

**NAIOP Chicago  
2019 Awards for Excellence**

**Contractor of the Year - Finalists**

**Executive Construction Inc.**

Convene – 131 S. Dearborn Street, Chicago, IL  
Total Square Footage: 49,000 s.f.  
Total Project Cost: \$9,300,000

Central States Health Fund – 8647 W. Higgins Road, Chicago, IL  
Total Square Footage: 150,000 s.f.  
Total Project Cost: \$14,000,000

Chicago Trading Company – 440 S. LaSalle Street, Chicago, IL  
Total Square Footage: 27,000 s.f.  
Total Project Cost: \$7,800,000

Total Third Party Revenue for 2018: \$315,000,000

As we enter our 45th year, the respect and reputation Executive Construction has earned culminated in 2018 with record revenue of \$315M. Our successful completion of 200+ projects this past year included the three largest headquarters relocation projects in Chicago, plus several complex, high-profile tenant interior projects for Convene, Central States Health Fund, and the Chicago Trading Company, each of which contribute to the local economy and attract and retain talent. Projects of this magnitude, with so many stakeholders, are only accomplished through open communication, trusted partnerships, humble collaboration, and a belief in shared success—hallmarks of Executive Construction.

## **FCL Builders**

Seefried – Diageo – 25820 W. 143<sup>rd</sup> Street, Plainfield, IL  
Total Square Footage: 2,100,000 s.f.  
Total Project Cost: Confidential

Prologis – Project Swiss - 1460 Cargo Court, Minooka, IL  
Total Square Footage: 705,661 s.f.  
Total Project Cost: Confidential

CenterPoint Properties – 3901 Brandon Road, Joliet, IL  
Total Square Footage: 826,000 s.f.  
Total Project Cost: Confidential

Total Third Party Revenue for 2018: \$530,866,000

FCL Builders is one of the nation's top leaders in the design and construction of industrial warehousing, cold storage and food processing facilities. With teams strategically located in Chicago, Dallas, Atlanta and Baltimore, developers and owners continually rely on FCL's commitment to professional service, safety and customer satisfaction.

## **Keeley Construction**

Elk Grove Technology Park - 955 E. Higgins, Elk Grove Village, IL  
Total Square Footage: 566,171 s.f.  
Total Project Cost: \$48,000,000

DHL Americas Innovation Center - 9580 W. Higgins, Rosemont, IL  
Total Square Footage: 24,000 s.f.  
Total Project Cost: \$9,000,000

Vital Proteins Production Facility - 3400 Wolf Road, Franklin Park, IL  
Total Square Footage: 42,000 s.f.  
Total Project Cost: \$5,500,000

Keeley Construction is a premier Design-Build General Contractor in the Chicagoland area. Top projects this year included the Elk Grove Technology Park Phase 1 consisting of four (4) speculative industrial buildings ranging from 165,000 SF to 120,000 SF; The DHL Americas Innovation Center - a high tech, 24,000 SF office/showroom facility where DHL will be showcasing new technologies in logistics and robotics; two (2) car dealerships for Subura and Mazda in Joliet, IL; redevelopment of The Lizzadro Museum of Lapidary Art in Oak Brook.

## **Leopardo Companies, Inc.**

61 East Banks – 61 E. Banks, Chicago, IL

Total Square Footage: 151,000 s.f.

Total Project Cost: \$44,700,000

210 North Carpenter – 210 N. Carpenter Street, Chicago, IL

Total Square Footage: 242,000 s.f.

Total Project Cost: \$48,400,000

Rush Oak Brook Orthopedic Center - 2011 York Road, Oak Brook, Illinois

Total Square Footage: 103,000 s.f.

Total Project Cost: \$51,400,000

Leopardo is a recognized leader in construction with the resources to build world-class projects with innovative processes across every major sector. Founded in 1977, we've grown continuously and today employ more than 450 industry professionals in our Hoffman Estates and Chicago offices, as well as on job sites across the nation. We've worked with Fortune 100 companies from Apple to Wells Fargo and completed retail and office projects for many of the world's most-recognized brands like AMC, Grubhub and Radio Flyer. Our municipal portfolio includes village halls, fire departments and police stations and we're the trusted builder for nearly every major healthcare provider in the area. We do high-end residential and hospitality, federal and education...to name just a few.

## **McShane Construction Company**

4400 Grove – 4400 S. Cottage Grove Avenue, Chicago, IL

Total Square Footage: 114,071 s.f.

Total Project Cost: \$26,293,000

Bystronic – 2200 W. Central Road, Hoffman Estates, IL

Total Square Footage: 165,000 s.f.

Total Project Cost: \$18,114,000

North Avenue Commerce Center – North Avenue & Morton Road

Total Square Footage: 265,550 s.f.

Total Project Cost: \$11,800,000

Total Third Party Revenue for 2018: \$637,600,000

For over 30 years, McShane Construction Company has been serving clients on a national, regional and local basis. Headquartered in Rosemont, Illinois, the firm offers an accomplished track record and project portfolio spanning a variety of markets, including the industrial, multi-family, office and institutional sectors. Today, the firm is recognized as one of the Chicago area's most diversified and active contracting organizations with a reputation built on honesty, integrity and dependability. Its leadership in the construction industry is evidenced by its dedication to its employees, industry associates and, most importantly, its clients.

## **Meridian Design Build**

HSA Heartland Corporate Center – 21530 SW Frontage Road, Shorewood, IL

Total Square Footage: 757,880 s.f.

Total Project Cost: Confidential

Amylu Foods – 1400 W. 44<sup>th</sup> Street, Chicago, IL

Total Square Footage: 86,000 s.f.

Total Project Cost: Confidential

NorthPoint Avenue O – Building D – 12144 South Avenue O, Chicago, IL

Total Square Footage: 358,879 s.f.

Total Project Cost: Confidential

Total Third Party Revenue for 2018: \$102,000,000

Meridian Design Build is a privately held, locally-owned third party design-build construction firm. Since its formation in 2005, the company has successfully completed more than 18 million SF of construction for Fortune 500 companies, privately held firms, and national developers. Meridian's ability to deliver positive results is highlighted by the fact that more than 85 percent of the company's projects are the result of repeat business.

## **Morgan Harbour Construction**

8030 Lamon Avenue Office Redevelopment – 8030 Lamon Avenue, Illinois Science and Technology Park, Skokie, IL

Total Square Footage: 130,000 s.f.

Total Project Cost: Confidential

Exchange 55 Warehouse/Distribution Center – 3501 S. Pulaski Road, Chicago, IL

Total Square Footage: 992,902 s.f.

Total Project Cost: Confidential

Hub Group Office Headquarters – 2000 Clearwater Drive, Oak Brook, IL

Total Square Footage: 135,000 s.f.

Total Project Cost: Confidential

For 20 years, MHC has served private clients and national developers as a solution provider. Celebrating our 20th anniversary in 2019, our milestone year has been characterized by diverse and complex projects from the Midwest to New Jersey and points in-between, as we continue to grow along with our client's expanding market base. Whether office, industrial, commercial, medical, or aviation - our uncompromising integrity and industry expertise are evidenced in our long-standing client relations. Illinois highlighted projects include 130,000 SF 8030 Lamon Avenue Office Redevelopment, 135,000 SF Hub Group Office Headquarters Phase II, and 992,904 SF Exchange 55 Speculative Warehouse/Distribution.

## **Northern Builders, Inc.**

Aytomann @ Cherry Hill 15 – 2301 W. Haven Avenue, New Lenox, IL

Total Square Footage: 210,000 s.f.

Total Project Cost: \$18,200,000

Cherry Hill 16 – 1200 Cherry Hill Road, Joliet, IL

Total Square Footage: 424,000 s.f.

Total Project Cost: \$27,000,000

Great Western Malting @ Monee Three – 26051 S. Cleveland Avenue, Monee, IL

Total Square Footage: 245,000 s.f.

Total Project Cost: \$19,700,000

Total Third Party Revenue for 2018: \$147,600,000

This year, Northern Builders has begun or completed a total of 28 construction projects totaling over \$147 million. Project types include complex manufacturing facilities, industrial, e-commerce, sports, office, and retail with clients such as Amazon, Automann, Best Buy, Great Western Malting, Catholic Charities, Direct Warehousing, DuPage Machine, Pet-AG, Tyler Union, Quad Plus, and Wintrust Bank.



## **Peak Construction Corporation**

Scannell Properties DuPage Business Center - Scannell Properties DuPage Business Center

Total Square Footage: 250,000 s.f.

Total Project Cost: \$11,105,000

First Hospitality Group Hampton Inn & Suites by Hilton - 7010 S. Harlem Avenue, Bridgeview, IL

Total Square Footage: 66,000 s.f.

Total Project Cost: \$11,974,087

Black Creek Group O'Hare Distribution Centers (2 Buildings) - 1055-1065 Sesame Street,

Bensenville, IL & 1731 Wall Street, Mt. Prospect, IL

Total Square Footage: 248,564 s.f.

Total Project Cost: Confidential

Total Third Party Revenue for 2018: \$100,000,000

Peak Construction Corporation experienced its most successful year yet in their 22-year history! Peak's highlighted 2018-2019 Chicagoland projects include Scannell Properties' 250,000SF, 32' clear height DuPage Business Center in West Chicago, First Hospitality Group's 66,000SF, 3-story Hampton Inn and Suites by Hilton directly adjacent to Bridgeview's SeatGeek Stadium, and Black Creek Group's two, 32' clear height O'Hare distribution buildings featuring 116,294SF in Bensenville and 132,270SF in Mt. Prospect.

## **Pepper Construction**

Tribune Media Company and WGN Radio – 303 E. Wacker Drive, Floord 17 & 18, Chicago, IL  
Total Square Footage: 54,000 sq feet  
Total Project Cost: \$11,750,000

Snap-On Incorporated – 3011 State Route 176, Crystal Lake, IL  
Total Square Footage: 160,000 s.f.  
Total Project Cost: \$8,700,000

1060 Project at Wrigley Field – 1060 W. Addison Street, Chicago, IL  
Total Square Footage: 120,000 s.f.  
Total Project Cost: Confidential

Total Third Party Revenue for 2018: \$890,000,000

The construction process is evolving at an incredible pace. Over our 92 years working in Chicagoland Pepper has always been inspired by the challenges that our clients entrust to us. We use leading-edge technologies and high-performance strategies to deliver the value they require while also serving and strengthening connections between the people who ultimately occupy these spaces. Whether contributing to the legacies of local icons, enhancing operations for national brands or making small renovations that have a big impact on how people live, work or play, we're proud to help shape Chicago and the lives of the people who call it home.

## **PREMIER Design + Build Group, LLC**

Butterfield Spec VI Speculative Industrial Facility - Unit 4; Lot 401, Aurora, IL

Total Square Footage: 203,530 s.f.

Total Project Cost: \$17,578,935

Bridge Point Itasca Speculative Industrial Facilities - 1301 Rohlwing Road, Itasca, IL

Total Square Footage: 741,162 s.f.

Total Project Cost: \$35,518,439

Custom Companies Logistics Facility - 300 Wolf Road, Northlake, IL

Total Square Footage: 224,135 s.f.

Total Project Cost: \$21,483,281

Total Third Party Revenue for 2018: 100%

PREMIER Design + Build Group, LLC provides a full range of design + construction services for industrial, commercial, medical, multifamily and adaptive reuse projects. From office build-outs to large scale industrial, PREMIER's client focus ensures success from concept to completion.

## **Skender**

CH Robinson - 1515 W. Webster Avenue, Chicago, IL 60614

Total Square Footage: 207,000 s.f.

Total Project Cost: \$20,500,000

HERE Technologies - 425 W. Randolph Street, Chicago, IL

Total Square Footage: 225,000 s.f.

Total Project Cost: \$6,737,658

Perspectives Charter Schools – 8522 S. Lafayette Avenue, Chicago, IL

Total Square Footage: 100,000 s.f.

Total Project Cost: \$18,300,000

In 2018, Skender successfully completed construction on two of 2018's largest office interior build-outs in Chicago. In October, Skender completed interior construction of the 275,000-square-foot office space for HERE Technologies, the leading location intelligence and open location platform company, at 425 West Randolph Street. HERE Technologies recently designated the Chicago office as the company's Americas headquarters. In August, Skender completed the interior construction of a new, 207,000-square-foot office for C.H. Robinson, a Fortune 500 third-party logistics and supply chain management provider. The office is located within the first Sterling Bay riverfront property in its Lincoln Yards development in Lincoln Park. Next month, Skender will complete the conversion of the 100,000-square-foot former Soft Sheen building at 8522 S. Lafayette into a middle and high school for Perspectives Charter Schools, an open enrollment, tuition-free public school serving students in grades 6-12 in the Chatham community.