

NAIOP Chicago
38th Annual Awards for Excellence Finalists

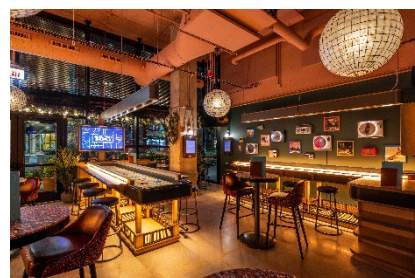
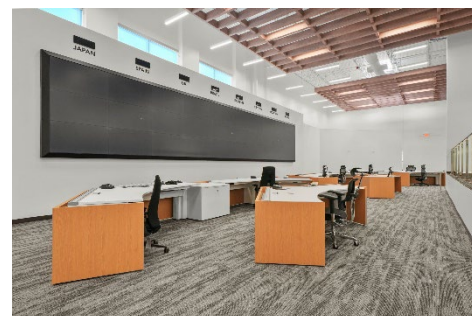
Contractor of the Year

ARCO/Murray National Holdings

ARCO/Murray is a single-source, national design-build firm specializing in commercial construction and real estate solutions. Our integrated approach streamlines delivery and maximizes value from concept through closeout. Over the past year, we brought that expertise to Chicagoland with high-impact projects including Mainfreight, a state-of-the-art truck terminal in Carol Stream, IL, the Invenergy Center of Excellence, a transformative clean energy redevelopment in Bolingbrook, IL, and Electric Shuffle, a dynamic dining and shuffleboard entertainment venue in the heart of River North. These projects showcase our ability to adapt across sectors while consistently delivering best-in-class results.

Projects from the last year include:

- **Property 1: Mainfreight Carol Stream**
 - Address: 27W364 North Ave, West Chicago, Carol Stream, IL
 - Square Footage: 57,000
- **Property 2: Invenergy Center of Excellence**
 - Address: 800 Remington Blvd, Bolingbrook, IL
 - Square Footage: 135,000
- **Property 3: Electric Shuffle**
 - Address: 448 N. LaSalle Dr., Chicago, IL
 - Square Footage: 7,260



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Contractor of the Year

DSI

In 2025, DSI built opportunity from the ground up, delivering our most sophisticated portfolio yet—spanning life sciences, cold storage, industrial facilities, luxury retail, and signature interiors. Guided by expertise, discipline, and trust, we strengthened operations with strategic hires while maintaining the precision and client focus that define us. This approach propelled revenue past \$200 million, fueled by clients who rely on our accuracy to realize bold visions. From ISO-certified cleanrooms to advanced cold chain systems and high-performance interiors, our work fused aesthetics with efficiency, meeting the market's demand for clarity, technical excellence, and dependable results, setting the stage for sustained growth.

Projects from the last year include:

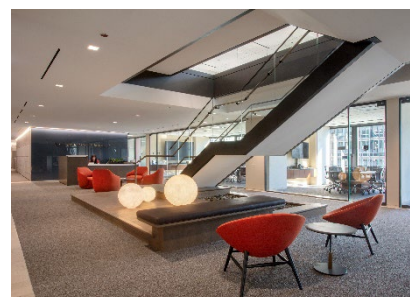
- **Property 1: Ravago**

- Address: 2210 Nemetz Way, Montgomery, IL
- Square Footage: 509,000



- **Property 2: Burke, Warren, MacKay & Serritella P.C.**

- Address: 330 N Wabash Ave, Chicago, IL
- Square Footage: 49,561



- **Property 3: CD Peacock**

- Address: 298 Oakbrook center, Oak Brook, IL
- Square Footage: 20,500



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Contractor of the Year

Executive Construction Inc.

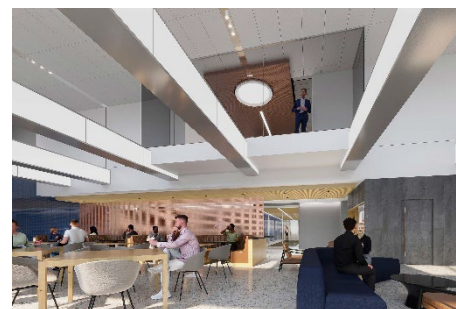
Building With Purpose and Passion

A dedicated team creating the most exceptional experiences in construction, we build with integrity; a value that shines through all of our interactions and decisions. With a firm-wide commitment to precision, meticulous execution, and first-class delivery of every space, Executive Construction takes pride in building lasting relationships—evident in the fact that a high majority of business comes from repeat clients and partners who continue to trust Executive to build their visions to life. Our vision is simple: we exist to create the most exceptional experiences in construction.

Projects from the last year include:

- **Property 1: Sargent & Lundy - Headquarters Relocation**

- Address: 77 West Wacker Drive, Chicago, IL
- Square Footage: 384,000



- **Property 2: Medline Industries - Merchandise Mart Expansion**

- Address: 222 W. Merchandise Mart Plaza, Chicago, IL
- Square Footage: 110,000



- **Property 3: EdgeConneX - CHI03 Data Center**

- Address: 1905 Lunt Ave., Elk Grove Village, IL
- Square Footage: 172,000



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Contractor of the Year

Keeley Construction

Since 1978, Keeley Construction has been a trusted leader in industrial and commercial construction across Chicagoland. We deliver world-class projects for clients ranging from local businesses to Fortune 50 companies. As a full-service general contractor, we specialize in design-build solutions, leveraging cutting-edge technology and modern methods to exceed expectations. Our expertise spans industrial, commercial, technical, and institutional food facilities, including new construction, expansions, tenant improvements, and specialized renovations. Committed to safety, quality, transparency, and long-term relationships, we consistently deliver exceptional results that redefine industry standards and build trust with every project we complete.

Projects from the last year include:

- **Property 1: Rana Meal Solutions**
 - Address: 300 Spitzer Road, Bartlett, IL
 - Square Footage: 550,000
- **Property 2: Nestle Vital Proteins "ReVITALize" Warehouse**
 - Address: 3400 Wolf Road, Franklin Park, IL
 - Square Footage: 180,000
- **Property 3: Hanger Clinic**
 - Address: 640 E Golf Road, Schaumburg, IL
 - Square Footage: 20,000



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Contractor of the Year

McShane Construction Company

McShane is recognized as one of Chicago's most diversified and active contractors, with 1.27 million square feet of active construction across the Chicago area in the past year. Notable projects include Schuetz Container Systems, a 372,000-square-foot build-to-suit industrial facility in Kenosha; The Foglia Residences, the nation's first LIHTC housing for the blind with 76 units in Chicago; and an 84,000-square-foot manufacturing facility for a confidential client, also in Kenosha.

Projects from the last year include:

- **Property 1: Schuetz Container Systems**
 - Address: 7517 60th Street, Kenosha, WI
 - Square Footage: 372,000



- **Property 2: Build-to-Suit Manufacturing Facility**
 - Address: Confidential, Kenosha, WI
 - Square Footage: 174,367



- **Property 3: The Foglia Residences**
 - Address: 1146 S. Wood St., Chicago, IL
 - Square Footage: 84,317



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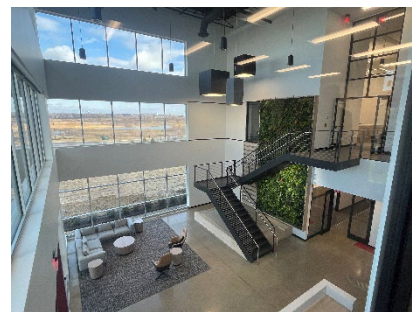
Meridian Design Build

Meridian Design Build, a Chicago based national design-build construction firm, celebrated its 20th year in business this year. Since its formation in 2005, the company has successfully completed more than 35 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 95 percent of the company's projects are the result of repeat business. Notable recent projects include a 362,379 sf Corporate Headquarters for RIM Logistics, a 460,428 sf spec. industrial facility for Dermody, and a 134,075 sf food production facility for Silesia Flavors.

Projects from the last year include:

- **Property 1: RIM Logistics, Ltd.**

- Address: 1303 Jack Court, Bartlett, IL
- Square Footage: 362,379



- **Property 2: Silesia Flavors, Inc.**

- Address: 12325 Jim Dhamer Drive, Huntley, IL
- Square Footage: 134,075



- **Property 3: LogistiCenter at Romeoville**

- Address: 251 S. Pinnacle Drive, Romeoville, IL
- Square Footage: 460,428



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Contractor of the Year

Morgan / Harbour Construction

Celebrating 25 years of building trusted relationships with clients and partners, Morgan / Harbour Construction is a design-build general contractor driven above all else to transform vision into reality. Recognized as a premier industrial and commercial builder, the 60+ member team has expertise to deliver complex facilities for corporate interiors, laboratory, manufacturing, aviation, waste transfer, cold storage, and food & beverage clients. Thanks to the trust of clients who requested they deliver projects across the country, their footprint has expanded beyond their Midwest headquarters to include regional offices that serve the West and East Coasts.

Projects from the last year include:

- **Property 1: Anton Paar**

- Address: 600 Hickory Hills Drive, Vernon Hills, IL
- Square Footage: 32,000



- **Property 2: Harvest Food Distributors**

- Address: 300 West 151st Street, East Chicago, IN
- Square Footage: 207,400



- **Property 3: MEISYSTEM USA**

- Address: 200 Pierce Ave., Itasca, IL
- Square Footage: 56,000



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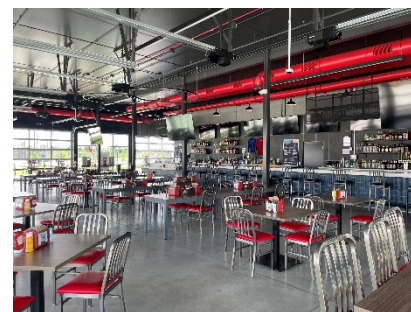
Contractor of the Year

Northern Builders, Inc.

Northern Builders, a vertically integrated development and construction company with 98 years of experience, had its most successful year in 2024, securing over \$265 million in new projects—double its historical average. Highlights include large-scale industrial developments like a 1.2MSF Unilever facility and a 200K SF Bolingbrook project, as well as a 100-acre sports campus and children's museum for the Village of New Lenox. Northern's ability to navigate complex entitlements and aggressive timelines, along with its strong municipal partnerships, led to high-impact projects that support economic growth, job creation, and community development.

Projects from the last year include:

- **Property 1: Unilever - Cherry Hill 20**
 - Address: 2250 Berens Dr., New Lenox, IL
 - Square Footage: 1,159,200
- **Property 2: Wintrust Crossroads Sports Complex of New Lenox**
 - Address: 520 Cedar Crossings Dr, New Lenox, IL
 - Square Footage: 4,356,000
- **Property 3: Forge Truck Centers**
 - Address: 2503 W Haven Ave., New Lenox, IL
 - Square Footage: 392,000



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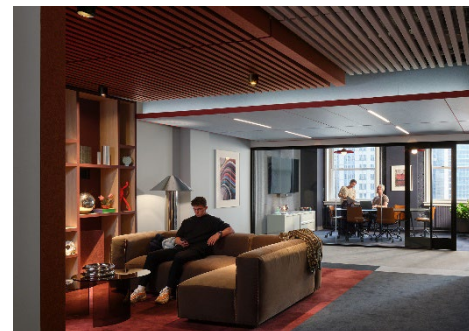
Contractor of the Year

Pepper Construction

At Pepper Construction, we're committed to enhancing lives through the built environment. Rooted in the Chicagoland area, our work spans a wide range of projects delivered in true partnership with our clients. We don't just build for them—we build with them. Our in-house expertise, advanced technology, and skilled trades allow us to anticipate challenges and craft solutions that exceed expectations. Each project is designed to thrive in harmony with the natural world, reflecting our commitment to continuous improvement and a more sustainable world as we strive to see tomorrow transformed.

Projects from the last year include:

- **Property 1: Endeavor Health Performance Center for the Chicago Fire**
 - Address: 1532 W 14th Street, Chicago, IL
 - Square Footage: 51,600
- **Property 2: TURF Design Experience Center**
 - Address: 222 W. Merchandise Mart Plaza, Chicago, IL
 - Square Footage: 4,600
- **Property 3: University of Chicago Medicine, Radiology and Perioperative Services**
 - Address: 5841 S. Maryland Ave., Chicago, IL
 - Square Footage: 8,500



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Contractor of the Year

Ryan Companies

In 2024, Ryan Companies delivered 700,000+ SF across the Great Lakes region and launched over 20 projects totaling 5 million SF. Ryan broke ground on two speculative industrial projects in Chicago totaling 330,000 SF, marking the final phase of the Pullman Crossings industrial park, where our projects have already created over 600 jobs in Pullman. We partnered with Amazon Web Services (AWS) to break ground—along with three other contractors—on a cutting-edge data center in South Bend, creating 3,000 jobs during construction. In healthcare, we completed Endeavor Health’s Cardiovascular Institute, a 71,600 SF cutting-edge facility in Naperville.

Projects from the last year include:

- **Property 1: Pullman Crossings Phase IV**
 - Address: 10770 S Doty Ave., Chicago, IL
 - Square Footage: 159,839
- **Property 2: Endeavor Health Cardiovascular Institute**
 - Address: 10 Martin Avenue, Naperville, IL
 - Square Footage: 71,000
- **Property 3: Pullman Crossings Phase III**
 - Address: 10310 S. Woodlawn, Chicago, IL
 - Square Footage: 169,287



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Contractor of the Year

Skender

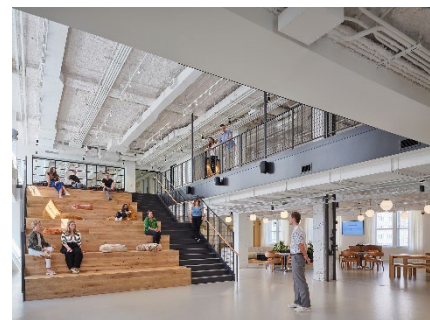
Skender achieved another phenomenal year with more than a half-billion in revenue for the second consecutive year and a wide range of high-profile, noteworthy construction projects throughout Chicago. In total, Skender worked 634,000 hours across 215 projects. New technologies, training initiatives and 75 new hires (360 total on #TeamSkender now) contributed to the firm's success. When Skender accepted its eighth "Best Places to Work" award from Crain's Chicago Business in 2024, it marked the firm's 30th such award from both Crain's and other distinguished organizations. Also in 2024, Skender donated more than \$400,000 and volunteered countless hours to foundations, organizations and civic programs.

Projects from the last year include:

- **Property 1: Fifth City Commons**
 - Address: 3155 W 5th Avenue, Chicago, IL
 - Square Footage: 60,000



- **Property 2: Relativity**
 - Address: 231 S LaSalle Street, Chicago, IL
 - Square Footage: 93,616



- **Property 3: The Leo**
 - Address: 741 N Wells St., Chicago, IL
 - Square Footage: 201,000

