



**Public Building Commission of Chicago**  
Richard J. Daley Center, Room 200  
50 W. Washington Street  
Chicago, Illinois 60602  
www.pbcchicago.com

**PROJECT DEVELOPMENT SERVICES**

**PUBLIC BUILDING COMMISSION OF CHICAGO**

**AND**

**MILHOUSE ENGINEERING AND CONSTRUCTION, INC.**

**FOR**

**PROJECT DEVELOPMENT SERVICES  
PS3103E**

**Public Building Commission of Chicago**

Richard J. Daley Center, Room 200  
50 W. Washington Street  
Chicago, Illinois 60602  
www.pbcchicago.com

<b>FIRM NAME:</b>	Milhouse Engineering and Construction, Inc.
<b>CONTACT NAME:</b>	Fredric C. Owens
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**Mayor Brandon Johnson**  
**Chairman**  
Ray Giderof  
Executive Director

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**Project Development Services – PS3103E**

**THIS AGREEMENT (“Agreement”)** effective as of **January 1, 2026**, but actually executed on the date witnessed, is entered into by and between the Public Building Commission of Chicago, a municipal corporation of the State of Illinois, having its principal office at Room 200, Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois 60602, (the "Commission" or "PBC"), and **Milhouse Engineering and Construction, Inc.** (“Consultant”) with offices at **333 South Wabash Avenue, Suite 2901, Chicago, IL 60604** for Project Development Services (“Services”) as stated herein.

**RECITALS**

**WHEREAS**, the Commission is a municipal corporation organized and operating under the Constitution and laws of the State of Illinois and on behalf of various governmental agencies including, but not limited to, the City of Chicago, the Chicago Public Library, the Chicago Park District, the City Colleges of Chicago, and the Chicago Board of Education, and intends to undertake from time to time the acquisition, demolition, renovation, development, planning, construction, and/or improvement of buildings, facilities and other improvements;

**WHEREAS**, the Commission requires certain professional services described in the Agreement and desires to retain the Consultant on the terms and conditions set forth in the Agreement to perform such Services; and

**WHEREAS**, the Consultant desires to be so retained by the Commission and has represented to the Commission that the Consultant has the knowledge, skill, experience, and other resources necessary to perform the Services in the manner provided by the Agreement; and

**WHEREAS**, the Commission has relied upon the Consultant's representations in selecting the Consultant; and

**WHEREAS**, in reliance upon the Consultant's representations, the Commission has selected the Consultant to perform the Services on the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, the parties have executed this Agreement on the terms and conditions that follow:

**[REMAINDER OF PAGE INTENTIONALLY BLANK]**

**[SIGNATURES ON FOLLOWING PAGE]**

**EXECUTION PAGE**

**Project Development Services – PS3103E**

This Agreement is executed by the Commission and the Consultant stated below and made effective by such execution pursuant to its terms.

**PUBLIC BUILDING COMMISSION OF CHICAGO**

By: [Signature]  
Brandon Johnson  
Chairman

2/4/2026  
Date

By: Mary Pat Wity  
Mary Pat Wity  
Secretary

2/2/2026  
Date

**Milhouse Engineering and Construction, Inc.**

By: [Signature]

By: \_\_\_\_\_

Print Name: Fredric C. Owens

Print Name: \_\_\_\_\_

Title: Chief Engineering Officer

Title: \_\_\_\_\_

County of COOK  
State of Illinois

AFFIX CORPORATE  
SEAL, IF ANY, HERE

Subscribed and sworn before me by Fredric C. Owens  
as Chief Engineering Officer of Milhouse Engineering and Construction, Inc. and this 21 day of January, 2026

[Signature]  
Notary Public

My Commission Expires March 27, 2029



Approved as to Form and Legality:

By: Anne L. Tredde  
Neal & Leroy, LLC

1/28/2026  
Date

## TERMS AND CONDITIONS

### Article I. INCORPORATION OF RECITALS

**Section 1.01** The matters recited above, the "Recitals" are incorporated in and made a part of the Agreement.

### Article II. DEFINITIONS AND USAGE

**Section 2.01** Definitions. The following phrases have the following meanings for purposes of the Agreement:

- (a) *Agreement*. This Agreement between the Commission and the Consultant, including all attached exhibits, schedules, and documents and all such exhibits, schedules and documents incorporated by reference, all component parts and all amendments, modifications and revisions made in accordance with its terms.
- (b) *Authorized Commission Representative(s)*. One or more persons designated in writing by the Executive Director for the purposes of assisting the Commission in managing the Project. As specifically directed by the Commission, the Authorized Commission Representative will act on behalf of the Commission.
- (c) *City*. The City of Chicago, a municipal corporation.
- (d) *Consultant*. The company or other entity identified in this Agreement, including but not limited to Key Personnel, and such successors or assigns, if any, as may be authorized by the terms and conditions of the Agreement.
- (e) *Commission or PBC*. The Public Building Commission of Chicago, a municipal corporation, acting by and through its Chairman, Secretary, Assistant Secretary, Executive Director, including the Commission's Authorized Representative, as designated by the Executive Director in writing.
- (f) *Completion Date*. The date or dates, as determined by the Commission's Executive Director or designee, on which the Consultant's Key Personnel has completed all its obligations under this Agreement or on which the Consultant's Key Personnel's Services are no longer needed for the Project.
- (g) *Contractor*. The firm, corporation, partnership, joint venture, or other entity that enters into a contract with the Commission to perform work, including but not limited to planning, design and construction as required in order to complete the Project.
- (h) *Day*. Unless otherwise indicated, the word "day" means calendar day. The phrase "business day" refers to Monday through Friday, except for any federal holidays or State of Illinois holidays.
- (i) *Deliverables*. The Project Development Services and related responsibilities requested by the Commission, including those outlined in this Agreement, included in the Request for Proposal, and any other services and or responsibilities requested by the Commission under this Agreement, as necessary to effectively perform the Services as defined herein.
- (j) *Equipment*. The physical resources, tangible, or intangible, including but not limited to, hardware, firmware or software enabling the Consultant to perform the Services under this Agreement.
- (k) *Executive Director*. The person employed by the Commission as its Executive Director or designee.
- (l) *Joint Venture*. An association of two or more persons or entities or any combination of two or more business enterprises and persons numbering two or more, proposing to perform a single for-profit business enterprise, in which each joint venture partner contributes property, capital, efforts, skill and knowledge.

- (m) *Key Personnel.* Key Personnel means those job titles and persons as identified and accepted in Consultant's proposal and any others so identified and accepted by the Commission to perform project the services for the Commission's Projects.
- (n) *"OCDM" (or 'the System').* OCDM or the System refers to the PBC's designated On-line Collaboration and Document Management system. It shall be used by the Consultant to track the Work, manage Project(s), and follow the Commission's procedures for electronic submission and receipt of documents as directed by the Commission Representative
- (o) *Request for Staffing.* A request issued by the Commission to Consultant requesting submittal of resumes of qualified Key Personnel to provide Services as needed for the Project.
- (p) *Parties.* Commission and Consultant and their respective successors and assigns.
- (q) *Personnel Approval Request or "PAR."* A written approval of staffing of Key Personnel issued by the Commission establishing the start date, anticipated Completion Date and rates for each Key Personnel.
- (r) *Project.* Includes but is not limited to the acquisition, demolition, renovation, development, planning, design, construction, and/or improvement of buildings, facilities and other improvements undertaken by the Commission at the request of the User Agency.
- (s) *Services.* The duties, responsibilities and tasks that are necessary in order for the Consultant to provide the requested services, including but not limited to project management, project development, cost management, contract administration, document control, closeout and all other responsibilities identified by the Commission for the ongoing development of the Commission's Projects. Consultant shall provide Key Personnel to the Commission in the performance of the Services.
- (t) *Subconsultant.* Any person or entity hired or engaged by the Consultant to provide any part of the Services required under the terms of this Agreement.
- (u) *User Agency.* The municipal corporation, governmental agency, or agencies which requested the Commission to undertake the acquisition, demolition, renovation, development, planning, design, construction, and/or improvement of a Project(s).

**Section 2.02**     Usage and Conventions

- (a) *Captions and Headings.* The captions and headings of the various sections of the Agreement are used solely for reference purposes and do not construe, nor will they be deemed or used to construe, interpret, limit, or extend the meaning or scope of any work, clause, paragraph, or provision of the Agreement.
- (b) The term "include," in all its forms, means "include, without limitation" unless stated otherwise.
- (c) The words "hereof", "herein" and "hereunder" and words of like import used in this Agreement shall refer to this entire Agreement and not to any particular provision hereof.
- (d) The headings and captions herein are included for convenience of reference only and shall be ignored in the construction or interpretation hereof.
- (e) The word "extent" in the phrase "to the extent" shall mean the degree to which a subject or other theory extends, and such phrase shall not mean "if".
- (f) When calculating the period of time before which, within which or following which any act is to be done or step taken pursuant to this Agreement, the date that is the reference date in calculating such period shall be excluded. If the last day of such period is a non-Business Day, the period in question shall end on the

- next succeeding business Day.
- (g) The words "any", "either" or "or" are not exclusive, unless the context otherwise requires.
  - (h) References to any statute shall be deemed to refer to such statute as amended from time to time and to any rules or regulations promulgated thereunder.
  - (i) References to any agreement or contract are to that agreement or contract as amended, modified, or supplemented from time to time in accordance with the terms thereof.
  - (j) References to any person include the successors and permitted assigns of that person.
  - (k) References from or through any date mean, unless otherwise specified, from and including or through and including, respectively.
  - (l) References to "\$" are to United States Dollars.
  - (m) Terms of one gender imply the other gender(s) unless the context clearly indicates otherwise. Use of the singular includes the plural and vice versa.

### **Article III. INCORPORATION OF DOCUMENTS**

The following documents are incorporated in and made a part of this Agreement. By executing this Agreement, the Consultant acknowledges that Consultant is familiar with the contents of each of said documents and will comply fully with any and all applicable portions of them in performing the Services.

**Section 3.01** Policies Concerning MBE and WBE. The Consultant hereby acknowledges that the Commission is committed to building the capacity of Minority-Owned Business Enterprises ("MBEs") and Women-Owned Business Enterprises ("WBEs") to participate in all facets of the PBC's activities, including the development and management of its design and construction programs. To that end, the Commission intends to negotiate the substance and level of MBE and WBE participation in the Project. The Consultant hereby affirms its commitment to the Commission's 50% aggregate MBE/WBE program and goals. The Commission reserves the right to assign certain contracts with MBEs and/or WBEs that are currently providing services to the Commission. The Commission's policies concerning utilization MBEs and WBEs is included as Special Conditions Regarding the Utilization of Minority and Women Owned Business Enterprises for Professional Services, as the same may be revised from time to time.

**Section 3.02** Exhibits and Schedules. All Exhibits and Schedules attached hereto at the time of execution are a part of and fully incorporated into this Agreement.

**Section 3.03** PBC Errors & Omissions (E & O) Committee Manual. The PBC E & O Manual may be amended from time to time. Any updates or revisions will be provided to the Consultant for project management as part of its change to management responsibilities. The Consultant is responsible for providing its Key Personnel with any updates to the PBC E & O Manual.

### **Article IV. ENGAGEMENT AND STANDARDS FOR PERFORMING SERVICES**

**Section 4.01** Engagement. The Commission hereby engages the Consultant, and the Consultant hereby accepts said engagement, to provide the Services, Deliverables and Task Orders described in this Agreement, including any amendments thereto as provided below in Section 4.13. During the term of this Agreement, the Commission may, from time to time, request that the Consultant perform services or deliver items not specified in Exhibit A, but which are related to the services encompassed within this Agreement ("Additional Services"). The Consultant hereby agrees to perform said Additional Services upon receipt of prior written authorization from the Commission, said notice shall define the scope of such Additional Services and the compensation payable to the Consultant for the full performance of the Additional Services to the complete satisfaction of the Commission.

**Section 4.02**    Performance Standard.

- (a) The Consultant represents and agrees that the Services performed under this Agreement will proceed with efficiency, promptness, and diligence. The Consultant further represents and agrees that the Services will be executed in a competent and thorough manner, in accordance with reasonable professional standards in the field consistent with that degree of skill and care ordinarily exercised by practicing professionals performing services of a scope, purpose, and magnitude comparable with the Services to be provided under this Agreement. Failure by the Consultant or Consultant's Key Personnel to adequately perform its obligations under this Agreement, as solely determined by the Commission, will be deemed an Event of Default subject to Article X of this Agreement and subject Consultant to all obligations of indemnification as provided for in Article VIII of this Agreement.
- (b) The Consultant shall ensure that all Services that require the exercise of professional skills or judgment are accomplished by qualified professionals competent in the applicable discipline and appropriately licensed, if required by law. The Consultant shall maintain current copies of any such licenses and, upon request, provide such copies to the Commission. The Consultant will remain responsible for the professional and technical accuracy of all Services furnished, whether by the Consultant or Subconsultants on its behalf. All Deliverables shall be prepared in a manner satisfactory to the Commission and delivered in a timely manner consistent with the requirements of this Agreement. If in the course of performing its Services, the Consultant identifies any condition, situation, issue, or problem that may impact on the performance of the Services or the Project, Consultant shall promptly notify the Commission.

**Section 4.03**    Key Personnel.

- (a) The Consultant shall assign at all times during the term of this Agreement the number of experienced, appropriately trained Key Personnel necessary for the Consultant to adequately and timely perform the Services in the manner required by the Agreement. Consultant hereby agrees it shall not reassign or replace any Key Personnel without the prior written consent of the Commission. The Commission may at any time upon written notice notify the Consultant that the Commission will no longer accept performance of Services under this Agreement by one or more Key Personnel listed on Exhibit F to this Agreement. Upon the Consultant's receipt of such notice, Consultant must immediately suspend the identified Key Personnel from performing Services under this Agreement and, if required, must immediately replace him, her or them with a person possessing comparable professional credentials and experience. Such replacements are subject to a PAR issued by the Commission. In the event the Consultant is unable to find an adequate replacement, Consultant must immediately notify the Commission. The Commission has the sole right to accept or reject any suggested replacement of any Key Personnel. In the event Consultant is unable to replace the Key Personnel with an acceptable replacement, the Commission reserves its right to engage any replacement Key Personnel from a different project development service provider. In that event, the Commission's election to engage replacement Key Personnel from a different project development service provider shall not be considered a breach of the Agreement and the Consultant shall not be entitled to any further fees or damages, including but not limited to expectation damages, from the Commission.
- (b) Consultant shall conduct criminal and background checks on Key Personnel prior to Consultant submitting a PAR to the Commission. The results of any/all criminal background checks must be submitted with each PAR or as otherwise required by the Commission. In the event a criminal or background check produces a record concerning Key Personnel, the Commission shall have the right to reject the applicable Key Personnel or immediately suspend the Services of the assigned Key Personnel and Consultant shall be responsible for replacing the Key Personnel in accordance with Section 4.03(a) herein. In conducting the criminal and background checks, Consultant shall:
  - (i) Verify the identity of all Key Personnel by viewing a copy of a current government issued photo identification card, passport, or driver's license;
  - (ii) Conduct child abuse registry checks in the state of Illinois and all states of residency for the time period of January 2014 through the date Key Personnel is submitted for consideration by the Commission;

- (iii) Conduct criminal history checks with the state of Illinois and all states of residency for the time period of January 2014 through the date Key Personnel is submitted for consideration by the Commission;
- (iv) Review the results of the background checks and take appropriate action, including but not limited to disclosing any information obtained from the background checks conducted on Key Personnel already engaged by the Commission pursuant to this Agreement.

**Section 4.04**     Adequate Staffing.

- (a) The Consultant must, upon receiving a fully executed copy of this Agreement, assign and maintain for the duration of the Agreement adequate Key Personnel that are fully equipped, licensed as appropriate, available as needed and qualified to perform the Services. The Consultant shall disclose all Key Personnel and their positions in Exhibit F to this Agreement. The Consultant shall update Exhibit F as needed for the duration of this Agreement. The Consultant shall provide Key Personnel (as approved by the Commission) calculated on a forty (40) hour work week.
- (b) The Consultant may submit a notice, in writing to the Commission, requesting a revision to the level of staffing subject to the written approval of the Commission. In the event that the Consultant fails to adequately staff a Project or timely perform its obligations under this Agreement, and the Contractor and/or Subcontractor files a claim for delay damages as a result of such failures, the Consultant shall be liable to the Commission and the User Agency for any delay damages due the Contractor and/or Subcontractor for delays caused by the Consultant's failure to adequately staff the Project with Key Personnel or Key Personnel's failure to adequately perform the Services.

**Section 4.05**     Nondiscrimination. The Consultant agrees that in performing under this Agreement, the Consultant shall not discriminate against any worker, employee, applicant for employment, or any member of the public, because of race, color, creed, national origin, gender, age, or disability, or otherwise commit an unfair labor practice. The Consultant certifies that he/she/they are familiar with, and will comply with, all applicable provisions of the Civil Rights Act of 1964, 28 U.S.C. § 1447, 42 U.S.C. §§ 1971, 1975a-1975d, 2000a to 2000h-6 (1992); the Age Discrimination in Employment Act of 1967, 29 U.S.C. §§ 623-634 (1992); the Americans with Disabilities Act of 1990, 29 U.S.C. § 706, 42 U.S.C. §§ 12101-12213, 47 U.S.C. §§ 152, 221, 225, 611 (1992); 41 C.F.R. § 60 (1992); 41 C.F.R. § 60 (1992); reprinted in 42 U.S.C. 2000(e) note, as amended by Executive Order No. 11,375 32 Fed. Reg. 14,303 (1967) and by Executive Order No. 12,086, 43 Fed. Reg. 46,501 (1978); the Age Discrimination Act, 43 U.S.C. Sec. 6101-6106 (1981); P.L. 101-336; 41 C.F.R. part 60 et seq. (1990); the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. (1990), as amended; the Discrimination in Public Contracts Act, 775 ILCS 10/0.01 et seq. (1990), as amended; the Environmental Barriers Act., 410 ILCS 25/1 et seq; and the Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010 et seq. of the Municipal Code (1990), as amended, and a Resolution passed by the Board of Commissioners of the Commission on October 1, 2009, concerning participation of Minority Business Enterprises and Women Business Enterprises on contracts awarded by the Commission. The Consultant further agrees to furnish such reports and information as may be requested by the Commission, the Illinois Department of Human Relations, or any other administrative or governmental entity overseeing the enforcement, administration, or compliance with the above-mentioned laws and regulations.

**Section 4.06**     Employment Procedures; Preferences and Compliance. Salaries of Consultant's Key Personnel performing work under this Agreement, shall be paid unconditionally, and not less often than once a month, without deduction or rebate on any account except such payroll deductions that are mandatory or permitted by applicable law or regulations. The Consultant certifies that he/she/they are familiar with, and will comply with, all applicable provisions of 820 ILCS 130/0.01 through 130/12 (Prevailing Wage Act), 30 ILCS 570/1 through 570/7 (Employment of Illinois Workers on Public Works Act) and 30 ILCS 560/0.01 through 560/7 (Public Works Preference Act). The Consultant will also comply with all applicable "Anti-Kickback" laws and regulations, including the "Anti-Kickback" Act of 1986, 41 U.S.C. §§ 51-58 (1992); 18 U.S.C. § 874 (1992); 40 U.S.C. § 276c (1986) and the Illinois Criminal Code of 1961 720 ILCS 5/33E-1 et. seq. If, in the performance of this Agreement, there is any direct or indirect "kick-back", as defined in any of the above-mentioned laws and regulations, the Commission shall withhold from the Consultant, out of payments due to the Consultant, an amount sufficient to pay any underpaid Key Personnel the difference between the salaries required to be paid under the law and this Agreement and the salaries actually paid such Key Personnel for

the total number of hours worked. The amounts withheld shall be disbursed by the Commission for and on account of the Consultant to the respective Key Personnel to whom they are due, as determined by the Commission in the Commission's sole discretion.

**Section 4.07** MBE and WBE Certification. Upon execution of this Agreement, Consultant shall provide a current certification issued by the City of Chicago or County of Cook designating the Consultant as a certified MBE or WBE. Said certification shall be maintained for the duration of this Agreement and to the extent necessary renewed certifications shall be provided to the Commission.

**Section 4.08** Records. The Consultant shall maintain accurate and complete records of expenditures, costs and time incurred by the Consultant, Key Personnel and any Subconsultant engaged in connection with the Project, and the Services. Such records shall be maintained in accordance with recognized commercial accounting practices as well as the requirement of the Local Records Act, 50 ILCS 205/1, et. seq. The Commission may examine and/or request any/all such records upon reasonable notice. The Consultant shall retain all such records for a period of not less than ten (10) calendar years after the termination or expiration of the Agreement. However, if there is a disagreement over fees or a dispute between the Commission and the Consultant, or if a claim or dispute pertaining to the Project, and/or Services, is filed by the Contractor, then Consultant must retain all such records for five (5) calendar years from the date of the claim or dispute, or until a final resolution of the matter, whichever occurs later.

**Section 4.09** Compliance with Laws. In performing its Services under this Agreement, the Consultant must comply with all applicable federal, state, and local laws, rules, and regulations, including but not limited to, those referenced in Sections 4.05, 4.06 and 4.10.

**Section 4.10** Inspector General. The Consultant and its subconsultants, including all officers, directors, agents, partners and employees of any such entities, shall cooperate with the Inspector General ("OIG") of the User Agency and the City in any investigation or hearing undertaken pursuant to the Intergovernmental Agreement dated January 1, 2015 as amended on December 7, 2018 and December 31, 2023 between the City and the PBC, Chapter 2-56 of the Chicago Municipal Code and the Memorandum of Understanding between the PBC and the OIG. Each Consultant understands and will abide by all provisions of Chapter 2-56 of the Municipal Code of Chicago. All Consultants will inform their respective subconsultants of this provision and require compliance herewith. Consultant shall cooperate and comply with the OIG of the User Agency in any investigation or hearing undertaken pursuant to the enabling ordinance or resolution pertaining to the authority of such OIG that has been promulgated by such User Agency.

**Section 4.11** PBC Ethics Policy.

The Consultant has read and agrees to comply with all provisions of the Code of Ethics Resolution passed by the Commission on October 3, 2011, which is available on the Commission's website at [https://www.pbcchicago.com/wp-content/uploads/2017/05/RES\\_PBC\\_ecr\\_CodeofEthicsConsolApril-2013\\_20130405.pdf](https://www.pbcchicago.com/wp-content/uploads/2017/05/RES_PBC_ecr_CodeofEthicsConsolApril-2013_20130405.pdf) and is incorporated into this Agreement by reference. Any contract negotiated, entered into, or performed in violation of any of the provisions of this Section shall be voidable by the Commission.

**Section 4.12** Defects in Project. The Consultant and/or its Key Personnel must immediately notify the Commission if the Consultant and/or any of its Key Personnel obtain knowledge of an issue or circumstance which could result in a delay in the performance of Services or a significant problem in connection with the Project, including but not limited to construction defects, cost overruns, scheduling delays or construction delays.

**Section 4.13** Amendments to this Agreement. The Commission may from time-to-time request changes to the terms and provisions of the Agreement, Services, Deliverables or Task Orders. Such changes, including any increase or decrease in the amount of compensation and any revisions to the description, scope, detail, or duration of the Services, which are mutually agreed upon by and between the Commission and the Consultant, will be incorporated in a written amendment to the Agreement. The Commission will not be liable for any additional payment to the Consultant until and unless a written amendment is executed by the

Consultant and the Commission.

**Section 4.14** Debarred Entities or Individuals. Consultant represents and agrees it shall not use any business or individual who is disqualified by the Commission or debarred by the City, sister agencies, local, state or federal agencies.

**Section 4.15** On-Line Collaboration System. The Consultant shall use the Commission's System, i.e., electronic document management system, currently the "OCDM" (or "the System") in performing the Services. The Consultant shall follow the Commission's procedures, and submit progress reports and other Deliverables through the System (or any other system designated by the Commission). Prior to providing any Services, all Key Personnel must attend courses and receive training on the System (or any other system designated by the Commission) provided by or on behalf of the Commission. Any Key Personnel time and/or costs incurred by the Consultant as a result of the attendance by the Consultant's Key Personnel at System (or any other system designated by the Commission) training courses shall not be compensable by the Commission.

**Section 4.16** Subconsultant Terms and Conditions. The Consultant shall include a provision in any agreements that the Consultant enters into with any Subconsultant for the performance of the Services that declares the Subconsultant shall comply with all terms and conditions of this Agreement in its performance of its portion of any Services. In addition, each agreement Consultant enters into with any Subconsultant for the performance of Services shall provide that the Commission is a third-party beneficiary of the agreement and the Commission may enforce any of this Agreement's terms including, but not limited to, those pertaining to standard of performance, indemnity and insurance. Consultant shall ensure that the Subconsultant complies with all insurance requirements as set forth in Article IX herein. Nothing in this Agreement, nor any amendment to this Agreement shall state, imply, or be construed to state or imply that the Commission or its User Agency are indemnitors or insurers of Consultant or Consultant's Subconsultants. Consultant's engagement of a Subconsultant shall require prior written approval of the Commission.

## **Article V. TERM, SUSPENSION AND TERMINATION**

**Section 5.01** Term. The initial term of this agreement shall be five (5) years ("Initial Term") with an option for three (3) additional one (1) year extensions ("Additional Term") which may be exercised at the sole discretion of the Commission. The same terms and conditions applicable to the Initial Term shall be applicable to any Additional Terms. The Commission shall give the Consultant no less than thirty (30) days notice of the Commission's intent to exercise its option to extend the Agreement for any Additional Term.

**Section 5.02** Termination by the Commission. The Commission shall have the right, at any time, to terminate the term of this Agreement in whole or in part, with or without cause, by written notice given to the Consultant at least thirty (30) days prior to the effective date of the termination (the "Termination Notice"). Termination shall be deemed after the date of the Termination Notice (the "Termination Date"). Provided Consultant is not in default under this Agreement at the time of the Termination Notice, the Commission will pay the Consultant, in accordance with the terms of this Agreement, all compensation and reimbursements due to the Consultant for periods up to the Termination Date. The Commission may exercise any right to set off regarding the Consultant's failure to properly perform any Services, including but not limited to pending Contractors' or Subcontractors' delay claims, from payments that are due to Consultant.

**Section 5.03** Suspension by the Commission. The Commission has the right, at any time and from time to time, with or without cause, to suspend the performance of the Consultant hereunder with respect to all or any part of the Services, by written notice (the "Suspension Notice") given to the Consultant at least five (5) days before the effective date of suspension (the "Suspension Date"). Upon receipt of the Suspension Notice the Consultant must wind down its Services and demobilize from any Project site. Provided the Consultant is not in default under this Agreement at the time of the Suspension Notice, the Commission will pay the Consultant, in accordance with the terms of this Agreement, all compensation and reimbursements due to the Consultant for the periods up to the Suspension Date.

- (a) During the period the Consultant's performance is suspended, the Consultant shall not incur fees or bill the Commission, except for Consultant's time for participating in substantive meetings concerning the Project (but not for meetings to discuss Consultant's invoices or claims). The Consultant may bill such

time spent during a suspension only if the Consultant's participation is requested by the Commission and only for the time of one individual per meeting. Commission will pay for such time at the applicable hourly billing rate set forth in Schedule B. Participation in meetings at the request of the Commission shall not be considered a resumption of the Consultant's Services or a withdrawal or waiver of the Suspension Notice.

- (b) If the Consultant is required to resume its Services under this Agreement, the Commission shall issue a written notice ("Revocation of Suspension") allowing Consultant a reasonable period not to exceed ten (10) days to remobilize itself. The Consultant may bill for the reasonable time spent on remobilization so long as the Commission's Suspension Notice was not issued for cause attributable to the Consultant. The Commission will pay for such remobilization as is reasonable and billed at the hourly rate for one Senior Project Manager or less at the hourly billing rate set forth in Schedule B. The Consultant will recommence its Services as of the date of the Revocation of Suspension and may resume billing in accordance with the terms of the Agreement.

**Section 5.04** Effect of Termination or Suspension. Termination or suspension of this Agreement in whole or in part does not relieve the Consultant from liability to indemnify the PBC or User Agency as provided in this Agreement or from Consultant's performance of any obligation under this Agreement that was performed or was to have been performed by the Consultant on or before the Termination Date or Suspension Date. In no event shall the Commission be liable to the Consultant for any loss, costs, or damages, including lost profits, which the Consultant or its Subconsultants or any other party may sustain by reason of the termination or suspension of this Agreement. The PBC may authorize limited continuation of services solely for those matters initiated prior to the Completion Date as its sole discretion.

## **Article VI. COMPENSATION OF CONSULTANT**

**Section 6.01** Compensation. The Commission will compensate the Consultant for the Services and any Additional Services at the hourly rate and manner set forth in Schedule B.

**Section 6.02** Maximum Compensation. The Consultant's maximum compensation under this Agreement for all Services, shall be Twenty Million Dollars (\$20,000,000). The Commission shall compensate the Consultant for the Services in the manner set forth in Schedule A of this Agreement, or as modified by written authorization. The Consultant shall submit all invoices, including a cover page, as directed by the Commission. Failure to submit accurate and/or timely invoices through the System will result in delayed or non-payment to the Consultant.

## **Article VII. RIGHTS AND OBLIGATIONS OF COMMISSION**

**Section 7.01** General and Specific. In connection with the administration of the Project by the Commission and the performance of this Agreement by the Consultant, the Commission has the following rights and obligations, in addition to those provided elsewhere in this Agreement:

**Section 7.02** Information. The Commission shall provide Consultant with all information reasonably required concerning the Commission's requirements for the Project and the Services.

**Section 7.03** Audits. The Commission shall have the right to audit the books of the Consultant and its Subconsultants on all subjects relating to the Project and/or the Services provided pursuant to the Agreement.

**Section 7.04** Legal, Auditing, and other Services. The Commission shall arrange and pay for such legal, auditing, insurance counseling, and other services as the Commission, in its sole discretion, may determine to be required for the Project. Such payments will not include legal or auditing expenses arising out of or relating to failure to perform by Key Personnel of the Consultant or its Subconsultants.

**Section 7.05** Ownership of Documents. All documents, data, studies, and reports prepared by the Consultant or its Subconsultants pertaining to the Project and/or the Services will be the property of the Commission.

The parties agree that, to the extent permitted by law, all Project drawings, specifications and other design documents related to the Services will conclusively be deemed “works made for hire” within the meaning and purview of Section 101 of the United States Copyright Act, 17 U.S.C. § 101 et seq., and that the Commission, the User Agency and their successors and assigns, will be the copyright owner of all aspects, elements, and components of them in which copyrights can subsist.

## **Article VIII. INDEMNIFICATION**

**Section 8.01** Professional Indemnity. The Consultant shall indemnify, defend and hold the Commission and the User Agency and their respective commissioners, board members, officers, officials and employees (“Indemnified Parties”) free and harmless from and against all claims, including but not limited to Contractors’ or Subcontractors’ delay damages claims, demands, suits, losses, costs and expenses, including reasonable attorneys’ fees and expenses court costs and experts’ fees, that are claimed to be the result of: (i) Consultant’s, Subconsultant’s or Consultant’s Key Personnel’s failure to perform under this Agreement and such failure to perform shall be solely determined by the Commission as provided for in Section 4.02 herein; (ii) Consultant’s, Subconsultant’s or Consultant’s Key Personnel’s negligent acts; (iii) Consultant’s, Subconsultant’s or Consultant’s Key Personnel’s misconduct in the performance under this Agreement.

**Section 8.02** General Indemnity. For all other claims, including but not limited to claims for personal injury or workers’ compensation claims made by Consultant’s Key Personnel or Consultant’s Subconsultants, Consultant shall protect, indemnify, defend and hold the Indemnified Parties free and harmless from and against all claims, demands, suits, losses, costs and expenses, including the attorneys’ fees and expenses, court costs and experts’ fees, that may arise out of or be based on any injury to persons or property that are claimed to be the result of the Consultant’s, Consultant’s Subconsultant or Consultant’s Key Personnel’s performance under or in connection with this Agreement.

The indemnification obligations provided in this Article VIII will be effective to the maximum extent permitted by law. This indemnity extends to reasonable legal costs, including, without limitation: attorneys’ fees, costs, liens, judgments, settlements, penalties, experts’ fees, professional service fees, or other expenses incurred by the Indemnified Parties, including but not limited to reasonable settlement of such claims. This indemnification is not limited by any amount of insurance required under this Agreement. Further, the indemnity contained in this section will survive the expiration, Date of Suspension or Date of Termination of this Agreement. For claims subject to the General Indemnity, the Consultant shall be solely responsible for the defense of any and all claims, demands, or suits against the Indemnified Parties, including without limitation, claims by an employee, subconsultant, agents or servants of the Consultant or its Subconsultants, Contractors or Subcontractors, even though the claimant may allege that the Indemnified Parties were in charge of the Services or allege negligence on the part of the Indemnified Parties. An Indemnified Party will have the right, at its sole option, to choose legal counsel (the costs of which to be reimbursed by Consultant) and to participate in the defense of any such suit, without relieving the Consultant of its obligations hereunder.

**Section 8.03** Waiver. To the extent permissible by law, the Consultant waives any limits to the amount of its obligations to indemnify or contribute to any sums due pursuant to Consultant’s obligations. Notwithstanding the foregoing, nothing in this Article VIII obligates the Consultant to indemnify an Indemnified Party for the Indemnified Party’s own negligence or willful misconduct. Defense costs shall be allocated on a comparable fault basis.

## **Article IX. INSURANCE MAINTAINED BY THE CONSULTANT AND SUBCONSULTANT**

**Section 9.01** Insurance. The Consultant shall purchase and maintain at all times during the Term of this Agreement and any extensions thereto, for the benefit of the Commission, the User Agency and their respective Board members, employees, elected and appointed officials and representatives, the Consultant, and Consultant’s Key Personnel insurance coverage which shall insure the Commission, the User Agency and their respective Board members, employees, elected and appointed officials and representatives and the Consultant against claims and liabilities which could arise out of the performance or failure to perform Services, including the insurance coverages set forth in Exhibit G to this Agreement.

**Section 9.02** Consultant shall ensure that any Subconsultant engaged by Consultant to perform Services shall purchase and maintain at all times during the term of Subconsultant's engagement, for the benefit of the Commission, the User Agency and their respective Board members, employees, elected and appointed officials and representatives and Subconsultant, insurance coverage which will insure the Commission, the User Agency and their respective Board members, employees, elected and appointed officials and representatives and the Subconsultant against claims and liabilities which could arise out of Subconsultant's performance or Subconsultant's failure to perform Services, including the insurance coverages set forth in Exhibit G to this Agreement. In the event Subconsultant elects not to procure and maintain insurance as provided for herein, Contractor shall name Subconsultant as an additional insured on Consultant's insurance policy and proof of insurance shall be provided to the Commission prior to Subconsultant's performance of any Services. In the event Subconsultant fails to procure and maintain the requisite insurance and Consultant fails to identify Subconsultant as an additional insured on Consultant's insurance policy, Consultant agrees and understands that Consultant shall be solely responsible for full and complete indemnification of the Indemnified Parties for any and all claims associated with Subconsultant's performance or Subconsultant's failure to perform.

## **Article X. DEFAULT**

**Section 10.01** Events of Default. Any one or more of the following occurrences shall constitute an Event of Default by the Consultant under this Agreement for which Consultant shall have ten (10) days to cure following issuance of a written notice of default by the Commission ("Notice of Default"):

- (a) Failure or refusal on the part of the Consultant, Subconsultant or Key Personnel to duly observe or perform any obligation or agreement on the part of the Consultant contained in this Agreement and any amendments thereto or Request for Proposal, in a timely manner and with such professional skill and diligence as necessary to ensure the orderly progress of the Project, which failure or refusal continues for a period of ten (10) days (or such longer period as the Commission, in its sole discretion, may determine if such failure is not capable of being cured within such ten (10)-day period) after the date on which written notice of it has been given to the Consultant by the Commission;
- (b) Any negligent or intentional misrepresentation made by the Consultant relative to: (i) Services performed; (ii) Key Personnel's ability to perform the Services; (iii) Consultant's capability to adequately staff the Projects; or (iv) Consultant's, Subconsultants', or Key Personnel's failure to timely provide the Deliverables as required by this Agreement;
- (c) The Consultant becomes insolvent or ceases doing business as a going concern, or makes an assignment for the benefit of creditors, or generally fails to pay, or admits in writing its inability to pay its debts as they become due, or files a voluntary petition in bankruptcy, or is adjudicated bankrupt or insolvent, or files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar arrangement under any present or future statute, law or regulation relating to bankruptcy or insolvency, or files an answer admitting the material allegations of a petition filed against it in any such proceeding, or applies for, consents to or acquiesces in the appointment of a trustee, receiver, liquidator or other custodian of all or any substantial part of its assets or properties, or if it or its principals take any action in furtherance of any of the foregoing;
- (d) Failure of the Consultant to comply at all times with the requirements of relevant Federal, State, and Municipal Codes, Rules, Regulations, including but not limited to Chicago Municipal Code Section 4-6- 250 and Chicago Municipal Code Section 4-6-260.
- (e) Any proceeding is commenced against the Consultant seeking reorganization, arrangement, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation relating to bankruptcy which is not vacated, stayed, discharged, bonded or dismissed within sixty (60) days following commencement of the proceeding, or appointment of, without the Consultant's consent or acquiescence, any trustee, receiver, liquidator or other custodian of Custodian or of all or any substantial part of the Consultant's assets and properties, and such appointment will not have been vacated, stayed, discharged, bonded or otherwise dismissed within sixty (60) days of the appointment.

- (f) The Consultant's material failure or refusal to perform or reperform any of its obligations or Services in a timely manner and with a degree of skill consistent with the Performance Standard as set forth in Section 4.02 of this Agreement, including but not limited to any of the following:
  - (i) Failure of Consultant, Subconsultant or Key Personnel, due to a reason or circumstance within the Consultant's reasonable control, to timely perform or reperform the Services with sufficient and adequate skilled personnel and equipment or with sufficient material to ensure the performance of the Services according to this Agreement;
  - (ii) Failure to properly perform or re-perform the Services or inability to perform the Services as a result of insolvency, filing for bankruptcy or assignment for the benefit of creditors;
  - (iii) Failure to promptly reperform within a reasonable time the Services that were rejected as erroneous or unsatisfactory in accordance with this Agreement;
  - (iv) Discontinuance of the Services for reasons within the Consultant's reasonable control;
  - (v) Failure to comply with a material term of the Agreement, including the provisions concerning insurance and nondiscrimination; or
  - (vi) Any change in ownership or control of the Consultant without prior written approval of the Executive Director, which approval the Executive Director will not unreasonably withhold.
- (g) The Consultant's default under any other agreement it presently may have or may enter into with the Commission, the User Agency, or any other governmental agency. Consultant acknowledges that in the event of a default under any such agreement, the Commission may also declare a Default under this Agreement.

**Section 10.02** Commission's Right in Event of Default. If an Event of Default occurs and Consultant fails to cure said Event of Default, then the Commission may exercise any right, power or remedy permitted to it by law or in equity it has, in particular, without limiting the generality of the foregoing, the right to terminate the Agreement upon written notice to the Consultant, in which event the Commission has no further obligations hereunder or liability to the Consultant except as to payment for Services actually received and accepted by the Commission through the effective date of termination, subject to set off of any claims of the Commission against the Consultant for failure to properly perform Services, including but not limited to contractors' pending delay claims resulting from Consultant's failure to properly and/or timely perform Services. No courses of dealing on the part of the Commission or delay or failure on the part of the Commission to exercise any right will operate as a waiver of such right or otherwise prejudice the Commission's rights, powers, or remedies. The Commission's decision to Terminate the Agreement is not subject to claim or dispute under Article XI. The Commission may withhold payments, in whole or in part, for a material breach of the Agreement, including but not limited to, the Consultant's failure to perform or reperform Services in a timely manner or failure to adhere to the terms of this Agreement.

**Section 10.03** Remedies Not Exclusive. No right or remedy in this Agreement conferred upon or reserved to the Commission is exclusive of any right or remedy provided or permitted under this Agreement or by law or equity, but each shall be cumulative of every other right or remedy given in this Agreement or now or hereafter existing at law or in equity or by statute or otherwise, and may be enforced concurrently or from time to time.

## **Article XI. CLAIMS AND DISPUTES**

**Section 11.01** General. All claims by the Consultant ("Claim") arising under, related to or in connection with the terms of this Agreement or its interpretation, whether involving law or fact or both, including questions concerning entitlement for additional compensation for Services performed or Deliverables provided by the Consultant, its Key Personnel or Subconsultants, and all claims for alleged breach of contract must first be presented by the Consultant to the Authorized Commission Representative for resolution. In the event the Consultant and the Authorized Commission Representative cannot resolve the Consultant's Claim, the Consultant must file a written dispute ("Dispute") to the Executive Director for final determination, subject to Section 11.04 below.

**Section 11.02** Continuing Services. Unless requested by the Commission to suspend Services, Consultant agrees that the Services shall not be stopped or slowed in any way during the pendency of a Claim or Dispute. Consultant, Consultant's Key Personnel and Consultant's Subconsultants shall continue to perform the Services pending final resolution of a Claim or Dispute.

**Section 11.03** Claim Procedure. The Consultant shall make all requests for determination of Claims in writing, specifically referencing this Section, and shall include: 1) the issue(s) presented for resolution; 2) a statement of the position of the Consultant; 3) the facts underlying the Claim; 4) reference to the applicable provisions of the Agreement by page and section; 5) identification of any other parties believed to be necessary to the resolution of the Claim; and 6) all documentation which describes and relates to the Claim. The Authorized Commission Representative shall have thirty (30) business days to respond in writing to the Claim by supplementing the submission or providing its own submission. The Authorized Commission Representative will attempt to negotiate a resolution of the Claim by agreement, but if a negotiated resolution is not achieved, the Authorized Commission Representative shall provide a written ruling within sixty (60) days of receipt of the Claim instructing the Consultant that any dispute ("Dispute") must be filed with the Executive Director within thirty (30) days from the date of the ruling. If the Consultant fails to file a Dispute within thirty (30) days following the ruling by the Authorized Commission Representative, the Consultant shall be deemed to have accepted the ruling and waived its right to challenge it.

**Section 11.04** Dispute Procedure. In the event that the Authorized Commission Representative and Consultant cannot resolve the Claim, the Consultant may file a written Dispute with the Executive Director for final determination. The Dispute submission shall contain the information required in Section 11.03 above and a copy must be simultaneously provided to the Authorized Commission Representative. The Authorized Commission Representative shall file a response within thirty (30) days and simultaneously provide a copy of its response to Consultant. The Authorized Commission Representative may request an additional thirty (30) day extension be granted by the Executive Director. Consultant may file a reply with the Executive Director thirty (30) days after the Authorized Commission Representative filed its response. Consultant shall simultaneously provide a copy of its reply to the Authorized Commission Representative. Consultant may request an additional fifteen (15) day extension to file its reply be granted by the Executive Director.

**Section 11.05** Executive Director's Final Determination. The Executive Director's final determination ("Final Determination") shall be rendered in writing no more than forty-five (45) business days after the reply by Consultant was filed or was due, unless the Executive Director notifies the Consultant and the Authorized Commission Representative that additional time for the Final Determination is necessary. In the event the Consultant disagrees with the Executive Director's Final Determination, the Consultant may file a common law *writ of certiorari* in the Circuit Court of Cook County which shall be the sole and exclusive remedy of the Consultant. However, the Consultant must have followed the procedures in this section as a condition precedent to filing a common law *writ of certiorari*. The Consultant shall not withhold performance of any Services required by the Commission under this Agreement during the pendency of a Dispute.

**Section 11.06** Consultant Self-Help Prohibited. The Consultant shall not withhold performance of its Services by, for example, refusing to review and approve appropriately submitted invoices or pay applications, refusing to timely to make recommendations on general contractor claims, or refusing to promptly issue other appropriate approvals needed by others where doing so would potentially harm third parties, such as Subconsultants, the Contractor, Subcontractors, or the Project Schedule. Doing so to gain potential leverage in negotiating or settling the Consultant's Claim and/or Dispute against the Commission or User Agency shall constitute bad faith on the Consultant's part and shall be deemed a failure to perform and an Event of Default under this Agreement.

## **Article XII. CONFIDENTIALITY**

All of the Deliverables, including but not limited to reports, information, or data prepared or assembled by the Consultant under this Agreement are confidential, and except as may be necessary to perform the Services, the Consultant shall not make any Deliverables, including but not limited to reports, information or data available to any party without the prior written approval of the Commission. In addition, the Consultant shall not, without the prior written consent of the Commission, prepare or distribute any news releases, articles, brochures, advertisements, or other materials concerning the Agreement, the Project, or the Services. Consultant acknowledges that it is entrusted with or has

access to valuable and confidential information and records of the Commission and User Agency. Consultant must at all times act in the best interests of the Commission and User Agency consistent with the professional obligations assumed by Consultant in entering into this Agreement. If the Consultant is served with a subpoena requiring the production of documents or information which is deemed confidential, the Consultant shall immediately notify the Commission in writing and provide a copy of the subpoena to the Commission in sufficient time for the Commission to attempt to quash or take other action in relation to the subpoena.

### **Article XIII. ASSIGNMENT**

The Consultant acknowledges that the Commission is induced to enter into this Agreement by the professional qualifications of the principals, staff and employees of the Consultant and, therefore, that neither the Agreement nor any right or obligation in the Agreement may be assigned by the Consultant, in whole or in part, without the prior written approval of the Commission. For purposes of this paragraph, if the Consultant undergoes a change in control, the change in control is deemed an assignment of the Agreement; a change in control is defined as a transfer of more than fifty percent (50%) of the equity ownership of the Consultant during any 12-month period. An assignment by the Consultant without the prior written approval of the Commission shall be deemed an Event of Default and the Commission shall have the right to immediately terminate the Agreement without fault or responsibility. The Commission expressly reserves the right to assign or otherwise transfer all or any party of its interest hereunder without the consent or approval of the Consultant.

### **Article XIV. RELATIONSHIP OF PARTIES**

Under this Agreement, the relationship of the Consultant to the Commission is that of an independent contractor, and the Consultant shall have no right or authority to make contracts or commitments for or on behalf of the Commission, to sign or endorse on behalf of the Commission any instruments of any nature or to enter into any obligation binding upon the Commission. The Agreement will not be construed as an agreement of partnership, joint venture, or agency.

### **Article XV. GENERAL**

**Section 15.01** Consultant's Authority. The Consultant represents that its execution of this Agreement is authorized by a resolution of its Board of Directors, if a corporation, or similar governing document if a partnership or a joint venture, and the signatures(s) of each person signing on behalf of the Consultant have been made with complete and full authority to commit the Consultant to all terms and conditions of the Agreement, including each and every representation, certification and warranty contained or incorporated by reference in it.

**Section 15.02** Counterparts. This Agreement may be executed in any number of counterparts, any of which will be deemed an original.

**Section 15.03** Entire Agreement. This Agreement along with any attachments, schedules, exhibits, and amendments, constitutes the entire understanding and agreement between the parties to this Agreement and supersedes any and all prior or contemporaneous oral or written representations or communications with respect to the subject matter hereof, all of which communications are merged in this Agreement. This Agreement shall not be modified, amended or in any way altered except by an instrument in writing signed by both of the parties.

**Section 15.04** Governing Law. This Agreement has been negotiated and executed in the State of Illinois and will be construed under and in accordance with the laws of the State of Illinois.

**Section 15.05** Time of Essence. The Consultant acknowledges and agrees that time is of the essence in the performance of this Agreement and that timely completion of the Services and Deliverables is vital to the completion of the Project by the Commission. The Consultant shall use its best efforts to expedite performance of the Services and Deliverables and performance of all other obligations under this Agreement.

**Section 15.06** No Waiver. The waiver by either party of any breach of this Agreement will not constitute a waiver as to any succeeding breach.

**Section 15.07** Notices. All notices required to be given under this Agreement must be given in writing and must be hand delivered or sent by United States certified or registered mail, postage prepaid, addressed to the Commission or to the Consultant at their respective addresses set forth herein, as appropriate. If given as provided in this Agreement, such notice is deemed to have been given if delivered by hand on the date of delivery, and if given by mail on the second business day after mailing. The Commission or the Consultant may, from time to time, change the address to which notices will be sent by giving notice to the other party in the manner provided in this subparagraph.

If to the Commission:

Ray Giderof, Executive Director  
Richard J. Daley Center  
50 West Washington, Suite 200  
Chicago, IL 60602  
[ray.giderof@cityofchicago.org](mailto:ray.giderof@cityofchicago.org)

With a copy to:

Langdon D. Neal  
Neal & Leroy, LLC  
20 S. Clark Street, Suite 2050  
Chicago, Illinois 60603  
[lnal@nealandleroy.com](mailto:lnal@nealandleroy.com)

If to Consultant:

Fredric C. Owens  
Milhouse Engineering and Construction, Inc.  
333 South Wabash Avenue, Suite 2901  
Chicago, IL 60604  
[fowens@milhouseinc.com](mailto:fowens@milhouseinc.com)

With a copy to:

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**Section 15.08** Non-liability of Public Officials. No Board member, employee, agent, officer, or official of the Commission or the User Agency is personally liable to Consultant, its Key Personnel or its Subconsultants, and Consultant, its Key Personnel and its Subconsultants are not entitled to, and must not attempt to charge any of them with liability or expense or hold them personally liable to Consultant, its Key Personnel or its Subconsultants under this Agreement.

**Section 15.09** Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable by a court of competent jurisdiction, such provision will be severed from the Agreement and such invalidity, illegality or unenforceability will not affect any other provision of this Agreement, the balance of which will remain in full force and effect; provided, however, that if such provision is deemed invalid, illegal or

unenforceable as a matter of law, such provision will be deemed to have been modified so as to be valid, legal and enforceable to the maximum extent permitted by law.

**Section 15.10** Successors and Assigns. Except as otherwise provided herein, this Agreement is binding upon and inures to the benefit of each of the parties and their respective successors and assigns.

**Section 15.11** Non-appropriation of Funds. If funds have not been appropriated in full or in part, the Commission shall have the right to terminate this Agreement. The Commission will not authorize the Consultant to provide Services under this Agreement unless sufficient funds are appropriated to pay for the Services.

**Section 15.12** Firearms. The PBC is committed to providing a safe and secure workplace for the benefit of its employees, consultants, contractors, and the general public. Therefore, threatening behavior by any person on or about the PBC office premises, project sites, and any place in which PBC business is conducted, is prohibited. Further, possession of firearms, explosives, or other weapons anywhere on PBC property and project sites or while conducting PBC business is prohibited. Employees and contractors must, at a minimum, comply with all federal, state and local laws relating to the possession and use of firearms, including the Illinois Firearm Concealed Carry Act, 430 ILCS 66/1, et. seq.; the Illinois Criminal Code – Article 5, Deadly Weapons, 720 ILCS 5/Art. 24 et. seq.; and the City of Chicago Firearms and Other Weapons Ordinance, Chicago Municipal Code, Sec. 8-24-005, et. seq. Further, as a condition of employment and/or contract, individuals may not bring weapons onto PBC premises or project sites (including parking lots), even in situations where such conduct would be allowed under the cited laws.

#### **Article XVI. EXISTING CONTRACT DOCUMENTS**

The Contract Documents in existence at the time of execution of this Agreement include the Request for Proposal and any Addenda, all submitted documents from the Consultant in response to the same, including any/all information provided to the Commission deemed “confidential”, on which the Commission relied in selecting the Consultant, as well as the following:

As defined herein, the following Schedules and Exhibits are a part of and fully incorporated into this Agreement:

- Schedule A – Scope of Services
- Schedule B – Compensation and Reimbursement Terms of the Consultant and Rate Sheet
- Exhibit A – Legal Actions
- Exhibit B – Disclosure Affidavit
- Exhibit C – Disclosure of Retained Parties
- Exhibit D – Special Conditions Regarding Utilization of MBE and WBE Firms
- Exhibit E – Joint Venture Agreement & Affidavit
- Exhibit F – Key Personnel
- Exhibit G – Insurance Requirements for Project Development Services

**SCHEDULE A**  
**PROJECT DEVELOPMENT SERVICES**  
**OVERVIEW/SCOPE OF SERVICES**

**SCOPE OF SERVICES**

(a). The Commission has established a general management structure for developing and implementing capital projects. This structure provides for a division of responsibilities among internal Commission resources and firms specializing in PDS. Consultant shall exhibit the same level of professionalism and attention to detail as the Commission. The Consultant represents that it possesses the requisite abilities to provide any and all requested resources in a timely manner.

(b). The Consultant agrees to provide support which advances specific PBC projects, protect the PBC's operational and financial interests, balance diverse stakeholder requirements, and assist as requested in resolving issues amount other consultant resources. The Consultant and its Key Personnel agree to participate with the PBC team at a high level, with the ability to quickly recognize and assess issues and opportunities in the advancement of the Project. The Consultant represents it has the ability to provide responsive management and necessary personnel based on the Commission's plans of action.

(c). The Consultant agrees and acknowledges that it may have Project specific responsibilities and/or program wide responsibilities.

(d). Project responsibilities may include, but are not limited to, planning, design, and/or construction throughout the life of the Project. Project responsibilities may be coordinated with, and/or directed, by the Consultant's Key Personnel with support from the Commission and Project delivery resources. The Consultant agrees it may be accountable for all aspects of the Project and shall work with the Commission to ensure successful delivery. The Consultant agrees that it may also be required to assist the Commission in scope development for necessary professional services in addition to assisting with consultant selection and contract negotiation.

(e). The Consultant shall have Key Personnel and/or the ability to provide other key Project functions as necessary or as requested by the Commission, including, but not limited to:

- (i). Planning;
- (ii). Design and Engineering;
- (iii). Project Management;
- (iv). Change Management;
- (v). Cost Control;
- (vi). LEED Sustainability;
- (vii). Quality and Safety;
- (viii). Cost Estimating;
- (ix). Commissioning Expert(s);
- (x). MEP Coordinator(s);
- (xi). Environmental Management
- (xii). Utility Coordination
- (xiii). Scheduling;
- (xiv). Document Controls; and
- (xv). Contract Administration, including Payment, Submittal and RFI review and approval.

(f). The Consultant must demonstrate its ability to provide any and all requested personnel and/or support services in a timely manner, including but not limited to cellular phones, local and remote IT support services, personal and protective equipment ("PPE"), and computer systems.

(g). The Consultant represents and agrees that any and all PDS personnel will comply with any and all Commission rules, regulations, and requirements.

(h). The Commission requires the delivery of projects through consistent processes and procedures; however, the Consultant hereby acknowledges that the nature of the projects, and the methods by which each is to be implemented, may vary based upon client requirements and project complexity.

(i). The Consultant agrees to provide personnel and decision makers who will be highly flexible, knowledgeable of local regulatory requirements, responsive to regulatory changes, responsive to changes in market conditions, available, and capable to assist the Commission in successfully delivering a complex, high volume program.

**[REMAINDER OF PAGE INTENTIONALLY BLANK]**

**SCHEDULE B**  
**COMPENSATION AND REIMBURSEMENT TERMS OF THE CONSULTANT**  
**AND**  
**RATE SHEET**

**(FORM FOLLOWS)**

**PROJECT DEVELOPMENT SERVICES – PS3103E  
SCHEDULE B – PROPOSED RATE SHEET**

**A. HOURLY RATES**

PERSONNEL		HOURLY RATE RANGE*	
1	Senior Project Manager	\$110.00	\$208.00
2	Project Manager	\$90.00	\$182.00
3	Assistant Project Manager	\$75.00	\$143.00
4	Change Management	\$75.00	\$143.00
5	Cost Control	\$50.00	\$130.00
6	LEED/Sustainability	\$75.00	\$208.00
7	Quality and Safety	\$75.00	\$208.00
8	Commissioning	\$75.00	\$208.00
9	MEP Coordination	\$75.00	\$208.00
10	Scheduling	\$75.00	\$208.00
11	Document Control	\$30.00	\$104.00
12	Utility Coordination	\$110.00	\$208.00
13	Other:	\$0.00	\$300.00
<p><b>*Notes:</b>            Consultants must comply with all requirements as described by the Commission relating to authorization and/or payment.  <i>The Commission reserves the right to negotiate rates and/or titles of any/all Personnel.</i></p>			

**EXHIBIT A**  
**LEGAL ACTIONS**

**(FORM FOLLOWS)**

## EXHIBIT A – LEGAL ACTIONS

FIRM NAME Milhouse Engineering and Construction, Inc.

### I. LEGAL ACTIONS

If the answer to any of the questions below is **YES**, you must provide a type-written, brief description, and/or explanation on a separate sheet following this page. Each question must be answered.

Question	Yes	No
Has the firm or venture been issued a notice of default on any contract awarded to it in the last 3 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the firm or venture have any legally filed judgments, claims (liquidated damages, or other), arbitration proceedings or suits pending or outstanding against the firm or venture or its officers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the answer to the preceding question is "Yes", provide the requisite explanation on a separate sheet and include the date(s) of filing with the corresponding dollar amount of claims (or judgments and the contract value of the contract).		
Within the past 3 years has the firm or venture been a party to any lawsuits or arbitration proceedings with regard to any contracts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within the last 3 years, has any officer or principal of the firm or venture ever been an officer or principal of another organization that failed to complete any contract as a result of termination, litigation, arbitration or similar matter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has any key person with the firm or venture or its predecessor ever been convicted of or charged with any state or federal crime (excluding traffic violations), including but not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, receipt of stolen property, criminal anti-trust violations, bid-rigging or bid-rotating?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has the firm or venture ever been temporarily or permanently debarred from contract award by any federal, state, or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within the last 3 years, has the firm or venture been investigated or assessed penalties for any statutory or administrative violations (including but not limited to MBE, WBE, EEOC violations)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the firm or venture ever failed to complete any work awarded to it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXHIBIT B**  
**DISCLOSURE AFFIDAVIT**

**(FORM FOLLOWS)**

## EXHIBIT B – DISCLOSURE AFFIDAVIT

### I. HISTORY AND OWNERSHIP OF RESPONDENT FIRM

Any firm proposing to conduct any business transactions with the Public Building Commission of Chicago must complete this Disclosure Affidavit. Please note that in the event the Contractor is a joint venture, the joint venture and each of the joint venture partners must submit a completed Disclosure Affidavit.

The undersigned Wilbur C. Milhouse, III, as Chairman/CEO  
Name Title

and on behalf of Milhouse Engineering and Construction, Inc.  
 ("Bidder/Proposer/Respondent or Contractor") having been duly sworn under oath certifies the following:

RESPONDENT			
Name of Firm:	Milhouse Engineering and Construction, Inc.		
Address:	333 S Wabash Avenue, Suite 2901		
City/State/Zip:	Chicago, IL 60604		
Telephone:	312-987-0061	Facsimile:	312-987-0071
FEIN:	36-4468621	SSN:	—
Email:	milhousebd@milhouseinc.com		
Nature of Transaction:			
<input type="checkbox"/> Sale or purchase of land <input type="checkbox"/> Construction Contract <input checked="" type="checkbox"/> Professional Services Agreement <input type="checkbox"/> Other _____			

### II. DISCLOSURE OF OWNERSHIP INTERESTS

Pursuant to Resolution No. 5371 of the Board of Commissioners of the Public Building Commission of Chicago, all Bidders/Proposers shall provide the following information with their Bid/Proposal. If the question is not applicable, answer "NA". If the answer is none, please answer "none".	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Joint Venture	<input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Not-for-profit Corporation <input type="checkbox"/> Other: _____

## EXHIBIT B – DISCLOSURE AFFIDAVIT

### A. CORPORATIONS AND LLC'S

State of Incorporation or Organization:		Illinois	
If outside of Illinois, is your firm authorized to conduct business in the State Of Illinois:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
City/State/ZIP:	Chicago, IL 60604		
Telephone:	312-987-0061		
Identify the names of all officers and directors of the business entity. <i>(Please attach list if necessary.)</i>			
Name	Title		
See attached list following this form.			
Identify all shareholders whose Ownership percentage exceeds 7.5% of the business entity. <i>(Please attach list if necessary.)</i>			
Name	Address	Ownership Interest Percentage	
Wilbur C. Milhouse, III	333 S Wabash Avenue, Suite 2901, Chicago, IL 60604	80	%
Joseph Zurad	333 S Wabash Avenue, Suite 2901, Chicago, IL 60604	15	%
			%
LLC's only, indicate Management Type and Name:			
<input type="checkbox"/> Member-managed	<input type="checkbox"/> Manager-managed	Name:	
Is the corporation or LLC owned partially or completely by one or more other corporations or legal entities?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If yes, please provide the above information, as applicable, for each such corporation or entity such that any person with a beneficial Ownership interest of 7.5% or more in the corporation contracting in the PBC is disclosed. For example, if Corporation B owns 15% of Corporation A, and Corporation A is contracting with the PBC, then Corporation B must complete a Disclosure Affidavit. If Corporation B is owned by Corporations C and D, each of which owns 50% of Corporation B, then both Corporations C and D must complete Disclosure Affidavits.</i>			

## EXHIBIT B – DISCLOSURE AFFIDAVIT

### B. PARTNERSHIPS

If the bidder/proposer or contractor is a partnership, indicate the name of each partner and the percentage of interest of each therein. Also indicate, if applicable, whether General Partner (GP) or Limited Partner (LP).		
Name	Type	Ownership Interest Percentage
		%
		%
		%
		%
		%

### C. SOLE PROPRIETORSHIP

The bidder/proposer or contractor is a sole proprietorship and is not acting in any representative capacity on behalf of any beneficiary:	
<i>If the answer is no, please complete the following two sections.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the sole proprietorship is held by an agent(s) or a nominee(s), indicate the principal(s) for whom the agent or nominee holds such interest.	
Name of Principal(s)	
If the interest of a spouse or any other party is constructively controlled by another person or legal entity, state the name and address of such person or entity possessing such control and the relationship under which such control is being or may be exercised.	
Name	Address

## EXHIBIT B – DISCLOSURE AFFIDAVIT

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### III. CONTRACTOR CERTIFICATION

#### A. CONTRACTORS

1. The Contractor, or any affiliated entities of the Contractor, or any responsible official thereof, or any other official, agent or employee of the Contractor, any such affiliated entity, acting pursuant to the direction or authorization of a responsible official thereof has not, during a period of three years prior to the date of execution of this certification:
  - a. Bribed or attempted to bribe, or been convicted of bribery or attempting to bribe a public officer or employee of the City of Chicago, the State of Illinois, any agency of the federal government or any state or local government in the United States (if an officer or employee, in that officer's or employee's official capacity); or
  - b. Agreed or colluded, or been convicted of agreement or collusion among bidders or prospective bidders in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
  - c. Made an admission of such conduct described in 1(a) or (b) above which is a matter of record but has not been prosecuted for such conduct.
2. The Contractor or agent, partner, employee or officer of the Contractor is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rigging<sup>2</sup> in violation of Section 3 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-3), or any similar offense of any state or the United States which contains the same elements as the offense of bid-rigging during a period of five years prior to the date of Submission of this bid, proposal or response.
3. The Contractor or any agent, partner, employee, or officer of the Contractor is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rotating<sup>4</sup> in violation of Section 4 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-4), or any similar offense of any state or the United States which contains the same elements as the offense of bid-rotating.
4. The Contractor understands and will abide by all provisions of Chapter 2-56 of the Municipal Code entitled "Office of the Inspector General" and all provisions of the Public Building Commission Code of Ethics Resolution No.5339, as amended by Resolution No. 5371.
5. The Contractor certifies to the best of its knowledge and belief, that it and its principals:
  - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal, state or local department or agency.
  - b. Have not within a three-year period preceding this bid or proposal been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property;
  - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph (5)(b) above; and
  - d. Have not within a three-year period preceding this bid or proposal had one or more public transactions (federal, state or local) terminated for cause or default.

## EXHIBIT B – DISCLOSURE AFFIDAVIT

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### B. SUBCONTRACTORS

1. The Contractor has obtained from all subcontractors being used in the performance of this contract or agreement, known by the Contractor at this time, disclosures substantially in the form of Section 1, and certifications substantially in the form of Section 2, of this Disclosure Affidavit. Based on such disclosures and certification(s), and any other information known or obtained by the Contractor, is not aware of any such subcontractor or subcontractor's affiliated entity or any agent, partner, employee or officer of such subcontractor or subcontractor's affiliated entity having engaged in or been convicted of (a) any of the conduct described as prohibited in this document; (b) bid-rigging, bid-rotating, or any similar offense of any state or the United States which contains the same elements as bid-rigging or bid-rotating, or having made an admission of guilt of the conduct described in Section 2 which is matter of record but has/have not been prosecuted for such conduct.
2. The Contractor will, prior to using them as subcontractors, obtain from all subcontractors to be used in the performance of this contract or agreement, but not yet known by the Contractor at this time, certifications substantially in the form of this certification. The Contractor shall not, without the prior written permission of the Commission, use any of such subcontractors in the performance of this contract if the Contractor, based on such certifications or any other information known or obtained by Contractor, became aware of such subcontractor, subcontractor's affiliated entity or any agent, employee or officer of such subcontractor or subcontractor's affiliated entity having engaged in or been convicted of (a) any of the conduct described as prohibited in this document of or (b) bid-rigging, bid-rotating or any similar offenses of any state or the United States which contains the same elements as bid-rigging or bid-rotating or having made an admission of guilt of the conduct described as prohibited in this document which is a matter of record but has/have not been prosecuted for such conduct. The Contractor shall cause such subcontractors to certify as to all necessary items. In the event any subcontractor is unable to certify to a particular item, such subcontractor shall attach an explanation to the certification.
3. For all subcontractors to be used in the performance of this contract or agreement, the Contractor shall maintain for the duration of the contract all subcontractors' certifications required by this document and Contractor shall make such certifications promptly available to the Public Building Commission of Chicago upon request.
4. The Contractor will not, without the prior written consent of the Public Building Commission of Chicago, use as subcontractors any individual, firm, partnership, corporation, joint venture or other entity from whom the Contractor is unable to obtain a certification substantially in the form of this certification.
5. The Contractor hereby agrees, if the Public Building Commission of Chicago so demands, to terminate its subcontractor with any subcontract if such subcontractor was ineligible at the time that the subcontract was entered into for award of such subcontract. The Contractor shall insert adequate provisions in all subcontracts to allow it to terminate such subcontract as required by this certification.

### C. STATE TAX DELINQUENCIES

1. The Contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or, if delinquent, the Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or amount of the tax.
2. Alternatively, the Contractor has entered into an agreement with the Illinois Department of Revenue for the payment of all such taxes that are due and is in compliance with such agreement.
3. If the Contractor is unable to certify to any of the above statements, the Contractor shall explain below. Attach additional pages if necessary.

## EXHIBIT B – DISCLOSURE AFFIDAVIT

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If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

4. If any subcontractors are to be used in the performance of this contract or agreement, the Contractor shall cause such subcontractors to certify as to paragraph (C)(1) or (C)(2) of this certification. In the event that any subcontractor is unable to certify to any of the statements in this certification, such subcontractor shall attach an explanation to this certification.

### D. OTHER TAXES/FEEES

1. The Contractor is not delinquent in paying any fine, fee, tax or other charge owed to the City of Chicago.
2. If Contractor is unable to certify to the above statement, Contractor shall explain below and (attach additional pages if necessary).

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

### E. PUNISHMENT

1. A Contractor who makes a false statement material to Section II(A)(2) of this certification commits a Class 3 felony. 720 ILCS 5/33E-11(b).

### F. JUDICIAL OR ADMINISTRATIVE PROCEEDINGS

1. The Contractor is not a party to any pending lawsuits against the City of Chicago or the Public Building Commission of Chicago nor has Contractor been sued by the City of Chicago or the Public Building Commission of Chicago in any judicial or administrative proceeding.
2. If the Contractor cannot certify to the above, provide the (1) case name; (2) docket number; (3) court in which the action is or was pending; and (4) a brief description of each such judicial or administrative proceeding. Attach additional sheets if necessary.

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

### G. CERTIFICATION OF ENVIRONMENTAL COMPLIANCE

- A. Neither the Contractor nor any affiliated entity of the Contractor has, during a period of five years prior to the date of execution of this Affidavit: (1) violated or engaged in any conduct which violated federal, state or local environmental restriction, (2) received notice of any claim, demand or action, including but not limited to citations and warrants, from any federal, state or local agency exercising executive, legislative, judicial, regulatory or administrative functions relating to a violation or alleged violation of any federal, state or local statute, regulation or other environmental restriction; or (3) been subject to any fine or penalty of any nature for failure to comply with any federal, state or local statute, regulation or other environmental restriction.

# EXHIBIT B – DISCLOSURE AFFIDAVIT

If the Contractor cannot make the certification contained in the above paragraph, identify any exceptions (attach additional pages if necessary):

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

- B. Without the prior written consent of the Public Building Commission of Chicago, Contractor will not employ any subcontractor in connection with the contract or proposal to which this Affidavit pertains without obtaining from such subcontractor a certification similar in form and substance to the certification contained in Paragraph A of this Section III prior to such subcontractor's performance of any work or services or furnishing any goods, supplies or materials of any kind under the proposal or the contract to which this Affidavit pertains.
- C. Until completion of the Contract's performance under the proposal or contract to which this Affidavit pertains, the Contractor will not violate any federal, state or local statute, regulation or other Environmental Restriction, whether in the performance of such contract or otherwise.

## H. INCORPORATION INTO CONTRACT AND COMPLIANCE

The above certification shall become part of any contract awarded to the Contractor set forth on page 1 of this Disclosure Affidavit and are a material inducement to the Public Building Commission of Chicago's execution of the contract, contract modification or contract amendment with respect to which this Disclosure Affidavit is being executed and delivered on behalf of the Contractor. Furthermore, Contractor shall comply with these certifications during the term and/or performance of the contract.

## I. VERIFICATION

Under penalty of perjury, I certify that I am authorized to execute this Disclosure Affidavit on behalf of the Contractor set forth on page 1, that I have personal knowledge of all the certifications made herein and that the same are true.

The Contractor must report any change in any of the facts stated in this Affidavit to the Public Building Commission of Chicago within 14 days of the effective date of such change by completing and submitting a new Disclosure Affidavit. Failure to comply with this requirement is grounds for your firm to be deemed non-qualified to do business with the PBCC. Deliver any such new Disclosure Affidavit to: Public Building Commission of Chicago, Director of Compliance, 50 W. Washington, Room 200, Chicago, IL 60602.



Signature of Authorized Officer

**Wilbur C. Milhouse, III**

Name of Authorized Officer (Print or Type)

**Chairman/CEO**

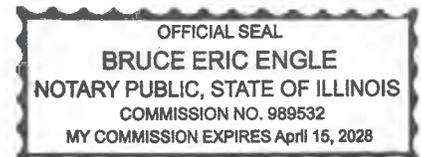
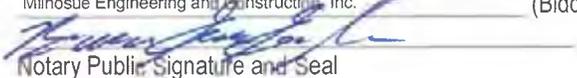
Title

**312-987-0061**

Telephone Number

State of Illinois  
County of Cook

Signed and sworn to before me on this 2nd day of October, 2025 by  
Wilbur C. Milhouse, III (Name) as Chairman/CEO (Title) of  
Milhouse Engineering and Construction, Inc. (Bidder/Proposer/Respondent or Contractor)



## Officers and Directors

### OFFICERS

- » Wilbur C. Milhouse, III, Chief Executive Officer (CEO)
- » Dolla Dawson, Chief Operating Officer of Business Operations
- » Joseph Zurad, Chief Quality Officer
- » Cory White, Chief Legal Officer
- » Melanie Jefferies, Chief Operating Officer, Production and Delivery
- » Myesha McClendon, Chief Engineering Officer
- » Fredric Owens, Chief Engineering Officer
- » Andrew Hollweck, Chief Regional Officer, New York

### DIRECTORS

- » Wilbur C. Milhouse, III
- » Dolla Dawson
- » Joseph Zurad
- » Cory White
- » Melanie Jefferies
- » Myesha McClendon
- » Fredric Owens
- » George Norek

**EXHIBIT C**  
**DISCLOSURE OF RETAINED PARTIES**

**(FORM FOLLOWS)**

## EXHIBIT C – DISCLOSURE OF RETAINED PARTIES

**Definitions and Disclosure Requirements**

As used herein, "Consultant" means a person or entity who has any contract with the Public Building Commission of Chicago ("Commission").

Commission bids, contracts, and/or qualification submissions must be accompanied by a disclosure statement providing certain information about lobbyists whom the Consultant has retained or expects to retain with respect to the contract. In particular, the Consultant must disclose the name of each such person, his or her business address, the name of the relationship, and the amount of fees paid or estimated to be paid. The Consultant is not required to disclose employees who are paid solely through the Consultant's regular payroll.

"Lobbyists" means any person who (a) for compensation or on behalf of any person other than himself undertake to influence any legislative or administrative action or (b) any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

**Certification**

Consultant hereby certifies as follows:

This Disclosure relates to the following transaction(s):

Description or goods or services to be provided under Contract:

Name of Consultant:

**EACH AND EVERY** lobbyist retained or anticipated to be retained by the Consultant with respect to or in connection with the contract listed below. Attach additional pages if necessary.

Retained Parties:

Name	Business Address	Relationship (Attorney, Lobbyist, etc.)	Fees (indicate total whether paid or estimated)

Check Here If No Such Persons Have been Retained or Are Anticipated To Be Retained

The Consultant understands and agrees as follows:

- a. The information provided herein is a material inducement to the Commission execution of the contract or other action with respect to which this Disclosure of Retained Parties form is being executed, and the Commission may rely on the information provided herein. Furthermore, if the Commission determines that any information provided herein is false, incomplete, or inaccurate, the Commission may terminate the contract or other transaction; terminate the Consultant's participation in the contract or other transactions with the Commission.

## EXHIBIT C – DISCLOSURE OF RETAINED PARTIES

- b. If the Consultant is uncertain whether a disclosure is required, the Consultant must either ask the Commission's Representative or his or her manager whether disclosure is required or make the disclosure.
- c. This Disclosure of Retained Parties form, some or all of the information provided herein, and any attachments may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. The Consultant waives and releases any possible rights or claims it may have against the Commission in connection with the public release of information contained in the completed Disclosure of Retained Parties form and any attachments.

Under penalty of perjury, I certify that I am authorized to execute this Disclosure of Retained Parties on behalf of the Consultant and that the information disclosed herein is true and complete.

  
Signature

10/02/2025

Date

Wilbur C. Milhouse, III

Chairman/CEO

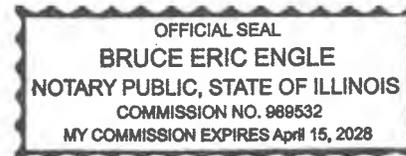
Name (Type or Print)

Title

Subscribed and sworn to before me

this 2nd day of OCT 20 25

  
Notary Public



**EXHIBIT D**  
**SPECIAL CONDITIONS REGARDING THE UTILIZATION OF**  
**MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES**  
**FOR PROFESSIONAL SERVICES**

**(FORM AND SCHEDULES FOLLOW)**

# EXHIBIT D

## Special Conditions Regarding the Utilization Of Minority and Women Owned Business Enterprises for Professional Services

### 1. Policy Statement

- a. It is the policy of the Public Building Commission of Chicago ("PBC") to ensure competitive business opportunities for MBE and WBE firms in the performance of Contracts, to prohibit discrimination in the award of or participation in Contracts, and to abolish arbitrary barriers to full participation in Contracts by all persons, regardless of race, sex or ethnicity. Therefore, during the performance of this Contract, the Professional Service Provider must agree that it will not discriminate against any person or business on the basis of race, color, religion, ancestry, age, marital status, physical or mental handicap, unfavorable discharge from military service, parental status, sexual orientation, national origin or sex, in the solicitation or the purchase of goods and services or the subcontracting of work in the performance in this Contract.
- b. The Commission requires the Professional Service Provider also agree to take affirmative action to ensure that MBE and WBE firms have the maximum opportunity to compete for and perform subcontracts with respect to this Contract.
- c. The Commission requires the Professional Service Provider to notify MBE and WBE firms, utilized on this contract, about opportunities on contracts without affirmative action goals.

### 2. Aspirational Goals

- a. Upon the effective date of these Special Conditions, the bi-annual aspirational goals are to award 25% of the annual dollar value of all Commission Construction Contracts to certified MBEs and 5% of the annual dollar value of all Commission Construction Contracts to qualified WBEs.
- b. The contract specific goal for MBE/WBE participation is a minimum of 50% MBE/WBE. This goal may be met by participation of a MBE firm, WBE firm, or a combination of both.
- c. Further, the Professional Service Provider must agree to use its best efforts to include MBE and WBE firms in any Contract modification work that increases the Contract value. Where the proposed contract modification involves work which can be performed by MBEs and WBEs already performing work on the contract such MBEs and WBEs will participate in such work specified in the contract modification..
- d. Failure to carry out the commitments and policies set forth in this Program constitute a material breach of contract and may result in termination of the Professional Service Provider or such other remedy, as the Commission deems appropriate.

### 3. Definitions

- a. For purposes of this Special Condition, the following definitions applies:
  - (1) "Certified Minority Business Enterprise" means a person or entity granted certification by the City of Chicago or County of Cook.
  - (2) "Certified Women's Business Enterprise" means a person or entity granted certification by the City of Chicago or County of Cook.
  - (3) "Construction Contract" means a contract for the construction, repair, alteration, renovation or improvement of any building, facility or other structure.
  - (4) "Contract Specific Goals" means the subcontracting goals for MBE and WBE participation established for a particular contract based upon the availability of MBEs and WBEs to perform any anticipated scope of work of the contract and the Commission's progress towards meeting the aspirational goals.
  - (5) "Contractor" means any person or business entity that seeks to enter into a Construction Contract with the Commission and includes all partners, affiliates and joint ventures of such person or entity.
  - (6) "Established Business" means a person or entity granted certification by the City of Chicago.

- (7) "Executive Director" means the Executive Director of the Commission or his/her duly designated representative as appointed in writing.
- (8) "Good faith efforts" means actions undertaken by a Contractor to achieve a Contract Specific Goal that by their scope, intensity and appropriateness to the objective can reasonably be expected to fulfill the Program's requirements.
- (9) "Joint venture" means an association of two or more persons or entities or any combination of two or more business enterprises and persons numbering two or more, proposing to perform a single for-profit business enterprise, in which each joint venture partner contributes property, capital, efforts, skill and knowledge, and in which the MBE or WBE is responsible for a distinct, clearly-defined portion of the work of the contract and whose share in the capital contribution, control, management, risks and profits of the joint venture is equal to its ownership interest. Joint ventures must have an agreement in writing specifying the terms and conditions of the relationships between the parties and their relationship and responsibilities to the contract.
- (10) "Participating Established Business" means an established business which is eligible to participate in the minority- and women-owned business enterprise program set forth in Section 8 below.
- (11) "Professional Service Provider" means any person or business entity that seeks to enter into Professional Service Contract with the Commission and includes all partners affiliates, and joint ventures of such person or entity.
- (12) "Program" means the minority- and women-owned business enterprise construction procurement program established in this special condition.

#### 4. Determining MBE/WBE Utilization

The methodology for determining MBE and WBE utilization will be determined for purposes of analysis with respect to this contract as follows:

- a. The total dollar value of the contract awarded to the certified MBE or WBE firm will be credited to such participation. Only minority business participation may be counted toward MBE participation and only women business participation may be counted toward WBE participation.
- b. The total dollar value of a contract with a firm owned and controlled by minority women is counted toward either the MBE or WBE goal, but not both. The Professional Service Provider employing the firm may choose the goal to which the contract value is applied. Various work done by one and the same sub-consultant will be considered, for the purpose of this principle, as work effectively done under one subcontract only, which sub-consultant may be counted toward only one of the goals, not toward both.
- c. A Professional Service Provider may count toward its MBE or WBE goal the portion of the total dollar value of a contract with an eligible joint venture equal to the percentage of the ownership and control of the MBE or WBE partner in the joint venture. A joint venture seeking to be credited for MBE participation may be formed among certified MBE and WBE firms, or between certified MBE and WBE firms and a non-MBE/WBE firm. A joint venture satisfies the eligibility standards of this Program if the certified MBE or WBE participant of the joint venture:
  - (1) Shares in the ownership, control, management responsibilities, risks and profits of the joint venture; and
  - (2) Is responsible for a clearly defined portion of work to be performed in proportion to the MBE or WBE ownership percentage.
- d. A Professional Service Provider may count toward its MBE and WBE goals only expenditures to firms that perform a commercially useful function in the work of a contract. A firm is considered to perform a commercially-useful function when it is responsible for execution of a distinct element of the work of a contract and carries out its responsibilities by actually performing, managing, and supervising the work involved. To determine whether a firm is performing a commercially useful function, the Commission will evaluate the amount of work subcontracted, industry practices and other relevant factors.
- e. Consistent with normal industry practices, a MBE or WBE firm may enter into subcontracts. If a MBE or WBE Professional Service Provider subcontracts a significantly greater portion of the work of a contract than would be expected on the basis of normal industry practices, the MBE or WBE will be rebuttably presumed not to be performing a commercially-useful function.
- f. A Professional Service Provider may count toward its goals expenditures to MBE or WBE manufacturers (i.e., suppliers that produce goods from raw materials or substantially alters them before resale).

- g. A Professional Service Provider may count toward its goals expenditures to MBE or WBE suppliers provided that the supplier performs a commercially useful function in the supply process.

## 5. Submission of Proposals

- a. The following schedules and documents constitute the Proposer's MBE/WBE compliance proposal and must be submitted at the time of the proposal.
  - (1) Evidence of Certification: Affidavit of MBE/WBE. A copy of each proposed MBE and WBE firm's Letter of Certification from the City of Chicago, Department of Procurement Services or any other entity accepted by the Public Building Commission of Chicago must be submitted. The PBC accepts certification by the City of Chicago, and County of Cook.
  - (2) Schedule B: Affidavit of MBE/Non-MBE or WBE/Non-WBE Joint Ventures. Where the Proposer's MBE/WBE compliance proposal includes participation of any MBE or WBE as a joint venture participant, the Proposer must submit a "Schedule B: Affidavit of MBE/Non-MBE or WBE/Non-WBE Joint Venture" with an attached copy of the joint venture agreement proposed among the parties. The Schedule B and the joint venture agreement must clearly evidence that the MBE or WBE participant will be responsible for a clearly defined portion of the work to be performed and that the MBE or WBE firm's responsibilities are in proportion with its ownership percentage.
  - (3) Schedule C: Letter of Intent to Perform as a sub-consultant, Subconsultant, or Material Supplier, Schedule C, executed by the MBE/WBE firm (or Joint Venture sub-consultant) must be submitted by the Proposer for each MBE/WBE included on the Schedule D. Schedule C must accurately detail the work to be performed by the MBE or WBE firm and the agreed rates and prices to be paid.
  - (4) Schedule D: Affidavit of Prime Professional Service Provider Regarding MBE or WBE Utilization. A completed Schedule D committing to the utilization of each listed MBE or WBE firm. Unless the Proposer has submitted a completed request for a waiver of participation by MBE/WBE firms (See Request for Waiver procedures in Section 7), the Proposer must include the specific dollar amount or percentage of participation of each MBE/WBE firm listed on its Schedule D. The total dollar commitment to proposed MBE firms must at least equal the MBE goal, and the total dollar commitment to proposed WBE firms must at least equal the WBE goal. Proposers are responsible for calculating the dollar equivalent of MBE or WBE utilization as percentages of their total proposal.
- b. The submittals must have all blank spaces on the Schedule pages applicable to the contract correctly filled in. Agreements between a Proposer and a MBE/WBE in which the MBE/WBE promises not to provide subcontracting quotations to other Proposers are prohibited.

## 6. Evaluation of Compliance Proposals

- a. The Proposer's MBE/WBE compliance proposal will be evaluated by the Commission. The Proposer agrees to provide, upon request, earnest and prompt cooperation to the Executive Director or his / her designee in submitting to interviews that may be necessary, in allowing entry to places of business, in providing further documentation, or in soliciting the cooperation of a proposed MBE or WBE firm in providing such assistance. A proposal may be treated as non-responsive by reason of the determination that the Proposer's proposal did not contain a sufficient level of Certified MBE or WBE participation, that the Proposer was unresponsive or uncooperative when asked for further information relative to the proposal, or that false statements were made in the Schedules.
- b. If the Commission's review of a Proposer's proposal concludes that the MBE or WBE proposal was deficient, the Commission will promptly notify the Proposer of the apparent deficiency and instruct the Proposer to submit (within 3 business days of such notice given by the Commission) a modification of the MBE or WBE Proposal, in proper format, which remedies the deficiencies cited. Failure to correct all deficiencies cited by the Commission will be cause for rejection of the Proposer's proposal as non-responsive.
- c. Proposers will not be permitted to modify their MBE/WBE compliance proposal except insofar as directed to do so by the Commission. Therefore, all terms and conditions stipulated for prospective MBE and WBE consultants or suppliers should be satisfactorily negotiated prior to the submission to the Commission of the Proposer's MBE/WBE compliance proposal. If circumstances should arise, however, where a proposed MBE/WBE is no longer available, the process described in Section 12 should be followed.
- d. If the Compliance Proposal includes participation by material suppliers, the PBC will request copies of the offers from such suppliers. The offers must be furnished to the PBC within three (3) business days of the bidder's receipt of the request for such offers from the PBC. The PBC may make such request by electronic mail. The offers must specify: (i) the particular materials, equipment and/or supplies that will be furnished; (ii) the supplier's price for each of the items; (iii)

the total price of the items to be furnished by the supplier, (iv) the supplier's source for the items (e.g., manufacturer, wholesaler) and (v) the subcontractor that the supplies will be purchased by.

7. Request for Waiver

- a. If a Proposer is unable to identify qualified MBE and WBE firms to perform sufficient work to fulfill the MBE or WBE percentage goals for this Contract, the proposal must include a written request for waiver. A request for waiver must be sent to the Executive Director and must set forth the Proposer's inability to obtain sufficient MBE and WBE firms notwithstanding good faith attempts to achieve such participation.
- b. Good Faith efforts to achieve participation include but are not limited to:
  - (1) Attendance at the Pre-bid conference;
  - (2) Solicit certified MBE and WBE firms. Soliciting through reasonable and available means at least 50% of MBE and WBE firms certified in the anticipated scope(s) of work.
  - (3) The Bidder's general affirmative action policies regarding the utilization of MBE and WBE firms, plus a description of the methods used to carry out those policies;
  - (4) Advertise the contract opportunity in trade association newsletters, other media, and/or venues oriented toward and minority and woman-oriented;
  - (5) Timely notification (at least seven (7) days in advance of the bid due date) of specific sub-bid opportunities must be made to MBE and WBE firms and corresponding assistance agencies/ associations;
  - (6) Provide interested MBE and WBE firms with adequate information regarding the plans, specifications, and contract requirements in a timely manner;
  - (7) Make efforts to assist interested MBE and WBE firms in obtaining bonding, lines of credit, or insurance;
  - (8) Make efforts to assist interested MBE and WBE firms in obtaining necessary equipment, supplies, materials, or related assistance/services;
  - (9) Effectively use the services of the City; minority or women community organizations/assistance groups, and other organizations to provide assistance in the recruitment and placement of MBE and WBE firms.
  - (10) Negotiate in good faith with interested MBE/WBE firms and provide a description of direct negotiations with MBE and WBE firms for specific sub-bids, including:
    - i. The name, address and telephone number of MBE and WBE firms contacted;
    - ii. A description of the information provided to MBE and WBE firms regarding the portions of the work to be performed; and
    - iii. The reasons why additional MBE and WBE firms were not obtained in spite of negotiations.
  - (11) A statement of the efforts made to select portions of the work proposed to be performed by MBE and WBE firms (such as sub-supplier, transport, engineering, distribution, or any other roles contributing to production and delivery as specified in the contract) in order to increase the likelihood of achieving sub participation;
  - (12) Decision to reject MBE and WBE firms deemed unqualified must be sound and based on a thorough investigation of firms capabilities. As to each MBE and WBE contacted which the Bidder considers to be not qualified, a detailed statement of the reasons for the Bidder's conclusion;
  - (13) Efforts made by the Bidder to expand its search for MBE and/or WBE firms beyond usual geographic boundaries.
  - (14) Must take appropriate, documented steps to follow up initial solicitations with interested MBE and WBE firms.
  - (15) General efforts made to assist MBE and WBE firms to overcome participation barriers.
- c. The Executive Director, after review and evaluation of the request provided by the Bidder, may grant a waiver request upon the determination that:
  - (1) Sufficient qualified MBE and/or WBE firms capable of providing the goods or services required by the contract are unavailable despite the good faith efforts of the Bidder;

- (2) The price(s) quoted by potential MBE and/or WBE firms for goods or services is above competitive levels to an extent unwarranted by any increased cost of doing business attributable to the present effects of disadvantage or discrimination.

8. Established Business Participation in the MBE and WBE Procurement Program

- a. A local business entity which meets all the requirements to be certified as an MBE or WBE under this article except that it has become an established business may participate in the minority- and women-owned business enterprise program as follows:
  - (1) For a one-year period after the business entity has become an established business, only 75 percent of such business's participation in the Contract shall account for the MBE or WBE, as applicable, participation requirement set forth in Section 4;
  - (2) For a one-year period starting on the one-year anniversary of the date the business entity became an established business, only 50 percent of such business's participation in the Contract shall account for the MBE or WBE, as applicable, participation requirement set forth in Section 4.
  - (3) For a one-year period starting on the two-year anniversary of the date the business entity became an established business, only 25 percent of such business's participation in the Contract shall account for the MBE or WBE, as applicable, participation requirement set forth in Section 4.
- b. An Establish Business entity shall not be eligible to participate in the minority- and women-owned business enterprise procurement program starting on the three-year anniversary of the date the business entity became an established business.

9. Failure To Achieve Goals

- a. If the Contractor cannot achieve the contract specific goals, as the Project proceeds, it must have documented its good faith efforts to do so. In determining whether the contractor has made such good faith efforts, the performance of other contractors in meeting the goals may be considered. The Executive Director shall consider, at a minimum, the Contractor's efforts to do the following:
  - (1) Soliciting through reasonable and available means the interest of MBEs or WBEs that provide interested MBEs or WBEs with adequate information about the plans, specifications and requirements of the contract, including addenda, in a timely manner to assist them in responding to the solicitation.
  - (2) Provide interested MBEs or WBEs with adequate information about the plans, specifications and requirements of the contract, including addenda, in a timely manner to assist them in responding to the solicitation.
  - (3) Negotiating in good faith with interested MBEs or WBEs that have submitted bids. Documentation of negotiation must include the names, addresses and telephone numbers of MBEs or WBEs that were solicited; the date of each such solicitation; a description of the information provided regarding the plans and specifications for the work selected for subcontracting; and evidence as to why agreements could not be reached with MBEs or WBEs to perform the work. That there may be some additional costs involved in solicitation and using MBEs and WBEs is not a sufficient reason for a contractor's failure to meet the goals, as long as such costs are reasonable.
  - (4) Not rejecting MBEs or WBEs as being unqualified without sound reasons based on the thorough investigation of their capabilities. The MBEs' or WBEs' standing within its industry, membership in specific groups, organizations, or associations and political or social affiliations are not legitimate cases for rejecting or not soliciting bids to meet the goals.
  - (5) Making a portion of the work available to MBE or WBE subcontractors and suppliers and to select those portions of the work or material consistent with the available MBE or WBE subcontractors and suppliers, so as to facilitate meeting the goals.
  - (6) Making good faith efforts despite the ability or desire of a Contractor to perform the work of a contract with its own organization. A Contractor that desires to self-perform the work of a contract must demonstrate good faith efforts unless the goals have been met.
  - (7) Selecting portions of the work to be performed by MBEs or WBEs in order to increase the likelihood that the goals will be met. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate MBE or WBE participation even when the Contract might otherwise prefer to perform these items with its own forces.

- (8) Making efforts to assist interested MBEs or WBEs in obtaining bonding lines of credit or insurance as required by the Commission or Contractor.
  - (9) Making efforts to assist interested MBEs or WBEs in obtaining necessary equipment, supplies, materials or related assistance or services, including participation in a mentor-protégée program; and
  - (10) Effectively using the services of the Commission; minority or women community organizations; minority or women contractors' groups; local, state and federal minority or women business assistance offices; and other organizations to provide assistance in the recruitment and placement of MBEs or WBEs.
- b. In the event the Public Building Commission Procurement Officer determines that the Contractor did not make a good faith effort to achieve the goals, the Contractor may file a Dispute to the Executive Director as provided in the Section on Disputes.

#### 10. Reporting and Record-Keeping Requirements

- a. The Professional Service Provider, within 5 working days of contract award, must execute a formal subcontract or purchase order in compliance with the terms of the Professional Service Provider's proposal and MBE/WBE assurances. Upon request by the PBC, the Professional Service Provider must provide copies of the contracts or purchase orders executed between it and the MBE and WBE firms. During the performance of the contract, the Professional Service Provider will submit partial and final waivers of lien from MBE and WBE sub-consultant and suppliers indicating the current payment amount and the cumulative dollar amount of payments made to date.
- b. The Professional Service Provider must maintain records of all relevant data with respect to the utilization of MBE and WBE firms, including without limitation payroll records, tax returns and records, and books of account in such detail as the Commission requires, and retain such records for a period of at least 3 years after final acceptance of the work. Full access to such records will be granted to the Commission and/or its designees, on 5 business days' notice in order for the Commission to determine the Professional Service Provider's compliance with its MBE and WBE commitments and the status of any MBE or WBE firm performing any portion of the contract.
- c. The Professional Service Provider will file regular MBE and WBE utilization reports on the form entitled "Status Report of MBE and WBE Sub-Contract Payments", at the time of submitting each monthly invoice. The report should indicate the current and cumulative payments to the MBE and WBE sub-contractors.

#### 11. Disqualification of MBE or WBE

- a. The Contract may be terminated by the Executive Director upon the disqualification of the Professional Service Provider as an MBE or WBE if the sub-consultants status as an MBE or WBE was a factor in the award and such status was misrepresented by the Professional Service Provider.
- b. The Contract may be terminated by the Executive Director upon the disqualification of any MBE or WBE if the sub-consultants or supplier's status as an MBE or WBE was a factor in the award of the contract and the status of the sub-consultant or supplier was misrepresented by the Professional Service Provider. If the Professional Service Provider is determined not to have been involved in any misrepresentation of the status of the disqualified sub-consultant or supplier, the Professional Service Provider shall make good faith efforts to engage a qualified MBE or WBE replacement.

#### 12. Prohibition On Changes To MBE/WBE Commitments

- a. The Professional Service Provider must not make changes to its contractual MBE and WBE commitments or substitute such MBE or WBE sub-consultants without the prior written approval of the Executive Director. Unauthorized changes or substitutions, including performing the work designated for a sub-consultant with the Professional Service Provider's own forces, is a violation of this section and a breach of the contract with the Commission, and may cause termination of the contract for breach, and/or subject the Professional Service Provider to contract remedies or other sanctions. The facts supporting the request must not have been known nor reasonably should have been known by the parties prior to entering into the subcontract.

#### 13. MBE/WBE Substitution Requirements and Procedures

- a. Arbitrary changes by the Contractor of the commitments earlier certified in the Schedule D are prohibited. Further, after once entering into each approved MBE and WBE sub-contract agreement, the Contractor shall thereafter neither terminate the subcontract, nor reduce the scope of the work to be performed by the MBE or WBE, nor decrease the price to the MBE or WBE, without in each instance receiving the prior written approval of the Executive Director. In some cases, however, it may become necessary to substitute a new MBE or WBE in order to actually fulfill the MBE or WBE requirements. In such cases, the Executive Director must be given reasons justifying the release by the Contractor of

prior specific MBE or WBE commitments established in the contract, and will need to review the eligibility of the MBE or WBE presented as a substitute. The substitution procedure will be as follows:

- (1) If needed and in order to sustain the fulfillment of the MBE/WBE contract requirements, the Contractor must notify the Executive Director immediately in writing of an apparent necessity to reduce or terminate a MBE or WBE subcontract and to propose a substitute firm for some phase of work.
- (2) The Contractor's notification should include the specific reasons for the proposed substitution. Stated reasons which would be acceptable include any of the following reasons: a) unavailability after receipt of reasonable Notice to Proceed; b) failure of performance; c) financial incapacity; d) refusal by the subcontractor to honor the bid or proposal price or scope; e) mistake of fact or law about the elements of the scope of work of a solicitation where a reasonable price cannot be agreed; f) failure of the subcontractor to meet insurance, licensing or bonding requirements; g) the subcontractor's withdrawal of its bid or proposal; or h) decertification of the subcontractor as MBE or WBE.
- (3) The Contractor's position must be fully explained and supported with adequate documentation. Stated reasons which will not be acceptable include: replacement firm has been recruited to perform the same work under terms more advantageous to the Contractor; issues about performance by the committed MBE or WBE were disputed (unless every reasonable effort has already been taken to have the issues resolved or mediated satisfactorily); an MBE or WBE has requested reasonable price escalation which may be justified due to unforeseen circumstances.
- (4) The Contractor's notification should include the names, address and principal official of any proposed substitute MBE or WBE and the dollar value and scope of work of the proposed subcontract. Attached should be all the same MBE/WBE affidavits, documents and Letters of Intent which are required of the proposed MBE or WBE firms, as enumerated above in Section on Submission of Bid Proposals.
- (5) The Executive Director will evaluate the submitted documentation, and respond within fifteen (15) business days to the request for approval of a substitution. The response may be in the form of requesting more information, or requesting an interview to clarify or mediate the problem. In the case of an expressed emergency need to receive the necessary decision for the sake of job progress, the Executive Director will instead respond as soon as practicable.
- (6) Actual substitution of a replacement MBE or WBE to fulfill contract requirements must not be made before the Executive Director's approval is given of the acceptability of the substitute MBE or WBE. This subcontract must be executed within five (5) business days, and a copy of the MBE WBE subcontract with signatures of both parties to the agreement should be submitted immediately to the Executive Director.
  - i. The Executive Director will not approve extra payment for escalated costs incurred by the Contractor when a substitution of subcontractors becomes necessary for the Contractor in order to comply with MBE/WBE contract requirements.
  - ii. No relief of the MBE/WBE requirements will be granted by the Executive Director except in exceptional circumstances. Requests for complete or partial waiver of the MBE/WBE requirements of this contract must be made in writing, stating all details of the request, the circumstances, and any additional relevant information. The request must be accompanied by a record of all efforts taken by the Contractor to locate specific firms, solicit MBE and WBE bids, seek assistance from technical assistance agencies, and other good faith efforts undertaken to achieve compliance with the MBE/WBE goals.

#### 14. Non-Compliance

- a. The Executive Director has the authority to apply suitable sanctions to the Professional Service Provider if the Professional Service Provider is found to be in non-compliance with the MBE and WBE requirements. Failure to comply with the MBE or WBE terms of this contract or failure to use MBE or WBE firms as stated in the Professional Service Provider's assurances constitutes a material breach of the contract, and may lead to the suspension or termination of the contract in part or in whole. In some cases, monthly progress payments may be withheld until corrective action is taken.
- b. When the contract is completed, if the Executive Director has determined that the Professional Service Provider did not comply in the fulfillment of the required MBE and/or WBE goals, and a grant of relief of the requirements was not obtained, the Commission will be damaged in the failure to provide the benefit of participation to minority or women business to the degree set forth in this Special Condition. In that case, the Commission may disqualify the Professional Service Provider from entering into future contracts with the Commission.

15. Severability

- a. If any section, subsection, paragraph, clause, provision or application of these Special Conditions is held invalid by any court, the invalidity of such section, paragraph, clause or provision will not affect any of the remaining provisions hereof.

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SCHEDULE B

Joint Venture Affidavit (1 of 3)

*This form is not required if all joint venturers are MBE/Non-MBE or WBE/Non-WBE firms. In such case, however, a written joint venture agreement among the MBE/Non-MBE or WBE/Non-WBE firms should be submitted. Each MBE/WBE joint venturer must also attach a copy of their current certification letter.*

A. Name of joint venture \_\_\_\_\_

B. Address of joint venture \_\_\_\_\_  
\_\_\_\_\_

C. Phone number of joint venture \_\_\_\_\_

D. Identify the firms that comprise the joint venture  
\_\_\_\_\_  
\_\_\_\_\_

1. Describe the role(s) of the MBE/WBE firm(s) in the joint venture. (Note that a "clearly defined portion of work" must here be shown as under the responsibility of the MBE/WBE firm.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Describe very briefly the experience and business qualifications of each non-MBE/WBE joint venturer.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. Nature of joint venture's business  
\_\_\_\_\_  
\_\_\_\_\_

F. Provide a copy of the joint venture agreement.

G. Ownership: What percentage of the joint venture is claimed to be owned by MBE/WBE? \_\_\_\_\_%

H. Specify as to:

1. Profit and loss sharing \_\_\_\_\_%

2. Capital contributions, including equipment \_\_\_\_\_%

3. Other applicable ownership interests, including ownership options or other agreements which restrict ownership or control.

\_\_\_\_\_  
\_\_\_\_\_

**SCHEDULE B**  
**Joint Venture Affidavit (2 of 3)**

4. Describe any loan agreements between joint venturers, and identify the terms thereof.

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I. Control of and participation in this Contract: Identify by name, race, sex, and "firm" those individuals (and their titles) who are responsible for day-to-day management and policy decision making, including, but not limited to, those with prime responsibility for:

1. Financial decisions \_\_\_\_\_

2. Management decisions such as:

a. Estimating \_\_\_\_\_

b. Marketing and Sales \_\_\_\_\_

c. Hiring and firing of management personnel \_\_\_\_\_

d. Other \_\_\_\_\_

3. Purchasing of major items or supplies \_\_\_\_\_

4. Supervision of field operations \_\_\_\_\_

5. Supervision of office personnel \_\_\_\_\_

6. Describe the financial controls of the joint venture, e.g., will a separate cost center be established; which venturer will be responsible for keeping the books; how will the expense therefor be reimbursed; the authority of each joint venturer to commit or obligate the other. Describe the estimated contract cash flow for each joint venturer.

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7. State approximate number of operational personnel, their craft and positions, and whether they will be employees of the majority firm or the joint venture.

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J. Please state any material facts of additional information pertinent to the control and structure of this joint venture.

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**SCHEDULE B**  
**Joint Venture Affidavit (3 of 3)**

THE UNDERSIGNED SWEAR THAT THE FOREGOING STATEMENTS ARE CORRECT AND INCLUDE ALL MATERIAL INFORMATION NECESSARY TO IDENTIFY AND EXPLAIN THE TERMS AND OPERATIONS OF OUR JOINT VENTURE AND THE INTENDED PARTICIPATION BY EACH JOINT VENTURER IN THE UNDERTAKING. FURTHER, THE UNDERSIGNED COVENANT AND AGREE TO PROVIDE TO THE PUBLIC BUILDING COMMISSION OF CHICAGO CURRENT, COMPLETE AND ACCURATE INFORMATION REGARDING ACTUAL JOINT VENTURE WORK AND THE PAYMENT THEREFOR AND ANY PROPOSED CHANGES IN ANY OF THE JOINT VENTURE AGREEMENTS AND TO PERMIT THE AUDIT AND EXAMINATION OF THE BOOKS, RECORDS, AND FILES OF THE JOINT VENTURE, OR THOSE OF EACH JOINT VENTURER RELEVANT TO THE JOINT VENTURE, BY AUTHORIZED REPRESENTATIVES OF THE COMMISSION. ANY MATERIAL MISREPRESENTATION WILL BE GROUNDS FOR TERMINATING ANY CONTRACT WHICH MAY BE AWARDED AND FOR INITIATING ACTION UNDER FEDERAL OR STATE LAWS CONCERNING FALSE STATEMENTS.

Note: If, after filing this Schedule B and before the completion of the joint venture's work on this Contract, there is any significant change in the information submitted, the joint venture must inform the Public Building Commission of Chicago, either directly or through the Prime if the joint venture is a subcontractor.

\_\_\_\_\_  
Name of Joint Venturer

\_\_\_\_\_  
Name of Joint Venturer

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

State of \_\_\_\_\_ County of \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
before me appeared (Name)

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
before me appeared (Name)

\_\_\_\_\_  
to me personally known, who, being duly sworn,  
did execute the foregoing affidavit, and did state  
that he or she was properly authorized by  
(Name of Joint Venture)

\_\_\_\_\_  
to me personally known, who, being duly sworn,  
did execute the foregoing affidavit, and did state  
that he or she was properly authorized by  
(Name of Joint Venture)

\_\_\_\_\_  
to execute the affidavit and did so as his or her  
free act and deed.

\_\_\_\_\_  
to execute the affidavit and did so as his or her  
free act and deed.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

Commission expires:  
(SEAL)

Commission expires:  
(SEAL)

SCHEDULE C

Letter of Intent from MBE/WBE (1 of 2)  
To Perform As  
Subcontractor, Subconsultant, and/or Material Supplier

Name of Project: PBC Project Development Services

Project Number: PS3103

FROM:

Milhouse Engineering and Construction, Inc. MBE X WBE \_\_\_\_\_  
(Name of MBE or WBE)

TO:

Milhouse Engineering and Construction, Inc. and Public Building Commission of Chicago  
(Name of Bidder)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

\_\_\_\_\_ a Sole Proprietor                      X \_\_\_\_\_ a Corporation  
\_\_\_\_\_ a Partnership                              \_\_\_\_\_ a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated October 7, 2025.  
In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

Program Management  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SCHEDULE C**  
**Letter of Intent from MBE/WBE (2 of 2)**  
**To Perform As**  
**Subcontractor, Subconsultant, and/or Material Supplier**

**PARTIAL PAY ITEMS**

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

TBD

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If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

**SUB-SUBCONTRACTING LEVELS**

34%      % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.  
66%      % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The Undersigned (Contractor) will enter into a formal agreement for the above work with the Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

Milhouse Engineering and Construction, Inc.

\_\_\_\_\_  
 Name of MBE/WBE Firm (Print)

October 7, 2025

\_\_\_\_\_  
 Date

312-924-4557

\_\_\_\_\_  
 Phone



\_\_\_\_\_  
 Signature

Fredric C. Owens

\_\_\_\_\_  
 Name (Print)

IF APPLICABLE:

BY:

\_\_\_\_\_  
 Joint Venture Partner (Print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name (Print)

\_\_\_\_\_  
 Phone

MBE \_\_\_\_ WBE \_\_\_\_ Non-MBE/WBE \_\_\_\_

**SCHEDULE C**

**Letter of Intent from MBE/WBE (1 of 2)  
To Perform As  
Subcontractor, Subconsultant, and/or Material Supplier**

Name of Project: Public Building Commission of Chicago - Project Development Services

Project Number: PS3103

FROM:

Garza Karhoff Engineering, LLC MBE \_\_\_\_\_ WBE X  
(Name of MBE or WBE)

TO:

Milhouse and Public Building Commission of Chicago  
(Name of Bidder)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

\_\_\_\_\_ a Sole Proprietor                      X \_\_\_\_\_ a Corporation  
\_\_\_\_\_ a Partnership                              \_\_\_\_\_ a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated \_\_\_\_\_.  
In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

Structural engineering services and management  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**SCHEDULE C**

**Letter of Intent from MBE/WBE (1 of 2)  
To Perform As  
Subcontractor, Subconsultant, and/or Material Supplier**

Name of Project: PBC of Chicago - Project Development Services

Project Number: PS3103

FROM:

JLK Architects Inc. MBE \_\_\_\_\_ WBE x  
(Name of MBE or WBE)

TO:

Milhouse Inc. and Public Building Commission of Chicago  
(Name of Bidder)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

\_\_\_\_\_ a Sole Proprietor                      X a Corporation  
\_\_\_\_\_ a Partnership                              \_\_\_\_\_ a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated 8/3/21 - 6/15/26.  
In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

**Architectural / Historic Preservation Services**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

**TBD**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SCHEDULE C**  
**Letter of Intent from MBE/WBE (2 of 2)**  
**To Perform As**  
**Subcontractor, Subconsultant, and/or Material Supplier**

**PARTIAL PAY ITEMS**

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

N/A

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If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

**SUB-SUBCONTRACTING LEVELS**

  0   % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.  
  0   % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The Undersigned (Contractor) will enter into a formal agreement for the above work with the Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

JLK Architects, Inc.  
 Name of MBE/WBE Firm (Print)  
10/7/2025  
 Date  
312.357.1221  
 Phone

  
 Signature  
Marguerite A Kindelin, President/CEO  
 Name (Print)

IF APPLICABLE:

BY:  
 \_\_\_\_\_  
 Joint Venture Partner (Print)  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Name (Print)  
 MBE \_\_\_\_ WBE \_\_\_\_ Non-MBE/WBE \_\_\_\_

SCHEDULE C

Letter of Intent from MBE/WBE (1 of 2)  
To Perform As  
Subcontractor, Subconsultant, and/or Material Supplier

Name of Project: Project Development Services

Project Number: PS3103

FROM:

Cardinal Industrial Development, LLC MBE  WBE   
(Name of MBE or WBE)

TO:

Milhouse Engineering and Construction and Public Building Commission of Chicago  
(Name of Bidder)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

a Sole Proprietor                       a Corporation  
 a Partnership                               a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated 07/28/2025  
~~07/29/2025~~.  
In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

Planning, development services, utility coordination, stakeholder management, project management  
scheduling, budgeting, cost estimation, administration, documentation. feasibility studies  
assistant project manager, safety control,

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

TBD  
TBD

**SCHEDULE C**  
**Letter of Intent from MBE/WBE (2 of 2)**  
**To Perform As**  
**Subcontractor, Subconsultant, and/or Material Supplier**

**PARTIAL PAY ITEMS**

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

**SUB-SUBCONTRACTING LEVELS**

0 % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.  
0 % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The Undersigned (Contractor) will enter into a formal agreement for the above work with the Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

**Cardinal Industrial Development, LLC**

\_\_\_\_\_  
Name of MBE/WBE Firm (Print)  
**10/07/2025**

\_\_\_\_\_  
Date  
**847-877-8814**  
\_\_\_\_\_  
Phone



\_\_\_\_\_  
Signature  
**Natalia Pogrebna**  
\_\_\_\_\_  
Name (Print)

IF APPLICABLE:

BY:

\_\_\_\_\_  
Joint Venture Partner (Print)

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Print)  
MBE \_\_\_\_ WBE \_\_\_\_ Non-MBE/WBE \_\_\_\_

SCHEDULE C

Letter of Intent from MBE/WBE (1 of 2)  
To Perform As  
Subcontractor, Subconsultant, and/or Material Supplier

Name of Project: Project Development Services

Project Number: PS3103

FROM:

SQN Associates, LLC MBE X WBE X  
(Name of MBE or WBE)

TO:

Accenture Infrastructure and Capital Projects, LLC and Public Building Commission of Chicago  
(Name of Bidder)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

                     a Sole Proprietor                        X   a Corporation  
                     a Partnership                                                   a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated 9/1/2020 \*.  
In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

Note: In the past, the City issued annual letters confirming certification status. However, these letters are no longer provided. The City's Directory shows SQN's active status.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

                    TBD                      
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

                    TBD                      
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SCHEDULE C**  
**Letter of Intent from MBE/WBE (2 of 2)**  
**To Perform As**  
**Subcontractor, Subconsultant, and/or Material Supplier**

**PARTIAL PAY ITEMS**

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

N/A

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If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

**SUB-SUBCONTRACTING LEVELS**

  0   % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.  
  0   % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

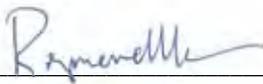
If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The Undersigned (Contractor) will enter into a formal agreement for the above work with the Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

  SQN Associates, LLC    
Name of MBE/WBE Firm (Print)  
  9/17/2025 10/7/2025    
Date  
  312-625-9500    
Phone

  
\_\_\_\_\_  
Signature  
  Rozmene Makahani    
Name (Print)

IF APPLICABLE:

BY:

\_\_\_\_\_  
Joint Venture Partner (Print)  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name (Print)  
MBE \_\_\_ WBE \_\_\_ Non-MBE/WBE \_\_\_

**SCHEDULE D**

**Affidavit of Professional Service Provider Regarding MBE/WBE Participation (1 of 2)**

Name of Project: Project Development Services PS3103

STATE OF ILLINOIS     }  
  } SS  
COUNTY OF COOK     }

In connection with the above-captioned contract, I HEREBY DECLARE AND AFFIRM that I am the  
Executive Vice President and Chief Engineering Officer—Services  
Title and duly authorized representative of

Milhouse Engineering and Construction, Inc.  
Name of Professional Service Provider whose address is

333 S Wabash Avenue, Suite 2901

in the City of Chicago, State of Illinois

and that I have personally reviewed the material and facts submitted with the attached Schedules of MBE/WBE participation in the above-referenced Contract, including Schedule C and Schedule B (if applicable), and the following is a statement of the extent to which MBE/WBE firms will participate in this Contract if awarded to this firm as the Contractor for the Project.

Name of MBE/WBE Contractor	Type of Work to be Done in Accordance with Schedule C	Dollar Credit Toward MBE/WBE Goals	
		MBE	WBE
Milhouse Engineering and Construction, Inc.		\$ TBD	\$ TBD
Cardinal Industrial Development, LLC		\$ TBD	\$ TBD
Garza-Karhoff Engineering, LLC		\$ TBD	\$ TBD
JLK Architects		\$ TBD	\$ TBD
SQN Associates, LLC		\$ TBD	\$ TBD
		\$	\$
		\$	\$
		\$	\$
<b>Total Net MBE/WBE Credit</b>		\$ TBD	\$ TBD
<b>Percent of Total Base Bid</b>		53 %	13 %

The Prime may count toward its MBE/WBE goal a portion of the total dollar value of a contract with a joint venture equal to the percentage of the ownership and control of the MBE/WBE partner.

SCHEDULE D

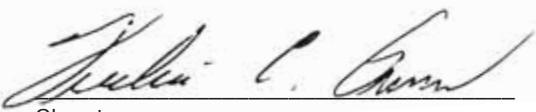
**Affidavit of Professional Service Provider Regarding MBE/WBE Participation (2 of 2)**

The Undersigned will enter into a formal agreement for the above work with the above-referenced MBE/WBE firms, conditioned upon performance as Contractor of a Contract with the Commission, and will do so within five (5) business days of receipt of a notice of Contract award from the Commission.

Additionally, the Undersigned certifies to the best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated any City or Sister Agency policy, codes, state, federal or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the Contractor becomes aware of such information, it must immediately disclose it to the Commission.

BY:

Milhouse Engineering and Construction, Inc.  
Name of Contractor (Print)  
October 2, 2025  
Date  
312-924-4557  
Phone

  
Signature  
Fredric C. Owens, PE, SE  
Name (Print)

IF APPLICABLE:

BY:

\_\_\_\_\_  
Joint Venture Partner (Print)  
\_\_\_\_\_  
Date  
\_\_\_\_\_

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name (Print)  
MBE \_\_\_\_ WBE \_\_\_\_ Non-MBE/WBE \_\_\_\_

# Participation Statement

Milhouse fully understands and affirms our commitment to achieve meaningful MBE and WBE participation. As a certified MBE firm with a long history of partnering with and mentoring other minority- and women-owned businesses, we embrace PBC's policy to ensure competitive business opportunities, eliminate barriers to participation, and promote equity across all contracts. Milhouse is committed to meeting and exceeding the 50% aggregate MBE/WBE participation goals by actively engaging certified firms in meaningful roles that contribute to project success. We will exercise good faith efforts in soliciting, negotiating, and partnering with MBE/WBE firms, and will ensure that all participation is consistent with the definitions, requirements, and commercially useful functions outlined in Exhibit D. Additionally, Milhouse will comply with all reporting, recordkeeping, and substitution procedures, and recognizes that adherence to these conditions is both a contractual obligation and a shared value. Through this commitment, Milhouse not only supports PBC's objectives but also advances the long-term growth and capacity of Chicago's diverse business community.



CITY OF CHICAGO

DEPARTMENT OF PROCUREMENT SERVICES

JUN 27 2023

Wilbur C. Milhouse, III  
Milhouse Engineering and Construction, Inc.  
333 South Wabash Suite 2901  
Chicago, IL 60604

Re: Change in Address

Dear Mr. Milhouse III:

We are pleased to inform you that we have updated your certification to reflect your firm's change in address. **Milhouse Engineering and Construction, Inc.** continues to be certified as a **Minority-Owned Business Enterprise ("MBE")** by the City of Chicago ("City"). This certification will remain effective for as long as your firm continues to meet all certification eligibility requirements and is contingent upon the firm affirming its eligibility by filing an **annual No-Change Affidavit** each year. In the past, the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days before your annual anniversary date of May 15<sup>th</sup>**.

It is now your responsibility to check the City's certification directory and verify your certification status. As a condition of continued certification, you must **file an annual No-Change Affidavit by your anniversary date of May 15<sup>th</sup>**. Please remember, you have an affirmative duty to file your No-Change Affidavit 60 days prior to the anniversary date for timely processing. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm's eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, "False Claims", of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as an **MBE** if you fail to:

- File your annual No-Change Affidavit within the required time period;
- Provide financial or other records requested pursuant to an audit within the required time period;
- Notify the City of any changes affecting your firm's certification **within 10 days** of such change; or

121 NORTH LASALLE STREET, ROOM 806, CHICAGO, ILLINOIS 60602

- File your recertification within the required time period.

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at [chicagoinspectorgeneral.org](http://chicagoinspectorgeneral.org), or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than \$5,000 and not more than \$10,000 or both.

Your firm's name will be listed in the City's Directory of Minority and Women-Owned Business Enterprises in the specialty area(s) of:

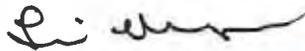
**NAICS Code(s):**

- 236220 - Commercial Building Construction General Contractors; Construction Management, Commercial and Institutional Buildings**
- 237110 - Sewer Collection and Disposal Line Construction; Utility Line (i.e., Sewer, Water), Construction**
- 237310 - Construction Management, Highway Road, Street and Bridge**
- 541310 - Architectural (Except Landscape) Services; Building Architectural Design Services**
- 541330 - Civil, Electrical, and Mechanical Engineering Services; Engineering Consulting and Traffic Engineering Consulting Services**
- 541350 - Building Inspection Services**
- 541512 - Computer Aided Design (CAD) Systems Integration Design Services**
- 541620 - Environmental Consulting Services**

Your firm's participation on City contracts will be credited only toward **MBE** goals in your area(s) specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority, Women-Owned Business Enterprise, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Program.

Sincerely,



Tammi Morgan  
Contracting Equity Officer

TM/ge



161 N. Clark  
Suite 2300  
Chicago, Illinois 60601

July 29, 2025

Natalia Pogrebna  
Cardinal Industrial Development LLC  
113 Viola Court  
Rolling Meadows, IL 60008

**Annual Certification Renewal: April 18, 2026**

Ms. Pogrebna,

Congratulations on your continued eligibility for certification as a **Women Business Enterprise (WBE)**, by Cook County Government. This certification does not expire; however, you must re-validate your firm's certification annually.

In the past, we have provided annual letters, this practice will no longer continue given that your firm will remain certified indefinitely based on your compliance to programmatic requirements. Please refer to this letter, the Vendor Directory, and your account dashboard for evidence of certification.

As a condition of continued Certification, you must file a No Change Affidavit within **ninety (90) calendar days prior** to the date of the annual renewal. Failure to file this affidavit may result in the removal of your Certification. You must notify Cook County's Office of the Chief Procurement Officer of any change in ownership or control or any other matters or facts affecting your firm's eligibility for Certification within **ten (10) calendar days** of such change.

Cook County Government may commence action to remove your firm as a certified vendor if you fail to notify us of any changes of facts affecting your firm's Certification, fails to submit annual renewals, or if your firm otherwise fails to cooperate with the County in any inquiry or investigation. Removal of your status may also be commenced if your firm is found to be involved in bidding or contractual irregularities.

This firm is Certified under the following commodity codes/area(s) of specialty:

**NAICS Codes:**

- 237990 - Construction Management, Marine Structure**
- 238120 - Iron Work, Structural, Contractors**
- 238210 - Low Voltage Electrical Work**
- 541330 - Engineering Services**
- 541611 - Administrative Management and General Management Consulting Services**
- 541613 - Marketing Consulting Services**

Your firm's participation on Cook County contracts will be credited toward **Women Business Enterprise (WBE)** goals in your area(s) of specialty. While your participation on Cook County contracts is not limited to your specialty, credit toward **Women Business Enterprise (WBE)** goals will be given only for work done in the specialty category.

[www.cookcountyil.gov](http://www.cookcountyil.gov)

Thank you for your continued interest in Cook County Government's Minority, Women, Veteran, Service-Disabled Veteran, and Persons with Disabilities Business Enterprise Programs.

Sincerely,  
Certification Division



CITY OF CHICAGO



DEPARTMENT OF PROCUREMENT SERVICES

MAR 29 2021

Brenda G. Karhoff  
Garza Karhoff Engineering, LLC  
2538 W. Bloomingdale Ave.  
Chicago, Illinois 60647

Dear Ms. Karhoff:

We are pleased to inform you that **Garza Karhoff Engineering, LLC** is recertified as a **Minority-Owned Business Enterprise (“MBE”)** and **Women-Owned Business Enterprise (“WBE”)** by the City of Chicago (“City”). This **MBE/WBE** certification is valid until **3/1/2026**; however, your firm’s certification must be revalidated annually. In the past the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days** before your annual anniversary date.

It is now your responsibility to check the City’s certification directory and verify your certification status. As a condition of continued certification during the five year period stated above, you must file an **annual No-Change Affidavit**. Your firm’s annual No-Change Affidavit is due by **3/1/2022, 3/1/2023, 3/1/2024 and 3/1/2025**. Please remember, you have an affirmative duty to file your No-Change Affidavit 60 days prior to the date of expiration. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

Your firm’s five year certification will expire on **3/1/2026**. You have an affirmative duty to file for recertification **60 days** prior to the date of the five year anniversary date. Therefore, you must file for recertification by **1/1/2026**.

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm’s eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, “False Claims”, of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as an **MBE/WBE** if you fail to:

- File your annual No-Change Affidavit within the required time period;
- Provide financial or other records requested pursuant to an audit within the required time period;
- Notify the City of any changes affecting your firm’s certification **within 10 days** of such change; or
- File your recertification within the required time period.

121 NORTH LASALLE STREET, ROOM 806, CHICAGO, ILLINOIS 60602

*AWW*

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at [chicagoinspectorgeneral.org](http://chicagoinspectorgeneral.org), or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than \$5,000 and not more than \$10,000 or both.

Your firm's name will be listed in the City's Directory of Minority and Women-Owned Business Enterprises in the specialty area(s) of:

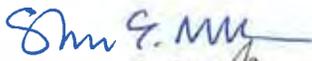
**NAICS Code(s):**

**541330 – Civil Engineering, Engineering Consulting and Engineering Design Services**

Your firm's participation on City contracts will be credited only toward **MBE/WBE** goals in your area(s) specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority, Women-Owned Business Enterprise, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Program.

Sincerely,



Shannon E. Andrews  
Chief Procurement Officer

SEA/od



July 17, 2025

Marguerite Kindelin  
Johnson Lasky Kindelin Architects, Inc.  
230 West Huron Street, Suite 510  
Chicago, IL 60654

Dear Ms. Kindelin:

Metra has reviewed your Declaration of Eligibility (DOE) and supporting documentation and is pleased to inform you that your firm continues to meet the Disadvantaged Business Enterprise (DBE) program certification eligibility standards set forth in 49 CFR Part 26. Your next DOE is due **April 1, 2026**.

This certification allows your firm to participate as a DBE in the Illinois Unified Certification Program (IL UCP). The participating agencies include the Illinois Department of Transportation, the City of Chicago, the Chicago Transit Authority, Metra, and Pace.

If there is any change in your certification that affects your ability to meet size standards, disadvantaged status, ownership, or control requirements or any material change in the information provided in your initial application, you must provide written notification to this agency within thirty (30) days of the occurrence of the change. Failure to provide this information is grounds for removal of certification based on failure to cooperate pursuant to 49 CFR 26.109(c).

The firm's name will appear in the IL UCP directory, which is used by prime contractors/consultants, as well as other agencies, to solicit participation of DBE firms. The Directory can be accessed at [www.metra.com](http://www.metra.com) under the Office of Diversity & Business Enterprise link. The firm will appear in IL UCP directory under the following:

NAICS Code: 541310

Specialty: Architectural Design Services

Your participation in contracts will only be credited toward DBE contract goals when your firm performs in a Commercially Useful Function (CUF) in its approved area(s) of specialty.

Sincerely,

*Michele Sutton*

Michele Sutton  
Sr. DBE Certification Specialist  
Office of Diversity & Business Enterprise

547 W. Jackson Boulevard, Chicago, IL 60661 | 312-322-6900 | [metra.com](http://metra.com)



September 3, 2025

Dorene Dominguez  
CEO  
**VANIR CONSTRUCTION MANAGEMENT INC**  
4540 Duckhorn Drive  
Suite 300  
Sacramento, CA 95834

Dear Dorene Dominguez:

As a certified Minority Business Enterprise (MBE) of the National Minority Supplier Development Council (NMSDC), the Chicago Minority Supplier Development Council, Inc. (ChicagoMSDC) is bound to honor all affiliate certifications by any of the NMSDC councils nationwide.

It is therefore acknowledged that **VANIR CONSTRUCTION MANAGEMENT INC.**, having been certified by the **WESTERN REGION MINORITY SUPPLIER DEVELOPMENT COUNCIL**, as a Bona Fide MBE, is recognized as such by ChicagoMSDC.

This certification subscription is valid only in the area(s) that have been verified and approved by your home council:

**NAICS Code(s): 236210, 236220, 541330, 541350, 541413**

The expiration date for subscription services is consistent with the expiration date on your certification from your home council, which is **September 30, 2026**

Sincerely,

Vanessa Smith

Vanessa Smith  
ChicagoMSDC Certification Department



CITY OF CHICAGO

DEPARTMENT OF PROCUREMENT SERVICES

SEP 17 2020

Rozmene Makhani  
SQN Associates, LLC  
134 N. LaSalle Street, Suite 700  
Chicago, Illinois 60602

Dear Ms. Makhani:

We are pleased to inform you that **SQN Associates, LLC** has been recertified as a **Minority-Owned Business Enterprise ("MBE")** and **Women-Owned Business Enterprise ("WBE")** by the City of Chicago ("City"). This **MBE/WBE** certification is valid until **9/1/2025**; however, your firm's certification must be revalidated annually. In the past the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days** before your annual anniversary date.

It is now your responsibility to check the City's certification directory and verify your certification status. As a condition of continued certification during the five year period stated above, you must file an **annual No-Change Affidavit**. Your firm's annual No-Change Affidavit is due by **9/1/2021, 9/1/2022, 9/1/2023 and 9/1/2024**. Please remember, you have an affirmative duty to file your No-Change Affidavit 60 days prior to the date of expiration. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

Your firm's five year certification will expire on **9/1/2025**. You have an affirmative duty to file for recertification **60 days** prior to the date of the five year anniversary date. Therefore, you must file for recertification by **7/1/2025**.

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm's eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, "False Claims", of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as an **MBE/WBE** File your annual No-Change Affidavit within the required time period;

- Provide financial or other records requested pursuant to an audit within the required time period;

121 NORTH LASALLE STREET, ROOM 806, CHICAGO, ILLINOIS 60602

DMD

- Notify the City of any changes affecting your firm's certification **within 10 days** of such change; or
- File your recertification within the required time period.

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at [chicagoinspectorgeneral.org](http://chicagoinspectorgeneral.org), or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than \$5,000 and not more than \$10,000 or both.

Your firm's name will be listed in the City's Directory of Certified Firms in the specialty area(s) of:

**NAICS Code(s):**

**236210 – Construction Management, Industrial Building**  
**236220 – Construction Management, Commercial and Institutional Building**  
**237110 – Construction Management, Water and Sewer Line**  
**237120 – Construction Management, Oil and Gas Pipeline**  
**237130 – Construction Management, Power and Communication Transmission Line**  
**237310 – Construction Management, Highway, Road, Street and Bridge**  
**237990 – Construction Management, Mass Transit**  
**541330 – Engineering Services**  
**541611 – General Management Consulting Services**

Your firm's participation on City contracts will be credited only toward **MBE/WBE** goals in your area(s) specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority and Women-Owned Business Enterprise, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Programs.

Sincerely,



Shannon E. Andrews  
Chief Procurement Officer

SEA/rn

**EXHIBIT E**  
**JOINT VENTURE AGREEMENT AND AFFIDAVIT**

**(NOT APPLICABLE)**

**EXHIBIT F**  
**KEY PERSONNEL**

**(KEY PERSONNEL FOLLOW)**

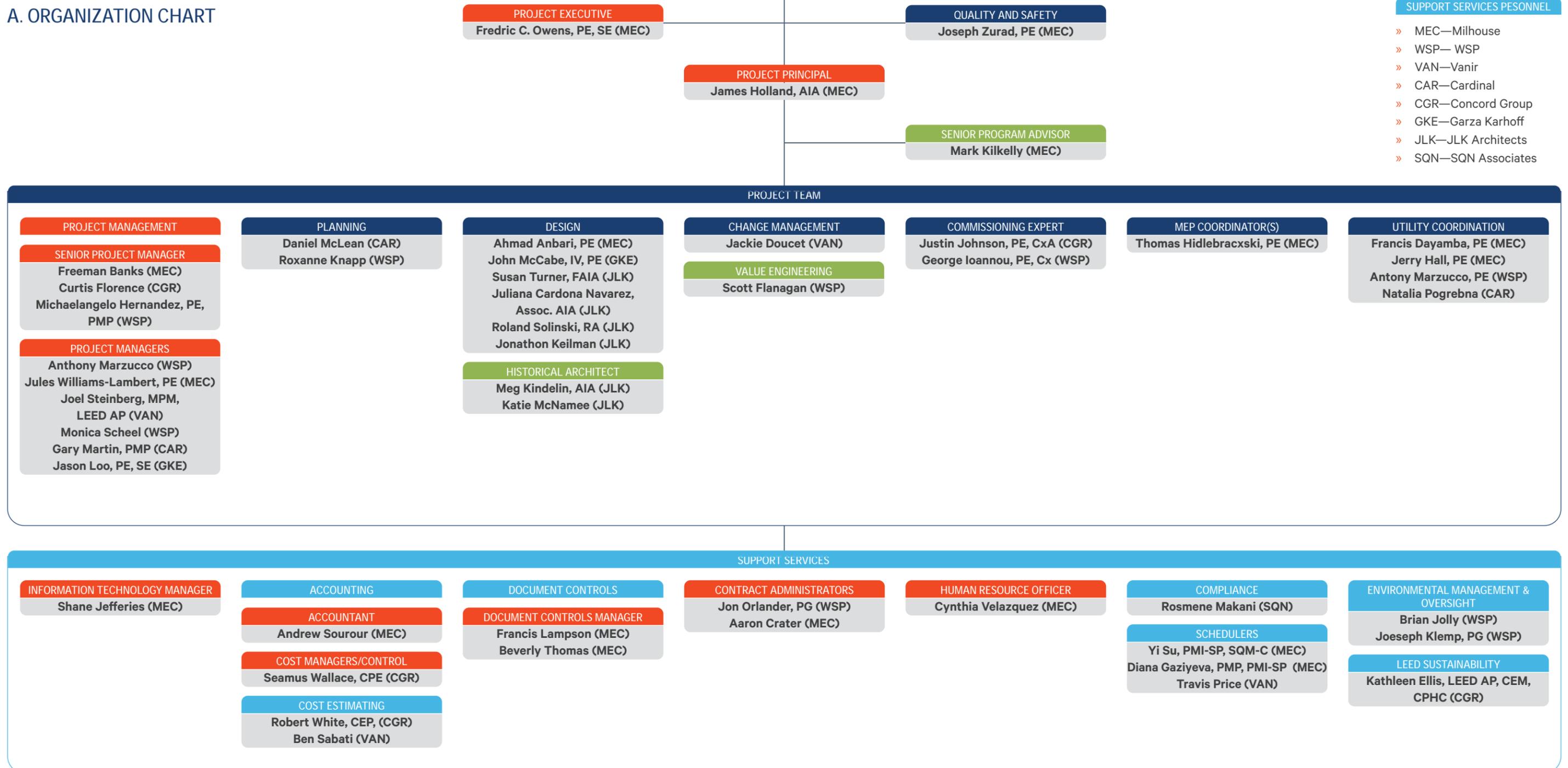
# Experience and Qualifications of Key Personnel



## Legend

- KEY PERSONNEL
- VALUE ADD PERSONNEL
- PROJECT PERSONNEL
- SUPPORT SERVICES PERSONNEL
- » MEC—Milhouse
- » WSP—WSP
- » VAN—Vanir
- » CAR—Cardinal
- » CGR—Concord Group
- » GKE—Garza Karhoff
- » JLK—JLK Architects
- » SQN—SQN Associates

## A. ORGANIZATION CHART





## Fredric C. Owens, SE, PE, LEED AP BD+C

EXECUTIVE VICE PRESIDENT/  
CHIEF ENGINEERING OFFICER

### REGISTRATIONS

Licensed Professional Engineer

- » IL #062.054977
- » NY #101888
- » IN #PE10101273, AL #25619, IA #16162, OH #E-67196, KS #23616, OK #23224, FL #61351, MD #45849, PA #079227, MI #6201049412, WI #35787-006

Licensed Structural Engineer

- » IL #081.005722

### EDUCATION

MS Civil Engineering

- » Illinois Institute of Technology

BS Civil Engineering

- » University of Illinois

Design of Transmission Lines and Foundations

- » University of Wisconsin-Milwaukee

### YEAR JOINED THE FIRM

- » 2018

### CERTIFICATIONS

- » LEED AP BD+C
- » OSHA 10 Hour
- » NHI Certified Bridge Inspector, Program Manager
- » NHI-130056 Safety Inspection of In-Service Bridges for Professional Engineers
- » Illinois Inspector ID #01103

Fred is a structural engineer with over 30 years of engineering-related inspection, design, and project management experience. He is a seasoned Bridge Program Manager, providing invaluable support to the Milhouse Inspection Team on multiple bridge inspection-related projects, such as the IDOT PTB 184-01 Various Bridge Inspections project and CCDOTH NBIS Program Management and Bridge Inspections project. He is adept in the AASHTO Manual for Bridge Evaluation and has verified/prepared Load Ratings for various structure types, along with completing IDOT Structure Load Rating Summary Reports. Fred is also knowledgeable on all IDOT and FHWA Bridge Inspection Manuals and procedures. His solid project portfolio includes multiple aviation and industrial facilities projects, equally encompassing all project phases—from business development through final punch lists. Fred's previous professional experience on the client side gives him a unique insight into the needs of his clients and the challenges they face.

## Relevant Project Experience

### Elizabeth Wood Apartment Renovation *Chicago House Authority, Chicago, IL* PROJECT MANAGER

Fred provided engineering services and served as Milhouse's project manager for renovations to Elizabeth Wood, a six-story, eighty-three-unit multifamily building with communal spaces including kitchen, library, computer room, exercise center, administrative offices, laundry, and public restrooms.

### McClellan Elementary School Renovation *Chicago Public Schools, Chicago, IL* PROJECT MANAGER

Fred was the project manager for renovations at McClellan Elementary School in Chicago. Renovations included ADA accessibility improvements, program operation consolidations, a new elevator, building addition, and use-of-space conversion. Additional updates included lighting upgrades, roof repairs, window re-sealing/repairs, select replacement of MEP and IT infrastructure, and improvements/change-of-use to common areas.

### Rush Atrium Fire Suppression Upgrades *Chicago, IL*

#### PROJECT MANAGER/STRUCTURAL ENGINEER

As part of a work-order agreement with Rush University Medical Center, Fred served as project manager and structural engineer for the fire suppression upgrades in the Jelke Building.

### Rush University Medical Center Pavilion Office Build Out *Chicago, IL* PROJECT MANAGER

Fred was the project manager for the re-purpose of storage space at RUMC. The space had been used for patient care in the past, then converted to storage space. Renovations included architectural space layout, upgrades to the HVAC and electrical systems to allow the addition of offices, a break room and meeting rooms. Isolation of the existing abandoned utilities was also included.

## AFFILIATIONS

National Council of Examiners for  
Engineering and Surveying

### Cook County Division 1 and 1A Demolition *Chicago, IL*

#### PROJECT MANAGER AND LEAD ENGINEER

Fred was the project manager and lead engineer for the removal of the existing correctional facility, built in the 1920s, while re-routing the existing utilities. This facility, which included the demolition of over 250,000 sq. ft. of building, was a tiny part of the correctional facility campus. The correctional facility houses many detainees, and water, power, and steam, which run through the old facility, had to be rerouted while maintaining services to the active facility without downtime. The interconnection of the facilities' tunnels was also necessary.

### Seward Park Fieldhouse *Chicago Park District, Chicago, IL*

#### PROJECT MANAGER AND LEAD STRUCTURAL ENGINEER

Fred serves as the project principal for rehabilitating the fieldhouse at Seward Park. Milhouse provides civil and structural engineering, architectural, and environmental services. Key elements of the work include upgrading ADA accessibility, preserving the building envelope, upgrading interior systems and restrooms, asbestos inspections, and environmental reporting. The exterior work includes designing a new playground with a resilient surface and addressing sinkholes on the north side of the fieldhouse.

### CCDOTH NBIS Program Management & Bridge Inspections *Cook County, IL*

#### SENIOR STRUCTURAL ENGINEER/PRINCIPAL IN CHARGE

Fred served as the Principal in Charge, primarily functioning in a support role to the Project Manager and the inspection team. He attended internal and client coordination meetings, providing solutions to challenges related to coordination, scheduling, and the interpretation of SIP and MBEI manuals, among other tasks. Fred also oversaw all Load Ratings using AASHTOware and was the Structural Engineer who signed and sealed the Structure Load Rating Summary reports. (2021–Ongoing)

### New Cargo Facility and Mezzanine Office Phase 3 Engineering *Aeroterm, O'Hare International Airport, Chicago, IL*

#### PROJECT MANAGER

Fred is the project manager for the design of a 122,220 sq. ft. cargo facility with an approx. 21,420 sq. ft. future mezzanine office located above the land-side loading dock. Milhouse is leading the full structural and electrical engineering designs, providing construction management services, and overseeing the mechanical, plumbing, and fire protection subconsultant. This new facility includes designs for elevated mezzanine offices above the loading dock of the cargo building. This project will pursue LEED v4 certification.

### O'Hare Tank Farm Renovation and New Building Designs *ORD Fuel Company, Chicago, IL*

#### PROJECT MANAGER

Fred is the project manager supervising the structural design of a new approx. 12,000 sq. ft., two-story administration, and control building; and designs to convert the existing administration and maintenance building into an operational maintenance facility for the O'Hare tank farm—a complex system of fuel-transmission mains serving the super satellite, Southwest cargo, and Terminal 1. This project also includes replacing the farm pumping pads and related accessories in a centralized West Farm area.

### Fire Training Center Burn Pit *O'Hare International Airport, Chicago, IL*

#### PROJECT STRUCTURAL ENGINEER

Fred provided structural engineering services for the design of a new submerged-burner piping system, concrete, and grating.

### Southside Cargo Tunnel Strengthening *Chicago, IL*

#### PROJECT MANAGER

As the project manager, Fred oversaw the evaluation and repair of a four-lane tunnel located underneath the main taxiways and runways at O'Hare International Airport.



## Joe Zurad, PE

CHIEF QUALITY OFFICER/PRINCIPAL

### REGISTRATIONS

Licensed Professional Engineer

- » CO #54581
- » DC #PE905637 (2010)
- » IL #062-033694 (1976)
- » LA #PE-0047292
- » KY #40837
- » MD #45434 (2014)
- » MI #6201311058
- » MO #2018011339
- » NC #47071
- » NJ #24GE05502800
- » NY #099967
- » PA #PE082833
- » TX #148038
- » VA #402047428
- » WI #40891-006 (2010)

### EDUCATION

BS Electrical Engineering

- » Illinois Institute of Technology,  
Chicago, IL (1972)

### YEAR JOINED THE FIRM

- » 2006

### CERTIFICATIONS

- » CDB—Project Management for  
Architects/Engineers
- » Construction Quality Certification  
—US Army Corps of Engineers

### AFFILIATIONS

- » Lifetime Member Institute of  
Electrical & Electronics Engineers—  
Power and Energy Society
- » National Association of  
Electrical Inspectors
- » Chicago Electric Association

Joe is an accomplished design engineer with over 40 years of extensive managerial and electrical engineering experience. He serves a clientele that includes the public and private sectors with a heavy concentration on water/wastewater design and construction management.

## Relevant Project Experience

### Program Management Operations *Public Building Commission of Chicago* DEPUTY DIRECTOR OF CONSTRUCTION

Public Building Commission of Chicago's \$2.4 billion city-wide, multi-agency Capital Program to rehabilitate existing and build new schools, fire and police stations, libraries, parks, and other public buildings. Work included project and construction management, code and constructability reviews, environmental engineering, and QA/QC. Joe was responsible for installing, starting, and commissioning all building systems, including boilers, chillers, lighting-control systems, solar-assist domestic water heating systems, co-generation systems, and building automation systems for various public buildings. The program involved the construction of 60 new facilities. Three fire stations were also completed and put into commercial operation during this time, and every structure completed under the program achieved a LEED Silver or greater certification.

### EV Edison Kearny Point Charging Lot *Kearny, NJ* PROJECT EXECUTIVE

Milhouse provided electrical engineering services for EV Edison, assisting with the creation of a site as-built 3D model by converting 3D scans into a Revit model, which eliminated the need for additional field visits and provided the necessary physical data to complete the design. This process generated background drawings for the rest of the site work and allowed the city to virtually walk through the physical design. Additionally, Milhouse produced a set of preliminary documents for city review, including general physical layouts, preliminary protection schemes, material data, and cut sheets. For Teardrop Phase I engineering, Milhouse was responsible for the physical and electrical design of the distribution system, high voltage switchgear design and procurement support, overhead structures and line design, charging station distribution design, conducting electrical studies, and offering permitting support.

### South Air Traffic Control Tower *CDA, O'Hare International Airport, Chicago, IL* LEAD DESIGN ENGINEER

The reconfiguration of the runways at O'Hare International Airport necessitated the construction of two new control towers. Milhouse provided design services for the South Air Traffic Control Tower and its associated base building. This 13-level, 218 ft tower has a 565 sq. ft. cab with a 10,000 sq. ft. base building, is a LEED Gold certified control tower, and required extensive electrical and site-utility engineering services. Work included the design and construction administration of essential and critical electrical power distribution systems, grounding systems, lightning protection systems, and auxiliary systems such as load shed, generator control schemes, etc., for the new FAA South Air Traffic Control Tower at O'Hare Field. Work also included completing short-circuit and coordination, arc-flash hazard, and load flow utilizing Paladin DesignBase software.

### **Replacement of Synchronous Pumps and Switchgear West Side Pump Station** *MWRD, Stickney, IL*

#### **PROJECT ENGINEER**

Replacement of five 2000 hp and two 1000 hp synchronous motors and their associated switchgear at the Stickney Wastewater Treatment Plant West Side Pump Station. Work includes the replacement of existing air magnetic 13.2 switchgear with vacuum-type switchgear. Due to the inability to wind the 1000 hp motors for 13.2 kV, they were required to be wound to 4.16 kV and required an interposing 13.2/4.16 kV transformer. The design resulted in a switching resonance, which damaged the 13.2/4.16 transformers. Changes in the starting control logic resolved the issue. The existing SKM electrical studies were updated to reflect the changes.

### **Washington Transit Authority Canopies Redevelopment** *WMATA, Washington, DC*

#### **PROJECT LEAD**

The redevelopment of the Washington, DC Metropolitan Area Transit Authority (WMATA). Milhouse provided project management for concrete, demolition, GPR walls, landscaping, the installation of ledger plates, located underground utilities, the installation of metal-pan ceilings, new concrete, MOT, precast slabs, scaffolding, and site signage. Construction included escalator canopies.

### **Bermuda Water/Wastewater Plant and Infrastructure Improvement** *Bermuda Land Development Company Ltd., St. George's, Bermuda*

#### **PRINCIPAL-IN-CHARGE**

Milhouse provided engineering support services to the Water and Sewage Facilities Program, under the supervision of the Ministry of Public Works. Milhouse also supported capital projects related to improving collection systems, conveyance systems, treatment plans, pumping stations, SCADA/telemetry systems, and auxiliary systems for potable water, gray water, and wastewater. Joe was responsible for designing the wastewater treatment plant and collection system. Within weeks of being awarded this project, Milhouse was able to document existing conditions, perform condition assessments, prioritize needs based on the available budget, review design documents to provide value-engineering and energy-reduction opportunities, establish maintenance-management procedures, and improve the ease and safety of systems operations.

### **Kenwood Academy HS Renovation** *Chicago Public Schools, Chicago, IL*

#### **LEAD ELECTRICAL AND HVAC DESIGN**

Milhouse worked with Chicago Public Schools under the direction of the Public Building Commission in providing design for a multi-phase renovation at Kenwood Academy High School based on a previously conducted condition assessment and cost estimate report. Milhouse worked as the Architect of Record in the design-build team to meet CPS's needs within a constrictive schedule, fitting into the fiscal year's budget. Milhouse conducted roof repairs, paired with investigative drain scoping. Inside work included shower locker room ADA compliance, structural repairs, and upgraded plumbing, where Joe was involved in electrical and HVAC design. Other design and repair areas included replacing radiant ceilings and overhead lights replacements with asbestos mitigation, penthouse mechanical and structural updates, and maintenance work and conversions. (January 2019–January 2024)



## James Holland, AIA, NOMA, LEED AP

PROJECT PRINCIPAL

### REGISTRATIONS

Architect Professional License

- » WI #15142-5

### EDUCATION

BS Architectural Studies

- » University of Illinois, Urbana-Champaign

DIS International

- » Copenhagen, Denmark

UIUC School of Architecture

Summer Study Abroad

- » Rome, Italy

### YEAR JOINED THE FIRM

- » 2025

### AFFILIATIONS

- » Member, AIA—American Institute of Architects
- » Illinois Chapter President  
Parliamentarian (Executive Board Member), Membership Chair (Executive Board Member Board), NOMA—National Organization of Minority Architects
- » Member, USGBC—United States Green Building Council
- » Member, CCHRB—Chicago Council on High Rise Buildings
- » Member, CTBUH—Council on Tall Buildings and Urban Habitat
- » Program Review Board, NeoCon
- » Professional Advisor, B.L.O.C.K. Movement

James Holland is an Architect with over 20 years of experience in design, architecture, project management, construction, and development. James is motivated by the pursuit of evolution in the art of design and construction. He is driven by successes that will endorse growth and facilitate originality, while promoting efficient design strategies and effective building techniques and strategies.

## Relevant Project Experience

*Drumlin, Pllc. Chicago, IL*

**MANAGING PRINCIPAL (2023–2025)**

- » Full-service Design and Architectural Service Firm.
- » Firm Resource Asset to Various Clients with regards to project delivery methodology, programming, conceptual design, project programming and execution.

*SP Murphy, Inc. Chicago, IL*

**DIRECTOR OF CONSTRUCTION (2018–2025)**

Client: Various Regional and National

- » Strategic Advisor to the Executive Staff in establishing office policies and procedures related to our Architectural, Programming, Development and Construction efforts.
- » Support the Executive Team with establishing the controls for the Company's Quality Assurance and Risk Management Program.
- » Resource Asset to our National Healthcare Client regarding the implementation of a targeted outpatient project development program—national presence in eight (8) states, twenty (20) Cities and thirty (40) project-specific locations.
- » Resource Asset to our Local/Regional Academic Client's, Programming and Design Management Teams, with regards to the develop and execution of more than (40) Capital Improvement projects.
- » Evaluate, qualify, and managed twelve (12) National Project Managers and eight (8) Local Construction Professionals and staff.
- » Resource Asset to Various Clients with regards to project delivery methodology, risk mitigation, pre-purchase efforts, and conflict resolution between the end-user, general contractor, architect, and the project stakeholders.
- » Assess the sequencing and production of our pre-design, design and construction efforts across all Client relations and internal Staff, to ensure the most efficient delivery method.
- » Review design and bid documents for constructability and compliance with stakeholder standards.
- » Responsible for the performance of all Preconstruction, Construction and Owner's Representative Services for our Client base.

## McShane Construction Company *Chicago, IL*

### SENIOR PROJECT MANAGER (2017)

- » Responsible for maintaining project progress, including adequacy site supervision, personnel and equipment. When applicable providing directives to remediate any and all deficiencies.
- » Responsible for pre-design analytics, scope and schedule verification, as well as strategic planning for a design-build project delivery method.
- » Responsible for Subcontractor solicitation, contract negotiation, and contract review and buy-out.
- » Responsible for contract change identification, technical script, logistical analysis and administration.

## Comprehensive Construction Consulting *Chicago, IL*

### SENIOR PROJECT MANAGER (2013–2017)

Client: Public Building Commission of Chicago

- » Responsible for managing a complex matrix of professional services ranging from Contractors, Architects, Engineers, Environmental Consultants, Independent Testing Laboratories, and Geotechnical Consultants.
- » Responsible for establishing and implementing procedures for, and maintaining coordination among, the Public Building Commission, the End-User, Architect, Contractor and other agencies with respect to all construction aspects of the project.
- » Ensure work is progressing on schedule and in accordance with the requirements of the Contract Documents, including site observations, shop drawing review, delivery schedules, and material list.
- » Monitor flow of all documents and materials for proper sequence of approvals, including receivership and review of all request for additional compensation and time extensions.
- » Ensure adequacy of site supervision, personnel and equipment and the availability of necessary materials and supplies. When applicable providing directives to remediate any and all deficiencies.

## Arcadis US, Inc. *Chicago, IL*

### SENIOR PROJECT MANAGER (2013)

Client: Public Building Commission of Chicago

- » Responsible for managing a complex design-build model, while balancing limited staff resources, on a particularly accelerated schedule (52 Days) and rigid budget.
- » Involvement required instantaneous assessment of development needs on a program level, while effectively managing results on a project by project basis.
- » Relationship structure extended to thirty (30) CPS staff members and affiliates, eighteen (18) design-build team members and direct supervision of four (4) interchangeable PBC staff members.



## Mark Kilkelly

DIRECTOR OF PROJECT  
MANAGEMENT, NORTHEAST REGION

### EDUCATION

BE Civil Engineering

- » Galway-Mayo Institute of Technology, Galway, Ireland, (2013)

### YEAR JOINED THE FIRM

- » 2021

### CERTIFICATIONS

- » OSHA 10: Construction Industry Outreach Training Course
- » OSHA 30: Construction Industry Training Course
- » RWP 2 (WMATA)

### AFFILIATIONS

- » AWWA Member Chesapeake Section
- » CMAA Member

Mark is an experienced Civil Engineer with experience from Capital Planning to Commissioning in the UK, Ireland, and the United States. Mark has expertise in many software packages, such as: Click, Maximo (Superuser), CM14, Geographic Information Systems (Mapinfo, Irish Water GIS), AutoCAD, Revit, and Geopal.

## Relevant Project Experience

### WMATA Station Platform Reconstruction *Washington, DC and MD*

#### DEPUTY CONSTRUCTION MANAGER

Responsibilities include oversight of all construction activities. Construction was conducted during a 12-week shutdown of the rail system section during which all electrical, fire alarm, fire suppression, crack repair, tiling, civil, testing, and commissioning took place. Extensive bridge rehab is included in 2022, with an approximate value of \$500 million. During Mark's time in this role, he was responsible for the creation of practical and effective construction management tools such as an observation form all field staff may use to identify and manage quality deficiencies, as-built notes, pre-existing conditions, schedule impacts, and lessons learned. Mark is also the current acting Quality Manager and Closeout Manager, and reviews all submittals while creating management tools for punch list, as-built reviews, spare parts, and O&M tracking.

#### RESIDENT ENGINEER

Responsible for the oversight of all on site activities for two WMATA Metro Stations to the value of approximately \$60 million. This role consisted of being the clients representative on-site and conducting reviews of all design, submittal, schedules, pay apps, and coordination with stakeholders such as WMATA PARK and WMATA BUS in order to ensure all work was sufficiently completed for successful reopening of the stations.

### DC Water Program Management *CH2M Hill, Washington, DC*

#### PROJECT ENGINEER

Milhouse was a member of the Program Management Team to implement a 20-year, \$4 billion capital improvement program for the District of Columbia Water and Sewer Authority (DC Water). This capital improvement program involved planning, designing, and constructing linear and vertical infrastructure, including replacing and rehabbing 1,350 miles of aging water pipes and mains and 1,900 miles of sanitary and combined sewers, pumping stations, and storage facilities. Milhouse provided project development and support team, portfolio analysis of vertical structures, planning and engineering staff for site civil and collection distribution, and linear and vertical project management staff for water and sewer deliverables. Mark's specific responsibilities included consulting and managing all planning-level tasks on the Small Diameter Water Main Renewal (SDWMR) Program, leading and conducting design and construction oversight, and performing design reviews of DDOT, NPS, DDOE, FHWA, and private developer projects on behalf of DC Water.

### WMATA Transfer Station PID Installation *Washington, DC*

#### PROJECT MANAGER

This design-build project included enhancing communications to Passenger Information Displays (PIDS) in three hub train stations. The station-wide displays are positioned in the Mezzanine, Lower, and Upper Platforms providing customers with arrival times and system alerts. Additional improvements included new pylons (supporting the non-wall-mounted displays), new wayfinding signage, and closed-circuit television cameras. Milhouse provided site program and construction management services, with subject-specific expertise and consistently explored innovative improvements for the station.

### **WMATA Canopies *FH Paschen, MD, VA, and DC***

#### **SENIOR PROJECT MANAGER**

The WMATA had 11 Station Sites located in Maryland, Virginia, and Washington DC, which all required complete construction, testing, and commissioning of their Station Escalator Canopies. Milhouse was required to provide project management for concrete demolition; GPR walls; landscaping services; installation of ledger plates, underground utilities, and metal-pan ceilings; new concrete; maintenance of traffic; precast slabs; scaffolding; and site signage.

### **Previous Project Experience**

#### **District of Columbia Power Line Undergrounding (DC PLUG) *Washington, DC***

##### **PROJECT MANAGER**

Provided design oversight services on behalf of DDOT and PEPCO to improve the reliability and resiliency of the District of Columbia electrical system by placing select feeders underground. Tasks included:

- » Establishing and maintaining procurement templates to best assess proposed level of effort, scheduling commitments, and proposal cost during negotiations.
- » Preparing federal grant applications.
- » Providing constructability reviews during design.

#### **DC Water Engineering Program Management Consultant IIE and IIF**

##### ***Washington, DC***

##### **PROJECT MANAGER**

Managed all planning level tasks pertaining to the Small Diameter Water Main Renewal (SDWMR) Program as the task. Led and conducted design and construction oversight. Conducted design reviews of DDOT, NPS, DDOE, FHWA, and private developer projects on behalf of DC Water. Managed the DC Water Fire Hydrant Testing Support Team. The team was established in order to review current flow testing processes and providing program level recommendations, standard operating procedures, and general support.

#### **Redbrick Columbian Quarter Phase I Water Main Design, and Permitting**

##### ***Washington, DC***

##### **PROJECT MANAGER**

Managed the design and permitting of 2,400 LF of 12" water main to be constructed on South Capitol Street, Washington, DC in conjunction with the DDOT South Capitol St Bridge project.

#### **WSSC Purple Lines Design Reviews *Washington Suburban Sanitary***

##### ***Commission, MD***

Conducted detailed design reviews on behalf of WSSC in order to identify where all clearance requirements, clearance waivers, and mitigation options are being followed. (2017-2021)

#### **Milhouse Engineering and Construction, Inc. *Washington DC***

##### **SENIOR PROJECT MANAGER (2017)**

SDWMR program task lead responsible for conducting all associated planning tasks for the renewal of 11-miles of water mains per year within the District of Columbia. Conducted submittal reviews and provided engineer support on WMATA escalator canopies.



## Freeman Banks

SENIOR PROJECT MANAGER

### EDUCATION

MBA Project Management

» Keller Graduate School

BS Construction Management

» Westwood College of Technology

### YEAR JOINED THE FIRM

» 2024

Freeman is an experienced senior project manager with over 24 years of experience and extensive expertise in procurement procedures and project management. He has a proven track record of driving profitability through strategic client relationship management, comprehensive support, precise reporting, effective budgeting, accurate forecasting, and program-level system improvements. Adept at fostering teamwork and leading teams to success, he excels in independent roles. He is highly organized, personable, and action-oriented, with exceptional communication skills and a steadfast commitment to excellence.

## Relevant Project Experience

### Milhouse Engineering and Construction, Inc. Lombard, IL

SENIOR PROJECT MANAGER

- » Oversee bidding, contract awards, and the implementation of management plans.
- » Manage project quality, schedule, and budget, ensuring timely delivery and cost control.
- » Lead facility and engineering design team meetings and program-level coordination.
- » Handle contract document reviews, resolve design comments, and manage shop drawings.
- » Prepare contract amendments, change orders, and claims documentation.
- » Generate monthly status reports on project progress, issues, and corrective actions.
- » Proactively identify and resolve project issues, maintaining strong client and team relationships.
- » Demonstrate expertise in managing multiple projects simultaneously.

### Ashlaur Construction Calumet City, IL

DIRECTOR OF OPERATIONS (AUGUST 2023–AUGUST 2024)

- » Managed (\$20K to \$30M) joint venture, job order contracting, direct bidding and carpentry construction projects.
- » Developed operational policies, enhancing efficiency and reducing costs by 15%.
- » Provided performance updates to executive management and aligned with organizational goals.
- » Boosted team satisfaction and retention by 20% through a collaborative work environment.

### Gordian/Fortive Chicago, IL

SENIOR ACCOUNT MANAGER (MAY 2017–AUGUST 2023)

- » Drove process improvements using Kaizen tools and developed new SOPs.
- » Created and presented KPI reports to senior management.
- » Managed accounts for Cook County, Tollway, City of Chicago, and City Colleges JOC programs.
- » Enhanced project timeline adherence by 25% using MS Project.
- » Improved budget accuracy by 10% through strategic forecasting.
- » Directed 40 contractors and procured \$180M in JOC projects.

## GMA Construction *Chicago, IL*

### PROJECT EXECUTIVE (APRIL 2015–MAY 2017)

- » Led projects from initiation to completion, managing timelines and budgets.
- » Developed project plans, allocated resources, and managed stakeholder communications.
- » Strengthened client relationships through transparent communication and quality delivery.
- » Completed over \$25M in projects, surpassing client expectations.
- » Handled estimating, project start-up, staffing, contract negotiations, budget review, and safety.



## Jules Williams-Lambert, PE, LEED AP BD+C

STRUCTURAL ENGINEER IV

### REGISTRATIONS

Licensed Professional Engineer

- » IL #062.074353
- » NY #111906-01

### EDUCATION

MS Civil Engineering

- » University of Illinois at Chicago, Chicago, IL (2022)

BS Civil Engineering

- » Purdue University, West Lafayette, IN (2014)

### YEAR JOINED THE FIRM

- » 2018

### CERTIFICATIONS

- » OSHA 10 Construction
- » LEED AP BD+C
- » Illinois NBIS Element Level Inspection
- » Illinois NBIS Fracture Critical Bridge Inspection
- » Illinois NBIS Program Manager
- » Illinois NBIS Team Leader
- » Illinois Inspector ID #01116

### AFFILIATIONS

- » National Society of Black Engineers
- » American Society of Civil Engineers—IL Section Chicago Cares
- » Rebuilding Together
- » Toastmasters

Jules has nearly a decade of professional experience in Chicago's Construction and Engineering industry, with over eight years as a Structural Engineer and Bridge Inspector. His experience as a Bridge Inspector includes various structure types, sizes, and complexities. He has been involved in inspection-related projects as a Team Leader and has worked closely with various agencies, including IDOT, ISTHA, and LCFPD. He has thorough knowledge of the FHWA Specifications for the National Bridge Inventory, IDOT's Structural Services Manual, IDOT's Structure Information and Procedures Manual, and the AASHTO Manuals for Bridge Element Inspection and Bridge Evaluation, including all associated interims, amendments, and modifications. He is also adept at analyzing Load Ratings for various structure types using either analytical or empirical methods per the AASHTO MBE. Beyond inspections, his experience encompasses construction management, inspection, and the design of lateral and vertical infrastructure. His expertise revolves around building structural analysis and design, as well as inspecting pedestrian and highway bridges. Proficient with Revit, ETABS, TEDDS, RISA, CSI SAFE, AutoCAD, and Microsoft Office software.

## Relevant Project Experience

### ORD 21 O'Hare Global Terminal—Structural CDA *O'Hare International Airport, Chicago, IL*

STRUCTURAL ENGINEER

Milhouse is transforming O'Hare International Airport with its impressive 2.2 million square foot O'Hare Global Terminal (OGT) design, our second major renovation project at O'Hare. Milhouse is working with Magnusson Klemencic Associates to set up a base map file in Revit of the existing O'Hare International Airport while coordinating with multiple disciplines to create base map files. Every company will use the base maps contracted to complete the new design and construction for the O'Hare Global Terminal and any future projects for O'Hare. In addition, we are actively utilizing Building Information Modeling (BIM) to assist in managing construction phasing, demolishing existing structures, and integrating new components.

### Auburn Gresham Healthy Lifestyle Hub *Chicago, IL*

PROJECT MANAGER/STRUCTURAL ENGINEER

Milhouse was the owner's representative for 839 Healthy Hub. This total rehabilitation of an existing historic building included a new UI Health clinic with pharmacy, Chicago Bears Teaching Kitchen, drug rehabilitation facility, bank, and restaurant. Work included non-bearing partitions, finishes, mechanical, electrical, and plumbing work.

### Galleria 89 Invest SW *Chicago, IL*

STRUCTURAL ENGINEER

This highly sustainable, net zero, four-story, 60-unit residential building design, including ADA-configured living quarters, was comprised of concrete slabs and an LFRS of concrete shear walls.

### **Project Fusion** *Albert Kahn Associates, Detroit, MI*

#### **STRUCTURAL ENGINEER**

As part of a \$2.3B electric vehicle battery manufacturing plant project, work involved the complete design and construction of all buildings, structures, roads, parking lots, utilities, security/fencing, and necessary site features at the future site of a battery manufacturing facility. Scope includes the development of a 300-acre greenfield site, 3.3 million sq. ft. electrode/assembly building, 1.3 million sq. ft. formation building, and ancillary support buildings and structures. Milhouse was tasked with designing the HVAC system for this test facility. This facility included conventionally inhabited spaces, explosion-resistant test chambers, and an analysis lab with a dry room.

### **Dett Elementary School Annex & Renovations** *Chicago, IL*

#### **STRUCTURAL ENGINEER**

The project scope consisted of an addition to an existing school, structural steel with braced frames for the superstructure, and a caisson design with grade beams for foundations. Milhouse provided construction support, reviewed submittals, and responded to RFIs.

### **CCDOTH NBIS Program Management & Bridge Inspections** *Chicago, IL*

#### **STRUCTURAL ENGINEER/TEAM LEADER**

Designated as the Inspection Team Leader overseeing the field inspection team and field documentation, completed all inspection work appropriately according to State and FHWA requirements. Works closely with the CCDOTH Program Manager to convey any concerns or recommendations for maintaining and extending the longevity of their bridge infrastructure. (March 2021–Ongoing)

### **Various Bridge Inspections (PTB 184-01)** *Illinois Department of Transportation, District One, Various Counties, IL*

#### **TEAM LEADER**

Served as a Bridge Inspector throughout the duration of the contract, assisting with routine, element-level, fracture-critical, special, damage, and special feature inspections for various structure types. Completed element-level calculations for 80+ structures, assisted with completion of the required BBS forms for each of the required inspections, prepared comprehensive reports and technical memorandums as requested by the client, and submitted inspections in the Illinois Highway Information Systems. Developed section loss calculations as needed based on inspection findings. (2018–2022)

### **Bridge Inspections** *Illinois Department of Transportation, IL*

#### **STRUCTURAL ENGINEER**

Performed on-site investigations of cantilevered bearing connections using an ultrasonic thickness gauge (d-meter) to measure section loss in the supporting web. Calculated corresponding section loss and generated reports summarizing findings and highlighting where section loss was greater than 5% of design. Drafted details indicating d-meter readings and areas in connection of corrosion and pitting.

### **Chicago Smart Light** *Chicago Department of Transportation, Chicago, IL*

#### **CONSTRUCTION INSPECTOR**

This project involves replacing 270,000 city-wide streetlights with smart lights (LED). The new lighting program was also designed to automatically send electronic notifications to the city when outages occur, helping save time, energy, and money. Daily duties included monitoring the installation of streetlights and performing inspections for LED conversions, DEO outages, and deficient poles in TIF districts. Responsibilities also included daily updates to the CDOT tracking database (Inspector's Daily Reports, Traffic Control Reports, and visual inspection) and verification that all work met Chicago Department of Transportation standard specifications.



## Ahmad Anbari, PE, PMP, LEED AP

VICE PRESIDENT OF FACILITIES

### REGISTRATIONS

Licensed Professional Engineer

- » IL #062.073384
- » NV #029485
- » TX #134383

### EDUCATION

Diploma, Financial Decision Making

- » University of Chicago, IL (2011)

BS Building Engineering

- » Concordia University, Montreal, Canada (2005)

BS Architectural Engineering

- » University of Jordan, Jordan (2000)

### YEAR JOINED THE FIRM

- » 2025

### CERTIFICATIONS

- » LEED Accredited Professional
- » Project Management Professional (PMP)

### AFFILIATIONS

- » ASHRAE

### HONORS/AWARDS

- » Certificate of Excellence for the Graduation Project

Ahmad is an executive with specialized experience across multiple areas, with a deep knowledge of real estate and smart city development. He has been responsible for simultaneously leading multi-million dollar projects, both nationally and internationally. Ahmad is experienced in negotiations, managing various verticals within an organization, and managing architects, engineers, interior designers, general contractors, subcontractors, vendors, contracts, budgets, schedules, and change orders. Having lead HVAC departments, he has hands-on experience in building systems and sustainable energy efficient designs, setting business and sales strategies, and developing financial models to support the approach.

## Project Experience

### AECOM Global Workplace Guidelines *Multiple Locations, Nationwide*

LEAD MEP MANAGER

Managed the Workplace MEP design for AECOM's 6M+ square foot Global Real Estate portfolio and implemented a unified design approach to all offices.

### Ameriprise *Multiple Locations, Nationwide*

LEAD MEP MANAGER

Managed the MEP design for Ameriprise's real estate portfolio and implemented a unified design approach across all offices.

### JPSTC EMS Addition *Chicago, IL*

LEAD MEP MANAGER

Led and oversaw the MEP team responsible for the design of a three-story building addition to the south of the existing JPSTC Phase I main training building. The new addition would provide additional training and offices for the Emergency Medical Services (EMS), the Chicago Fire Department (CFD), and the Chicago Police Department (CPD). The design incorporated sustainable elements and pursued LEED Silver certification.

### The Sheridan, Oakbrook *Lamar Johnson Collaborative, Oakbrook, IL*

EXECUTIVE PROJECT MANAGER/LEAD MECHANICAL ENGINEER

Provided energy-efficient and cost-effective mechanical systems for a high-end, 200+ unit senior housing complex, including a commercial kitchen, multiple dining halls, a game area, a salon, offices, independent living, assisted living, and memory care units with an underground parking garage.

### The MECCA Center *The Mecca Center, Willowbrook, IL*

EXECUTIVE PROJECT MANAGER/LEAD MECHANICAL ENGINEER

Mechanical design and MEP coordination for a community center included a worship hall for over 500 attendees, a gym, daycare, a section for a school, a commercial kitchen, a dining area, a conference and wedding hall, offices, an indoor basketball court, and a gym.

### Chicago Public Schools *Chicago, IL*

LEAD MECHANICAL ENGINEER

Mechanical design and MEP coordination for multiple locations across the city. Designed the mechanical systems for new school additions, renovations, and upgrades.

### **Jardine Water Purification Plant** *Chicago, IL*

#### **LEAD MECHANICAL ENGINEER**

Responsible for evaluating replacement options for aging absorption chillers with a new 100% redundant chiller system. Conducted a comprehensive assessment of multiple technologies, including new absorption chillers, water-cooled centrifugal chillers, magnetic bearing modular chillers, and water-cooled scroll modular chillers. Based on spatial constraints and installation complexity within the mechanical penthouse, water-cooled scroll modular chillers were selected as the optimal solution.

### **Jardine Water Purification Plant** *Chicago, IL*

#### **LEAD MECHANICAL ENGINEER**

Responsible for evaluating replacement options for the existing liquid desiccant dehumidification system. Due to the proprietary nature of the liquid desiccant system, which is limited to a single manufacturer, a dry desiccant system was considered as an alternative. The dry desiccant solution offered broader manufacturer availability, enabling competitive bidding and potentially improved long-term serviceability compared to the original system.

### **CDWM Roseland Pump Station** *Chicago, IL*

#### **PROJECT MANAGER**

HVAC system replacement at the VFD Warehouse, Roseland Pump Station. Oversaw the design and implementation of a full replacement of the existing DX air handling units and associated condensing units with a new high-efficiency, water-cooled chiller system and air handling units. Designed a 100% fully redundant system to ensure continuous temperature control, enhancing system reliability and operational resilience. The design also incorporated an architectural wall with acoustic treatment to absorb chiller noise and prevent sound transmission to neighboring properties.

### **Argonne National Laboratory Building 200 – M Wing** *Lemont, IL*

#### **PROJECT MANAGER**

Feasibility study assessing the demolition of M-Wing and separation from R-Wing at Argonne National Laboratory. Oversaw the coordination of multi-disciplinary engineering teams to evaluate existing conditions and develop high-level recommendations for rerouting and modifying major building systems to enable physical and operational decoupling. The study included an assessment of system impacts on the base building infrastructure, strategies for enclosing the R-Wing post-demolition, and conceptual approaches for mechanical, electrical, and plumbing reconfiguration. Led the development of a comprehensive narrative, including a Class 4 cost estimate and preliminary construction schedule in accordance with Association for the Advancement of Cost Engineering (AACE) guidelines, to support the client's efforts in securing future design-phase funding.

### **Chicago Fire Station Engine 18** *Chicago, IL*

#### **MECHANICAL ENGINEER**

Responsible for a single-story fire station project with an indoor gas generator, offices, locker rooms, shower facilities, amenities, and an apparatus room. Conducted load analysis and equipment selection for the building, developed the mechanical layout, and made equipment selections in alignment with the approved building prototype. In addition, generated the permit set, created construction documents, and oversaw construction administration.



## Thomas Hildebranski, PE

SENIOR MECHANICAL ENGINEER

### REGISTRATIONS

Licensed Professional Engineer

- » IL #062.073659 (2023)
- » NY #108566-01
- » NJ #24GE06023700
- » FL #98020
- » KS #PE30476
- » MS #35363
- » DC #PE40002743
- » MD #64947

### EDUCATION

BS Mechanical Engineering

- » Purdue University School of Mechanical Engineering, West Lafayette, IN (2017)

### YEAR JOINED THE FIRM

- » 2023

### SOFTWARE

- » AutoCAD
- » Revit
- » Recap
- » Carrier HAP
- » Bluebeam Revu
- » Microsoft Office

**Thomas is a licensed Mechanical Engineer, effective in HVAC design and collaboration.** He is experienced with chilled water, direct expansion, steam, hot water, and condenser water systems, and is knowledgeable with VA HVAC Design Manual, ASHRAE Standards and International Mechanical Code.

## Relevant Project Experience

### CPS Assessments *Chicago Public Schools, Chicago, IL*

#### PROJECT MANAGER

The project involved performing field visits to seven (7) Chicago Public Schools and documenting their existing conditions for mechanical, electrical, plumbing, and fire protection. Mechanical conditions documented included chillers, boilers, pumps, air handling units, and fans. Electrical conditions documented included electrical panels, emergency service, fire alarm systems, interior and exterior lighting, and security systems. Existing plumbing conditions documented included plumbing fixtures, water heaters, and roof drains. Existing fire protection conditions documented include sprinkler heads, sprinkler mains, and fire pumps. After each field visit, Milhouse prepared a report documenting the existing conditions. The reports included descriptions of major systems and equipment, life safety deficiencies, code compliance deficiencies, ADA/accessibility compliance deficiencies, maintenance recommendations, and site photos. (2024)

### Stateville Correctional Center Temporary Kitchen *Illinois Department of Corrections, Crest Hill, IL*

#### PROJECT MANAGER

This design-build project entailed designing an eleven-trailer temporary kitchen with platforms connecting the trailers, while also maintaining a fire lane to a nearby fire department connection and access to the nearby loading dock. Milhouse is responsible for determining the appropriate utility tie-ins, design of all utility services, and construction estimates. Work also includes electrical services, potable water supplies, sanitary sewer, LP gas lines, site grading, drainage, gravel, concrete aprons, etc., for connecting multiple trailers at each facility. They also required kitchen and grease waste systems and installing a new underground grease trap to handle the trailers.

### Energy Audit for Chicago Public Schools *Ameresco, Chicago Public Schools and Public Building Commission, Chicago, IL*

#### PROJECT MANAGER/MECHANICAL ENGINEER

Performed Energy audit of 17 Chicago Public Schools to identify potential Energy Conservation Measures in a collaboration project with Ameresco. Energy conservation measures include items related to mechanical systems, controls, and lighting.

### PAAC Obama Community Center *Moody Nolan, Chicago, IL*

#### MECHANICAL ENGINEER

The proposed Obama Presidential Center to be located at Jackson Park in Chicago, Illinois consists of an estimated 37,200 sq ft facility/recreation center/community center. Milhouse's scope of work includes HVAC design, advanced building automation, plumbing, fire protection, power, fire alarm LEED design, and energy modeling. This project is pursuing LEED Platinum certification.

### **Bally's Casino and Hotel *Bally's, Chicago, IL***

#### **MECHANICAL ENGINEER**

Project includes a Casino with approximately 4,000 gaming positions, Food and Beverage venues which are adjacent to the Casino, an approximately 3,000-person capacity Event Center, a Museum located at the Riverwalk level, a small amount of Retail, and parking containing approximately 3,300 spaces, and a River Garden providing and interior link between the casino and hotel as well as the main vehicular Porte Cochere to the Riverwalk level, and a 35-story 500 room Hotel Tower with amenities and meeting rooms. Milhouse is providing MEP/FP engineering services.

### **Tony's Fresh Market—LeClaire Courts *WSP Global Inc., Chicago, IL***

#### **MECHANICAL ENGINEER**

Design of brand new 58k sq. ft. Tony's Fresh Market, including two cooking kitchens and a bakery. Milhouse is performing MEP/FP Services for buildings A1, A2, and the basement level.

### **Vienna Correctional Center Johnson County Baghouse Boiler *Capital Development Board, Chicago, IL***

#### **PROJECT MANAGER/MECHANICAL ENGINEER**

The Capital Development Board required engineering services regarding repairing the baghouse and replacing one boiler at the Vienna Correctional Center. The scope of work required a detailed technical report to assess the functionality and performance of the existing boiler plant. The current conditions included two (2) coal-fired steam boilers, which were noted to be past their life cycle and needed to be either fixed or replaced. In addition to the HVAC upgrades, Milhouse provided electrical and structural upgrades to support a temporary boiler connection and replacement of Boiler #2.

### **Morris Maintenance Storage Facility *Capital Development Board, IDOT, Morris, IL***

#### **MECHANICAL ENGINEER**

The 7 Bay Truck Storage Building is a 10,368 sq. ft. building constructed in 1955. The scope of work includes an assessment for demolishing the existing 7 Bay Truck Storage Building and constructing a new office maintenance building. The Morris 5 Bay Truck Storage Building is a 4,320 sq. ft. building, constructed in 1963. The scope of work includes repairing and remodeling the Storage Building to allow for additional storage space.

### **O'Hare Tank Farm Renovation and New Building Designs *ORD Fuel Company, Chicago, IL***

#### **MECHANICAL ENGINEER**

This project involved the structural design of a new approx. 12,000 sq. ft., two-story administration, and control building; and designs to convert the existing administration and maintenance building into an operational maintenance facility for the O'Hare tank farm—a complex system of fuel-transmission mains serving the super satellite, Southwest cargo, and Terminal 1. This project also includes replacing the farm pumping pads and related accessories in a centralized West Farm area.



## Francis Dayamba, PE

CIVIL ENGINEER

### REGISTRATIONS

Licensed Professional Engineer

- » IL #062.071384
- » MD #51950

### EDUCATION

MS Civil Engineering (Concentration in Construction)

- » Iowa State University, Ames, IA (2013)

BS Civil Engineering

- » Clarkson University, Potsdam, NY (2011)

### YEAR JOINED THE FIRM

- » 2022

### CERTIFICATIONS

- » IDOT Documentation Certification No. 22-20142

### AFFILIATIONS

- » National Society of Black Engineers (NSBE)

Francis is a Civil Engineer with 10+ years of experience. He's knowledgeable in following construction management practices and precautions, with experience as the Resident Inspector for Chicago municipal projects. He currently performs inspections for projects with Chicago agencies, including the Chicago Department of Transportation, Illinois Tollway, and Cook County Department of Transportation and Highways. These duties include but are not limited to preparing plans, estimates, layouts, inspection, supervision, documenting roadside maintenance contracts, creating contractor pay estimates, preconstruction meetings, change orders, and tracking and documenting contract quantities.

## Relevant Project Experience

### I-21-4810 I-294 CMUR Illinois State Toll Highway Authority, Chicago, IL CONSTRUCTION INSPECTOR

This project mainly consisted of paving a binder course (N80) and a surface course (N80) on I-294 Northbound and Southbound. Performed field inspections on asphalt removal, concrete removal, and asphalt paving. Responsibilities consisted of calculating daily total quantities of the paved asphalt and calculating the theoretical yield to confirm the correct quantity of asphalt was placed. Worked with QC to confirm all placed asphalt met contract specifications, calculated all temporary striping installed, and the permanent striping installed on the final surface course, and provided the Tollway with lane closure notifications and daily traffic control reports. Other miscellaneous work involved installing an 8' wooden fence, noise abatement wall, and inlet filters.

### South Water St. Viaduct Replacement Project Chicago Department of Transportation, Chicago, IL

#### FIELD ENGINEER/INSPECTOR

This project consisted of the reconstruction of the intermediate level bridge and lower level road of South Water Street from Beaubien Court to Stetson Avenue. The new bridge deck is approximately 400' in length with a 2" concrete latex surface. The road on the lower level consists of a 1.5" thick surface layer of N70 with a concrete base. In addition to the paving work, new electrical fixtures were installed to improve visibility and a number of utilities were relocated. Francis' responsibilities included performing field inspections to enforce contract requirements; completing Inspector Daily Reports (IDRs) performing daily traffic control inspections; and developing a punch list and documented the completion of all outstanding work.

### Pavement Preservation and Rehabilitation Program CCDOTH, Arlington Heights, IL (Central Road and Roselle Road)

#### FIELD ENGINEER/INSPECTOR

The improvements consist of hot-mix asphalt milling, longitudinal joint sealant, asphalt paving and concrete patching. As a part of the contract, numerous manhole structures, catch basins and valve boxes were adjusted. The cleaning of drainage structures, relocating of existing traffic signs and pavement markings were also a part of the scope. Lastly, new detector loops were installed and traffic control and protection was a priority. Francis was primarily responsible for monitoring the contractor's ensuring work performed complied with the plans and specifications, completing Inspector Daily Reports (IDRs) performing daily traffic control inspections; and developing a punch list and documented the completion of all outstanding work.

## Francis Dayamba, PE

(CONTINUED)

### **Chicago Smart Lighting** *Chicago Department of Transportation, Chicago, IL* **FIELD INSPECTOR**

This project consist of replacing 270,000 streetlights with smart lights (LED) city wide. The program seeks to improve public safety and quality of life in neighborhoods across Chicago by replacing the city's outdated and inefficient High Pressure Sodium lamps with LED luminaires. The new lighting program is also designed to automatically send electronic notifications to the city when outages occur along with helping to save time, energy and money. Francis' duties include performing inspections as the contractor installed street light poles on arterial and residential roads, submitting daily reports documenting all utilized pay items, and problem-solving to determine the appropriate locations to install poles at new locations.

### **West Woodlawn Sewer Improvement** *Chicago Department of Water Management, Chicago, IL* **RESIDENT ENGINEER**

This project consists of removing and replacing 1,900 FT of vitrified clay pipe with 24 inch and 30 inch RCP throughout the West Woodlawn Chicago neighborhood. The work is located on 60th St between S. Langley Ave and S. St. Lawrence Ave and on 61st St between Rhodes Ave and S. Ebehart Ave. There are a number of sewer connections to private residences that were upgraded and more than 20 manholes and catch basins were installed. Francis's role as the resident engineer included attending pre-construction and construction review meetings, submittal and RFI reviews, managing the inspector on-site, processing change orders, completing Inspection Daily Reports, processing monthly pay estimates, and tracking and documenting contract quantities.

### **Western Branch Wastewater Treatment Plant** *AECOM, Upper Marlboro, MD* **PROJECT ENGINEER I**

The Enhanced Nutrient Removal & Improvements Project — Contract value of \$50 Million. Tracked the necessary tests and documentation for start-up operations of various facilities throughout the plant. Developed an isometric drawing using AutoCAD of the piping lay-out in the Solids Handling Building. Edited PDF files using Acrobat Adobe Pro 9 to better illustrate RFIs. Recorded and transcribed bi-weekly progress meeting minutes. Performed site/civil inspections in the absence of the civil inspector.

### **Blue Plains Advanced Wastewater Treatment Plant** *AECOM, Washington, DC* **PROJECT ENGINEER I & II**

The Tunnel Dewatering Pump Station and Enhanced Clarification Facility — Contract value of \$215 Million. Coordinated and assisted with the review of all design and construction submittals. Tracked construction progress quarterly and presented findings to the client through PowerPoint presentations. Updated both submittal and RFI logs. Represented the client to ensure compliance during the training and commissioning activities.

### **Liquid Oxygen Improvement (SC 868) Project** *Patapsco Wastewater Treatment Plant, Baltimore, MD* **RESIDENT INSPECTOR III**

The contract value of this project was \$5.9 Million. AECOM provided construction management services to the City of Baltimore. Francis performed quality control on all mechanical, electrical, site/civil and concrete work. Tracked all activities included in the construction schedule and reviewing monthly pay estimates submitted by the contractor. Updated contract documents and contract information in Primavera Contract Manager 14. Coordinated all construction work with plant operators while the plant was operational. Recorded monthly progress meeting minutes.



## Jerry Hall II, PE

SECTION MANAGER—SITE CIVIL

### REGISTRATIONS

Licensed Professional Engineer

- » IL #062.071123

### EDUCATION

BS Civil Engineering

- » University of Louisville, Louisville, KY (2014)

### YEAR JOINED THE FIRM

- » 2023

### SKILLS

- » AutoCAD Civil 3D
- » EPA SWMM
- » HEC-HMS

Jerry is a Licensed Professional Engineer with over 10 years of experience designing and managing site development projects throughout Illinois. He brings hands-on experience creating and teaching AutoCAD Civil 3D standards for more efficient plan production and design. He also has a vast knowledge of stormwater systems, proficiency in hydraulic modeling, and a passion for innovative solutions to archaic problems that advances sustainable futures.

## Relevant Project Experience

### Damen Green Line Station *Chicago Transit Authority, Chicago, IL*

PROJECT MANAGER

This new station will serve the west side of Chicago, featuring a large public plaza at the corner of Damen Avenue and Lake Street, a glass-heavy architectural design, and an enclosed pedestrian bridge. Milhouse's scope includes coordination between the concurrent Lake Street renovation project and advance foundation package; preparation of plans, utility coordination, and coordination of streetscape exhibits and plans; design for ADA, drainage layout, lighting, plumbing, HVAC systems, and underground traffic control plans; and regular attendance at design and client meetings. The project scope also includes managing the construction administration phase to deliver a successful project for CDOT and CTA. Jerry regularly attended OAC meetings to resolve outstanding construction issues and managed the civil and MEP review of submittals and respond to RFIs.

### Art In Motion *Chicago, IL*

PROJECT MANAGER

The renovation of an existing warehouse to expand the school footprint and student population. Site engineering included the preservation of an existing sewer main transversing the building and providing an improved wye connection to city sewer main. Improvement to the parking lot flooding by designing a subsurface stormwater detention system to handle the 100-year storm. Earthwork calculations provided to balance the site and save costs on potential haul off.

### Moody Culbertson Hall *Chicago, IL*

PROJECT MANAGER

Reviewed sewer televising report and made recommendation to replace based on findings. Provided sizing calculations and lead the permitting process through City of Chicago for two new sewer connections to resolve collapsed sewers.

### High Bay Facility *University of Chicago, Chicago, IL*

PROJECT ENGINEER

New construction High Bay Facility building on an approximately 17,500 sq. ft. property at the southwest corner of 56th Street and Maryland Avenue. Site work includes adjacent City parkways as well as new City alleys and curb cuts to accommodate project loading and trash management operations. Stormwater management meets City of Chicago requirements for detention and volume control via an underground, cast in place, concrete tank beneath the building, engineered by the structural engineer in coordination with stormwater calculations. The building achieved LEED Silver upon completion.

### Read Dunning School *CPS, Chicago, IL*

PROJECT ENGINEER

Engineered the site's demolition, paving/dimension control, grading/earthwork, drainage, utilities and stormwater management. Also provided input as to athletic field, parking layout, and roadway circulation recommendations, requirements and best practices.

**Mechanical Engineering Building** *University of Illinois Urbana-Champaign, IL*

**PROJECT ENGINEER**

Completed site civil engineering services associated with the planned development of the Mechanical Engineering Building at the University of Illinois at Urbana-Champaign from conceptualization through construction administration. The project renovated the existing MEB and adding a building addition to the east of the existing building, with new entrance plaza and staircase. The Green Street frontage is improved with landscape; the Mathews Avenue frontage improved with landscape, bike racks and new entrance walk and small plaza.

**Rubenstein Forum** *University of Chicago, Chicago, IL*

**PROJECT ENGINEER**

The construction of a new forum for the University of Chicago required designing a site for a multi-story building that coordinated with other construction projects in the area, including the Mott Building demolition and the Keller Center. Worked on stormwater calculations to determine the detention requirements for the site based on the effects of the building footprint and the surrounding bosque and parking lot. Also spent time modeling routes to determine the efficacy of trucks and limousines attempting to access the building through a variety of driveway layout options.

**Brooks Homes Civil Infrastructure** *Chicago Housing Authority, Chicago, IL*

**PROJECT MANAGER**

This project is to improve and replaces all underground civil infrastructure within and connected to the structures on the Brooks Homes campus, as well as the underground civil infrastructure under the S. Laflin vacated street area. The stormwater management system was designed to meet or exceed the City of Chicago Stormwater Ordinance requirements as well as the City of Chicago Landscape Ordinance and all other applicable regulations. The project provides environmentally sustainable design and operations, and passive green space and access to walkways for residents that live at or adjacent to Brooks Homes.

**Regal Mile Studios** *Dakota Development/Regal Mile Ventures, LLC,*

*Chicago, IL*

**PROJECT MANAGER**

A 300,000 sq. ft. state-of-the-art film studio campus. This redevelopment requires removing two existing streets with old utility infrastructure. The proposed buildings include six new studio buildings, two mills, a café, flex space, offices, and a green room. The site improvements include two new parking lots/flex spaces and loading berths capable of handling heavy-duty vehicles and equipment. The project is considered a regulated development and will be required to meet the Chicago Stormwater Ordinance for rate and volume control. The proposed solution includes a combination of subsurface detention and BMPs, as well as new wet and dry utilities to serve the campus. The site includes MEP/FP systems for all buildings with an integrated building automation system that provides an environment suitable for film production—able to quickly adjust for noise levels, equipment shutdown periods during filming, and other factors. All MEP systems are designed to meet the latest codes and Cinelease standards. Packaged rooftop units and exhaust fans will provide HVAC for all the buildings, with miscellaneous cabinet heaters and split system AC units—used as needed.

**Gately Park Field House** *Chicago Park District, Chicago, IL*

**PROJECT ENGINEER**

Civil engineering services associated with the planned new construction of a track and field fieldhouse. Site program elements include new vehicle drop off, open space, and the relocation and design of two softball fields, one baseball field, and three soccer fields. Design of the grading to minimize excavation and haul-off for the site while providing proper drainage to new storm facilities. Coordinate new utilities, both wet and dry, to minimize existing impacts to trees and provide proper separation from the various utilities on site.



## Joshua Kucera

IT SERVICE DESK TIER II ADMINISTRATOR

### EDUCATION

AS Computer Science and Philosophy

- » Kirkwood Community College, Iowa City, IA (2005)

### YEAR JOINED THE FIRM

- » 2022

### SKILLS

- » Network Administration
- » DHCP
- » VPN
- » MFA Support
- » Desktop Support
- » SCCM
- » Customer Service
- » DNS Administration
- » Troubleshooting Licensing
- » Windows Server
- » Mac OSX
- » Linux
- » Android
- » iOS Active Directory
- » Microsoft Exchange
- » Office 365
- » Virtual Machines (VMWare)
- » Citrix
- » Cisco AnyConnect
- » VMWare VSphere
- » Microsoft Azure
- » Microsoft Exchange
- » LAN
- » TCP/IP
- » Network Support
- » Help Desk
- » Technical Support
- » System Administration

Joshua is an I.T. professional and life-long learner with a passion for helping others by solving puzzles. He has seven years of experience with Mac OSX support, 10+ years of experience with Windows support, more than five years of experience with iOS support, and 10+ years of experience with desktop and technical support.

## Relevant Project Experience

### Milhouse Engineering and Construction, Inc. Chicago, IL

IT SERVICE DESK TIER II ADMINISTRATOR

Provides advanced technical support for engineering and corporate staff across multiple offices, resolving escalated hardware, software, and network issues in a fast-paced AEC (Architecture, Engineering, and Construction) environment. Supports industry-specific applications (e.g., AutoCAD, Revit, Bluebeam) and ensures optimal workstation performance for project teams. Manages user accounts, group policies, and permissions using Active Directory, Microsoft 365, and other enterprise tools.

## Previous Experience

### HBK Engineering Chicago, IL

HELPPESK TECHNICIAN (MAR 2021-SEP 2022)

Engineering focused on energy infrastructure. Responsible for administering the license server, end-user support, and network support.

- » Supported more than 800 engineers, survey technicians, utility locators, and executives
- » Administered user accounts in Active Directory and Office 365, on-prem and in the cloud
- » Maintained SLA, triaging business-critical tickets while ensuring tickets are created for all incoming calls and requests. Escalate to Quanta support via ServiceNow when necessary
- » Image and deploy user machines for local and remote users across the country
- » Assisted the System Administrator in managing servers through VMware: Vsphere and VCenter

### Globetrotters Engineering Corp Chicago, IL

NETWORK ADMINISTRATOR (FEB 2020-DEC 2020)

Civil Engineering for municipal clients, including the City of Chicago. Responsible for the administration of all servers, including data servers amounting to over 15TB of project data, mail archive, license servers, etc.

- » Led the company transition to Microsoft Azure, which involved the transfer of over 15 TB of network files and 10+ on-premise hosted servers to Microsoft Azure Cloud services.
- » Held a lead role in starting device provisioning policy through Intune.
- » Worked with inspectors and the client for Chicago's leading private funder for low-income housing assistance to create and modify an inspection data-entry website to replace the obsolete site before the Flash deadline.
- » Planned and implemented company-wide mileage tracking software for tax policy adherence
- » Administered and maintained Meraki configuration, including firewalls, WAPs, and VPN.
- » Isolated company-wide loss of access to project servers across 10+ datastores due to insufficient storage space. Planned and implemented consolidation and migration of more than 10 terabytes of data to a new datastore.

- » Shell Scripting
- » Operating Systems
- » PowerShell
- » SharePoint
- » IT Support
- » Remote Access Software

#### ADDITIONAL LANGUAGES

- » Spanish
- » French—Intermediate
- » German—Beginner
- » Czech—Beginner

### Globetrotters Engineering Corp *General Helpdesk Support*

#### HELPDESK TECHNICIAN (AUG 2019–FEB 2020)

- » Assisted employees in email and other account recovery
- » Configured and deployed desktops, laptops, and mobile devices
- » Recovered lost data for employees using shadow copies or Linux backups
- » Restored data using FreeNAS and QNAP backups
- » Administration and support of all Microsoft Office 365 Suite applications
- » Support of all mobile devices through a range of generations and operating systems

### Apple, Inc.

#### SENIOR TECHNICAL SUPPORT ADVISOR (NOV 20133–FEB 2019)

Global Technology Company, an Industry Leader in Customer Service, supported complicated technical issues and difficult customers.

- » Received escalation of complex technical issues that Tier 1 was unable to resolve
- » Received escalation of customers who are too upset, frustrated, or angry for Tier 1 advisors to assist
- » Escalated cases to engineering when unable to resolve them myself, using thorough and clear documentation of the issue
- » Communicated with engineering to understand root causes that I might relate this information to customers in a timely and clear manner
- » Authority to make decisions on returns and exchanges up to and including the highest-priced devices Apple offers

### Apple, Inc.

#### TECHNICAL SUPPORT ADVISOR (NOV 2012–NOV 2013)

Troubleshooting and customer service.

- » Assisted customers with basic troubleshooting of all Apple products
- » Maintained the world-renowned customer service and customer satisfaction
- » Escalated excessively angry, frustrated, or verbally abusive customers to Tier 2 whilst always maintaining composure and utmost professionalism
- » Thoroughly documented all cases in the internal proprietary reporting system



## Andrew Sourour, MBA

DIRECTOR OF PROJECT FINANCE AND GOVERNANCE

### EDUCATION

Master of Business Administration,  
Finance

- » University of Illinois at Chicago,  
Chicago, IL (2024)

BS Finance

- » University of Illinois at Chicago,  
Chicago, IL (2018)

### YEAR JOINED THE FIRM

- » 2024

Andrew has over six years of experience in financial management and project controls in the Energy and Utilities sector. He has a proven track record of managing projects from start to finish, ensuring accurate revenue forecasts and effective cash flow management. Andrew is skilled at translating complex technical and industry information into clear financial insights that foster innovation and teamwork. He has overseen more than \$40 million in long-range planning (LRP) financial metrics and led initiatives related to financial tracking, client requirement implementation, and project analysis. His efforts have improved financial management processes, helping project teams make well-informed, data-driven decisions.

## Relevant Project Experience

### KDM Engineering LLC *Chicago, IL*

#### CONSULTING SUBCONTRACTOR/FINANCE LEAD (2023–2024)

- » Managed and oversaw a project portfolio budget of \$40 million comprised of 10 key projects for a fortune 100 Utility Client. Analyzed and reported on project financials, risks, and variances, providing guidance and recommendation on budget correcting actions and opportunity identification.
- » Developed and implemented a comprehensive monthly financial overview tracker for tracked projects, highlighting variance between latest estimates, forecasts, and actuals to enable strategic adjustments by client.
- » Leveraged PowerBI to revitalize financial trackers for enhanced efficiency and accuracy through streamlined tracking of reported actuals, improving financial reporting and analysis processes.
- » Led the financial segment of weekly portfolio meetings with client leaders, delivering updates on each project's financial status with a lens on adherence to budgetary constraints and discussing known variances.

#### FINANCIAL ANALYST (2023)

- » Managed a \$15 million budget across two separate financial trackers for distinct projects within a portfolio, ensuring accurate tracking and reporting of financial performance.
- » Utilized PowerBI for monthly tracking of all accruals, capturing detailed financial data to enhance the accuracy of financial reporting and analysis.
- » Actively engaged in meetings with project stakeholders to deliberate on financial forecasts and actuals, enhancing project efficiency, cost management, and profitability.
- » Collaborated with project managers to identify risks and opportunities; determined and confirmed the necessary adjustments to the project budget.

#### SR. ACCOUNTANT (2023–2024)

- » Oversaw companywide payroll processing for 100+ employees including salaried and hourly.
- » Managed the company's credit facilities including a \$1.5 million line of credit and ensured timely payments to minimize interest expense.
- » Assisted with ERP system implementation with bank reconciliations, accounts receivable and accounts payable modules. This resulted in increased accuracy and efficiency of data entry and financial reporting.

- » Created and implemented standard operating procedures improving new accountant onboarding for accounts receivable and purchase to pay processes.
- » Reduced time required to complete month-end close process by 20% with improved accuracy by streamlining journal entry creation, account reconciliation and financial statement review processes.

#### **STAFF ACCOUNTANT II (2019-2022)**

- » Managed \$1m+ in monthly energy and utility client receivables and optimized process for automated invoicing via ERP.
- » Managed \$750k monthly in accounts payable between payroll, ACH payments for rent & vendor invoices, allowing for accurate and timely payments.
- » Processed and reconciled expense reports for all employees monthly and created checks for employee reimbursables and ensure timely payment.

#### **Ninette Corporation *Chicago, IL***

##### **PROPERTY MANAGER AND FINANCE MANAGER (2016–2024)**

- » Managed financial operations by collecting rent and fees, overseeing property finances, and ensuring timely payment of taxes, HOA fees, insurance premiums, and maintenance costs.
- » Enhanced property occupancy and tenant satisfaction through strategic advertising, employing leasing agents for tenant acquisition, conducting thorough property inspections, and swiftly addressing tenant complaints and rental violations.

#### **Kuwait Oil Company *Ahmadi, Kuwait***

##### **INTERN, FINANCE AND ACCOUNTING (2015–2016)**

- » Assisted in a collaborative analysis of competitive pricing, working with Finance, marketing, and administration leads, to recalibrate physician consultation fees in alignment with market trends.
- » Managed payroll for 20+ doctors, assisted in monthly financial reconciliations, and documented finance projects, streamlining financial operations and enhancing operational transparency within the organization.



## Frances Lampson

DOCUMENT CONTROL COORDINATOR

### EDUCATION

BA Communication

- » Truman State University, Kirksville, MO (2006)

### YEAR JOINED THE FIRM

- » 2022

**Frances is knowledgeable on the EBB and flow of intensity in the Studio ORD project with the capacity to adjust accordingly.**

She is a highly effective communicator with the ability to quickly adapt to the ever-changing needs of the project.

## Relevant Project Experience

*O'Hare Global Terminal (OGT) CDA, O'Hare International Airport, Chicago, IL*  
DOCUMENT CONTROL COORDINATOR

Milhouse is transforming O'Hare International Airport with its impressive 2.2 million square foot O'Hare Global Terminal (OGT) design, our second major renovation project at O'Hare. Milhouse is applying its engineering excellence to the project's structural and MEP systems, striving for seamless operation and energy efficiency. The team is developing a comprehensive fire protection strategy, including various sprinkler systems while working on the mechanical systems to ensure safety, precision, and reliability. In addition, we are actively utilizing Building Information Modeling (BIM) to assist in managing construction phasing, demolishing existing structures, and integrating new components. (June 2019–Present)

## Previous Experience

*2IM Chicago, IL*  
DOCUMENT CONTROL SPECIALIST

- » Performed document transmittal through Newforma and retrieval per request
- » Filed, organized, and maintained files in their appropriate form and location in Egnyte
- » Maintained and updated meeting minute tracker for client submission
- » Prepared and formatted meeting agendas
- » Scheduled and maintained meetings through Outlook and Studio ORD Teams calendars
- » Assisted with month-end report duties
- » Procured weekly schedule for Principals prior to project manager meetings
- » Assisted in the creation and transmittal of memorandums
- » Documented, processed, assigned, and managed action items
- » Documented meeting minutes and produced formal minutes for approval by the project manager
- » Performed auditing of document control processes, procedures, and file systems

*SCB (Studio ORD) Chicago, IL*  
RECEPTIONIST

- » Worked in tandem daily with document control to support fluctuating needs and assisted with overflow as needed
- » Trained internally on template creation to assist in document control
- » Scheduled and coordinated internal/external meetings via conference rooms, Teams, and GoToMeetings following internal document control procedure.
- » Managed office functions including records, reports, filing, and invoices.
- » Maintained annual budget spreadsheet for office and kitchen expenses, PTO calendar, business directory, etc.
- » Monitored, ordered, and replenished office and kitchen supplies.
- » Provided support and resources for 67 Studio ORD members on additional projects.



## Beverly Thomas

DOCUMENT CONTROL TECHNICIAN

### EDUCATION

Psychology and English Courses

- » Northwestern University, Evanston, IL

### Journalism Certificate

- » Roosevelt University, Chicago, IL

### Secretarial Program Certificate

- » Robert Morris College, Chicago, IL

### YEAR JOINED THE FIRM

- » 2019

### CERTIFICATIONS

- » Illinois Notary Association, Notary Public
- » Journalism Certificate from Roosevelt University, Chicago, IL

Beverly is a Document Controls Technician with extensive experience in Record Management. She can multi-task in a quick-moving environment and has excellent communication, organization, and time management skills.

## Relevant Project Experience

### Bermuda Water/Wastewater Plant and Infrastructure Improvement *Bermuda Land Development Company Ltd., St. George's, Bermuda*

#### DOCUMENT CONTROL COORDINATOR

Milhouse provided engineering support services to the Water and Sewage Facilities Program, under the supervision of the Ministry of Public Works. Milhouse also supported capital projects related to improving collection systems, conveyance systems, treatment plans, pumping stations, SCADA/telemetry systems, and auxiliary systems for potable water, gray water, and wastewater. Within weeks of being awarded this project, Milhouse was able to document existing conditions, perform condition assessments, prioritize needs based on the available budget, review design documents to provide value-engineering and energy-reduction opportunities, establish maintenance-management procedures, and improve the ease and safety of systems operations. Beverly oversaw all document control for this project including submittals, keeping track of records, meeting minutes, and coordinating with all stakeholders any documentation that was necessary for execution. She maintained the balance of communication with all project team members to ensure that all project documentation was in order and completed.

### Residential Sound Insulation Program *Chicago, IL*

#### PROJECT COORDINATOR

The RSIP has currently updated the sound insulation of over 21,500 homes surrounding Chicago's O'Hare and Midway Airports since 2004. This \$574-million program (through 2022) has provided acoustical windows and doors, providing sound insulation to these homes. Milhouse is a partner of the joint venture that provides sound insulation for homes near O'Hare and Midway airports. The JV provides acoustical technicians, project managers, customer service representatives, project inspectors, installation contractors and support staff for the program. Beverly's responsibilities include schedule management, cost management, quality management, and contract administration.

### O'Hare Global Terminal *CDA, O'Hare International Airport, Chicago, IL*

#### DOCUMENT CONTROL COORDINATOR

At 2.2 million square feet, the new O'Hare Global Terminal (OGT) will be one of the largest, most cutting-edge terminals in the nation. It will dramatically improve the first impressions of tens of millions travelers who visit Chicago every year. Milhouse is responsible for the design of the following: a mechanical hydronic piping system, including heat exchangers, circulation pumps, and the main utility backbone for the O'Hare remote concourses; a fire protection system, which will include deluge, dry-pipe, clean-agent, and traditional sprinkler systems; a fire alarm system; a lightning protection and grounding system; a power distribution design, including a branch circuit and lighting for the OGT Head of House. Beverly's responsibilities included the implementation and training of document controls software [Egnyte, Newforma, and eBuilder], maintaining a computer database of all filed documentation that ensures fast retrieval of documents, timely distribution of the latest revision level documentation to all appropriate users, and met multiple and simultaneous deadlines while demonstrating the ability to work with team members as well as independently.

## Chicago Cultural Center Building Assessment *Chicago, IL*

### DOCUMENT CONTROL TECHNICIAN

Milhouse provided a Critical Inspection Assessment Report with recommendations and specifications for repairs of all Mechanical, Electrical, Plumbing, and Fire Protection systems in the Chicago Cultural Center Building. Milhouse surveyed and inspected all of the MEP and Fire Protection systems on each floor, documented its existing conditions, developed an energy model to create an efficient HVAC system, performed a preliminary power system analysis, and provided a detailed report of the systems the client with schematic layouts for proposed system upgrades.

## Previous Work Experience

### 2IM Group, LLC *Chicago, IL*

#### CONTRACT ADMINISTRATOR (JUNE 2018–JUNE 2019)

### Cotter Consulting, Inc. *Chicago, IL*

#### SENIOR PROJECT COORDINATOR (MARCH 2016–JUNE 2018)

### Hallet Movers for the University of Chicago Movement Management Program

#### SENIOR PROJECT COORDINATOR (MAY 2016–OCTOBER 2016)

Responsibilities included Inventory Management and Dock/Onsite Management; attending internal and external project meetings; building on Hallett's in-house database for inventory management; working closely with the Warehouse Supervisor and Union staff to ingest all shipments, including requested record management; maintaining copies of all documentation for audit tracking purposes; working with the Attainia database system; following up on all claims; directing and organizing all Handling Out activities needed to redeliver goods and materials to the Owner's project site; and collecting all operating manuals, maintenance manuals, warranty cards, etc.

### Public Building Commission of Chicago *Chicago, IL*

#### CONTRACT ADMINISTRATOR (JUNE 2015–MAY 2016)

Change Management responsibilities involved managing change order processing, receiving and reviewing change orders from Project Managers, making corrections and submitting draft Change Order packages to Chicago Public Schools. This also included preparing for Roundtable meetings by scanning, printing, and distributing Change Order copies, preparing agendas, taking notes, updating and maintaining the Program Wide Change Order Log, monthly audits, and reviewing change orders entered in change management for approval dates. Upon closeout, Beverly maintained the Closeout Summary Report and assisted with the financial reconciliation of projects, as needed.

### Public Building Commission of Chicago *Chicago, IL*

#### SENIOR PROJECT ADMINISTRATOR (MARCH 2015–JUNE 2015)

Worked closely with and took direction from a Project Manager/client management and participated in schedule and cost management, contract administration, and document controls.

### Rehabilitation of the Institute of Chicago Project Office *Chicago, IL*

#### DOCUMENT CONTROLS MANAGER (OCTOBER 2014–MARCH 2015)

Assisted in extracting information from RFPs; managed consultant selection documents; uploaded documents into eBuilder and SharePoint. Worked with PM and RIC Legal in finalizing contracts, amendments, change orders, and proposed change items; generated contracts, amendments, change orders, and proposed change items for signature; e-file; distributed originals; uploaded commitment into eBuilder Cost Module, RIC's SharePoint site and submitted for approval. Assisted in generating the Monthly Owner Report, CR Log, Agreement Matrix, and Proposed Change Item Log; handled distribution and filing into eBuilder and SharePoint.



## Aaron Crater

LEGAL ASSISTANT

### EDUCATION

BA Business Administration,  
Major—Management & Org.  
Behavior/Operations Management,  
Minor—Political Science

- » Benedictine University, Lisle, IL (2024)

### YEAR JOINED THE FIRM

- » 2021

### SKILLS

- » Legal Operations
- » Legislative Research
- » Contract and Document Management
- » Tech Support
- » Critical Thinking
- » Cross-team Collaboration
- » Organizational Governance

Aaron brings a strong combination of legal, operational, and organizational expertise. Known for his attention to detail, analytical thinking, and cross-team collaboration, Aaron ensures that contracts and supporting documentation are accurate, compliant, and efficiently managed.

## Relevant Project Experience

### Aldermanic Intern for the 7th Ward *City of Chicago, IL*

#### INTERN (2024)

- » Assisted Alderman Greg Mitchell with city council and committee meetings, gaining firsthand insight into municipal governance and legislative processes.
- » Reviewed and advised on city ordinances, contributing to legislative development and policy formulation to address community needs and regulatory requirements.
- » Completed daily administrative tasks including data entry and document management, ensuring efficient and sustainable office operations.

### Milhouse Engineering and Construction, Inc. *Chicago, IL*

#### LEGAL INTERN (2021–2023)

Assisted the Legal Department in completing tasks corresponding with the Company's main exigencies.

- » Drafted and reviewed contracts, legal correspondence, and board meeting minutes; supported litigation and document retention processes,
- » Retrieved and maintained business insurance specifications and licenses; conducted legal research and wrote legal memoranda,
- » Prepared meeting materials, maintained calendars, and monitored deadlines; coordinated cross-departmental assignments and worked with outside counsel and insurance brokers to fulfill documentation requests,
- » Developed organizational strategies for legal documentation, improving accessibility and compliance within the Company's corporate governance and legal network systems.

### SLG Innovation *Chicago, IL*

#### HELP DESK IT TECHNICIAN, INTERN (2020)

Provided Level 1 Help Desk Support Services for Homewood-Flossmoor High School; supporting the remote access services for faculty and students within the district and remote locations.



## Cynthia Zelazquez

SENIOR PEOPLE AND CULTURE  
BUSINESS PARTNER

### EDUCATION

BA Spanish, Minor—Latino Studies

- » Indiana University, Bloomington, IN (2013)

### YEAR JOINED THE FIRM

- » 2019

Cynthia is a dedicated human resources professional with over a decade of experience supporting workforce development, employee engagement, and organizational operations. She holds a Bachelor's degree in Spanish with a Minor in Latino Studies from Indiana University Bloomington and joined the firm in 2019. Known for her strong communication skills, cultural awareness, and collaborative approach, Cynthia excels at building positive workplace relationships and ensuring that organizational policies and people-centered practices align to foster engagement, inclusivity, and retention.

## Relevant Work Experience

### Industrial Steel Construction Gary, IN

#### HUMAN RESOURCES ADMINISTRATIVE ASSISTANT (2018–2019)

- » First point of contact for employee issues and needs
- » Organizing and maintaining various filing systems of confidential employee records
- » Assist HR Manager with resume/application tracking & sorting, scheduling interviews with HR and/or department supervisors
- » Coordinates and schedules drug testing, background checks, and physical examinations for new hires and current employees
- » Processing of new hires

### Jewish United Fund Chicago, IL

#### HUMAN RESOURCES ASSOCIATE (2014–2018)

- » Lead new employees through New Hire Orientation
- » Processing of all insurance enrollments/changes for new, current, terminated, and retired staff
- » Coordinate wellness program
- » Maintain the UltiPro dashboard with current information
- » Update company organizational chart
- » Plan birthday parties for department

#### HR ASSISTANT (2015–2018)

- » Administration of the J-Learn Program and jHealth Program
- » Responsible for the ongoing day-to-day functioning of the department
- » Provide support (secretarial and otherwise) to Vice President of Human Resources and the Associate Vice President of Human Resources
- » Responsible for committee mailings and meeting preparations

#### HR FLOATER/SECRETARY II (2014–2015)

- » Responsibilities in all departments as assigned
- » Compose and produce documents in accordance with established policy and procedure
- » Answers telephone, takes messages and responds to routine inquiries or obtains information



## Yi Su, PhD, PMI-SP, SQM-C

PROJECT SCHEDULING SPECIALIST

### EDUCATION

PhD Civil Engineering with emphasis in Construction Management

- » Dissertation—Unified Quantitative Modeling for Integrated Multi-objective Project Management with Singularity Functions, The Catholic University of America (2017)

MS Engineering

- » Chongqing Jiaotong University (2009)

BS Construction Management

- » East China University of Science and Technology (2005)

### YEAR JOINED THE FIRM

- » 2024

### CERTIFICATIONS

- » PMI Scheduling Professional (PMI-SP)
- » Construction Quality Management for Contractors (CQM-C)

### SOFTWARE

- » Primavera P6
- » CM14
- » Microsoft Word
- » Microsoft Excel
- » Power BI
- » PowerPoint

Yi is an experienced program director, scheduler, and project engineer with over seven years experience in project management, scheduling, process optimization, and resource management. He excels at developing and maintaining complex schedules, optimizing workflows, and managing resources and cash flow for large-scale projects. His comprehensive skill set includes project controls, cost estimation, QA/QC, and strategic planning, ensuring successful project delivery and alignment with operational goals.

## Relevant Project Experience

### DC Water Program Management *Water Smart Alliance, Washington, DC* PROJECT SCHEDULER

Provides scheduling and project controls support for DC Water programs, focusing on management of the Capital Improvement Program (CIP). Yi collaborates with clients and internal teams to develop comprehensive project schedules, monitor progress, and identify potential risks. Develops new Work Breakdown Structures (WBS) for PDB (Progressive Design-Build), CMAR (Construction Manager at Risk), and DBB (Design-Bid-Build) projects. Supports the creation of Power BI dashboards to enhance data visualization for scheduling, GIS data integration, and disbursement tracking. Yi actively participates in stakeholder meetings to ensure alignment on project objectives and timelines, and oversees data cleaning, transformation, and integration to ensure accurate reporting and effective dashboard functionality. (November 2024–Present)

## Previous Experience

### Smart Cities Construction Management MS Program at Rochester Institute of Technology *Rochester, NY* PROGRAM DIRECTOR (2021–2024)

Provided strong leadership and project management skills in the development and delivery of academic courses. Taught key courses such as contracts and specifications, construction cost analysis and management, and capstone design, providing students with a robust understanding of construction management principles. Facilitated collaboration among diverse teams and managed various projects. Oversaw the strategic direction and implementation of a \$2 million project focused on building pathways to infrastructure jobs. This initiative is designed to create a skilled workforce ecosystem to support the transportation infrastructure needs of the Washington DC Metro Area. Responsibilities included coordinating with local workforce development boards, associations, and employers, facilitating training programs, and ensuring the alignment of project objectives with industry demands. Enhanced workforce readiness and economic growth in the region through comprehensive project planning, stakeholder collaboration, and proactive problem-solving.

### WMATA Tunnel Grouting Program *SZ PM Consultants, MD, DC, VA* SCHEDULE ENGINEER (2019–2020)

Responsible for creating and maintaining detailed project schedules, monitoring and reporting on project status, and analyzing schedules to identify key risks and milestone impacts. Developed accurate duration estimates for construction activities based on tunnel grouting methods and production rates. Conducted “what if” scenarios and sensitivity analyses to explore alternative sequencing and mitigate delays. Performed claims analyses, evaluating contractor claims, delay costs, and time impacts. Integrated cost and schedule data using Earned Value Analysis to determine project status. Reviewed contractor schedule submittals, including baseline and progress updates, ensuring alignment with project goals.

### **DC Water Raw Wastewater Pumping Station Project and Filtration Influent Pumps 1–10 Replacement** *Washington, DC*

#### **SCHEDULER/CLAIM ANALYST (2019–2020)**

Responsible for tracking and analyzing Time Impact Analyses (TIAs) and reviewing monthly schedule submittals from the contractor. Meticulously analyzed change orders and claims to ensure accurate project scheduling and risk management.

### **Amtrak Track 22 Rehabilitation at Washington Union Station** *Washington, DC*

#### **SCHEDULER (2019–2020)**

Developed and maintained the Project Master Construction Schedule, incorporating all third-party and force account work activities. Reviewed and resolved scheduling issues, recommended approval of the general contractor's preliminary and monthly construction schedule submittals. Conducted change management schedule analysis, prepared schedules for change orders, and made recommendations to the client on the impacts of these changes. This role required meticulous planning, proactive problem-solving, and effective communication to ensure alignment with project goals and timely project delivery.

### **Water Program Management at DC Water** *Washington, DC*

#### **PROJECT ENGINEER/SCHEDULER (2018–2019)**

Responsible for forecasting, monitoring, and controlling the performance of schedules and cash flow for water system facilities, including pumping, storage, transmission, and distribution systems. Created and managed comprehensive reports and databases using Primavera P6, ensuring quality control for schedules submitted by project managers, producing monthly update reports, incorporating project manager corrections, and generating KPI reports to monitor actual status. Developed a Visual Basic system for what-if analyses, allowing for the manipulation of start/finish dates and costs of activities, loading different cost curves, and visualizing their effects on schedule and cost profiles to address the limitations of the existing P6 database. This innovation enabled decision-makers to explore various scenarios and make informed decisions. Enhanced scheduling and task plan management efficiency by developing two specialized databases (process improvement): the CIP comparison database, which imported data from P6 to automatically generate various reports, and the task tracker database, which monitored the time and budget of task plans, submittals, and deliverables, creating automatic reports to streamline project management processes.

### **Transform I-66 P3 Project** *RBA Engineering, VA*

#### **FIELD ENGINEER INTERN**

Erosion and sediment control installation and maintenance project. Responsible for recording, monitoring, and forecasting materials used on a biweekly basis, tracking activities to minimize waste. Developed an automatic procedure to record daily reports from a tablet and export data to a database, which tracked costs, forecasted material orders, and automatically created invoices and payrolls. Required meticulous planning, data management, and process improvement to ensure project efficiency and cost-effectiveness.



## Diana Gaziyeva, PMP, PMI-SP

ASSISTANT PROJECT MANAGER

### EDUCATION

MS Electrical Engineering

- » Azerbaijan State Oil Academy, Baku Azerbaijan

BS Electrical Engineering

- » Azerbaijan State Oil Academy, Baku Azerbaijan

### YEAR JOINED THE FIRM

- » 2021

### CERTIFICATIONS

- » Project Management Professional (PMP)
- » Project Scheduling Professional (PMI-SP)

Diana is a project scheduling professional with over eight years of experience building cross-functional teams through solid client development and communication skills, community interaction, and involvement. Adaptable to working independently, she thoroughly understands construction management scheduling, including pre-construction activities and labor management. In addition to outstanding internal and external communication skills (verbal and written technical correspondence) on project-related scheduling issues, she brings strong technical expertise in P6 scheduling programs to create and maintain schedules. Diana is knowledgeable in project controls, progress monitoring, scheduling, planning, budget development and analysis, cash flow, and forecasting.

## Relevant Project Experience

### ORD 21 O'Hare Global Terminal (Task 4A and 4C) *CDA O'Hare International Airport, Chicago, IL*

#### ASSISTANT PROJECT MANAGER

For the O'Hare Global Terminal (OGT) Milhouse has collaborated with Syska Hennessey Group (SHG) for the MEP/FP portion of the project. Milhouse is responsible for the design of the following: mechanical hydronic piping system including heat exchangers, circulation pumps, and main utility backbone for O'Hare remote concourses; low and high-temperature hot water and chilled water to the air handling units, heat exchangers, and in-floor heating and cooling system; fire protection system that will include deluge, dry-pipe, clean agent, and traditional sprinkler systems; fire alarm system; power distribution and branch circuit feeders for the OGT Head of House; lightning protection and grounding system.

### Grit, Screenings, and Primary Facilities Upgrades *DC Water, Washington, DC*

#### SCHEDULER

The primary objective of the Screenings, Grit, and Primary Facilities Upgrades project was to evaluate and rehabilitate the existing electrical equipment and facilities to provide another 20 years of reliable service. Portions of these facilities have been subjected to hydrogen sulfide degradation, resulting in the need for improvement, repair, and replacement. Milhouse is also responsible for developing construction schedules, project cost estimates, and Power System Analysis.

### Bermuda Water/Wastewater Plant and Infrastructure Improvement *Bermuda Land Development Company, Ltd, St. George's, Bermuda*

#### SCHEDULER/COST CONTROLLER/ADMINISTRATION

Milhouse provided engineering support services to the Water and Sewage Facilities Program, under the supervision of the Ministry of Public Works. Milhouse also supported capital projects related to improving collection systems, conveyance systems, treatment plans, pumping stations, SCADA/telemetry systems, and auxiliary systems for potable water, gray water, and wastewater. Within weeks of being awarded this project, Milhouse was able to document existing conditions, perform condition assessments, prioritize needs based on the available budget, review design documents to provide value-engineering and energy-reduction opportunities, establish maintenance-management procedures, and improve the ease and safety of systems operations. Diana prepared documents for polishing a wastewater treatment plant, flushing the water pump station in this plant, and flushing the water main to a nearby reservoir. The firm also tendered documents for the piping and telemetry design of the entire wastewater system.



# JAMIE WALDO

## Assistant Vice President



### CAREER SUMMARY

Jamie Waldo is a Senior Environmental Scientist in WSP's Chicago, Illinois office with 20 years of experience as a project and task order manager for the United States Postal Service. Her work involved management and coordination of environmental compliance, industrial hygiene, environmental due diligence, and remedial investigation efforts. Jamie's project work regularly includes indoor air quality, asbestos/ lead and mold assessments and abatements; facility assessments; Phase I and II environmental site assessments; Resource Conservation and Recovery Act compliance and permitting; National Environmental Policy Act investigations; emergency response, planning, and preparedness; hazardous materials management, oversight, and reporting; and facility compliance. Her facility compliance work often involves tasks like Emergency Planning and Community Right-to-Know Act compliance, permitting, spill prevention control and countermeasure plans, pollution prevention, stormwater pollution prevention plans, and National Pollutant Discharge Elimination System permitting.

### Years with the firm

11

### Years total

20

### Areas of practice

Phase I Due Diligence, Industrial Hygiene, Environmental Monitoring, Emergency Response and Planning

### Languages

English

### EDUCATION

BS, Biology/ Marine Sciences, San Diego State University 2004

### PROFESSIONAL EXPERIENCE

- U.S. Postal Service Emergency Planning, Response, and Recovery Services, Nationwide: Current Project Manager and environmental specialist for multiple projects under the Emergency Preparedness Response and Recovery Services contract including emergency response, management, and cleanup of facility spills; preparation of spill prevention control and countermeasure plans; preparation of integrated emergency management plans, preparation of United States Environmental Protection Agency and state specific waste disposal profiles; preparation of environmental agency notice of violation responses; management and coordination of asbestos, mold, and lead abatement projects; management and coordination of indoor air quality projects; and other emergency and disaster-related assessment services. Jamie's regions of focus includes the United States Postal Service Great Lakes, Western, and Southern Areas, ranging in facility size anywhere from small, 300-square-foot leased facilities to large, 2,000,000-square-foot mail processing centers. WSP is continuing emergency planning, response, and recovery services for the United States Postal Service on an as-needed basis.
- U.S. Postal Service, Western Areas 1, 2, 3 and 4 Facilities contract for Environmental and Construction Services. Deputy Contract Manager. Manage and support overall program management while also managing projects and staff for projects conducted across 18 Western U.S. states, including Phase I/ IIs, USTs and aboveground storage tanks (ASTs) services, asbestos and lead-based paint (LBP), mold and IAQ surveys with some conducted on an emergency basis, primary drinking water sampling with analyses for lead and copper. Perform cleaning of oil/ water separators and acid neutralization pits as well as removals. Provides UST/ AST program management services. Sewer line evaluation and design services. Professional Services: Ongoing



**JAMIE WALDO**  
Assistant Vice President

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**OTHER WSP EXPERIENCE**

- Federal Emergency Management Agency - Non-Operational Tank Closures and Tank Management, Nationwide: Assistant Project Manager and environmental specialist responsible for assisting in the development, management, and implementation of a tank management program for the Federal Emergency Management Agency to assist in managing the large number of underground and aboveground storage tanks, as well as Federal Emergency Management Agency facilities or partners that have previously operated tanks in all 50 states. Jamie's responsibilities included historical research including file reviews, interviews, and database searches; development of a quality control project plan; state-specific sampling and analysis plans based on state-specific underground storage tank closure regulations; coordination of subcontractors, field work, and laboratory communication; analysis of analytical data; closure documentation; and final notifications to local agencies. She also provided quality assurance support for all deliverables.
- United States Postal Service - Hurricanes Florence and Michael Facility Assessments and Remedial Cleanups: Project Manager responsible for coordinating the emergency assessments and follow-up cleaning, abatement, and immediate repair efforts for 22 storm-impacted facilities ranging in size from 500 to 21,000 square feet, including mobilization of qualified asbestos and lead inspectors/ building assessors, structural engineers, hazardous materials cleanup specialists, and asbestos/ lead abatement contractors. The project utilized the United States Postal Service Facility Assessment Tool Checklist/ Post-Cleanup and Repairs Inspection Checklist procedures. Jamie's responsibilities included emergency coordination between assessors, contractors, United States Postal Service facilities, and lessors to ensure the timely cleanup and abatement of damaged building materials, repairs, and return of facilities to operational status with a limited impact to postal services in impacted communities.
- United States Postal Service - Phase I Environmental Site Assessment, Chicago, Illinois: Environmental Specialist responsible for completing a Phase I environmental site assessment for a nationwide client prior to a real estate transaction of an approximately 3,000,000-square-foot building. Jamie's tasks included coordinating site contacts, interviews, submittal of Freedom of Information Act requests, performance of SIs, draft report development, and development of final deliverables. The site assessments and completion of reports were required to be completed in a very short time frame. The project required the review of several previously prepared reports regarding asbestos and lead-based paint sampling. The project was essential for completion of a time-critical real estate transaction.
- United States Postal Service - Pittsburg, Kansas Main Post Office, Pittsburg, Kansas: Project Manager for this project, which involved assessing and rehabilitating damaged building materials and windows in a United States Postal Service-owned historical building and following State Historical Preservation Office guidelines for restoration. Multiple qualified contractors were coordinated to provide asbestos and lead removal, painting, flooring installation, documentation of historical features, specialty window design, as well as procurement and installation (39 windows) and door replacement. These services were provided at a United States Postal Service-designated Premiere Post Offices and the effort was considered a marquee project for historical preservation of United States Postal Service-owned properties.



## MICHAELANGELO HERNANDEZ, PE, PMP

*PMCM Local Business Leadership - Illinois*



### CAREER SUMMARY

Michelangelo has hands-on experience managing and delivering complex projects from inception to completion in buildings, site development, utility infrastructure, and other heavy civil related projects. It is common for him to serve on different scoped project consistently, which required the constant drive to solve problems. Mike's well-developed instincts, along with a dependable, straight-forward approach, bring out the best in teams and stakeholders. He is highly focused on developing teams, controls, and working relationships to build momentum behind thoughtful planning, getting everyone on the team working in one direction. Mike is accustomed to working on and managing multiple projects or activities concurrently. He is a sound negotiator and has worked with several contractors to build consensus and advance project progress. Mike also serves as the Vice President of Construction Management leading the Illinois construction management team for WSP.

**14 years total**

### Education

*B.S., Civil Engineering, University of Illinois at Champaign-Urbana, 2015*

### Professional Qualifications

*Licensed Professional Engineer: Illinois (062.071664)*

*Project Management Professional, PMP Number: 3423200*

### Certifications

*IDOT Documentation and Quantities*

*IDOT Erosion Control*

*IDOT Aggregates (5 day)*

### PROFESSIONAL EXPERIENCE

- Saint Anthony Hospital: **Owners representative** in construction management for the construction of a new 500,000 sq ft hospital within a 30 acres of vacant land in Little Village neighborhood in Chicago, IL. Mike was responsible in creating project controls like schedule and budget, as well as creating RFP's to onboard a design architect team, construction management team, and environmental remediation contractor. Mike reviews designs, change orders, and proposals for the projects, as well as performs site inspections.
- Amazon World Wide Retail Growth and Development: **senior project manager** that managed up to 25 projects from phase 1 preconstruction planning to phase 3 tenant improvement new shell construction and renovation construction completion of Amazon Fresh Grocery projects nationally. He acted as primary preconstruction manager for site due diligence, assisted real estate managers with lease execution, managed landlord schedules, designs, and coordinated landlord construction to meet all landlord obligations and lease/Amazon design requirements. He served as primary construction manager to review designs, qualify, bid, award, and build out the new construction and renovation construction interior tenant improvement to turnover to operations, facilities, tech, and launch teams. Collaborated with multi-disciplinary partners, including architects, engineers, landlords, contractors, technology, procurement, vendors, facilities, operations, real estate, legal, economic development, and launch teams throughout preconstruction and construction phases. Monitored project deliverables, budget, schedule, owner procured material, and cost and design change orders. Michaelangelo served as the first construction manager to score a 100% turnover and the first to lead the first 2 open store remodels in the national portfolio with multiple launch initiatives, and delivered on time, below budget, and without any affect to customer experience and sales.
- CDOT, Wells-Wentworth Connector Section 3, Chicago, Illinois: **assistant resident engineer** for the new half mile road connecting Wentworth Ave and Wells St through the 65 acre The 78<sup>th</sup> development. Construction activities including construction of two new rail road bridges operated by Canadian National with coordination with Metra and CSX signal departments as well as St Charles Airline Owners BNSF and UP, and replacement of the Metra Railroad Wye Track. The construction required multiple outages and phasing to not interfere with CN's operations. The project also consisted of a new roadway, bike path, landscape, private and public utilities, and signalized intersections.



## MICHAELANGELO HERNANDEZ, PE

*Project Manager*

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- CDOT, Albany Park Stormwater Diversion Tunnel, Chicago Illinois: **assistant resident engineer** for the construction of a 20-foot diameter storm water diversion tunnel running 150-feet below ground and 5,700-feet in length for the Chicago Department of Transportation. The project included the construction of a 30-foot diameter, concrete-lined inlet shaft with weir structure that intercepts over-flow storm water from the North Branch of the Chicago River and diverts it 5,700-feet to the east where a gravity fed 40-foot diameter outlet shaft distributes the excess runoff to the North Shore Channel. The diversion tunnel is being mined with a tunnel boring machine (TBM) and will be concrete lined. The outlet shaft included a pump station with submersible pumps that will discharge the tunnel at the end of each flood event.
- CTA, RPM Advance Utilities Relocation, Chicago, Illinois: **project controls** for a \$30 million project to remove and relocate civil, electrical, and communications infrastructure in dense northside neighborhoods of Chicago. This project spanned more than three miles of roadway and alley civil utilities relocation covering three aldermanic wards. Michaelangelo also assisted in creating a tool to monitor and track utility construction of multiple crews along the whole project limits to advise CTA on contractor progress. He coordinated with public and private agencies and aldermanic wards for traffic detours and construction sequence plans to reduce community impacts.
- Illinois Tollway, I-90 (Jane Addams Memorial Tollway), Arlington Heights Road to Oakton Street, Cook County, Illinois: **field engineer** for the roadway, retaining wall, and bridge reconstruction and widening for the three-mile long, \$100 million Illinois Tollway reconstruction and add-lane project. The project was completed in two phases by two different contractors. Phase I work included extensive retaining wall construction, an additional outside lane with full shoulder, and modification/reconstruction of two bridge structures in both the northbound and southbound directions. Phase II work included the complete reconstruction of the two inside I-90 lanes in both the northbound and southbound directions.
- IDOT, Illiana Corridor Phase 1, Illinois and Indiana: **assistant hydraulic and roadway design engineer** on Illiana Phase 1, a proposed 50-mile private public partnership highway with IDOT and INDOT, spanning across I55, I57, and I65. He was responsible for assisting in creation of multiple hydraulic reports and roadway geometric profiles. In addition, he also communicated with many stakeholders within the corridor limits to collect noise, freight, and environmental data. He participated in many public hearings to the community affected by the new proposed roadway.



## BRIAN JOLLY

*Industrial Hygienist, Federal Programs*



### CAREER SUMMARY

Mr. Jolly is a high energy environmental health scientist with an extensive background in Industrial Hygiene and Environmental Health and Safety. His initial experience in this sector was as a Laboratory Analyst for Asbestos. Brian parlayed his lab experience into a career in the field as a licensed Asbestos inspector in Illinois, Indiana, and Wisconsin. Brian later added to his repertoire by becoming a Lead Risk Assessor for the states of Illinois and Wisconsin. Brian also has experience performing inspections for mold, combustion byproducts, odors, noise, and employee monitoring. Brian also has excellent procedure and program document development skills from helping a previous employer establish an in-house asbestos analysis laboratory. Brian is continuing his professional growth to become Certified Industrial Hygienist.

Mr. Jolly received a M.Ed. in Secondary Education from the University of Illinois Chicago and spent 4 years as a science teacher on Chicago's west side. Brian also received a B.A Degree in Geology from Hanover College in 2006.

**<2 years with the firm**

**10 years total**

### Professional qualifications

*IDPH Certified Asbestos Building Inspector (Illinois)*

*IDPH Certified Lead Risk Assessor (Illinois)*

*IDPH Licensed Air Sampling Professional*

*WDHS Asbestos Building Inspector (Wisconsin)*

*WDHS Lead Risk Assessor (Wisconsin)*

*IDEM Asbestos Building Inspector (Indiana)*

*NIOSH 582e Certification*

*OSHA 40 Hour Hazardous Waste Operations and Emergency Response Training (HAZWOPER)*

### Education

*M.Ed. Secondary Education, University of Illinois Chicago, 2011*

*B.A. Geology, Hanover College, 2006*

### Professional memberships

*American Industrial Hygiene Association - National*

*American Industrial Hygiene Association - Chicago Local*

### PROFESSIONAL EXPERIENCE

- **Asbestos:** Performed hundreds of both limited and full-scale asbestos inspections ranging from small residential scale to large scale commercial and industrial inspections in properties located in Illinois, Indiana, and Wisconsin. Performed inspections in accordance with AHERA regulations as well as to NESHAP specifications in the case of demolition or renovation. Additional experience in TEM and PCM asbestos air sampling. Licensed Air Sampling professional for the state of Illinois including the ability to read samples via NIOSH 582 certification. Multiple asbestos assessments and clearances performed in the state of Wisconsin including
  - **Milwaukee Processing and Distribution Center:** ACM Abatement and Project Monitoring
    - **Completed:** Project Budget >\$50,000
  - **Milwaukee Western Station Post Office** ACM Abatement and Project Monitoring
    - **In Progress:** Project Budget >\$40,000
  - **South Milwaukee Main Post Office:** LBP Stabilization and Project Monitoring
    - **Completed:** Project Budget ~\$25,000
  - **Madison, WI Processing and Distribution Center:** ACM Abatement and Plumbing Repairs
    - **Completed:** Project Budget >\$50,000
  - **Milwaukee Bradley Carrier Annex:** ACM Abatement and Project Monitoring
    - **Completed:** Project Budget ~\$7,000
- **Lead:** Performed numerous Lead Risk Assessments and Lead Based Paint inspections within the state of Illinois. This includes fluency in both paint chip sampling and X-Ray fluorescence analysis. Additional experience with lead clearance wipe sampling. Extensive experience with Illinois Department of Child and Family Services Lead in daycare standards. Project cost range \$1k to \$15k
- **Moisture/Mold investigations:** Conducted numerous investigations for mold and associated moisture. Extensive experience with the use of moisture investigation



## BRIAN JOLLY

*Industrial Hygienist, Federal Programs*

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tools including moisture meters and thermal imaging cameras. Experience with air, bulk, swab, tape-lift, and impactor sampling for mold and the various strengths and weaknesses for each type of sampling. Highlighted investigations are below:

- **RHP Properties:** Lead investigator for RHP properties. Mold investigations and protocols for restoration generated for over three hundred individual homes spread across three facilities in the Chicagoland area. Yearly cost for all home investigations ~\$15K.
- **Tribune Tower Investigation:** Worked with a team to identify the cause and origin of water intrusion into 7.5-million-dollar penthouse apartments in Tribune Tower in Chicago Illinois.
- **Combustion Byproduct Assessments:** Performed numerous combustion byproduct surveys in locations across the Midwest and South. Surveys consist of tape lift, bulk, and wipe sampling for products and generating detailed cleaning protocols to assist in the restoration of sites to pre-loss conditions. Personal experience working for projects with Amazon and other commercial industrial. Project cost \$10k to \$50k
- **Industrial Hygiene Monitoring:** Experience working with industrial facilities for industrial hygiene monitoring services. Services are job specific. Examples of different projects listed below:
  - **Silica Monitoring (National Trench Safety):** Performed silica monitoring a major trench safety support provider based in Elmhurst, Illinois. This was silica exposure monitoring of employees that primarily worked in an unpaved storage/loading yard.
  - **Silica Monitoring (Otter Creek Wind Farm, Illinois):** Monitored a field team mixing and pouring concrete foundation blocks for wind powered turbines to determine exposure levels for silica using active sampling pumps with cyclone sampling
  - **Lead and Mercury Vapor monitoring (Amazon Facility Site, Chicago):** I performed area monitoring and personnel monitoring for a crew tasked with digging in soils that were identified as being contaminated with Lead and Mercury. Used a combination of active sampling with pumps and cassettes for lead as well as passive monitoring for mercury.
  - **Methyl Ethyl Ketone monitoring (Chicago Suburbs)** Monitored an overnight shift at packaging facility in the painting department for exposure to Methyl Ethyl Ketone from painting materials identified as containing the substance.

# Joseph A. Klemp, P.G.

ASSISTANT VICE-PRESIDENT/PROJECT MANAGER/PROFESSIONAL GEOLOGIST/ASBESTOS INSPECTOR

## Firm

WSP

## Education

MS, Geological Engineering: South Dakota School of Mines

BS, Geology: University of Illinois – Urbana

## Registrations/Certifications

Professional Geologist (IL #196.001043)

Registered Geologist (MO #2007035897)

AHERA Asbestos Inspector: IL, WI, IN

OSHA 40 HAZWOPER

OSHA 30 Construction Safety and Health

USACE Construction Quality Management for Contractors (COM)

## Years of Experience 28

## Years with Firm 5

## Professional Summary

Mr. Klemp is a Professional Geologist with more than 25 years of experience. He has experience in CERCLA and RCRA site investigations and remediation; hydrogeologic investigations, RCRA compliance, permitting and training; environmental site assessments; and UST removals and remediation. He has managed environmental projects for industry and government clients nationwide. Industrial clients include banking, telecom, oil and gas, and chemical manufacturing clientele. Government clients included USACE, NAVFAC, USEPA, USPS, NPS, FEMA, IEPA, WIDNR, MPCA, and MDEQ. Responsibilities have included client contact and marketing; preparing and negotiating proposals and cost estimates; supervising all aspects of project execution; personnel management; reviewing project plans, specifications, subcontracts and deliverables; tracking project schedules and budgets; and preparing daily, weekly and monthly status reports. He has prepared and reviewed work plans, Quality Assurance Project Plans (QAPPs), Health and Safety Plans (HASPs), Pollution Reports (POLREPs), Underground Storage Tank (UST) Closure report documents and various other technical reports and design documents. Mr. Klemp has extensive knowledge of monitoring well network design, drilling, sampling strategies, field investigative techniques and analytical methods.

## Selected Experience

### *United States Postal Service (USPS) – Industrial Hygiene Services and Disaster Response*

**USPS, Industrial Hygiene Services. Assistant Vice President/Project Manager.** Manage asbestos, lead-based paint, mold, other indoor air quality (IAQ) investigations and OSHA negotiation support for the USPS. Provide technical support for air permitting, underground storage tank removals, and environmental regulatory compliance. Review reports and proposals prior to submission to clients. Illinois and Michigan, 2019 to Present.

## Additional Experience

**USPS, Industrial Hygiene Services for various sites in IL, IA and WI for Asbestos Flooring Abatement and Lead-Based Paint Stabilization and Repairs, Project Manager.** Manager for ACM Flooring Abatement and Lead-Based Paint stabilization and repairs and compliance air monitoring at USPS facilities in the Midwest including Chicago, IL, Milwaukee, WI, Grinnell, IA, Palatine, IL, Berlin, WI, South Milwaukee, WI, Plymouth, WI, Paxton, IL, Ashland, WI, Bera Creek, WI, Kenosha, WI and Superior, WI. Duties included subcontractor proposal review, cost analysis,



Klemp - Page 1

subcontractor work plan approval, procurement and management of subcontractors, project reporting, and project cost management. March 2022 and present.

**USPS, Industrial Hygiene Services for the Madison, WI Processing and Distribution Center (P&DC) Asbestos Flooring Abatement and repairs, Madison, WI, Project Manager.** Manager for ACM Flooring Abatement, repairs and compliance air monitoring at the USPS Madison, WI P&DC related to work room and hallway floor repair projects for the facility. Duties included subcontractor proposal review, cost analysis, subcontractor work plan approval, procurement and management of subcontractors, project reporting, and project cost management. March 202 and May 2023.

**USPS, Industrial Hygiene Services for the Chicago Dearborn Street Station Lead-Based Paint (LBP) stabilization and repairs, Chicago, IL, Project Manager.** Manager for LBP stabilization and compliance air monitoring at the USPS Chicago Dearborn Street Station Post Office related to a basement garage ceiling repair project for the facility. Duties included subcontractor proposal review, cost analysis, subcontractor work plan approval, procurement and management of subcontractors, project reporting, and project cost management. August 2021 and October 2022.

**USPS, Industrial Hygiene Services for Burlington, WI Asbestos flooring abatement and repairs, Burlington, WI, Project Manager.** Manager for asbestos abatement and compliance air monitoring at the USPS Burlington, WI MPO related to a flooring abatement and repair project for the facility. Duties included subcontractor proposal review, cost analysis, subcontractor work plan approval, procurement and management of subcontractors, project reporting, and project cost management. August 2021.

**USPS, Industrial Hygiene Services for Milwaukee Processing and Distribution Center (P&DC) Asbestos flooring abatement and repairs, multiple projects, Milwaukee, WI, Project Manager.** Manager for asbestos abatement and compliance air monitoring at the USPS Milwaukee P&DC related to three flooring repair projects for the facility. Duties included subcontractor proposal review, cost analysis, subcontractor work plan approval, procurement and management of subcontractors, project reporting, and project cost management. May 2021.

**USACE, Industrial Hygiene Services for Illinois National Guard Armory Building upgrades planning Charrette, General Jones Armory, Chicago, IL, Environmental Lead.** Managed and conducted hazardous building materials investigation and reporting for a building renovation study at the historic General Jones Armory. Duties included asbestos inspection. Lead-based paint survey, hazardous building material survey and reporting and presentation of findings to client as part of the planning charrette activities. Fall 2021.

**USPS, Industrial Hygiene Services for Baltimore Processing and Distribution Center (P&DC) Plumbing Upgrade Project, Baltimore, MD, Project Manager.** Manager for asbestos abatement compliance air monitoring at the USPS Baltimore P&DC related to a two (2) year piping upgrade project for the facility. Duties included subcontractor proposal review, cost analysis, subcontractor work plan approval, procurement and management of subcontractors, project reporting, and project cost management. August 2020 to March 2021.

**Enbridge Pipeline, Graymont Asbestos Building Material (ACBM) Inspection, Graymont, IL, Project Lead.** Asbestos Building Inspector for a pre-demolition ACBM inspection at a former residence to be demolished in Graymont, IL for the Enbridge Pipeline. Duties included asbestos inspection and completion of regulatory compliance paperwork prior to demolition of a residence and garage at a client owned facility. Fall 2020.

**Mortenson Construction, USDA ARTC Hazardous Building Materials Assessment, Salinas, CA, Project Lead.** Industrial hygiene project lead for a \$23,000 multi-building hazardous materials assessment and inventory at the United States Department of Agriculture (USDA) Agricultural Research Technology Center (ARTC) in Salinas, CA. Duties included procurement and management of subcontractors, project cost management, and reporting





## ANTHONY MARZUCCO, PE

*Assistant Resident Engineer*

### Years total

23

### Professional registrations

*Professional Engineer:  
IL (062067067)*

### CAREER SUMMARY

Anthony Marzucco has held and excelled in all positions in the organization chart for complex projects in rail and roadway for clients throughout Chicago. He is experienced in inspecting and coordinating all phases of construction projects, including utility installations, roadway civil construction, rail construction, change order drafting and negotiation, quantity site layout, reviewing complex schedules, overseeing material testing, processing RFIs, Submittals, Field Orders, and documenting quantities for payments. Anthony also has experience coordinating with multiple utility agencies, managing inspection staff, including sub consultants, as well as, working as an extension of staff to the client.

### EDUCATION

BS, Const Mgmt, Pittsburg State University

2002

### PROFESSIONAL EXPERIENCE

- **Chicago Department of Water Management (DWM), Parnell Sewer Improvement Project, Chicago, Illinois:** Resident engineer for the sewer and water line improvements along Parnell Avenue from Pershing Road to 35<sup>th</sup> Street, in Bridgeport neighborhood in Chicago, IL. The project includes construction of over 2,500 feet of 72<sup>inch</sup> reinforced concrete pipe; 10 linear feet of 42<sup>inch</sup> ductile iron sewer pipe; installation of manholes and catch basins; installation of temporary water main supports; construction of concrete collar connections, installation of drain connections. The work also includes over 80 lead service line replacements as well as full pavement restoration.
- **Chicago Department of Water Management (DWM), Avers/Hamlin Sewer Improvement Project, Chicago, Illinois:** Resident engineer for the construction of half a mile of sewer infrastructure on Hamlin and Avers Avenues in the Southwest side of Chicago. This project includes installation of new DWM facilities and the associated coordination with adjacent utility owners and stakeholders. As Resident Engineer, Anthony coordinated the inspection for full project oversight to ensure the project was constructed in accordance with the city standards.
- **Chicago Department of Water Management (DWM), Jackson and Fifth Sewer Improvement Project, Chicago, Illinois:** Resident engineer for preconstruction, construction, and closeout of 2,200 feet of new combined storm sewer installation at 4 separate intersections in Chicago's West Side. This project required close coordination with stakeholders to facilitate MOT closures to sequence the work in a condensed 120 day schedule. Tony, as Resident Engineer, closely managed the contractor to deliver quality scope within budget and schedule. His role included organizing field inspections for quality and compliance with plan, reviewing and processing submittals, pay estimates, and project correspondence, and communicating relevant project updates with the owner and stakeholders.
- **CDOT ISW BOTY Corridor Improvements: Ashland Ave. from 43rd St. to 49th St**  
Resident engineer for construction management services for overseeing corridor improvements. The work includes sidewalk, driveway, and curb & gutter removal and replacement, bituminous surface removal and replacement, pavement removal, new paverson-slab, placement of concrete bus pads, placement of pavement markings,



## ANTHONY MARZUCCO, PE

*Assistant Resident Engineer*

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installation of trees and tree grates, preservation of existing trees and landscaping, adjustment of catch basins/manholes/inlets, installation of new catch basins/inlets, adjustment of utility services as required, installation of soils and plant material, furnishing and installation of street furniture (parkway trash receptacles, benches, bicycle racks, and planter pots), and relocation/replacement of street signs. Decorative railings, custom trash cans, custom pavers and custom benches will also be installed.

- **Northern Indiana Commuter Transportation District (NICTD), Double Track NWI, Lake, Porter, and LaPorte Counties, Indiana**: Oversaw inspection and documentation for the \$490 million South Shore Line expansion, adding a second main track across 17 miles. Responsibilities included coordinating time and material work, managing utility drawings, and supporting construction of new track, stations, parking facilities, and signal systems.
- **CTA Blue Line Belmont and Jefferson Park Station Improvements, Chicago, Illinois**: Served as field engineer for this Design-Build project, supporting upgrades to the Belmont and Jefferson Park Blue Line stations and bus terminals. Responsibilities included inspection and coordination for architectural enhancements, platform and tunnel improvements, utility upgrades, and public art installations.
- **CDOT Wacker Drive Reconstruction- North Viaduct, Chicago, Illinois**: Documentation engineer for closeout activities for the \$60 million reconstruction of the Wacker Drive viaduct. Work included demolition of the existing reinforced concrete superstructure and substructure and construction of a new structure utilizing high performance concrete and thin-slab posttensioning of the superstructure. This portion of the viaduct is approximately 1,400 feet long and 130 feet wide and was constructed under a very aggressive schedule.
- **Chicago Transit Authority Express Airport Block 37 Tunnel Connections Construction Management Services Chicago Illinois**: Provided inspection services for tunnel construction in the Chicago Loop, including utility relocation, demolition, excavation support, and concrete work. Coordinated field activities during Red and Blue Line subway shutdowns. Supported WSP's construction management for connecting tunnels between Dearborn and State Street subways and the new Block 37 station.
- **City of Chicago Department of Transportation Citywide Construction Services, Chicago, Illinois**: Field engineer responsible for the layout and inspection of street resurfacing and sidewalk reconstruction activities in several locations throughout Chicago. Anthony's tasks included resurfacing, curb and gutter reconstruction, sidewalk and alley repair, street resurfacing and maintenance, street signage, and pavement marking and striping. WSP provided construction management services and supervised the Chicago Department of Transportation's labor forces for this project. The project scope involved repair, maintenance, construction, and reconstruction of Chicago's roadway infrastructure.
- **Tollway Plazas Construction Management Services Chicago Illinois**: Supported the office engineer in preparing change orders, extra work orders, and pay estimates for the reconstruction and reconfiguration of two Illinois Tollway plazas. Responsibilities included documentation and coordination for new tolling facilities and ramp reconstructions on Interstate 88 and the Ronald Reagan Memorial Tollway.
- **Chicago O'Hare Modernization Program Phases 1 and 2, Chicago Illinois**: Served as field inspector overseeing drainage and electrical activities for the construction of a



## JON OLANDER, PG

*USPS Program and Contract Manager*



**9 years with the firm**

**37 years total**

### Professional qualifications

*Professional Geologist*

*IL No. 196000942*

*IN No. 1042*

*WI No. 1074*

### Education

*Master of Science, Geology,*

*Bachelor of Science,*

*Geology, Iowa State*

*University, Ames, IA*

### CAREER SUMMARY

Jon has more than 37 years of experience in the environmental field. From emergency preparedness, response and recovery (EPRRS) services he has worked for the US Postal Service on facilities in all 50 states and U.S. territories including American Samoa, Guam, Northern Mariana Islands, Puerto Rico and the U.S. Virgin Islands. He has been tasked in an “all hazards” approach in the event of natural disaster, chemical/biological/radiological emergencies, as well as terrorist events. Work experience has supported emergency services required within in 4 hours or less of a call with a response team onsite. He has directed the management of routine, planned non-emergency projects awarded under the EPRRS contract for all types of EH&S requirements

### PROFESSIONAL EXPERIENCE

- **U.S. Postal Service, EPRRS, IDIQ Nationwide and U.S. Trust Territories. Senior Program Manager.** Directs and manages the Emergency Preparedness, Response and Recovery Services (EPRRS) contract in support of USPS facilities in all 50 states and U.S. territories including American Samoa, Guam, Northern Mariana Islands, Puerto Rico and the U.S. Virgin Islands. Tasked in an “all hazards” approach in the event of natural disaster, chemical/ biological/ radiological emergencies, as well as terrorist events. Work experience has supported emergency services required within in 4 hours or less of a call with a response team onsite. Services included preparedness, planning, training, emergency response, cleanups, emergency FAT/ FRAC damage assessment, structural assessments, and business continuity needs. Responded to hurricanes and storm events for over 800 facilities requiring damage assessment, cleanup and restoration (repairs & alterations). Provided emergency generators for power, generator technicians and master electricians, gasoline and diesel fuel, portable lighting, emergency and planned needs for heat and air conditioning; as well as emergency cleanup and disposal management of spilled petroleum products, chemicals, and sewage. Performed cleanups of a mercury spills, fuel, sewage, mold, asbestos fiber releases, chemicals/ pesticides/ acids, blood borne pathogens, and other types of hazardous spills and releases in Postal Service facilities. Conducted underground storage tanks (UST) removals and installations, closure sampling and agency reporting, AST and UST repairs and upgrades, compliance inspection and testing, tank permitting and tank release investigation and remediation resulting in clean closures and no further actions. Performed mold surveys, asbestos surveys, and indoor air quality (IAQ) assessments plus abatements/ stabilizations. Provided emergency supplies and equipment including meals ready to eat (MREs), insect repellent, tarps, storage containers, spot cooling units, tents, bottled water, sanitation equipment including shower trailers, portable restrooms, hand wash stations and janitorial services for the sanitation equipment. Directed the management of routine, planned non-emergency projects awarded under the EPRRS contract for all types of EH&S requirements. Managed both of the current two EPRRS contracts is very unique for the vast number of emergency and non-emergency projects since the inception of the two contracts. Professional Services: Ongoing
- **U.S. Postal Service, Nationwide Contracts. Senior Program Manager.** Directed 100s of tank projects include surveys, review of compliance status for mandatory upgrade or removal deadlines, preparation of engineering cost estimates and bidder specifications for removals and upgrades, coordination and oversight of removal and upgrades; as well as installation of AST systems, compliance



JON OLANDER, PG

*Contract Manager*

inspections and testing required for annual compliance and operational permits, soil and groundwater investigation and cleanup activities along with preparation of reporting documentation (20day, 45day, free product, corrective action completion, etc.) for agency submittal. Successful in obtaining over 10 No Further Action/No Further Remediation letters as approved by state agencies. Evaluation of groundwater pump-and-treat system along with sampling & extent of contamination investigation for a petroleum release

- **U.S. Postal Service State of Michigan Drinking Water Sampling Services. Senior Program Manager.** Directed, managed and coordinated a multiple sampling teams to collect drinking water samples from over 350 Post Offices across the state. Initial work involved notification and coordination of the upcoming site visits for the collection of samples. ~~Next~~ staff and subcontractor resources performed concurrent site visits to multiple locations to collect the actual drinking water samples. Upon collection, the ~~samples~~ were shipped or hand delivered to a certified State of Michigan drinking water testing laboratory. Based on the test results, reports were prepared for each Post Office location that included the sample results compared to the regulatory drinking water standards along with recommendations for facilities that exceeded the standards.
- **U.S. Postal Service, Western Areas 1, 2, 3 and 4 Facilities contract for Environmental and Construction Services. Senior Program Manager** Direct and support overall program management, technical review, and general coordination of all environmental projects including Phase I/II, USTs and aboveground storage tanks (ASTs) services, asbestos and ~~lead~~ lead paint (LBP), mold and IAQ surveys ~~that~~ some conducted on an emergency basis, primary drinking water sampling with analyses for lead and copper. Performance of oil/water separators and acid neutralization pits as well as removals. Provides UST/AST program management services. Sewer line evaluation and design services. Provide quality assurance review for all documents and deliverables submitted on each ~~task~~ order. Professional Services: Ongoing
- **U.S. Postal Service, Northeast Area IQC for Environmental Services in CT, MA, ME, NH, RI, VT, NY, NJ and the Caribbean District. Senior Program Manager.** Direct and support overall program management, technical review, and general coordination of all environmental projects. Work has included conducting Phase I ESAs and NEPA reviews for both the purchase and disposal of property, Phase II investigations ~~that~~ further evaluate environmental site conditions due to possible storage tank releases, chemical ~~spill~~ spill potential impact as a result of offsite chemical usage at surrounding businesses that may migrate on to a USPS property, asbestos and ~~lead~~ lead paint (LBP) surveys of buildings, asbestos surveys of roofs that are sampled in advance of upcoming replacement projects, conduct air monitoring of asbestos abatement projects, mold and indoor air quality (IAQ) surveys, performed primary drinking water sampling with analyses for lead and copper plus testing MCL standards. Professional Services: Ongoing



## MONICA SCHEEL

*Project Manager*



### CAREER SUMMARY

Monica Scheel is a project manager, resident engineer, and project controls specialist with experience working on building, higher education, and healthcare, transportation, transit and rail projects. She is a respected leader of projects and teams who leads by example. Her vast experience in construction management projects has molded Monica into a well-rounded leader. She has in-depth expertise to lead teams of technical experts to find solutions to complex issues. Monica has consistently delivered successful, complex projects for her clients.

### EDUCATION

BS, Construction Management, Michigan State University

2006

### Years total

19

### EXPERIENCE

- **Metra Program Management Oversight, Chicago Illinois:** Construction project manager for the largest commuter rail in the nation based on miles of track and one of the largest based on ridership. Monica oversees capital delivery of a major station project, including design oversight, procurements, scheduled budget, and oversight of the construction management and general contractor team. Monica meets with Metra and project team regularly as well as other stakeholders to align on project needs and ensure these are addressed throughout the project implementation. WSP is providing Metra with a comprehensive range of program management services to implement Metra's \$2.6 billion capital program.
- **Northern Indiana Commuter Transportation District (NICTD): Construction Management for the Double Track NWI Project:** deputy project manager/project 1 resident engineer. The project expanded the current rail line from a single track to a double track for 26.6 miles from Michigan City to Gary Indiana, constructed 2 new stations, built 5 new parking lots, provided new PTC, built 4 new bridges and upgraded roads and culverts. During construction performed management of the 300 person staff that oversaw design coordination, technical reviews, construction inspection, significant utility coordination, monitoring the overall schedule and budget. Due to the size of the project the work was divided among seven construction contracts that were all coordinated by construction management team. **Testimonial - Monica was nominated by NICTD as project manager as most influential woman in north west Indiana in 2024.**

### PREVIOUS EXPERIENCE

- **Loyola University - Halas Recreation Center Addition** managed the construction of the 20,000 square foot Halas Recreation Center at Loyola University Chicago. The center was renovated to improve workout spaces, and renovation efforts included the addition of a café, lounge, new 8-lane swimming pool, replacement of the recreational court flooring, and third-floor office spaces. Monica coordinated with the client, design team, and contractors, managed schedules, monitored costs and budgets, provided general construction management and quality assurance efforts, and led project closeout.
- **Loyola University - Demolition Projects:** managed the demolition of Rockhurst A&B, Holy Cross, and Wincrest Youth Hostel for Loyola University Chicago. The projects involved relocating original telephone and fiber lines to allow buildings further south to remain operational during demolition. Monica coordinated with project stakeholders, neighbors,



## MONICA SCHEEL

### Project Manager

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and the contractor. In addition, she developed the budget and managed the schedule, change orders, and closeout.

- **Town of Normal Illinois - Multimodal Transit Center** : project controls manager for the construction of a 4-story, 70,000-squarefoot multimodal transit center in Normal, Illinois, as part of a downtown district revitalization effort. The center houses a transit hub, Norma City Hall, and an attached parking garage. The center connects Chicago to Springfield, boasting the second highest ridership in the state. The project was funded by multiple federal, state, and local sources, and the center’s construction required meticulous reporting and careful management oversight. The budget was divided into six different funding sources that were tracked and reported to the owner monthly.
- **Loyola University - Kenmore Avenue Streetscape and Garden** managed construction services for Loyola University Chicago’s new Kenmore Avenue Streetscape and Garden, expanding the Lake Shore campus south into the neighborhood. The project closed a block of North Kenmore Avenue to vehicle travel, replacing it with a \$3.5 million landscaped brick shared-use path to provide a safer, pedestrian-friendly, car-free route at the southern portion of the main campus. Monica developed the Kenmore Avenue streetscape and garden budget, which included design fees, construction costs, and owner-provided items. In addition, she coordinated and communicated the schedule with the university and adjacent property owners.
- **Chicago Transit Authority - Substation Upgrades** resident engineer for the construction management team of the Chicago Transit Authority’s modernization of the East Lake, Milwaukee, and Illinois substations in Chicago. The overburdened traction power equipment was replaced with minimal impacts to train operations, and masonry, roof, and structural renovations to meet current codes and extend the service lives of the substation buildings. Monica provided administrative, management, technical, and support-related services to coordinate the work among all applicable parties. In addition, the project consisted of monitoring and reporting the project’s cost status, schedule, quality, and safety objectives. The project team also oversaw the obtaining of permits through Chicago’s Office of Underground Coordination to install new traction power duct banks on Lake Street between State Street and Wabash Avenue.
- **Chicago Transit Authority - Broadway Substation Upgrades Phase 1** resident engineer for the construction management team of the Chicago Transit Authority’s Broadway substation modernization. The overburdened traction power equipment was replaced with minimal impacts to train operations, and masonry, roof, and structural renovations to meet current codes and extend the service lives. Monica provided administrative, management, technical, and support-related services to coordinate the work among all applicable parties. In addition, the project consisted of monitoring and reporting the project’s cost status, schedule, quality, and safety objectives. The project team also oversaw track outages and provided design and field reviews for the remediation of hazardous materials, such as lead-based paint and asbestos.
- **Chicago Transit Authority - Illinois Medical District Station Rehabilitation** : responsible for project controls for the \$16.5 million renovation and modernization of the Chicago Transit Authority’s Illinois Medical District Station. Responsibilities included office and field engineering support, safety oversight, maintenance of traffic coordination, and quality assurance from pre-construction through project closeout.



01

Years with WSP

24

Years of Experience

**EDUCATION/**

B-Arch, University of Illinois, 1995

**PROFESSIONAL REGISTRATIONS/**

Northwest Building Officials and Code Administration

Suburban Building Officials Conference

# SCOTT FLANAGAN

## Assistant Vice President, Architecture

Scott is an Assistant Vice President with WSP's architecture group with 24 years of experience in providing architectural services for both renovations and new construction projects including design development, cost estimating, specifications and construction documents, and on-site representation during construction administration.

## SELECTED PROJECT EXPERIENCE

**Chicago Housing Authority, LeClaire Courts - Medical Office Building,**

**County of DuPage - Kenneth Moy DuPage County Care Center**

**DuPage County**

- **Historical Museum - Structural, gutter, and facade repairs**
- **Museum South Wing Window Replacement**
- **County Animal Services - Addition and renovation**

**Illinois Capital Development Board**

- **Canine Training Facility**
- **Marion Readiness Center**

**United States Postal Service LDU Project**

**Springfield Airport Authority - Public Safety Building**



# JOEL STEINBERG, MPM, LEED AP | VANIR

Project Director

## Summary of Qualifications

Joel Steinberg is a versatile and results-driven Project Executive and Owners' Representative with over two decades of experience managing high-value, complex construction and redevelopment projects. Joel has a proven record of delivering projects on-time and within budget while exceeding quality expectations through strategic stakeholder collaboration, innovation, and attention to detail.

### Education

Master of Project Management, Northwestern University

Bachelor of Science, Construction, Bradley University

### Certifications

American Academy of Project Management (AAPM), Master Project Management Certification (MPM)

Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP)

### Affiliations

Construction Management Association of America (CMAA)

Design-Build Institute of America (DBIA)

### Project Experience

**Illinois Capital Development Board (CDB), RISE IDOC: Rehabilitation and Restoration Inside Safe Environments, Chicago, IL.** Senior Project Director. The Vanir/Milhouse Joint Venture has been selected as the Construction Manager and Owner's Representative to oversee and coordinate the design and construction of two new correctional facilities for rehabilitation.

**Northwestern University, Evanston, IL.** Project Manager II, \$3 million, 45,000 SF, CMAR. Joel managed estimate, bid/award, contract negotiation, subcontractor relationships, and full project lifecycle of numerous projects in various phases.

**Chicago Old Post Office, Chicago, IL.** Vice President/Owner's Representative/Construction Manager, \$700 million, 2.8 million SF, Adaptive reuse, CMAR. Joel led environmental compliance, shell/core, amenities and tenant fit-outs.

**Glendale Unified School District, Glendale, CA.** Project Manager, \$100 million, Various SF Modernization, CMAR. Joel managed MEP and seismic upgrades.

**Lurie Hospital Procurement, Chicago, IL.** Project Manager, \$680 million, Purchase/Bid. Medical equipment procurement. Joel provided program oversight and directed medical equipment, FF&E, IT tracking, and contract strategy.

**Lurie Children's Hospital Relocation, Chicago, IL.** Project Manager. Joel managed mover procurement, decommissioning, and transitions to new facilities.

**Information Resources, Inc., Chicago, IL.** Vice President/Owner's Representative/Project Lead, \$9.1 million, 80,594 SF, Relocation, CMAR. Joel managed all stakeholders through pandemic delivery.

**Hilton Chicago, Chicago, IL.** Senior Project Manager/Owner's Representative/Construction Manager, \$45 million, N/A, Renovations, CMAR. This project included the renovations of guestrooms, ballrooms, and conference room. Joel led and delivered multi-phase hospitality upgrades to 1,100 guestrooms, and public spaces.





# JACKIE DOUCET | VANIR

Assistant Project Manager

## Summary of Qualifications

Jackie Doucet has 20 years of coordinating projects and utilizing management principles and practices. She has extensive experience in the construction industry along with her involvement with government contracts, contract administration, accounts receivable, accounts payable and legal documents. She has excellent organizational, verbal and written communication skills to effectively manage multiple tasks under tight deadlines and diffuse difficult situations. Jackie is self-motivated, independent and detail oriented with the ability to multi-task in a fastpaced environment.

## Education

Coursework, Business Law, Financial Accounting Managerial Accounting, American River College

Business Accounting, Milwaukee Area Technical College

## Affiliations

American Correctional Association (ACA)

California State Sheriffs' Association (CSSA)

Construction Management Association of America (CMAA)

US Green Building Council (USGBC)

Design-Build Institute of America (DBIA)

## Project Experience

**California Department of Corrections and Rehabilitation (CDCR), SCC - Health Care Facility Improvement Project, Jamestown, CA.** Assistant Project Manager, \$23.9 million, 17,889 SF, Basic Health Care Improvement Project, Inmate Ward Labor. Assistant Project Manager, responsible for project support during the construction phase on the construction administration activities including maintaining RFI logs, submittal logs, coordinating OAC meetings, preparing cost control reports, tracking construction progress, documenting monthly reports and project closeout.

**CDCR, SOL - Healthcare Facility Improvement Project, Vacaville, CA.** Assistant Project Manager, \$49.6 million, 27,622 SF, Intermediate Health Care Improvement Project, Inmate Ward Labor. Assistant Project Manager, responsible for project support during the construction phase on the construction administration activities including maintaining RFI logs, submittal logs, coordinating OAC meetings, preparing cost control reports, tracking construction progress, documenting monthly reports and project closeout.

**CDCR, CMC - Backwash Pipeline and Sludge Drying Beds, San Luis Obispo, CA.** Assistant Project Manager, \$2.9 million, 5,628 SF, Water Treatment Plant, Design-Bid-Build. Assistant Project Manager, responsible for study support during the study and budget package development. Activities include locating project as-builts, assist with meeting coordination, develop project meeting agendas and meeting minutes and provide report quality assurance and quality control.

**CDCR, VSP - Modular Buildings, Chowchilla, CA.** Assistant Project Manager, \$8.4 million, 12,000 SF, Two New Modular Buildings. Assistant Project Manager, responsible for project support during the construction phase on the construction administration activities including maintaining RFI logs, submittal logs, coordinating OAC meetings, preparing cost control reports, tracking construction progress, documenting monthly reports and project closeout.





## BEN SABATI | VANIR

Estimator

### Summary of Qualifications

Ben Sabati has over 45 years of construction estimating and value engineering experience. He has provided approximately \$6 billion of cost estimating/cost control services on criminal justice, educational, healthcare, transportation and infrastructure/utility projects. His responsibilities have included a wide variety of condition assessment and cost-related activities, including take-off, pricing, budgeting, purchasing, constructability review, value engineering and bidding. Ben has provided cost estimating services to over 100 school districts throughout the western United States.

### Education

Master of Science, Civil Engineering, Pahlavi University, Iran

Undergraduate Studies, Construction Management, San Jose State University

### Affiliations

Society of American Value Engineers (SAVE), Chapter President

American Society of Professional Estimators (ASPE)

Construction Management Association of America (CMAA)

Design-Build Institute of America (DBIA)

US Green Building Council (USGBC)

### Project Experience

**Louisiana Children’s Museum, Early Learning Village, New Orleans, LA.** Chief Estimator, \$36 million, 55,000 SF, Design-Bid-Build. This project includes a new early learning village for the Louisiana Children’s Museum in City Park and a 1,300-acre outdoor oasis in New Orleans. The state-of-the-art learning center replaced the existing facility that had been operating since 1986. The museum will serve thousands of children and promotes sustainability and environmental stewardship within the community. Located on 8.5 acres, the new structure includes a nature center, literacy center, parent and teacher resource center, kitchen, café, and an edible garden.

**California State University, East Bay, Library Seismic Retrofit, Hayward, CA.** Project Director/Estimator, \$45 million, 250,000 SF. Services included seismic retrofit, re-planning of interior functions and the construction of a moveable accessible compact shelving system to allow for collection expansion and to make way for additional digital media and collaborative learning spaces. Scope of work included preparing replacement and alternate costs to help the Owner evaluate and select the most efficient scheme.

**City of Malibu, Library Renovation, Malibu, CA.** Estimator, \$5.3 million, 16,026 SF, Renovation, LEED Gold, Joint Venture. This new state-of-the-art library brings a more effective layout and brings the building into full ADA compliance. In addition, the new library incorporates an outdoor reading area designed to host business and entertainment gatherings.

**San Luis Obispo County, San Luis Obispo Co-Located Dispatch Center, Templeton, CA.** Estimator, \$25 million, 18,000 SF, New Construction, Essential Services Facility, LEED Silver, Design-Build. The project will replace and co-locate emergency services and dispatching for the Sheriff’s Office Dispatch Center (SODC) which provides dispatching for both Law Enforcement and Ambulances (MEDCOM). The facility will also house the CalFire /San Luis Obispo County Fire Emergency Command Center with a floor capacity of 24 dispatching consoles.





## TRAVIS PRICE, LEED AP | VANIR

Scheduler

### Summary of Qualifications

Travis Price has more than 20 years industry experience on complex, multi-million-dollar construction projects throughout Northern California. After serving in the United States Navy as a 2nd Class Diver, Travis earned his Bachelor of Science degree in Construction Management from California State University in Sacramento and rose in rank serving as field engineer, scheduler, project engineer and project manager for pipeline, pump stations, water and wastewater treatment plants and light rail and dam projects throughout Northern California.

### Education

Bachelor of Science in Engineering, Construction Management, California State University, Sacramento

### Certifications

Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP)

### Affiliations

Construction Management Association of America (CMAA)

Design-Build Institute of America (DBIA)

US Green Building Council (USGBC)

### Project Experience

**Illinois Capital Development Board (CDB), RISE IDOC: Rehabilitation and Restoration Inside Safe Environments, Chicago, IL.** Senior Scheduler. The Vanir/Milhouse Joint Venture has been selected as the Construction Manager and Owner's Representative to oversee and coordinate the design and construction of two new correctional facilities for rehabilitation.

**Kern Community College District (KCCD), Porterville College Allied Health Porterville, CA.** Scheduler, \$21.1 million, 23,000 SF. Vanir is providing site development and construction services for a new Allied Health Building in the center of KCCD's Porterville College. The single-story, a lecture hall, laboratory, office, audio-visual room and data processing and meeting room spaces. This project also included the removal of two portable classrooms. Vanir's scope of services includes contract administration; the establishment and implementation of the required procedures between the District, architect and contractor; management of jobsite meetings; scheduling reviews; recording documents; and reviewing and providing recommendations on cost changes.

**State of California Department of General Services, Jesse Unruh Building Renovation, Sacramento, CA.** Scheduling Manager, \$160 million, 171,000 SF, Renovation, Historic Resource, Progressive Design-Build, Targeting Zero Net Energy and LEED Silver. The historic rehabilitation of a 100-year-old building that is part of the State Capitol complex will address building-wide deficiencies, including fire-life safety improvements, hazardous waste removal, exterior finishes repair, accessibility compliance upgrades and mechanical, electrical and plumbing system replacements. In addition, building amenities will include lobbies, training and conference rooms, break rooms and bicycle storage.

**East Bay Municipal Water District, Folsom South Canal Connection Project, Wallace, CA.** Project Engineer/Schedule Manager, \$93 million, Design-Bid-Build. Two new pumping plants and a large diameter pipeline to transport water from the southern end of the Folsom South Canal to EBMUD's Mokelumne Aqueducts. Responsible for the project schedule.





## NATALIA POGREBNA, PRESIDENT – CARDINAL INDUSTRIAL DEVELOPMENT, LLC

Natalia Pogrebna is a visionary Owner and President of Cardinal Industrial Development, LLC, (CID) - a full-service CM / PM and project controls services infrastructure firm. Ms. Pogrebna combines leadership with hands-on project execution to deliver transformative projects in infrastructure, transportation and buildings. With 12+ years of

### PROFESSIONAL HIGHLIGHTS



#### YEARS OF EXPERIENCE

12 Years

#### EDUCATION

BS of Industrial Engineering – In Progress

BS of Finance & Economics, Northeastern Illinois University

#### CERTIFICATIONS

WBE – Cook County

CMS - WBE

DBE – IDOT

DBE - INDOT

OSHA 30 Hour – Construction Health/Safety

#### OTHER

Co: Cardinal Industrial Development, LLC.

Availability: 100% As Needed

Referrals:

Glen Hicks – Meade Industries

Mike Knutson – Meade Industries

Dave Pellizzari – Farnsworth Group

experience, Ms. Pogrebna personally drives utility coordination, project controls (scheduling and documentation), and stakeholder engagement. Rooted in her telecommunication success managing fiber optic and electrical systems for 200+ Chicagoland commercial buildings. As president of CID, her expert team led and delivered a complex and transformative infrastructure project \$650M NICTD SS Line DT1. Her direct involvement in the Illinois Tollway Plaza Project ensured seamless utility integrations (gas, water, fiber optics) and solar innovations. Engaging directly with diverse clients like NICTD, Tollway, Cook County, commercial clients, Ms. Pogrebna delivers equitable, regulatory-compliant outcomes. For PBC RFP PS3103: Project Development Services, Ms. Pogrebna’s leadership and expertise in project controls, stakeholder leadership, utility coordination in Chicagoland area together with CID’s expert team, empower Milhouse to deliver sustainable community-focused solutions for PBC’s diverse portfolio of buildings and infrastructure.

#### EXPERTISE RELEVANT TO: PBC PROJECT DEVELOPMENT SERVICES – UTILITY COORDINATION, DOCUMENTATION, SCHEDULING, STAKEHOLDER ENGAGEMENT

**UTILITY COORDINATION:** Ms. Pogrebna coordinated fiber optic cabling, electrical systems, conduit placement, and joint utility trenching across diverse commercial sectors (e.g. hedge fund, manufacturing, construction, industrial and office buildings), navigating Chicago’s complex municipal and utility landscapes – directly transferable to PBC’s need for seamless utility integration on all building for PBC; schools, libraries, and adjacent infrastructure.

**CHICAGOLAND EXPERTISE:** Managing utilities across 200+ buildings in Chicago equipped her with deep knowledge of local utility providers (e.g. ComEd, Peoples Gas) and municipal permitting process, ensuring efficient coordination for PBC’s Chicago based projects.

#### SCALABILITY AND PRECISION: PERMITTING, SCHEDULING AND DOCUMENTATION:

Ms. Pogrebna’s ability to manage multiple simultaneous projects with precise permitting, scheduling, and as-built documentation aligns with PBC Project Development Services (PS3103) high volume.

**STAKEHOLDER SYNERGY:** Collaborating with federal and local gov agencies, municipalities, utilities, and commercial clients honed her stakeholder engagement skills, critical for PBC’s community focused, regulatory – compliant project delivery.

#### PROJECT EXPERIENCE:

1/2024 – 12/2024



**PROJECT NAME: FACILITIES, PHASE I & II ENGINEERING SERVICES. RR-23-4894. ISTHA**

- Verify existing plaza facility elements and conditions due to client not having accurate records of their plazas. This includes plaza utilities, electrical systems, lighting systems, utility poles, plaza equipment, signage. Verify existing conditions of lighting poles, signage poles and appurtenances.
- Verifying and coordination of all existing utilities in each interchange, including gas, water lines, electrical, fuel, fiber optic, telephone lines.
- Scheduling – develop construction schedules using the Critical Path Method
- Cost Estimate Reviews
- Constructability review
- QAQC oversight
- Documentation – developed documentation system using e-builder

**1/2023 – present**

**PROJECT NAME: SYSTEMWIDE, CONSTRUCTION MANAGEMENT SERVICES UPON REQUEST, ON CALL AS NEEDED - No. RR-22-4862**

- Construction Inspectors – on call as needed

**6/2023 – 8/2024**

**PROJECT NAME: 3363 24-80-01R TRAIL SAFETY IMPROVEMENTS POPLAR CREEK, TINLEY CREEK FOREST PRESERVE OF COOK COUNTY**

- Verify existing safety conditions at two Cook County bike trails. Check for underground utilities by calling in detailed locates for Verification of all existing utilities, including gas, water lines, electrical, fuel, fiber optic, telephone lines.
- Verify existing conditions of lighting poles, signage poles and appurtenances.
- Verified the locations of all stop gates and signages on NB and Salt Creek Paved Trails
- Scheduling – developed schedules for stop gate removals and/or replacement, signage removals and / or replacements, paving crew schedules, and lastly paint crew scheduling / coordination for all of two trails
- Managed paving crews at 23 locations, where stop gates were removed and / or replaces.
- Made sure that old signage was removed, and new signages were installed at the entrance points of the trails at various locations, as per the plans.
- Document control for project documents, drawings and information including receiving, logging and distributing project related documents, information clarification requests.
- Organize and maintain up-to-date project drawing and specification files.
- Assist with organizing, managing and reporting on project compliance related to trade labor hours, and Local Area Residency monitoring and reporting.
- Furnishing of all drop gates

**11/2021 – 1/2024**

**Northern Indiana Commuter Transportation District (NICTD) – Double Track NWI Michigan City to Gary, IN. \$650M**

**Role of the Firm: Project Management** – Cardinal was in charge of project management as a major consultant for Meade Electric Co Inc., the electrical contractor.

**Responsibilities include:** Inspect construction, track construction progress, cost estimating, utilities, traffic, organizing, monitoring, and directing of all construction work activities and resources necessary to complete project within budget, scope, and quality requirements. Make field measurements. Manage and provide technical support to field issues. Monitor progress of the works by regular site visits and inspections, compare work in progress with contract documentation, and information given at site meetings and with the overall contract program. Schedule and conducts weekly progress meetings. Provide recommendations and resolve disputes with the contractor. **Planning, scheduling**



of all structural work, takeoffs and ordering of materials, managing and coordinating the subcontractors, taking care of getting all necessary submittals turned in, submitting/logging RFI's, submitting/logging change orders.

5/2023 – 9/2023

**PROJECT NAME: TRAIL SAFETY IMPROVEMENTS – NORTH BRANCH & SALT CREEK PAVED TRAIL SYSTEMS PJ 23-80-60. FOREST PRESERVE OF COOK COUNTY**

- Verify existing safety conditions of 30 miles at two Cook County bike trails. Check for underground utilities by calling in detailed locates for Verification of all existing utilities, including gas, water lines, electrical, fuel, fiber optic, telephone lines.
- Verify existing conditions of lighting poles, signage poles and appurtenances.
- Verified the locations of all stop gates and signages on NB and Salt Creek Paved Trails
- Scheduling – developed schedules for stop gate removals and/or replacement, signage removals and / or replacements, paving crew schedules, and lastly paint crew scheduling / coordination for all of two trails
- Managed paving crews on 55 locations, where stop gates were removed and / or replaces.
- Made sure that old signage was removed, and new signages were installed at the entrance points of the trails at various locations, as per the plans.
- Document control for project documents, drawings and information including receiving, logging and distributing project related documents, information clarification requests.
- Organize and maintain up-to-date project drawing and specification files.
- Assist with organizing, managing and reporting on project compliance related to trade labor hours, and Local Area Residency monitoring and reporting.
- Furnishing of all drop gates

5/2018-10/2018

**CDOT – No. X3D8 (441) Section 15-P4019-07-BT. Route CALUMET TRAILS.**

- **Project Management** – provided project management services: scheduling, submittal of shop drawings, field inspections and project progress meetings for the general contractor.

10/2018 – 3/2020

**Marine Structure (Barges) Inspections / Project Management – Cardinal Industrial Development, LLC  
Quality Inspector**

Provided project management and inspection services for marine structures. Inspected structural integrity of marine structures, checked for steel corrosion. Prepared detailed reports of the findings and made recommendations to the clients based on the finding. Developed further solutions to damaged structures. Managed teams of divers for underwater barge inspections

2/2016- 1/2018

**Telecommunications – Vinakom Telecommunications Inc.  
Project & Construction Manager /Utilities Coordinator**

Managed multiple projects simultaneously for over 200 mid – large commercial clients (in hedge fund, food, industrial, manufacturing, construction, and auto-mobile industries) in: ISP and OSP construction services, fiber optic cabling, splicing, and testing, as well as test and turnup of network devices.

- **Permitting – file permits with the municipalities, expedite and manage permits**
- Scheduling, Managing 2-3 fiber optics splicing & testing crews daily. Reviewed and maintained splice plans, test results, and as-builds



- Managed construction crews for underground conduit placement, fiber optic placement in duct, vault installation, joint utility trenching, traffic control, termination of customer lines when necessary.
- Actively managed all project-level activities with internal and external resources to meet deadlines within budget and within specification throughout entire expansion effort.
- Maintained all project documentation and filings.
- Managed and monitored budgeting, scheduling, and scoping tasks on multiple projects.
- Effectively coordinated with clients, internal engineering department, account management team, municipalities, and local utilities to manage construction and workload for flawless execution.
- Ensured accurate reporting and forecasting of project timelines, resources, and capital expenditures by partnering and communicating with internal cross-functional teams.
- Provided documented scope, schedule, deliverables, and budgets
- Provided progress reports, project milestones, scope changes, budget forecasting/analysis, and schedule updates to the team
- Worked with finance department to ensure all invoice requirements and backup information are set up accordingly and to confirm invoices and receiving payments on a timely basis
- Serve as the single point of contact at the project level for all meetings and calls, providing up-to-date and accurate information on project status, forecasts, and issue resolutions to the leadership teams.

#### **SOFTWARE**

**Primavera 6, Excel, Trimble Unity Construct (E-Builder), Bluebeam, Sharepoint**



Daniel E. McLean  
Director of Planning and Development  
Cardinal Industrial Development LLC  
[dmcl@cardinalid.com](mailto:dmcl@cardinalid.com) Rolling Meadows, IL 60008

### Professional Summary

Dan McLean - Director of Master Planning and Development at Cardinal Industrial Development, LLC (CID) - a woman-owned firm driving innovative solutions in planning, construction management for public buildings and infrastructure projects. Mr. McLean is a nationally renowned developer who brings over 50 years of unmatched expertise and experience to CID in master planning, development, design – build, construction and marketing of urban properties and urban development to advance PBC's mission of delivering transformative public spaces. Acclaimed for conceptualizing and executing Chicago's \$2 billion River East neighborhood—from site feasibility to phased mixed-use realization—and redeveloping public housing sites like Cabrini-Green into equitable and sustainable mixed-income communities, Dan excels in feasibility studies, conceptual design, strategic planning, stakeholder collaboration, and regulatory alignment. His visionary approach, honed as President and CEO of MCL Companies (a top-150 national developer per Professional Builder, 1996), has earned distinctions including Success Magazine's "Entrepreneur of the Year" (2000) and the Professional Builder Award for Urban Revitalization. As a subconsultant to Milhouse Engineering & Construction For PBC RFQ PS3103, Cardinal Industrial Development LLC's inclusion of Dan McLean as Director of Planning and Development positions our team to excel in the "development and planning" category, emphasizing innovative, community-integrated strategies. Dan's strategic vision and leadership at Cardinal ensures innovative, community-centric planning that supports Milhouse's delivery of innovative, feasible and community-centric plans for schools, libraries, and civic projects for PBC's Project Development Services,

Mr. McLean's development portfolio includes projects in Chicago's River East and Old Town neighborhoods. McLean's residential developments in Chicago include RiverView, River East, The Embassy Club, Dearborn Park II, The Residences at Central Station, MetroPlace, The Pointe at Lincoln Park, The Oak Club, Cornell Square, Old Town Square, The Homes of Mohawk North, and Altgeld Club. Outside of Chicago, MCL has developed The Manor Homes at Cherry Creek in Denver, Colorado, luxury residential housing on Fisher Island, off the Miami Coast, and 455 Central Park West, on Manhattan's Upper West Side, where renovation of a historic New York hospital was matched to a newly constructed residential



tower. In addition, Mr. McLean has developed projects nation-wide. These include the Four Seasons Private Residences in Denver, Colorado; The VUE in uptown Charlotte, North Carolina; ParkView I and II in Chicago, and The River East Art Center Lofts in Chicago. All of these developments are multi-phased, five year plus projects of residential and retail uses. Mr. McLean’s biggest project to date continues to be the creation of Chicago’s newest and most spectacular neighborhood, River East. Since completion in 2015, the 13-acre, \$2billion development, located along the north bank of the Chicago River between Lake Michigan and Michigan Avenue, and adjacent to Navy Pier, has added a population of 3,000 residents, parking for 4,000 cars, a hotel, restaurants, and a 21-screen cinema complex. In addition, Mr. McLean applied his urban planning expertise in the redevelopment of public housing at Henry Horner Replacement Homes, Near West Side, Cabrini-Green, and Near North Side of Chicago. These community efforts integrate new public housing, indistinguishable from market-rate housing, to create thriving mixed-income communities. Mr. McLean received his Bachelor’s Degree in Business Administration from the University of Iowa in 1970 and is active in many alumni associations. Mr. McLean is a director-trustee of the Steppenwolf Theater Company. He also serves as trustee of Columbia College, board member of the Chicago Central Area Committee, and a member of the Lincoln Park Builders’ Club of Chicago. In 1992, as chairman of the Chicago Division of the Home Builders Association of Greater Chicago, Mr. McLean launched the first inner-city Parade of Homes. Mr. McLean has received many professional awards and honors including the Pillar of Industry Recognition, the Civic Federation’s Lyman Cage Award for individual civic achievement, the Professional Builder Award for urban revitalization, the Sammy Award for advertising, MIRM Award for sales & marketing, The Illinois Institute of Technology Community Recognition Award for community redevelopment and the Friends of Downtown Award for the best new building. In addition, Mr. McLean has earned the Chicago Development of the Year, designations from the Chicago Sun-Times for the best city developments and has been honored with the Home Builders Association’s Key Award for excellence in housing design. In the October, 2000 issue of Success Magazine, Mr. McLean was awarded a cover story naming him “Entrepreneur of the Year.”

#### Professional Experience

Director of Planning and Development

Cardinal Industrial Development LLC, Rolling Meadows, IL

October 2025 – Present

- Lead master planning, feasibility studies and conceptual design for public buildings and infrastructure projects, integrating conceptual design and site analysis to deliver innovative solutions for PBC RFQ PS3103’s portfolio of schools, libraries, and community centers and



overall criteria for sustainable urban development and overall community benefits.

- Collaborate with Millhouse Engineering and PBC stakeholders to develop responsive project scopes, ensuring alignment with client needs, regulatory requirements, and community equity goals. Develop phased plans that navigate zoning, environmental reviews and municipal approvals.
- Leverage Chicago-centric expertise to craft innovative development frameworks, emphasizing equitable outcomes and long-term viability for public facilities such as schools and community centers.
- Oversee multidisciplinary teams in conceptualizing mixed-use enhancements, drawing on proven models to optimize budgets and timelines for high-impact public sector initiatives.

President and Chief Executive Officer

MCL Companies, Chicago, IL

1976 – 2025

- Founded and directed a premier urban development firm, delivering master-planned, multi-phased projects nationwide, including conceptual design and feasibility for over \$2B in residential, retail, and public-integrated developments—directly applicable to PBC's project development services.
- Conceptualized and planned the 13-acre River East transformation along the Chicago River, conducting site analysis, regulatory navigation, and stakeholder coordination to create 3,000 resident units, public amenities, and retail spaces, fostering a new neighborhood model.
- Led strategic redevelopment planning for public housing at Cabrini-Green, Henry Horner Homes, and Near North Side, integrating market-rate and affordable units through community-engaged master plans that achieved mixed-income sustainability and city agency alignment.
- Directed feasibility and conceptual services for landmark projects like 455 Central Park West (NYC historic renovation/tower addition) and Four Seasons Private Residences (Denver), managing \$500M+ budgets with emphasis on innovative, equitable urban planning.
- Oversaw development strategies for initiatives including The VUE (Charlotte, NC) and Fisher Island luxury residences (Miami), prioritizing environmental sustainability and public-private partnerships akin to PBC's civic focus.

Education

Bachelor of Science in Business Administration

University of Iowa, Iowa City, IA



1970

#### Professional Affiliations

Board Member, Chicago Central Area Committee (facilitates public development collaborations)

Trustee, Columbia College

Director-Trustee, Steppenwolf Theater Company

Member, Lincoln Park Builders' Club of Chicago

Former Chairman, Chicago Division, Home Builders Association of Greater Chicago (1992; pioneered inner-city community planning events)

#### Awards and Honors

Success Magazine "Entrepreneur of the Year" (2000): For transformative urban master planning.

Professional Builder Award for Urban Revitalization: For innovative public housing redevelopment strategies.

Civic Federation's Lyman Cage Award for Individual Civic Achievement: Recognizing community-integrated development leadership.

Illinois Institute of Technology Community Recognition Award: For equitable site planning and feasibility expertise.

Chicago Sun-Times Development of the Year (Multiple, e.g., River East): For conceptual excellence in public-adjacent projects.

#### Key Skills for PBC RFQ PS3103

- Master Planning & Conceptual Design for Public Facilities
- Site Feasibility Analysis & Phased Project Development
- Regulatory Compliance & Environmental / LEED Sustainability
- Stakeholder Engagement & Community Equitable Planning
- Cost Control, Scheduling & Multi-Phased Project Leadership (\$500M+ Scale)



# Gary Martin, PMP

[gmartin@cardinalid.com](mailto:gmartin@cardinalid.com)  
• Valparaiso, IN 46385

## Project Management

Dedicated Project Manager with a proven track record of successfully leading and executing complex projects from inception to completion. PMP Certified; instrumental in driving projects to meet objectives while adhering to timelines and quality standards. Skilled at working directly with clients to assure deliverables fall within applicable scope and budget. Expert at negotiating with vendors, suppliers, and subcontractors to ensure schedule, safety, and quality control. Ability to inspire commitment, monitor performance, coach people, create collaborative environment, and solve problems.

## Areas of Expertise

- ◆ Project Delivery & Execution
- ◆ Risk Assessment & Mitigation
- ◆ Project Integration Processes
- ◆ Cost Control & Scheduling
- ◆ Team Leadership & Direction
- ◆ Cross-functional Collaboration
- ◆ Communication & Negotiation
- ◆ Subcontractor Management
- ◆ Quality Management Processes
- ◆ Safety Compliance & Quality Programs
- ◆ Cost/time Saving Measures Deployment

## Professional Experience

### Cardinal Industrial Development–NICTD DT1, Northwest, IN Project (Controls) Manager (Infrastructure and Buildings)

October 2025 - Present

Lead Comprehensive Project Management for CID: Leveraging 15+ years of expertise in managing complex infrastructure and building projects, including the \$650M NICTD South Shore Line Double Track (Cardinal ID), to ensure timely, budget-conscious execution of public facilities and infrastructure scopes - Gary will bring end-to-end project delivery for PBC RFQ PS3103.

Drive Project Controls Excellence: Utilizes Trimble Accubid for precise cost estimating and Primavera P6 with Frag nets for scheduling, achieving cost savings through streamlined constructability reviews – directly supporting client’s cost control and scheduling mandates for high-volume civic projects.

Enhance Constructability and Efficiency: conduct meticulous field surveys and as-built validations (e.g., NICTD’s 188 drilled piers, 500 tons of structural steel), doubling productivity via innovative pre-staging, ensuring client’s projects meet quality and constructability standards for sustainable urban development.

Foster Stakeholder and Regulatory Alignment: Coordinate with primes (Milhouse), owner (PBC) and municipal agencies, drawing on NICTD’s stakeholder – driven success and regulatory experience (e.g. BP Whiting’s environmental compliance) to navigate zoning, permitting, and community engagement.

Ensure Safety and Quality Compliance: Implement OSHA 30/10-certified safety protocols and quality management processes, proven across BP Whiting’s Wastewater Stripper Unit and NICTD, aligning with PBC’s emphasis on safety, quality, and LEED sustainability standards.

Optimize Multi-Phased Delivery: Manage complex, multi-phased projects, applying PMI best practices to deliver PBC’s portfolio with precision, cost efficiency, and stakeholder satisfaction.

**Project Manager**

**2021 – 2024**



Lead installation of 188 drilled piers for new overhead catenary system. Coordinate placement of 500 tons of structural steel for new overhead catenary system. Oversee setup of 765 Wood Utility Poles for ensuring efficient deployment. Execute installation of 565 down guys and screw anchors with precision and meticulous planning. Conduct field measurements and validate elevations for enabling creation of as-built drawings vital for structural steel fabrication process. Direct installation of 40 new NIPSCO/NICTD Joint wood poles, along with associated appurtenances, 16000 feet of 336/477 ACSR Conductor, and 7500 feet of 1/0 static wire. Spearhead pre-activity meetings for all-inclusive construction process plans in collaboration with Construction Manager/General Contractor for project alignment. Engineer tracking sheet to monitor installation progress of all commodities within NICTD DT1 Project.

*Key Accomplishments;*

- Achieved remarkable cost reduction of \$50K in field labor and equipment expenses by streamlining operations, obviating necessity for on-site structural steel fabrication.
- Conducted accurate field surveys and measurements; precise as-built drawings for steel fabricator's utilization.
- Steered entire lifecycle of submittals from inception to NET for materials, shop drawings, and process plans linked to structural installation of new overhead catenary system.
- Negotiated with steel fabricator, leveraging meticulously tracked data to secure enhanced credit of \$47K back to company by showcasing exceptional acumen.
- Assumed responsibility for overseeing wood pole installation crews and executed remarkable production increase, doubling output.
- Eliminated need for pursuing layouts and locates, instead implementing strategic approach of pre-staging weeks' worth of poles at installation sites.
- Pioneered development of commodity tracking sheet for project, revolutionizing scheduling accuracy and facilitating invoicing processes.
- Devised construction process plans encompassing OCS Wood Pole Installation, OCS Structural Steel Installation, OCS Drilled Pier Installation, and OCS Joint Pole Installation.

**Superior Construction–BP Whiting, IN  
General Superintendent**

**2024 – November, 2025**

Estimated, scheduled and executed civil/structural scopes for P&O Projects, TAR, Logistics and MMX. Coordinated and executed successful installation of new 8 Ton Monorail, fireproofing, foundations and MPS steel for work associated with the Coker Blowdown Project. Successfully managed and led a group of 115 tradesmen through the civil and structural scope of a new Wastewater Stripper Unit Project, one of BP's "Big 6" projects throughout the globe.

*Key Accomplishments;*

- Proposed remarkable cost reduction of \$500K in field labor and equipment expenses for the Lot 9 Bunker relocation project by eliminating the need to separate bunkers prior to removal.
- Developed and implemented an innovative plan to pre-build Pin Steel Structures to minimize time spent working under Coker Chutes, providing a cost reduction of \$25K in field labor.
- Assumed role of project lead, overseeing all civil/structural scopes for the Coker Blowdown Project.
- Implemented PMI's best practices for project oversight by emphasizing cost control, schedule adherence and quality control.
- Awarded "Industrial Project of the Year" from NWIBRT for safely scheduling and executing a novel scope of the demo and replacement of (6) Coke Drum Chutes as part of the biggest TAR in BP Whiting's history.
- Planned and executed the installation of 188 Augar Cast Piles, 250 foundations, 16,000 square feet of paving and 1000 Ton of Structural Steel.



**Barton Malow Company, Northwest, IN**  
**Ironworker General Foreman**

**2021**

Analyzed projects for Cleveland Cliffs through utilization of Tab Source. Orchestrated successful removal and installation of new Pusher Car Ram, critical operation for #2 Coke Battery at Cleveland Cliffs' Burns Harbor facility by leveraging project management skills. Safely executed replacement of concrete and floor steel for 60 Grit Chute at Steel Producing Cleveland Cliffs Indiana Harbor for ensuring seamless operations and minimal downtime.

*Key Accomplishments;*

- Calculated structural steel erection packages valued at <\$1,000,000 by demonstrating cost estimation skills.
- Assumed role of site lead, overseeing structural steel installation for Boys and Girls Club project in Valparaiso, IN.
- Demonstrated cost-effective leadership by leveraging company-owned telehandlers to install portion of steel; resulting in substantial project cost savings.

**S.M. Industries LLC, Northwest, IN**  
**Ironworker Journeyman**

**2020 – 2021**

Secured completion of ground-up construction endeavor for a sprawling 140,000 square foot pre-engineered building. Headed installation of impressive 500 tons of steel, orchestrated application of 100,000 square feet of wall sheeting, and oversaw assembly of 120,000 square feet standing seam roof. Implemented installation of gutter and downspout systems with precision for driving optimal drainage solutions. Fabricated and installed window and door frames for enhancing both functionality and aesthetics. Managed installation and alignment of overhead crane girders to verify operational efficiency and safety. Performed rigging inspections for upholding highest standards of equipment safety and compliance.

*Key Accomplishments;*

- Pioneered introduction and successful deployment of lean construction practices, notably introducing pull planning for upcoming work; resulting in enhanced project efficiency and coordination.
- Designed and applied novel technique for aligning steel crane girders; resulting in accelerated production and substantial reduction in man hours.

**Fluor Constructors-NWI Hub, Schererville, IN**  
**Ironworker Area Superintendent**

**2019 – 2020**

Estimated projects for respected clients, including USS, Cargill, and Arcelor Mittal. Delivered training encompasses orientation, fire watch, confined space protocols, and supervisor training to Fluor employees and subcontractors for fostering culture of safety. Conducted weekly safety audits and assessments across all Fluor sites for addressing potential hazards. Administered customized supervisor training programs for improving skillset of craft supervision teams. Formulated and calculated ventilation plan for tank repairs at Stepan Chemical Tank Farm Project to prioritize worker safety.

*Key Accomplishments;*

- Developed and implemented Hexavalent Chromium exposure plan for tank repairs at Stepan Chemical.
- Attained certification as MEWP and Forklift trainer, showcasing expertise in equipment operation safety.
- Played pivotal role in driving implementation of Fluor's HSE policy across all sites for ensuring uniform adherence to high safety standards.
- Acted as HSE Manager for all projects originating from Fluor Northwest Indiana Hub, demonstrating oversight of health, safety, and environmental matters.

# Seamus Wallace

CPE - Director, Cost Management

Project Role: Cost Estimator



swallace@concord-cc.com

## About Seamus

Seamus is responsible for the preparation of all stages of cost estimates from conceptual design through construction documents and change orders. He has been involved in a wide variety of projects for the firm's governmental, institutional, healthcare and private clients.

Seamus has over 17 years of experience in the construction industry. He joined Concord's Cost Estimating group in 2008 after completing his formal education. Prior to joining the firm, he gained practical field experience while working with a general contractor in his native Ireland.

## Education

Dublin Institute of Technology  
Dublin, Ireland  
Bachelor of Science, Construction  
Economics & Management

Dublin Institute of Technology  
Dublin, Ireland  
Bachelor of Technology, Construction  
Technology

Dublin Institute of Technology  
Dublin, Ireland  
Certificate in Construction Technology

## Professional Affiliations

American Society of Professional  
Estimators (CPE)

## Experience

### Chicago Public School System

Cost Estimating services for multiple projects with the school system. Projects have included renovation and new construction of K-12 through high schools with budgets ranging from \$5 Million to \$90 Million. Total projects to date are valued at over \$5 Billion.

### Public Building Commission of Chicago

Detailed Cost Estimating services for the Public Building Commission of Chicago on a wide variety of projects since 2008. Project budgets range from \$1 Million to \$90 Million and to date, we have provided services on over \$1.3 Billion worth of projects.

### Chicago Housing Authority

Detailed Cost Estimating services for multiple architectural teams providing design services to the Authority.

### University of Chicago

Cost Estimating services for a variety of renovation and new construction projects throughout the campus as part of an ongoing task order agreement.

### Chicago Department of Aviation, O'Hare 21 Program/Capital Program

Cost Estimating services as needed on projects that are both part of the O'Hare 21 program (including major terminal expansion) and the on-going Capital Program.

## History of Employment

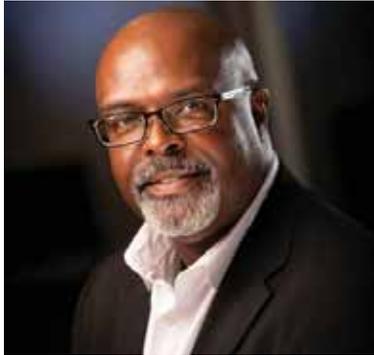
**17** | Years with Concord

**17** | Total years of experience

# Robert White

CEP - Senior MEP Cost Estimator

Project Role: Cost Estimator/MEP



[rwhite@concord-cc.com](mailto:rwhite@concord-cc.com)

## About Rob

Rob is responsible for preparing HVAC, plumbing and fire protection cost estimates. He has prepared numerous Cost Estimates for educational, medical and institutional facilities from conceptual design through the construction document level. He utilizes the experience gained to support and advise clients for the success of their construction and renovation projects.

Rob has over 36 years of experience in the construction industry. His experience includes estimating and engineering for a variety of construction projects.

## Education

Illinois Institute of Technology  
Chicago, IL  
Bachelor of Science, Mechanical Engineering

## Professional Affiliations

Association for the Advancement of Cost Engineering (ACEC)

## Experience

### Chicago Public School System

Cost Estimating services for multiple projects with the school system. Projects have included renovation and new construction of K-12 through high schools with budgets ranging from \$5 Million to \$90 Million. Total projects to date are valued at over \$5 Billion.

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### Chicago Department of Aviation, O'Hare 21 Program/Capital Program

Cost Estimating services as needed on projects that are both part of the O'Hare 21 program (including major terminal expansion) and the on-going Capital Program.

## History of Employment

**22** Years with Concord

**36** Total years of experience

# Curtis Florence

Senior Project Manager II

Project Role: Project Management



[cflorence@concord-cc.com](mailto:cflorence@concord-cc.com)

## Education

Tuskegee University

Tuskegee, AL

Bachelor of Science, Mechanical Engineering

## History of Employment

1 | Years with Concord

27 | Total years of experience

## About Curtis

Curtis is responsible for project management, managing project controls, project reporting, and overall project coordination. He is an effective communicator and understands the importance of coordinating teams, managing resources, and providing accurate and timely information to the owner. He has extensive experience in project management, fleet management, procurement, engineering, and entrepreneurship.

Curtis worked in the public and private sectors and has 27 years of experience. In the public sector, he managed over 20 major capital projects concurrently. Curtis acted as the OR, managing projects from conception through design, construction, and leasing.

## Experience

**Wintrust Sports Complex & Chicago Sky Performance Center, Bedford Park, IL**  
Owner's Representative services for the 120,000 SF multi-purpose Wintrust Sports Complex and event center that includes six full-sized basketball courts, a soccer field with the ability to host trade shows, conferences and public shows. Phase II of this project consists of a proposed new 40,000 SF Chicago Sky Performance Center, that will be located next to the Wintrust Sports Complex, and will feature two regulation sized WBNA courts and first class amenities, including private facilities for the players, player lounges, and high tech film room. Total cost of \$38 Million.

**Sherwin-Williams, Bowling Green Coil Expansion - Bowling Green, KY**  
Owner's Representative services for two building expansions at the Sherwin Williams Bowling Green facility. The project includes a 5,000 SF expansion of the existing single-story warehouse and a 10,500 SF expansion of an existing two-story manufacturing area South of the current facility.

**Madison Metropolitan School District, 2024 Facilities Referendum Project Madison, WI**  
Owner's Representative services to assist in managing the design, construction, and delivery of new construction, addition and renovation projects of seven MMSD sites with funds provided by the recently passed Referendum 2024. Total project budget of \$507 Million.

**Cook County Office of Capital Planning & Policy - Chicago, IL\***  
Managed the work of staff engaged in planning, estimating, design, inspection, and construction management of major capital projects. Reviewed/made recommendations for contract awards within the bidding process. Assisted with the development of the Cook County Capital Improvement Program and Buyers Plan. Coordinated development and analyzed feasibility / location studies for the Office of Capital Planning & Policy Capital Improvement projects.

*\*projects completed at a previous employer.*

# Justin Johnson

PE, ACP, CxA, BECxP - Director, Building Performance Services

Project Role: Commissioning



[jjohnson@concord-cc.com](mailto:jjohnson@concord-cc.com)

## About Justin

Justin earned his BS in Mechanical Engineering from the University of Wisconsin-Platteville. He started his career as a commissioning engineer before joining Concord in 2020.

Justin leads Concord's commissioning, facility condition assessments, and sustainability efforts. He has successfully managed numerous projects, tailoring strategies to meet the unique needs of diverse clients. His role involves close collaboration with clients, design teams, contractors, and subcontractors to ensure that each building project is functional, sustainable, and meets all of the owner's requirements.

## Education

University of Wisconsin - Platteville  
Platteville, WI  
Bachelor of Science, Mechanical Engineering

## Professional Affiliations

Professional Engineer: Wisconsin (PE)

Building Enclosure Commissioning  
Process Provider (BECxP)

AABC Commissioning Group (ACG),  
Certified Commissioning Authority (CxA)

Associate Commissioning Professional:  
Building Commissioning Association  
(ACP)

## Experience

Village of Bedford Park, Wintrust Sports Complex - Bedford Park, IL  
Commissioning services for the multi-purpose event center, sized at 117,000 SF. The building includes 6 full sized basketball courts that convert into volleyball courts, a bar/restaurant area, and family entertainment center including laser tag and e-gaming facilities. The space can also host trade shows, conferences and public shows. Total project budget of \$38 Million.

East Moline Public Library - East Moline, IL

Commissioning services for a 16,000 SF renovation in the existing Triumph Bank Building and a one-story addition of 4,730 SF. Renovation to the existing building will consist of interior finishes enhancements, HVAC upgrades, electrical and plumbing renovations, envelope and window upgrades, and site improvements. Total project budget of \$7.1 Million.

Sarah's Circle, Sarah's on Lakeside - Chicago, IL

Commissioning support services on the new 5-story, 25,210 SF women's shelter. Included is a community room with teaching kitchen, two counselors offices, Sarah's Circle Office and 28 fully accessible studio apartments. Total project budget of \$13 Million.

Milwaukee Public Schools, ESSER II & III Federal Relief Program - Milwaukee, WI

Commissioning and Testing, Adjusting, and Balancing oversight for a grant program created to assist in safely reopening schools. The program will assist in reducing operational issues and returning to normal operations based on the impact created by the pandemic.

City of Racine, Lincoln-King Clinic and Community Center - Racine, WI

Commissioning services for the new LEED Net Zero Lincoln-King Clinic and Community Center. The new 65,000 GSF facility is comprised of a geothermal system combined with a dedicated outdoor air ventilation system, 100% LED lighting, and roof mounted PV system. The total project cost of \$65 Million.

## History of Employment

4 | Years with Concord  
10 | Total years of experience

# Kathleen Ellis

LEED AP, CEM, CPHC - Sr. Project Manager, Building Performance Services Project Role: LEED Sustainability



kellis@concord-cc.com

## About Kathleen

Kathleen is a seasoned sustainability and energy professional with over a decade of experience leading high-impact initiatives across both the public and private sectors. In her role, she brings specialized expertise in greenhouse gas (GHG) accounting, energy management, and sustainable design.

Kathleen supports the project management team, focusing on the Owner's sustainability initiatives. She works closely with clients, design teams, contractors, and subcontractors to ensure buildings function as intended, meet the owner's project requirements, and achieve long-term performance and sustainability goals.

## Education

Cornell College  
Mount Vernon, IA  
Bachelor of Science, Physics

Rochester Institute of Technology  
Rochester, NY  
Master of Science, Sustainable Engineering

## Professional Affiliations

LEED AP, United States Green Building Council (USGBC)

Global Leadership Certificate,  
Rochester Institute of Technology

Certified Energy Manager (CEM),  
Association of Energy Engineers

Past president, American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE) Wisconsin

Certified Passive House Consultant,  
Passive House Institute US

## Experience

University of Michigan Health, Troy Center for Specialty Care - Troy, MI

Advising on LEED items for a four-story, approximately 224,000 SF building with a comprehensive range of services, including Clinical Programs, Procedure Platforms, Diagnostics & Therapeutics, Clinical Services, and Support Services. The project will also feature contiguous surface parking to ensure convenience and accessibility for patients and staff. Total project budget of \$250 Million.

Madison Metropolitan School District, Capital Improvement Program - Madison, WI  
Sustainability management support, including project sustainability target and metric development; Green building certification review and financing guidance.

Kathleen's role includes tracking and reporting for sustainability project metrics from design through to construction and closeout.

Milwaukee Area Technical College, S Building Renovation Project - Milwaukee, WI\*  
Provided design through construction LEED management for the project, which included deep renovation of student services areas, cafeteria, atrium, and conference room spaces.

Milwaukee Area Technical College, Welding Lab - Milwaukee, WI\*  
Provided review and coordination support for LEED certification of a higher-education welding lab facility.

Milwaukee Area Technical College, Capital Projects - Milwaukee, WI\*  
Reviewed LEED proposals and scoping for the overall college LEED strategy for capital projects on an annual basis.

Milwaukee Area Technical College, Energy Manager Role - Milwaukee, WI\*  
Responsible for the day-to-day implementation of carbon neutrality goals across a higher education district, including construction project review for alignment with the energy master plan, GHG accounting, reporting, and energy management.

*\*projects completed at a previous employer.*

## History of Employment

- 1 | Year with Concord
- 11 | Total years of experience



DBE/MBE/WBE CERTIFIED



**JASON LOO PE, SE**  
**DIRECTOR OF BUILDINGS**  
**PROJECT MANAGER**

Mr. Loo has over 28 years of experience handling all aspects of structural design on a variety of structures from new buildings, evaluation of existing buildings and renovations. He has worked on projects in the education, healthcare, residential, hospitality, commercial and industrial sectors. He will manage building projects and assist in efforts at GKE to expand their portfolio.

**EDUCATION**

Master of Science, Civil Engineering, University of Illinois at Urbana-Champaign, 1996

Bachelor of Science, Civil Engineering, University of Illinois at Urbana-Champaign, 1995

**PROFESSIONAL REGISTRATION**

Structural Engineer Illinois, (081-5756), 2001

Professional Engineer Indiana, (10201200), 2002  
Wisconsin, (44951), 2016  
Texas, (114793), 2013  
Minnesota, (54292), 2016

**ASSOCIATIONS**

Structural Engineers Association of Illinois (SEAOI)

Location: Chicago, IL

Chicago Riverwalk Upgrades, Chicago, IL. Project Manager for structural design engineering services supporting renovations to multiple commercial sites along the Chicago Riverwalk. Collaborated closely with the site architect to provide foundation design for various kiosk stalls, light posts, and park structures. Additional scope included structural upgrades to stairways and accessibility ramps for a riverwalk café, enhancing both functionality and ADA compliance. (2024-2025)

CTA 43<sup>rd</sup> Street Station Renovations, IL Project manager. The scope of work for this project includes redesigning several access stairs and upgrading station ticketing and aesthetic improvements to the platform and stationhouse areas. The existing northbound exist stair will be demolished and replaced with a new switchback stair. The main stairs in the station house were deemed to deteriorated to repair and will also be replaced. Staged demolition and construction will be required to keep the station accessible at all times. New railing, wall and roof panels will be incorporated to match the new aesthetics of the station improvements. (2022-2025)

CTA Kedzie Street Bus Garage Exterior Envelope Repairs, Chicago, IL 2021-2024. This project involves the restoration and repair of the exterior of CTA's Kedzie Bus Garage. Work includes a comprehensive site inspection around the building's perimeter, followed by corrective measures such as tuckpointing, shelf angle repair or replacement at openings, replacement of missing bricks, expansion joint remediation, parapet wall cap repairs, and waterproofing. New helical wall ties were installed around the entire building perimeter to stabilize the exterior brick layer against the inner concrete masonry unit (CMU) walls. In addition, new lintels were installed above windows and doors to replace damaged or corroded units.

State & Lake Station Reconstruction, Chicago IL, CDOT Structural Engineer designer responsible for designing the typical platform and construction plan development for the new platform design. The existing platform structure is to be removed and completely rebuilt using structural steel beams, angles, supporting precast concrete planks for the typical spans and cast-in-place concrete for the center span. The platform will consist of nine spans of approximately 50 feet and one span of 86 feet. (2020-2025)

O'Hare Global Terminal, Chicago, IL, Chicago Department of Aviation (CDA). Manages GKE's structural staff as part of a structural team on new global terminal to replace the aging Terminal 2. Global terminal project consists of over 2 million square feet of space to handle passengers, operations and travel conveniences. GKE is working with lead structural consultant Magnussen Klemencic Associates by providing foundation design and Revit modeling in live model. Tasks include design of drilled belled caissons, micropiles, shallow foundations, grade beams and working in Revit. (2020-present)

METRA Electric District 79th, 87th, 95th, 103rd, AND 111th Street Stations 2021-2023, Chicago, IL Providing structural engineering services for the design of new station facilities of the 111th Street (Pullman) Station on the Metra Electric District line. GKE is also providing structural services for the rehabilitation of the bridge substructure for all stations along the MED line within the jurisdiction of the project scope. For the Pullman Station design, key tasks at street entrance level include evaluating the removal of a column and deck slab to shift the new stairway rising from grade to stationhouse, evaluating and designing a new elevator shaft, and providing locations required for temporary shoring. Entrance level station design also includes support footings and cantilever roof framing. At platform level, key design tasks include extending and upgrading the platform, addition of a new canopy for the entire length, substructure design for platform and elevator shaft, as well as framing and support of platform and roof level of the new headhouse. An exit stair for emergency use is also being provided at the end of the platform. (2021-2025)

METRA 47th Street Maintenance Yard Diesel Shop, Chicago, IL Project Manager providing structural design engineering services for a single-story, 50-foot-high maintenance bay addition to an existing diesel shop. The building consisted of structural-steel beams and open-web roof joists. Precast concrete panels were used for the exterior walls. The building also included a fall protection support, 20-ton bridge crane, and concrete work platform. Responsibilities included preparation of design plans for structural steel and concrete foundations. (2016-2019)

514 Hillgrove, KLM Development Group, Western Springs, IL Project Manager for structural design of a four story residential building in Western Springs, IL. Building is designed with masonry bearing walls, precast concrete slabs and steel beams at the podium floor. The penthouse level was framing with steel joists and cold formed steel bearing walls. Construction administration was part of our scope and periodic field visits to inspect progression of construction. (2022-2024)

CTA Skokie Shops Electronic and Hydraulic Repair Room, Chicago, IL Project Manager. The scope of this project consisted of relocating and modifying and existing storage mezzanine and designing a new permanent mezzanine. The new mezzanine provides additional storage and shop space for maintenance staff and equipment. Mezzanine is constructed from structural steel and composite concrete slabs. Additional coordination was required to accommodate existing electrical and mechanical piping. (2022-2024)

Terminal 5 Renovation, O'Hare International Airport, CDA Providing Structural Engineering Services for the analysis, design and detailing for the Core Area Lower Level Reconfiguration and final design for the New Baggage Handling System. Tasks included site verification and analysis of the existing structure for new pipe loading and various floor slab openings requiring existing steel beam reinforcement and additional framing, masonry lintel beam design for opening in existing wall, new exterior frame supporting new baggage conveyor system. (2020-2023)



**JOHN J. MCCABE IV, PE  
STRUCTURAL ENGINEER**

Mr. McCabe is an engineer with a variety of project types and scales with an emphasis on structural engineering services. John has performed structural design, Revit modeling and detailing, and submittal reviews for a variety of projects in the building and transportation sector. John is energetic and eager to take on new challenges and projects.

**PROJECT EXPERIENCE**

Metra MED 5 Stations (79th, 87th, 95th, 103rd, 111th St. Stations), Chicago IL, Metra Design Phase Engineering Services along the Metra MED (Metra Electric District) Railroad line. Scope includes substructure site inspection and repair design work for all five of the station's bridges, involving reinforced concrete piers, abutments and slab decking. Project also includes adding a new elevator for ADA access to the platform and rehabilitation of the 111th Street Station. Tasks include preparing drawings utilizing Revit, administering Metra's TPCQMP (Third Party Contracts Quality Management Plan) training to company staff, and implementation of the TPCQMP, including logging all information and coordination between Metra and other contractors involved.

514 Hillgrove, Western Springs, IL, Structural engineer for 26,000 sq.ft. 4-story condominium building. 3-story residential building supported by structural steel transfer floor with parking spaces on the first floor. Structural systems included precast hollow core slabs, load bearing masonry walls, cold formed steel framing and open web steel joists. Provide structural design and Revit modeling and details.

JCBY Boys School Expansion, Chicago, IL, Structural engineer for 30,000 sq.ft. 3-story school with basement and roof terrace. Building floor framing consists of concrete slabs on metal deck and composite steel beams. Lateral resisting system utilized a combination of masonry shearwalls and structural steel moment frames. The new expansion is connected to an existing 3-story building with a corridor link. Foundations consisted of drilled caissons with bells.

State of Illinois Central Computing Facility, Springfield, IL, Structural engineer for preparation of 30% documents for a new 2-story data center. Provided preliminary structural design for floor framing, lateral system and foundations for 90,000 sq.ft. data center. Program documents were created to assist in cost estimating and design build bidding efforts. The facility will be used to house new data equipment, offices and conference rooms. Additional structural elements include a 15' tall privacy screen for exterior mechanical and electrical systems. Foundations utilize shallow spread footings with ground enhancement aggregate piers.

CTA Kedzie Bus Garage Exterior Envelope Repairs, Chicago, IL, Provided structural engineering services for rehabilitation of exterior masonry envelope of bus garage encompassing an entire city block. Assisted restoration architect in reviewing existing conditions and inspection holes. Provided structural repair details and recommendations in rehabilitation of existing masonry exterior walls. New post installed tieback system was specified along with suggested repairs to existing delaminated brick veneer, parapet backup walls and stone cap reattachments.

**EDUCATION**

Bachelor of Science, Civil Engineering, University of Illinois at Urbana-Champaign, 2017

Master of Engineering, Structural Engineering, Illinois Institute of Technology, 2020

**PROFESSIONAL REGISTRATION**

Professional Engineer – Illinois, (062-077660), 2025  
LEED AP BD+C

**TECHNICAL SKILLS**

- Revit
- AutoCad
- Microstation
- BIM 360
- Risa 3d
- Ram Structural
- Enercalc
- Bluebeam Revu
- PYWall
- Steel, Concrete, Masonry Design
- Shallow Foundations
- Deep drilled pier foundations

**CERTIFICATIONS**

30-Hour Construction Outreach Training - OSHA

Franklin Avenue from Runge Street to East of Mannheim Road, Franklin Park, IL, IDOT Phase I & II Structural Engineering Services along project corridor including Franklin Avenue, Williams Drive, and Belmont Avenue to Mannheim Road. Tasks included assisting in preliminary quantity calculations, plan and elevation sheets for Box Culvert, Soldier Pile and Sheet Pile wall, as well as sectioning and detailing for Soldier Pile Wall plan set. Provided updated design, details and calculations for increased depth in Sheet Pile wall from updated survey information. Additional tasks during included civil sheet markups for cross sections, plan and profile, and proposed designs of roadway. Mapping utilities from received plans, as well as existing trees and signage were also performed.

Steel Support Structure for Air Handling Unit, AMITA St. Joseph Hospital, Chicago, IL, 2021-2022 Structural Design Services for new air handling unit on top of fifth floor of hospital. Due to existing column placement of hospital and thin concrete roof deck, an elevated steel support structure consisting of two spans and one long W36 girder was designed in order to support the 28,000 lb unit. Bracing and steel step supports into unit were also designed. Calculated design loads using RISA software and modeled proposed structural plans using BIM 360 Revit software.

PTB 195-015 Lagrange Road, Cook County, IDOT, March-April 2022 Providing Phase I Surveying Engineering Services. Tasks include marking project roadways for existing alignment, assembling and calibrating equipment along multiple locations and control points, and documenting existing conditions of the bridge ramp being replaced, as well as roadway along the project site. The existing ramp A over Northbound Lagrange Road is a three-span steel girder bridge. Perform recording of a tree survey near the ramp as well.

Lane Tech College Prep High School Boiler Room, Site Design Group, Chicago, IL, CPS, 2023-2024 Structural Design Services to fill existing boiler room underneath parking lot to finish parking slab surface reconstruction project for the high school. Tasks include designing masonry walls to infill the existing openings to the boiler room, supporting an existing vertical conveyor system outside the boiler room to remove the existing mechanical equipment inside the boiler room. Retaining walls were also analyzed inside the boiler room using Enercalc software to determine that the room shall be partially filled to counteract the existing earth forces present on the wall to support the wall when the parking lot top slab is removed. Due to the long freestanding height of the wall, this structural support was needed.

PTB 201/027 Phase I & II Various Work Order Contract – Work Order #1, District 3, IDOT, May-September 2022 Phase I & II Design Engineering Services for SN 006-0138, FAP-646 IL 40 over BNSF Railroad near Buda, IL. Assist in performing bridge inspection to verify and record existing conditions of substructure and superstructure, as well as complete rail safety training for BNSF and eRailSafe. Assisted in development and issuance of a Bridge Condition Report, which include documenting conditions into exhibits and repair drawings, and compiling necessary narrative and attachments for report. The existing bridge is a 238'-10" long three-span steel girder bridge composite with the concrete deck.



## Meg Kindelin, AIA

### President

Meg is the President of JLK and is an accomplished architect and architectural historian with 25 years of experience. As an established leader in the preservation field, Meg sits on committees for Landmarks Illinois and the Illinois Historic Sites Advisory Council. Meg brings experience, passion, and creative problem solving to projects. Her actionable insights and hands-on approach ensure projects of myriad size and scope are delivered on time and within budget.

#### Education

Master of Architecture in Design  
University of Texas at Austin

Master of Science in Architectural History  
University of Texas at Austin

Bachelor of Science in Anthropology  
University of Illinois at Urbana-Champaign

#### Registrations

Registered Architect in  
States of Illinois, Indiana, and Kentucky

#### Qualifications

SOI-Qualified Historic Architect and Architectural  
Historian, as codified 36 CFR Part 61

#### Professional Affiliations

AIA Historic Resources Committee

Association for Preservation Technology  
International

Illinois Historic Sites Advisory Council, Chair  
Landmarks Illinois, Easements Committee

Society for Industrial Archaeology

Construction History Society of America

National Trust for Historic Preservation

Society of Architectural Historians

WTS International, Women in Transportation

World Heritage USA Member

#### Relevant Experience

**Rialto Square Theatre**  
Renovation and Rehabilitation  
Joliet, Illinois

**KAM Isaiah Israel Synagogue**  
Interior Sanctuary Rehabilitation  
Chicago, Illinois

**Kane County Forest Preserve District**  
**Fabyan Villa Exterior Restorations**  
Batavia, Illinois

**St. Nicholas Ukrainian Catholic**  
**Cathedral**  
Feasibility Assessment and Report  
Chicago, Illinois

**Chicago Department of**  
**Transportation**  
Little Village Arch Restoration  
Chicago, Illinois

**OSF HealthCare Headquarters**  
Rehabilitation and Historic Preservation  
Tax Credit Consulting  
Peoria, Illinois

**Times Theater**  
Historic Tax Credit Consulting  
Rockford, Illinois

**Ragdale House**  
Restoration  
Lake Forest, Illinois

**Village of Oak Park**  
Village Hall Feasibility Assessment  
Oak Park, Illinois

**Chicago Department of**  
**Transportation**  
Chicago, Illinois

**Historic Bridge Restorations:**  
Wells Street, Lake Street, Cicero Ave.,  
Western, 92nd, 95th, 100th, 106th,  
Roosevelt Road, Michigan Ave.  
Chicago, Illinois

**Battledeck House**  
Restoration  
Highland Park, Illinois

**Glessner House**  
Wood Window, Door, and Courtyard  
Restoration  
Chicago, Illinois

**Village of Sheffield**  
Village Hall Condition Assessment and  
Programming  
Sheffield, Illinois

**The Governor Duncan Mansion & Park**  
Historic Structures Report  
Jacksonville, Illinois

**Garfield Farm**  
Historic Barn Restoration  
Kane County, Illinois



## Juliana Cardona Narvaez, Assoc. AIA

Associate | Architect

Juliana Architectural Designer with 2 years of experience in projects ranging from architectural design to renovation and restoration. She is proficient in architectural research, surveying and digital documentation of the built environment. Before joining JLK, Juliana worked as Mentor in the Trio Program with Arquitectos.

### Education

Bachelor in Architecture  
Illinois Institute of Technology

### Professional Affiliations

Associa AIA, Member

Arquitectos, Member

Habitat for Humanity, Volunteer

### Awards/Honors

Samuel Horwitz Award Nominee, 2018, IIT

HACIA Scholarship recipient, 2021, Hispanic American Construction Industry Association

### Teaching/Lectures

Speaker, IIT Department of Humanities  
Women's Day Panel and Luncheon  
Chicago, 2018

*Topic: discussion on women empowerment, developing strategies, a woman's place now, and a woman's place in the future!*

Mentor, ArquitectosTRIO SSS and NEIU Program  
Chicago, 2021

*Developed a class curriculum and help shape the next generation of Architect students through an Arquitectos-led design studio.*

### Relevant Experience

**KAM Isaiah Israel Synagogue**  
Interior Rehabilitation  
Chicago, Illinois

**St. Sabina Catholic Church**  
Elevator Addition  
Chicago, Illinois

**St. Leonard's Ministries**  
St. Andrew's Episcopal Church  
and adjacent building Condition  
Assessment  
Chicago, Illinois

**Illinois Department of Natural Resources**  
Goose Lake New Visitor Center  
Morris, Illinois

**Chicago Park District**  
Iowa Building Pavilion Rehabilitation  
Chicago, Illinois

**Northern Illinois University**  
DeKalb, Illinois

Swen Parson Hall Parapets and Roof  
Assessment and Replacement

Holmes Student Center  
Condition and Envelope Assessments

**Triton College**  
Window Replacement  
River Forest, Illinois

### University of Illinois

Urbana-Champaign, Illinois

CMain Library Roof & HVAC  
Replacement

FICE Roof & HVAC Replacement

### Chicago Public Schools

Chicago, Illinois

Piccolo Elementary ADA Upgrades

### Chicago Department of Transportation

Chicago Illinois

California Blue Line Station

Damen Ave. Blue Line Station

92nd Street Bascule Bridge Over the  
Calumet River, PH

92nd Street Bascule Bridgend Bridge  
Houses Rehabilitation

### Illinois Department of Transportation

Woodbine Bridge Replacement Study  
Lake Forest, Illinois

### Metra

Way Finding and Signage

Chicagoland, Illinois

### City of Chicago

Office Renovations  
Chicago, Illinois

*\*Project completed prior to JLK*



## Katie McNamee

Associate | Architect & Historian

With a varied portfolio in architectural design, historic preservation, condition assessments, and facility programming, Katie has a unique understanding of the built environment. She has experience with a variety of structure types and uses, including historic bridges, higher education, civic, military installations, government agencies, historic transit, and civic spaces. She is passionate about preservation and has worked on all project phases. She is also proficient in historic research, HABS/HAER historic building documentation, Section 106 mitigation, condition assessments, and historic tax credit consulting.

### Education

Master of Historic Preservation,  
University of Kentucky

Bachelor of Science in Architecture, University  
of Illinois at Urbana-Champaign

### Qualifications

SOI-Qualified Historic Architect and  
Architectural Historian, as codified  
36 CFR Part 61

### Professional Affiliations

Landmarks Illinois, Skyline Council

Society for Industrial Archaeology

WTS International, Women in Transportation

### Select Awards/Honors

National Trust for Historic Preservation  
Richard H. Driehaus Preservation Award, 2023  
*OSF HealthCare Headquarters Rehabilitation  
and Historic Tax Credit Consulting*

Landmarks Illinois  
Driehaus Foundation Preservation Award for  
Rehabilitation, 2023  
*OSF HealthCare Headquarters Rehabilitation  
and Historic Tax Credit Consulting*

### Relevant Experience

#### University of Illinois at Urbana-Champaign

Champaign-Urbana, Illinois

Historic Preservation Retainer

Architecture Retainer

Harker Hall Feasibility Study &  
Renovation

Library Roof & HVAC Replacement

FICE Memorial Stadium HVAC &  
Roof Replacement

Police Training Institute  
Feasibility Study

Bevier Hall Window Replacement

Oglesby Hall Window Replacement

Trelease Hall Window Replacement

#### University of Illinois at Chicago

Chicago, Illinois

Condition Assessment Retainer

Historic Preservation Architect  
Retainer

#### University of Illinois System

Discovery Partners Institute Office

Renovation Assessment

Chicago, Illinois

#### Rialto Square Theatre

Assessment, Restoration, & Renovation

Joliet, Illinois

#### Chicago Transit Authority

State & Lake Station Section 106 and  
HP Services Red Line Extension Section  
106

Chicago, Illinois

#### Chicago Department of Transportation

Chicago, Illinois

CREATE Damen Ave. Bridge  
Rehabilitation

Webster Avenue Bridge and  
Bridgehouse Rehabilitation - PH III

92nd Street Bascule Bridge over the  
Calumet River Rehabilitation

CREATE Rockwell Line HABS  
Documentation

#### Oak Park Village Hall

Feasibility Study

Oak Park, Illinois

#### Public Building Commission

Chicago Public Library, Hall Branch  
Assessment and Rehabilitation

Chicago, Illinois

#### University of Kentucky

Memorial Coliseum Condition

Assessment & Construction Admin

Lexington, Kentucky



## Roland Solinski, RA

### Project Architect

Roland brings over 12 years of experience and a diverse background in real estate and construction. His hands-on experience is a tremendous resource during all phases from planning and design to construction administration and closeout. He is passionate about urbanism and transportation and strives to build a better city for future generations.

#### Education

Master of Architecture, Tulane University

Bachelor of Architecture, Tulane University

#### Registrations

Registered Architect, Illinois

#### Professional Affiliations

Society for Industrial Archaeology, Member

Young Professionals in Transportation, Member

#### 2024

**UIUC Natural Resources Building**  
visioning and modernization study for a historic campus landmark  
Chicago, IL

**St Sabina Catholic Church**  
new elevator tower and accessibility upgrades at a significant Gothic church  
Chicago, IL

**Jackson Park Mobility**  
precast wall design and placemaking at four new pedestrian underpasses  
Chicago, IL

#### 2023

**UIC Laffin Warehouse**  
design exercise for residential loft conversion  
Chicago, Illinois

**Oak Park Civic Center**  
planning for expansion/renovation of historic Village Hall  
Chicago, Illinois

#### 2021-2022

**InRoads Credit Union\***  
renovations to three credit union branches  
Columbia County, Oregon

**United Credit Union\***  
headquarters renovation  
Chicago, Illinois

#### Peterboro Hotel\*

32-room boutique hotel and rooftop bar  
Detroit, Michigan

#### 1954 S Troy\*

renovations to historic warehouse  
Chicago, Illinois

#### Homan Square (unbuilt)\*

Film studio and school in the former Sears Roebuck campus  
Chicago, Illinois

#### 2018-2020

#### Federales\*

Mexican restaurant and bar  
Denver, Colorado

#### 1901 S Rockwell (unbuilt)\*

food/beverage focused development in former vinegar factory  
Chicago, Illinois

#### 2013-2017

#### 1754 N Clark (unbuilt)\*

36-unit luxury condo tower  
Chicago, Illinois

#### Flexhouse / Flexhouse 2\*

8-unit and 31-unit townhouse developments  
Chicago, Illinois

#### Basecamp\*

42-unit townhouse/affordable housing development  
Chicago, Illinois

*\*Project completed prior to JLK*



## Susan Turner, FAIA

### Technical Lead, QA/QC

Susan D. Turner is a Senior Technical Architect and QA/QC professional bringing decades of experience working with existing structures. Susan has been recognized for her expertise in historic preservation, restoration, adaptive reuse, and building envelope repair. Her work in laboratory design has garnered local awards and a national reputation with I2SL, International Institute for Sustainable Laboratories. Her portfolio includes existing and historic buildings in Canada and the United States, with a particular focus on building envelope design. Her strengths include existing building surveys, comprehensive plans for building reuse, envelope retrofit, and laboratory design.

#### Education

Master of Architecture, Dalhousie University  
 Bachelor of Environmental Design Studies  
 Dalhousie University  
 Bachelor of Environmental Design,  
 University of Manitoba

#### Qualifications

SOI-Qualified Historic Architect and Architectural Historian, as codified 36 CFR Part 61

#### Professional Affiliations

American Institute of Architects, Fellow  
 United States Green Buildings Committee, LEED AP  
 Association for Preservation Technology

#### Select Awards/Honors

Citation of Merit, Frank Lloyd Wright, Renovation Category, AIA Illinois, 2015, *Lincoln Hall*  
 Merit Award, Association of Licensed Architects, 2013, *Lincoln Hall*  
 Finalist/Honorable Mention for Rehabilitation Construction, Chicago Building Congress, 2013 *Lincoln Hall*  
 Architectural Portfolio Citation – Renovation/Modernization, American School & University, 2013, *Lincoln Hall*

#### Relevant Experience

**University of Illinois Chicago**  
 Chicago, Illinois  
 College of Medicine East Tower Façade Assessment & Repairs  
 Theatre Roof Replacement  
 Veterinary Medicine Practice Clinic\*

#### University of Illinois Urbana-Champaign

Champaign-Urbana, Illinois  
 Ikenberry Commons Master Plan Refresh  
 Trelease Hall Window Replacement  
 Discovery Partners Institute Feasibility & Programming Study  
 ADA Facility Assessments  
 Bevier Hall  
 Illinois Street Residence Halls Facades  
 Chemistry Annex\*  
 Lincoln Hall\*  
 Digital Computer Laboratory Building  
 Bio-Engineering Lab (DCL)\*  
 Food Science and Human Nutrition Pilot Plant (FSHN)\*

#### OSF HealthCare Headquarters

Adaptive Reuse Rehabilitation & Historic Tax Credit Consulting  
 Peoria, Illinois

#### Rialto Square Theatre

Renovation and Repairs  
 Joliet, Illinois

#### IL Capital Development Board

Pullman North Factory Rehabilitation  
 Chicago, Illinois  
 Nettle Creek Aqueduct Replacement  
 Morris, Illinois

#### Triton College

Window Replacement  
 River Forest, Illinois

#### Northern Illinois University

DeKalb, Illinois  
 Swen Parson Hall  
 Parapets & Roof Replacement  
 Still Hall Roof Replacement\*

#### Roosevelt University\*

Biology / Pharmacy Lab\*  
 Chicago, Illinois

#### University of Chicago

Reynold's Club Elevator\*  
 Chicago, Illinois

#### University of Chicago Medical

Chicago, Illinois  
 Surgery Brain Laboratory\*  
 Pharmacy Compounding Lab\*  
 College of Agricultural, Consumer and Environmental Sciences  
 Integrated Bioprocessing Research Laboratory (IBRL)\*  
 Champaign, Illinois

\*Project completed prior to JLK



## Jonathon Keilman

### Architectural Designer

Jonny brings three years of architectural experience. Jonny specialized in design-build and digital-design architecture while in school. At JLK, Jonathon is a member of JLK's Historic Preservation and Infrastructure & Transit Studios.

Jonny has meaningfully contributed to interior programming and buildouts, condition assessments, roof repairs and replacements, and construction administration projects.

#### Education

Bachelor of Architecture  
Illinois Institute of Technology  
Digital-Design Specialization  
Illinois Institute of Technology  
Design-Build Specialization  
Illinois Institute of Technology

#### Registrations

On the path to NCARB licensure  
CTA Rail Safety Certified

#### Relevant Experience

##### City of Chicago

2N. LaSalle Buildout | Phase 2  
New Office Programming & Design  
Chicago, Illinois

##### Wilder Fields

Vertical Farm Design & Adaptive Reuse  
Programming  
Calumet City, Illinois

##### Oak Park Village Hall

Office Reuse & Feasibility Study  
Oak Park, Illinois

##### Harker Hall

Office Reuse & Feasibility Study  
Champaign-Urbana, Illinois

##### Chicago Botanic Garden

Rooftop Restoration | Phase 1  
Glencoe, Illinois

##### Metra

ADA Surveys & Assessments  
Chicago, Illinois

##### Rialto Square Theatre

Renovations  
Joliet, Illinois

##### UIUC Armory

Facade Restoration  
Champaign-Urbana, Illinois

##### CTA Racine Station

CTA California Station  
Construction Administration  
Chicago, Illinois

##### Chicago Public Schools

ADA Surveys & Assessments  
Chicago, Illinois

##### UIC Student Center East

Rooftop Restoration  
Chicago, Illinois

##### VHG 1617 N. Wells Speakeasy

Restaraunt & Courtyard Renovation  
Chicago, Illinois

##### VHG Chicago Brewhouse

Riverwalk Buildout  
Chicago, Illinois

##### City of Chicago

2N. LaSalle Buildout | Phase 3  
New Office Programming & Design  
Chicago, Illinois

##### Chicago Botanic Garden

Rooftop Restoration | Phase 2  
Glencoe, Illinois

##### Sawgrass Community Homes

New Residential Construction  
Crown Point, Indiana



### Background

A seasoned Project Executive, Rozie has over 20 years of experience in construction management, engineering, and project management with various public infrastructure clients. She has been directly responsible for the management of over a billion dollars- worth of construction contracts and has led significant and complex projects. Having worked directly on projects, Rozie possesses hands-on experience in managing construction management teams and delivering large projects and programs for clients. She is highly skilled at overseeing projects throughout all phases from design to closeout. As Owner of the firm, she has managed contracts with various public agency clients including Chicago Transit Authority (CTA), Illinois Department of Transportation (IDOT), Illinois Tollway, Chicago Department of Transportation (CDOT), Chicago Department of Water Management (CDWM), Northern Indiana Commuter Transportation District (NICTD), Metra Railroad, and others.

### Education

Bachelor of Science in Physics, University of Illinois, Urbana-Champaign, Illinois, 2000

Tuck-WBENC Executive Programs at Dartmouth College, 2016, 2019 & 2024

### Skills/

### Certifications

LEED® Accredited Professional BD+ C Certification, #10342476

UW Fundamentals of Railway Train Control and Signaling

ACI Concrete Field-Testing Technician Certification - Grade I

CTA Substation Familiarization

CTA CM Annual Refresher

CTA QMS Refresher

CTA Person-In-Charge

OSHA 30-Hour Certification in Construction Safety and Health

e-Builder®

NYCT Rail Safety Training Certification

Asbestos Contractor Supervisor Certification

Primavera P6

### Relevant Experience

#### IDOT V-91-016-20: Various Phase III Pavement and Bridge Preservations Inspection Projects, Various Routes, Various Counties, Region 1/District 1 - Project Manager

Rozie is responsible for coordinating with IDOT's Area Supervising Engineer regarding staffing needs for work assignments. Rozie ensures that experienced staff is assigned, and that staff performs the required duties in accordance with IDOT procedures and policies. Project scope is expected to include general construction inspection services for the improvement of various locations throughout District One. The work includes resurfacing (SMART overlay), pavement patching, drainage work, safety countermeasures, curb and gutter removal and replacement, ADA sidewalk, pavement marking, joint routing, and joint sealing.

#### IDOT V-91-001-19: Various Phase III Construction Inspection Projects, Various Routes, Various Counties, Region 1/District 1 - Project Manager

Rozie was responsible for coordinating with the client regarding staffing needs for various work assignments. A total of 14 work assignments were coordinated within one year throughout Chicagoland's southern region, providing a total of 12 construction engineers to support client needs. Project scope included general construction inspection; project finalization and documentation; oversight of PCC & bituminous concrete paving operations, drainage, patching, bridge structures, and bridge painting; and providing general assistance as a member of a field crew.

#### CTA 95<sup>th</sup> Street Terminal Improvement Project, Chicago IL- Resident Engineer/Project Manager/Project Executive

As Resident Engineer from 2014 to 2015, Rozie led the Owner's Rep team in administering the CM/GC At-Risk contracts for Advance Packages 1 and 2. As the Project Manager for the Owner's Rep team in 2015, she was responsible for project management, project controls, safety oversight, office/field engineering support, and quality assurance. In the Project Executive role since 2016, Rozie has been providing continued oversight in management of the Design/Build Contractor during the design and construction phases of this challenging project. Rozie consistently communicates with CTA to understand their needs and often suggests continuous improvement initiatives and processes. She is currently supporting her team's closeout efforts and, with her experience from closing out large, multi-year projects, she mitigates issues by anticipating them. This \$280 million design-build project consisted of constructing a new terminal on the south side of 95<sup>th</sup> Street and extensively rehabilitating the existing terminal on the north side of 95<sup>th</sup> Street.

#### CTA Dan Ryan Track Renewal & Stations Improvements Project, Chicago IL - CM Assistant Project Manager

Rozie supported the Project Manager in leading the CM team of over 35 office and field personnel. She was responsible for ensuring the team's performance in project management, project controls, safety oversight, office/field engineering support, testing and commissioning, and quality assurance. She led the team in fulfillment of the entire scope which included: coordinating work between parties; developing and implementing a

**Professional Affiliations**

American Society of Civil Engineers (ASCE)

City Club of Chicago

Conference of Minority Transportation Officials (COMTO)

Construction Management Association of America (CMAA)

Federation of Women Contractors (FWC)

Hispanic American Construction Industry Association (HACIA)

Illinois Asian-American Civil Engineers (IAACE)

Illinois Road & Transportation Builders Association (IRTBA)

LAI Land Economics Society, Ely Chapter

Professional Women in Construction (PWC)

Women in Transportation Seminar (WTS)

**Committees / Boards**

Chicago Transit Authority Disadvantaged Business Enterprise (DBE) Advisory Committee (2017 – Present)

March of Dimes, Construction & Transportation Awards Fundraising Committee (2016 – Present)

system to monitor and track testing; tracking of removing and disposing of waste; implementing the submittal, RFI, NCR, Issues, Pay Application and Change Order processes; providing recommendations on alternative strategies for implementation, risk mitigation, value engineering, and constructability; ensuring compliance with DBE/EEO requirements; developing and implementing a system to manage program/project cost controls; and developing a process for use of Changed Conditions Contingency Allowance. Rozie excelled at coordinating with all parties during the unprecedented 5-month line cut and was integral in the successful delivery of this critical project to CTA. The \$262 million project scope included performing full depth track reconstruction of the CTA Red Line Dan Ryan branch and rehabilitation of eight passenger stations.

**CTA North Main Red Line Stations Rehabilitation Project, Chicago IL - Resident Engineer**

Rozie led the construction management team in administering the Design/Build Agreement between the Design Build Contractor (DBC) and CTA. She was responsible for ensuring the team provided CM services including project management, project controls, safety oversight, office/field engineering support and quality assurance. Specific functions of the team included: administrative, management, technical, and support-related services as required to coordinate the work between all applicable parties; providing recommendations on alternative strategies related to implementation, risk mitigation, value engineering, and constructability of all designs under the project; implementation of the submittal, RFI, NCR, Issues, Pay Application, and Change Order processes; implementation of CTA cost control processes as well as development and monitoring of an effective system of program/project cost controls for all Stations and corresponding Work Orders; and overseeing the generation of required documentation for all Work Orders.

**CTA Loop Signals Upgrade Project, Chicago IL - Resident Engineer**

Rozie led the construction management team on this project. She was responsible for CM services including project management, project controls, safety oversight, office/field engineering support and quality assurance. Specific functions as a team included: administrative, management, technical, and support-related services as required to coordinate the work between all applicable parties; implementation of the submittal, RFI, NCR, Issues, Pay Application and Change Order processes; and implementation of CTA cost control processes, as well as the development and monitoring of an effective system of program/project cost controls. Project scope included installation of new bidirectional cab signal systems for the Loop Elevated, including Jefferson interlocking and two complex interlocking at Tower 18 and Tower 12, as well as all facilities such as relay houses and towers.

**CTA Dearborn/Congress/Kennedy/Block 37 Train Control and Traction Power Upgrades - Project Manager/Project Engineer**

Rozie served in various roles on this project including Project Engineer of Traction Power and Project Manager of Underground, where she was responsible for the contractor's planning and construction efforts. As Senior Project Manager of Operations, she led the entire team in management of the planning and construction operations, coordination with various CTA departments including Construction, Engineering, and Operations. Project included the design, fabrication, and installation of train control and communication systems for 20 miles of the Blue Line; upgrading the traction power distribution system and negative return bonding in the Dearborn and State Subways; replacement of track rails and ties in the Dearborn Subway; and architectural, civil, structural, mechanical, HVAC, electrical, and furnishings for all facilities within the limits of the project.

**Metropolitan Transportation Authority, New York NY - Project Engineer**

Rozie was responsible for all construction efforts including planning, cost engineering, scheduling, material subcontracts and purchasing, field operations, coordination with the owner and CM, and all reporting. Projects included:

- Metro North Railroad Lower Harlem Station Modernization Project
- NYCT 3 Circuit Breaker House Rehabilitation
- NYCT Bushwick-Boerum Substation Projects

**EXHIBIT G**  
**INSURANCE**

**(INSURANCE FORMS FOLLOW)**

**EXHIBIT G**  
**PROJECT DEVELOPMENT SERVICES**  
**INSURANCE REQUIREMENTS**  
**PS3103E**

The Consultant and its Subconsultants must provide and maintain at Consultant's and/or Subconsultant's own expense, until expiration or termination of this Agreement and during the time period following expiration if Consultant and/or Subconsultant is required to return and perform or reperform any Services, the insurance coverage and requirements specified below, insuring all Services related to the Agreement.

**C.1. INSURANCE TO BE PROVIDED:**

**C.1.1. Workers' Compensation and Employers Liability**

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a service under the Agreement and Employers Liability coverage with limits of not less than \$1,000,000 each accident, illness, or disease.

**C.1.2. Commercial General Liability (Primary and Umbrella)**

Commercial General Liability Insurance or equivalent with limits of not less than \$5,000,000 per occurrence for bodily injury, personal injury, property damage liability and contractual liability. Coverage must include but is not limited to the following: All premises and operations, Services rendered, products/completed operations, defense, and contractual liability. The Commission, the User Agency, and their respective Board members, employees, elected and appointed officials, and representatives must be named as Additional Insureds on a primary, non-contributory basis for any liability arising directly or indirectly from the Services.

Subconsultants performing work for Consultant must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

**C.1.3. Automobile Liability (Primary and Umbrella)**

When any motor vehicles (owned, non-owned and hired) are used in connection with Services provided, the Consultant must provide Automobile Liability Insurance, with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage. The Commission the User Agency, and their respective Board members, employees, elected and appointed officials, and representatives must be named as Additional Insured on a primary, non-contributory basis.

Subconsultants performing work for the Consultant must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

**C.1.4. Professional Liability**

When Consultant performs work in connection with the Agreement, Professional Liability Insurance must be maintained with limits of not less than \$2,000,000 covering contractual liability, deficient performance, acts and errors or omissions. The policy shall include coverage for acts, including but not limited to contractual liability, deficient performance and errors or omissions, in Consultant's or Key Personnel's performance or failure to perform Services pursuant to the Agreement. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede the start date of Services provided pursuant to the Agreement. Coverage must be maintained for two years after the Completion Date. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of two (2) years.

Subconsultants performing work for Consultant must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

### **C.1.5. Property**

The Consultant is responsible for all loss or damage to Commission or the User Agency's property at full replacement cost. The Consultant is responsible for all loss or damage to personal property (including but not limited to materials, equipment, tools, and supplies) owned, rented, or used by Consultant, Consultant's Key Personnel or Consultant's Subconsultants.

### **C.1.6. Valuable Papers**

When any plans, designs, drawings, specifications, data, media, and documents are produced or used under the Agreement, Valuable Papers Insurance will be maintained in an amount to insure against any loss whatsoever and will have limits sufficient to pay for the re-creation and reconstruction of such records.

## **ADDITIONAL REQUIREMENTS**

The Consultant must furnish the Public Building Commission Procurement Department, Richard J. Daley Center, Room 200, Chicago, IL 60602, original Certificates of Insurance, or such similar evidence, to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if any insurance policy has an expiration or renewal date occurring during the Initial Term or any Additional Terms of this Agreement. The Consultant must submit evidence of insurance to the PBC prior to Agreement award. The receipt of any certificate does not constitute agreement by the PBC that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in full compliance with all Agreement requirements. The failure of the Commission to obtain certificates or other insurance evidence from Consultant is not a waiver by the Commission of any requirements for the Consultant to obtain and maintain the specified insurance. The Consultant will advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance does not relieve Consultant of its obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a breach of the Agreement and/or an Event of Default, and the Commission retains the right to either: (i) stop work at Consultant's sole cost and expense until proper evidence of insurance is provided; or (ii) Terminate the Agreement.

The Commission reserves the right to obtain copies of insurance policies and records from the Consultant and/or its Subconsultants at any time upon written request.

The insurance must provide for thirty (30) days prior written notice to be given to the Commission if coverage is substantially changed, canceled, or not renewed.

Any deductibles or self-insured retentions on referenced insurance coverage must be borne by Consultant. All self-insurance, retentions and/or deductibles must conform to these requirements.

The Consultant hereby waives and agrees that their insurers waive their rights of subrogation against the Public Building Commission of Chicago any User Agency, their respective Board members, employees, elected officials, or representatives.

If Consultant is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a Named Insured.

The insurance coverage and limits provided by Consultant in no way limit the Consultant's liabilities and responsibilities specified within the Agreement or by law.

Any insurance or self-insurance programs maintained by Commission and any other User Agency do not contribute with insurance provided by the Consultant under the Agreement.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in the Agreement given as a matter of law.

The Consultant must require all its Subconsultants to provide the insurance required in this Agreement, or Consultant

may provide the coverage for its Subconsultants. All Subconsultants are subject to the same insurance requirements as Consultant.

If Consultant or its Subconsultants desires additional coverage, Consultant or Subconsultant is solely responsible for the acquisition and cost.

Contractor must submit the following at the time of award:

1. Standard ACORD form Certificate of Insurance issued to the Public Building Commission of Chicago as Certificate Holder including:
  - a. All required entities as Additional Insureds
  - b. Evidence of waivers of subrogation
  - c. Evidence of primary and non-contributory status
2. All required endorsements including the CG2010 and CG2037 (as applicable)

The Public Building Commission maintains the rights to modify, delete, alter, or change these requirements.

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