT MATERIAL - ENTIRE PROJECT FOR STREET TREES, OPEN SPACE and BUFFER YARDS,				
STREET AND BUFFER TREES		COUNT		
SHADE TREES	2 - 1/2" Cal., measured 6" above grade.	310		
ORNAMENTAL	6' HEIGHT	180		
EVERGREEN TREES	6' HEIGHT	140		
DESIGN STANDARDS				
Street Trees - One Shade Tree for every 80 feet of street frontage				
Town Home Rear Yards - shade trees, evergreens, & understory trees placed in strategic locations				
Buffer Yards - shade trees, evergreens, & understory trees placed in strategic locations				
Shade trees to be planted 6 feet from utilities and pavement where possible				
Evergreen & Understory trees to be planted 4 feet from utilities and pavement where possible				
Note: Plants & locations shall meet or exceed the minimum requirements and general standards per ANY Manhattan Landscape ordinance				
SYMBOL	PERCENTAGE	SCIENTIFIC NAME	COMMON NAME	COUNT
CANOPY TREES (SHADE TREES)				
- Canopy Trees-3" Cal., measured 6" above grade.				
CAF	13%	<i>Acer X froemanii</i>	Silver X Red Maple	40
CAT	12%	<i>Acer X truncatum</i>	Norwegian Maple	37
CCO	12%	<i>Celtis occidentalis</i>	Common Hackberry	37
CFP	13%	<i>Fraxinus pennsylvanica "Patmore"</i>	Patmore Green Ash	40
CFQ	12%	<i>Fraxinus quadrangulara</i>	Blue Ash	37
CGT	13%	<i>Gleditsia triacanthos var. Inermis</i>	Patented Honeylocust	40
CTA	12%	<i>Tilia americana</i>	American Linden	37
CTC	13%	<i>Tilia cordata "Greenspire"</i>	Greenspire Littleleaf Linden	40
	100%			310
UNDERSTORY TREES				
1 1/2" Cal., Understory Trees measured 6" above ground level, 6' HIGH,				
UAC	11%	<i>Acer campestre</i>	Hedge Maple	20
UAG	11%	<i>Acer ginnala</i>	Amur Maple	20
UBP	11%	<i>Betula papyrifera</i>	White Birch	20
UCC	11%	<i>Cereis canadensis</i>	Eastern Redbud	20
UCA	11%	<i>Cornus alternifolia</i>	Pagoda Dogwood	20
UMS	12%	<i>Magnolia soulangiana</i>	Saucer Magnolia	22
UPA	11%	<i>Prunus americana</i>	American Plum	20
UPV	11%	<i>Prunus virginiana</i>	Chokecherry	20
UVL	11%	<i>Viburnum lentago</i>	Nannyberry	20
	100%			180
EVERGREEN TREES				
Evergreen Trees - 6' Ht.				
EPG	25%	<i>Picea glauca "Densata"</i>	Black Hills Spruce	35
EPN	25%	<i>Pinus nigra</i>	Austrian Pine	35
EPP	25%	<i>Picea pungens</i>	Colorado Spruce	35
EAC	25%	<i>Abies concolor</i>	White Fir	35
	100%			140

LEGEND	
CANOPY TREE	
EVERGREEN	
UNDERSTORY TREE	

PRELIMINARY LANDSCAPE PLAN by gg
DATE: 10-16-03; REVISED 12-08-03
SCALE: 1" = 150'
LAY COM INC.
842 NORTH BROADWAY
AURORA, IL 60505
630-966-0397

KARIWOOD

Manhattan, Illinois

Located on Route 52 in Manhattan, Illinois, the 132-acre Kariwood development provides several housing alternatives with 124 single family lots, 100 duplex lots, and 156 multiple family town home units. Kariwood has been sold to Centex Homes and is currently under construction.



(please see next page)

- *124 Single Family Sized Lots*
 - *100 Duplex Lots*
 - *156 Town Home Units*
 - *Development Under Construction by Centex Homes*
-

KARIWOOD

EXHIBIT D2

MANHATTAN, ILLINOIS

PRELIMINARY LANDSCAPE PLAN



SUGGESTED PLANT MATERIAL - ENTIRE PROJECT FOR STREET TREES, OPEN SPACE and BUFFER YARDS,				
STREET AND BUFFER TREES				COUNT
SHADE TREES	2 - 1/2" Cal., measured 6" above grade.			360
ORNAMENTAL	6' HEIGHT			150
EVERGREEN TREES	6' HEIGHT			130
DESIGN STANDARDS				
Street Trees - One Shade Tree for every 80 feet of street frontage				
Town Home Rear Yards - shade trees, evergreens, & understory trees placed in strategic locations				
Buffer Yards - shade trees, evergreens, & understory trees placed in strategic locations				
Shade trees to be planted 6 feet from utilities and pavement where possible				
Evergreen & Understory trees to be planted 4 feet from utilities and pavement where possible				
Note: Plants & locations shall meet or exceed the minimum requirements and general standards per ANY Manhattan Landscape ordinance				
SYMBOL	PERCENTAGE	SCIENTIFIC NAME	COMMON NAME	COUNT
CANOPY TREES (SHADE TREES)				
- Canopy Trees-2-1/2" Cal., measured 6" above grade.				
CAF	13%	Acer X froemanii	Silver X Red Maple	47
CAT	12%	Acer X truncatum	Norwegian Maple	43
CCO	12%	Celtis occidentalis	Common Hackberry	43
CFP	13%	Fraxinus pennsylvanica "Patmore"	Patmore Green Ash	47
CFQ	12%	Fraxinus quadrangulara	Blue Ash	43
CGT	13%	Gleditsia triacanthos var. Inermis	Patented Honeylocust	47
CTA	12%	Tilia americana	American Linden	43
CTC	13%	Tilia cordata "Greenspire"	Greenspire Littleleaf Linden	47
	100%			360
UNDERSTORY TREES				
1 1/2" Cal., Understory Trees measured 6" above ground level, 6' HIGH,				
UAC	11%	Acer campestre	Hedge Maple	17
UAG	11%	Acer ginnala	Amur Maple	17
UBP	11%	Betula papyrifera	White Birch	17
UCC	11%	Cereis canadensis	Eastern Redbud	17
UCA	11%	Comus alternifolia	Pagoda Dogwood	17
UMS	12%	Magnolia soulangiana	Saucer Magnolia	18
UPA	11%	Prunus americana	American Plum	17
UPV	11%	Prunus virginiana	Chokecherry	17
UVL	11%	Viburnum lentago	Nannyberry	17
	100%			150
EVERGREEN TREES				
Evergreen Trees - 6' Ht.				
EPG	25%	Picea glauca "Densata"	Black Hills Spruce	33
EPN	25%	Pinus nigra	Austrian Pine	33
EPP	25%	Picea pungens	Colorado Spruce	33
EAC	25%	Abies concolor	White Fir	33
	100%			130

LEGEND	
CANOPY TREE	
EVERGREEN	
UNDERSTORY TREE	

PRELIMINARY LANDSCAPE PLAN
by gg

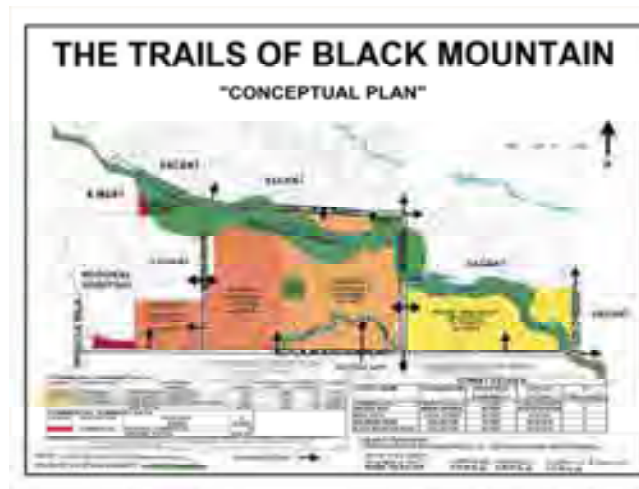
DATE: 2-4-04
SCALE: 1" = 150'

LAY COM INC.
662 NORTH BROADWAY
AURORA, ILLINOIS 60505
PHONE 830 968-8397

THE TRAILS OF BLACK MOUNTAIN

Bullhead City, Arizona

The Trails of Black Mountain is a 223-acre commercial and residential development located just east of Highway 95 at the northeast corner of Miracle Mile and Black Mountain Road in Bullhead City, Arizona. This prime parcel is annexed and zoned for and multiple family and single family. With Planned Area Development (PAD) zoning, a variety of single family lot sizes will accommodate several home sizes and styles.

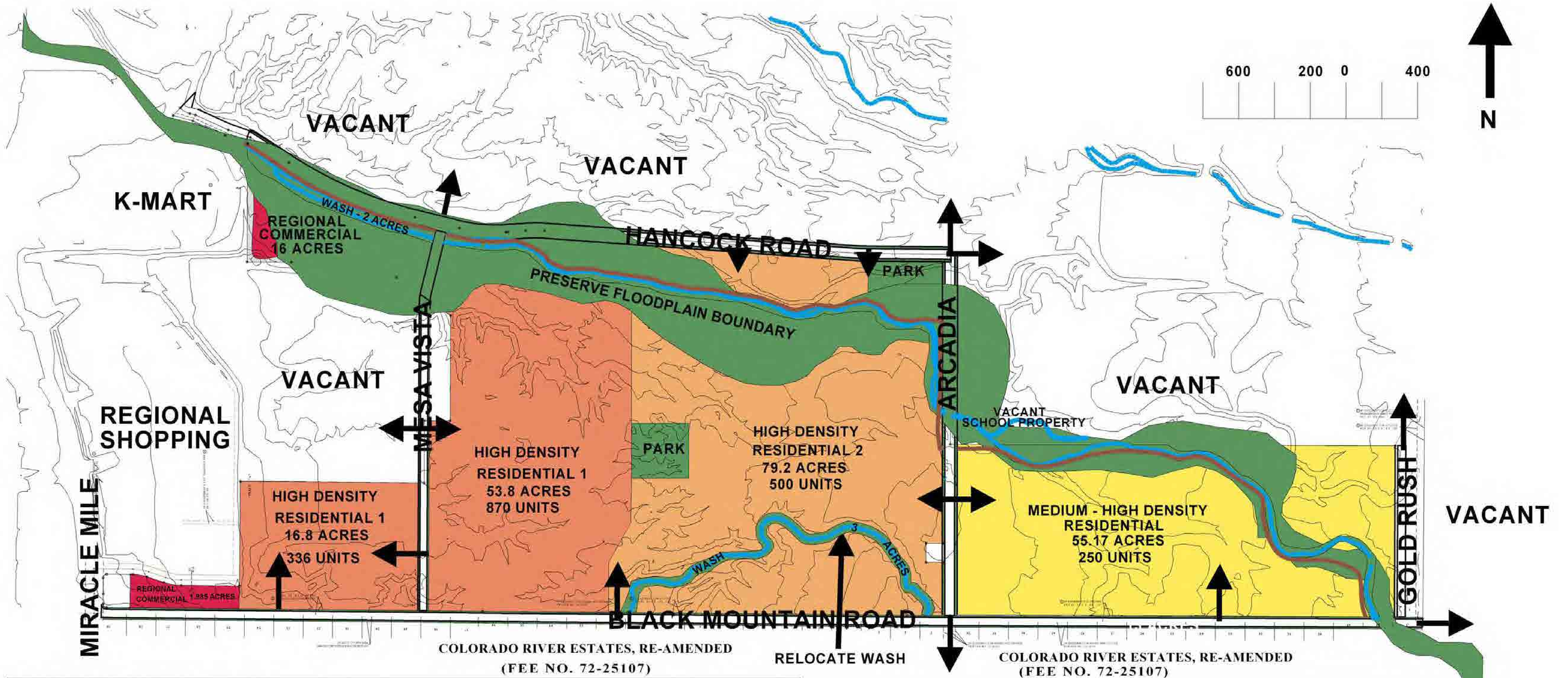


(please see next page)

- *223 Acre Site*
 - *18 Acre Commercial Area*
 - *Multi-Family – Up to 20 Units per Acre*
 - *Single Family – Varying Lot Sizes*
-

THE TRAILS OF BLACK MOUNTAIN

"CONCEPTUAL PLAN"



RESIDENTIAL SUMMARY DATA						
LEGEND	DESCRIPTION	PROPOSED ZONING	# ACRES	PROPOSED # UNITS	DENSITY DU/ACRE	% OF MIX
[Orange]	HIGH DENSITY 1	HIGH DENSITY RESIDENTIAL	70.6	1206	17	61.66%
[Light Orange]	HIGH DENSITY 2	HIGH DENSITY RESIDENTIAL	79.2	500	6	25.56%
[Yellow]	MEDIUM DENSITY	MEDIUM - HIGH DENSITY RESIDENTIAL	55.17	250	5	12.78%
SUB TOTAL			204.97	1956	10	100.00%
COMMERCIAL SUMMARY DATA						
LEGEND	DESCRIPTION	PROPOSED ZONING	# ACRES			
[Red]	COMMERCIAL	REGIONAL COMMERCIAL	18			
GRAND TOTAL			222.97			

OPEN SPACE NOTE: INCLUDED WITHIN THE RESIDENTIAL AND COMMERCIAL AREA ARE 70 ACRES OF PARKS, FLOODPLAIN AND WASH AREAS WITH A PEDESTRIAN TRAIL SYSTEM LINKING THE OPEN SPACE FEATURES AND SERVICE DESTINATIONS ON AND OFF SITE

STREET DETAILS				
STREET NAME	DESIGNATION	PROPOSED ROW WIDTH	TYPICAL SECTION	# THRU-LANES
HANGCOCK ROAD	MINOR ARTERIAL	84 FEET	8/12/12/12/12/8	4
ARCADIA WAY	MINOR ARTERIAL	84 FEET	8/12/12/12/12/8	4
MESA VISTA	LOCAL STREET	60 FEET	4/12/12/4	2
GOLDRUSH ROAD	COLLECTOR	70 FEET	10/12/12/10	2
BLACK MOUNTAIN ROAD	COLLECTOR	66 FEET	10/12/12/10	2

CONTRACT PURCHASER:
Bullhead Arizona Development 223, LLC, a Delaware Limited Liability Company
 6811 W. Hickory Street
 Tinley Park, IL 60477
 PHONE: 708 614-7475

9-09-05 by gg 9-14-05 by gg 11-30-05 by gg 1-18-06 by gg
 9-12-05 by gg 9-30-05 by gg 1-13-06 by gg

TRAILS PROPOSED ACCESS

PRESERVE FLOODPLAIN BOUNDARY

NOTABLE COMMERCIAL PROJECTS

CROSSROADS OF CREST HILL WEST

Crest Hill, Illinois

The Crossroads of Crest Hill West commercial power center is located just one mile south of I-55 in Crest Hill, Illinois at the northwest corner of Weber Road and Division Street. The 78-acre site contains approximately 41,000 square feet of inline retail space, 400,000 square feet of anchor retail, 40,000 square feet of restaurant space, and 18 acres of commercial outlots. Crossroads of Crest Hill West has been preliminary platted and engineered and will be ready for occupancy in spring 2006. Retail Space is currently available.



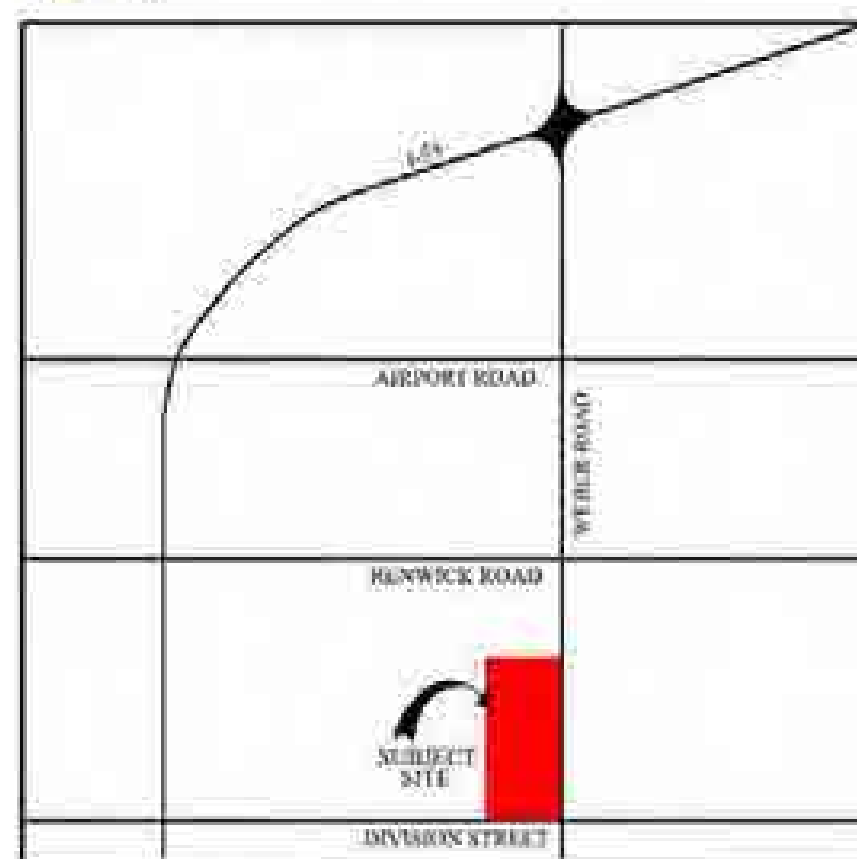
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- *78 Acre Power Center*
 - *41,000 Square Feet Inline Retail*
 - *400,000 Square Feet Anchor Retail*
 - *40,000 Square Feet Restaurant Space*
 - *18 Acres Commercial Outlots*
-

PROPOSED
SITE
DEVELOPMENT

NW CORNER OF
WEBER RD. &
DIVISION ST.

CREST HILL, IL



PROJECT DATA	
TOTAL SITE AREA: (EXCLUDING THE DEDICATED AREA)	773.95 ACRES
RETAIL AREA	+440,809 SQ. FT.
RESTAURANT AREA	+38,200 SQ. FT.
TOTAL	+479,009 SQ. FT.
REQUIRED PARKING	
RETAIL (GROSS) 45 CAR PER 1000 S.F. OF FLOOR AREA	2,204 STALLS
RESTAURANT (GROSS) 110 CAR PER 1000 S.F. OF FLOOR AREA	382 STALLS
TOTAL	2,586 STALLS
PROVIDED PARKING	
STANDARD	2,423 STALLS
HANDICAPPED	48 STALLS
TOTAL	2,471 STALLS

SP-1
JOB# 03035NW
05-05-05

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CROSSROADS OF CREST HILL EAST

Crest Hill, Illinois

The Crossroads of Crest Hill East commercial shopping center and business park is located just one mile south of I-55 in Crest Hill, Illinois. The 28-acre site is planned for 43,000 square feet of inline retail space, 5.5 acres of commercial outlots, and more than 75,000 square feet of office space. Crossroads of Crest Hill East is ready for construction in Spring 2006.



(please see next page)

- *28 Acre Shopping Center & Business Park*
 - *43,000 Square Feet of Inline Retail Space*
 - *5.5 Acres of Commercial Outlots*
 - *75,000 Square Feet of Office Space*
-



PROJECT DATA	
LOT AREA (LOT 1):	±8.07 ACRES
LOT AREA (OUTLOT 2):	±1.24 ACRES
LOT AREA (OUTLOT 3):	±1.27 ACRES
LOT AREA (OUTLOT 4):	±1.06 ACRES
LOT AREA (OUTLOT 5):	±1.80 ACRES
LOT AREA (OUTLOT 5):	±9.04 ACRES
TOTAL AREA:	±22.48 ACRES
BUILDING AREA (BLDG #1):	±26,065 SQ. FT.
BUILDING AREA (BLDG #2):	±11,765 SQ. FT.
BUILDING AREA (BLDG #3):	±4,030 SQ. FT.
BUILDING AREA (LOT 6):	±75,200 SQ. FT.
TOTAL AREA:	±117,060 SQ. FT.
PROVIDED PARKING (LOT 1):	
STANDARD	187 STALLS
HANDICAPPED	7 STALLS
TOTAL	194 STALLS
PROVIDED PARKING (LOT 6):	
STANDARD	267 STALLS
HANDICAPPED	7 STALLS
TOTAL	274 STALLS



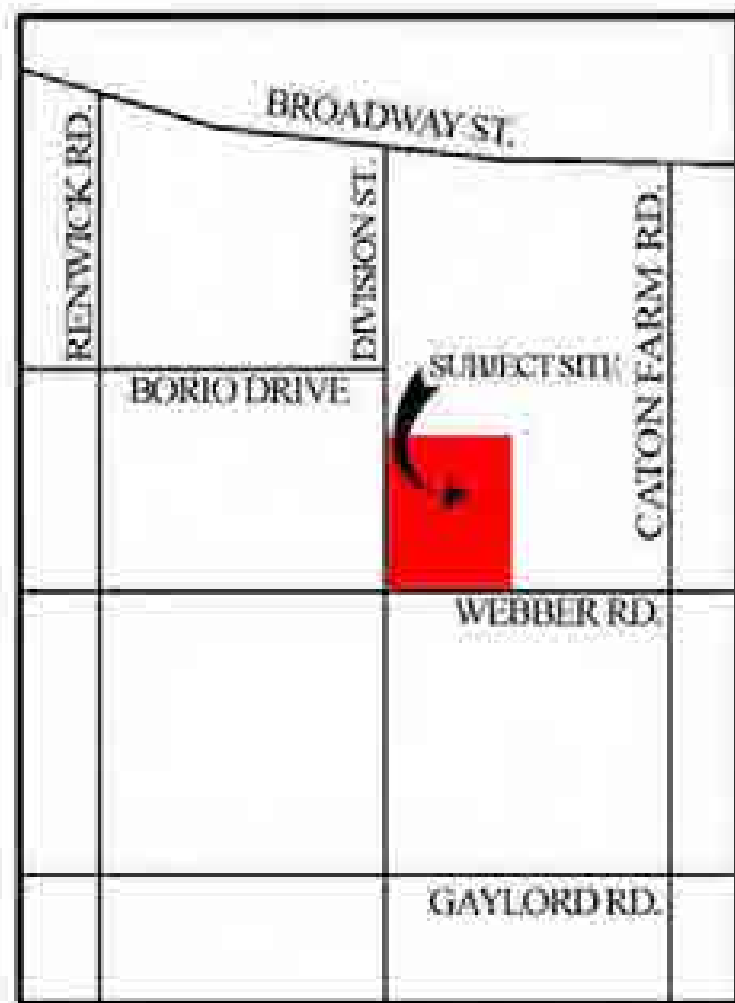
18645 S. West Creek Drive
 Tinley Park, IL 60477
 708.342.1250
 fax 708.342.1240
 arete3.com

PROPOSED
 SITE
 DEVELOPMENT

CROSSROADS
 OF
 CREST HILL

NE CORNER OF
 WEBER RD. &
 DIVISION ST.

CREST HILL, IL



LOCATION MAP 
 NORTH



SITE PLAN 
 NORTH

SP-1

JOB# 03035

05-05-05

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WEBER & RENWICK

Romeoville, Illinois

The Weber & Renwick commercial power center is located less than one mile south of I-55 in Romeoville, Illinois at the northeast corner of Weber Road and Renwick Road. The 54-acre site contains approximately 382,640 square feet of combined anchor retail, inline retail, restaurant, and outlet area.



(please see next page)

- *54 Acre Site*
 - *293,360 Square Feet of Anchor Retail*
 - *382,640 Square Feet of Inline Retail*
 - *7.31 Acres of Outlots*
-

HOMETOWN COMMONS

Mountain Home, Arkansas

Hometown Commons is a 38-acre commercial development located on the northeast corner of U.S. Route 62 and U.S. Route 412. The commercial power center will offer approximately 15 acres of customizable retail space for interested end-users. In addition, 8 commercial outlots are currently available with 2,650 linear feet of high-traffic frontage. Hometown Commons is located at the busiest intersection in this growing retirement oriented community. A 116,000 square foot Lowe's superstore recently opened in the eastern portion of the shopping center.



(please see next page)

- *38 Acres*
 - *8 Commercial Outlots Available Ranging from 1.1 to 1.7 Acres*
 - *15 Acre Power Center*
 - *Anchored by a 116,000 Square Foot Lowe's Superstore*
-

HOMETOWN COMMONS

MOUNTAIN HOME, ARKANSAS

SKETCH PLAN EXHIBIT



LAND DESCRIPTION

THIS IS AN UNOFFICIAL SKETCH PLAN OF THE PROJECT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A GENERAL REFERENCE TO THE PROJECT. THE SKETCH PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A GENERAL REFERENCE TO THE PROJECT. THE SKETCH PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A GENERAL REFERENCE TO THE PROJECT.

VICINITY MAP



SITE DATA

DESCRIPTION	# LOTS	AVG. LOT SIZE (ACRES)	TOTAL ACRES	BLDG. SIZE (SQ. FT.)
LOWES	1	11.7	11.7	116,000
POWER CENTER	1	15.0	15.0	134,000
OUTLOTS	8	1.2	9.7	
OPEN SPACE			2.0	
TOTALS	10		38.4	

SKETCH PLAN

SCALE: 1" = 60'
 DATE: 3-23-05 / REVISED 7-10-05
 MOUNTAIN HOME 40 DEVELOPMENT LLC
 6511 W. Hickory Street
 Timmy Park, IL 60477

NOTABLE RESIDENTIAL & COMMERCIAL VERTICAL PROJECTS

SHOREWOOD GLEN RECREATION CENTER ADDITION

Shorewood, IL

Shorewood Glen is a Del Webb age-restricted community with numerous amenities in addition to the Recreation Center. I was engaged in late 2018 to work with an architect to design an addition to the north section of the building to be a multi-purpose room. The various Boards required presentations in order to gain approval. I was unanimously awarded the project and construction began in August 2020. Upon exposing the face of the existing building, it became apparent that the original builders had varied from the original set of prints dramatically.

As such, I had two choices, either shut down construction while the architect implements the now known as-builts or literally continue with a design/build. I was awarded limited discretion to make the required changes on the spot while accurately creating a set of blueprints. The roof trusses had to be fabricated onsite to match the existing peak and the foundation required unexpected depth to ensure proper drainage. In the end, I was able to deliver the project on time and only 12% over the original contracted price which was viewed as a success by all parties. The residents of the Shorewood Glen Community are now enjoying their new all-purpose room just in time for the Chicago Winter.



HISTORICAL RESIDENTIAL HOME EXTERIOR RENOVATION *Chicago, IL*

This notable project required the complete exterior renovation of a historically landmarked home. The approval process was one of the most burdensome experienced in my career to date. The scrutiny during construction was relentless but the project turned out to be one of the most iconic residential projects I have completed. Project included new roof, windows, siding, porches, foundation jacking, and in-attic structural reinforcement to describe a few of the challenges.



MOUNT PROSPECT GREENS CLUBHOUSE AND 564 APARTMENT REMODELS

Mount Prospect, IL

Apollo Property Management purchases depressed apartment complexes in rejuvenating locales with a plan to improve each unit, the exterior of the structures, as well as any complex amenities. Upon doing so, APM will lease or “re-lease” each unit at a much higher rate, reduce vacancy rates from as high as 35% to industry standards with the sole goal to flip the parcel to a long-term investor.

The challenge of these projects is flipping the units in 2 weeks or less all while working in units surrounded by residents. Roof replacement or shingle overs proved to also be a challenge due to the complex not having centralized cable resulting in having to work around in some cases as many as 24 different satellite dishes.

The Clubhouse and new parking lots were the easiest phases of the project being able to work unencumbered from the current residents.

The pressure from the Owner was constant as his goal was to get the property sold to minimize holding costs. In the end, I ran two shifts of four crews each shift with on-site sleeping quarters provided at no cost by the Owner. I also assembled the materials on a per unit type basis as much as possible and staged them in an existing on-site warehouse. By doing so, I was able to minimize dead time of my crews walking from unit to material building, etc. The materials were placed on a pallet and delivered in whole by a lull.



SALONS BY JC *Saint Louis, MO*

The Salons by JC project was constructed inline at a commercial power center in Saint Louis Missouri. The previous use of the space was a UPS store but had a 10-ton safe cast into the floor, wall, and ceiling. This was the only hurdle encountered during construction. Ultimately, we gained permission from the owner of the power center to bring in skid steers with hydraulic jack hammers. We did this portion of the demolition at night to avoid any disturbance to the other commercial tenants. Once we got passed the safe removal, the project boiled down to building 42 separate salon studios, a shared public restroom, and foyer. Of note was that the ventilation system was much stronger than most moving significant CFM's to rid the space of all the chemicals released during hair coloring, nails, etc.



TACO BELL FULL EXTERIOR AND INTERIOR RENOVATION

West Allis, WI

Each franchise requires its franchisors to upgrade their stores to the then current theme. Currently YUM Products has designed and is requiring the “Bold and Spicy” theme. I was engaged to manage the exterior and interior remodel of the Taco Bell in West Allis, Wisconsin. The architectural plans were designed to accommodate the various “Standard” store layouts; however, nothing is built per plan so the only hurdles in this project was to gain franchise approval to deviate from the plans. Another hurdle was the drive through as it had to remain open during construction. To allow a stable and safe platform, secured scaffolding had to be installed and secured to the wall.

Fortunately, the store was not open 24/7 allowing us to work at night unencumbered. The renovation was completed in July 2012.



DICKEY'S BBQ PIT

*Cambridge, MN
Las Vegas, NV*

As one of the fastest growing franchises in the US, Dickey's BBQ Pit engaged me to build out two stores for them simultaneously. One being in Cambridge, Minnesota with the other being in the Meadows Mall in Las Vegas. Although the build outs themselves were basic, the contractual deadlines were as tight as I've ever committed.

As such, I bid the project with 12 hour shifts seven days a week as that was the most the malls would allow. The hurdle was getting the subcontractors to sign on to schedules not common in the industry and is always the case, sub selection makes all the difference. Notwithstanding the usual hurdles in Tenant Improvements, both projects were delivered on time.



ROYAL SALT CAVE AND SPA
Frankfort, IL

The Royal Salt Cave and Spa was certainly one of the most unique projects undertaken. Offering halotherapy in a specially designed halo chamber, the construction of this project was extremely challenging. The largest hurdle was installing specially designed air scrubbers in a tight inline commercial space without being able to relocate roof penetrations due to landlord design requirements. Ultimately a combined use of false ceilings and black deadfall paint hid the scrubbers allowing the project Owner to obtain the desired appearance while still meeting engineering requirements.



GRIZZLY JACK'S GRAND BEAR RESORT AND WATERPARK
Utica, IL

The Grand Bear Resort is located in the protected Starved Rock Nature Preserve in Utica, Illinois. Having fallen into significant disrepair after a fire in the water park, the main resort required roof replacement, siding replacement, paint, and parking lot repair and re-sealing. The challenge with this project was the fact that the Resort was still hosting guests during repairs. This resulted in increased costs due to the substantial staging required during construction. Third floor rooms had to be blacked out during roof decking replacement and shingling as well as interruption to all floors during roof stripping. In addition, we remodeled interior units which were timeshare requiring us to get improvements done within drop dead dates due to unit owner reservations. The project was a success and delivered on time to the Owner.

