

RESPONSE TO REQUEST FOR QUALIFICATIONS

Construction Management Services
City of Aurora
New Fire Stations #4, #9, #13

04.08.2024



April 8, 2024



City of Aurora
44 E. Downer Place
Aurora, IL 60507
Attn: City Clerk's Office

RE: Request for Qualifications – Fire Stations Construction Management Services

To whom it may concern,

Thank you for the opportunity to propose our services to the City of Aurora. As one of the most highly regarded construction companies in Illinois, Leopardo Construction has over 45 years of experience delivering exceptional value to our clients. After carefully reviewing the RFP, we believe Leopardo is the best fit for your project. The following are key reasons why:

- **Construction Management Experience** - Leopardo is well known for the public safety projects we have completed over the past four decades. Our partners have come to rely on our expert guidance throughout the construction process because we not only understand the ins-and-outs of construction, but also how to navigate the challenges and pressures that our partners face. As you will see in our References section, we have a track record of forming long-standing relationships and completing multiple projects with our partners. In addition, we have experience working with both Cordogan Clark and FGM Architects and would welcome the opportunity to team with them again.
- **Preconstruction Horsepower & Skill** – With multiple buildings/sites proposed, it is essential that early budgeting exercises are as accurate as possible. We intend to collaborate with the City to find any opportunities to streamline sequencing across multiple projects to recognize economies of scale and expedite the construction process, finding solutions to support cost-effective projects. It is our responsibility to budget as an advocate of the City, understanding the importance of cost transparency and being a good steward of the City's resources. We deliver exceptional value to our partners through meticulous project planning, utilizing 3D modeling, mechanical, electrical, and plumbing (MEP) coordination, and lean construction methods. We control the costs from beginning to end. Our team lays out each entire project in detail, spotting cost-saving opportunities and potential quality issues before they happen.
- **Commitment to Local & Diverse Workforce Participation** – Utilizing a local and diverse workforce is a top priority at Leopardo. Our goal is to engage with City officials and set real, impactful goals for employing local and diverse skilled trades and companies to execute the work for these new facilities. Outside of the main subcontractors tasked with building the new stations, Leopardo would employ vendors, print shops, suppliers, caterers, etc. to maximize the economic impact of the project for the City and its citizens.
- **Collaboration & Partnership** – In our experience, clients want to work with firms they know, they like, and most importantly, they trust. Leopardo Construction has completed 26 projects in the City of Aurora (including the Aurora Police Headquarters), and we're fortunate to have worked with several repeat clients in the municipal sector, who rely on us to budget accurately and build on schedule. We're extremely proud to have completed multiple projects for Will County Government and the Village of Glen Ellyn, and on the strength of our current performance on the Village of Downers Grove Civic Center (with FGMA), Leopardo was selected by the Village to develop and construct a multi-family residential complex on the new Civic Center campus. We are also partners of the Illinois City/County Management Association, IL Fire Safety Alliance, and the 100 Club of Illinois among others, so Leopardo is truly ingrained in the municipal world and community.

At Leopardo, we have a deep-rooted culture of accountability and are extremely passionate about what we do. We look forward to the opportunity to further demonstrate our capabilities and illustrate why we are a great choice for this project. We sincerely thank you for your consideration.

Respectfully submitted,

LEOPARDO COMPANIES

A handwritten signature in blue ink that reads 'Leigh McMillen'.

Leigh McMillen
Senior Vice President
847.783.3816 (d)
630.330.0620 (c)
lamcmillen@leopardo.com

Passionately Pursuing Construction Excellence

5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192
phone 847.783.3000 fax 847.783.3001

RESPONDENT'S CERTIFICATION

I/We hereby certify that:

- A. A complete set of RFQ papers, as intended, has been received, and that I/We will abide by the contents and/or information received and/or contained herein.
- B. I/We have not entered into any collusion or other unethical practices with any person, firm, or employee of the City which would in any way be construed as unethical business practice.
- C. I/We have adopted a written sexual harassment policy which is in accordance with the requirements of Federal, State and local laws, regulations and policies and further certify that I/We are also in compliance with all other equal employment requirements contained in Public Act 87-1257 (effective July 1, 1993) 775 ILCS 5/2-105 (A).
- D. I/We are in compliance with the most current "Prevailing Rate" of wages for laborers, mechanics and other workers as required by the State of Illinois Department of Labor.
- E. I/We operate a drug free environment and drugs are not allowed in the workplace or satellite locations as well as City of Aurora sites in accordance with the Drug Free Workplace Act of January, 1992.
- F. The Respondent is not barred from submitting on this project, or entering into this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code, or any similar offense of "bid rigging" or "bid rotating" of any state or the United States.
- G. I/We will abide by all other Federal, State and local codes, rules, regulations, ordinances and statutes.

COMPANY NAME Leopardo Construction, Inc.

ADDRESS 5200 Prairie Stone Parkway

CITY/STATE/ZIP CODE Hoffman Estates, Illinois 60192

NAME OF CORPORATE/COMPANY OFFICIAL Leigh McMillen
PLEASE TYPE OR PRINT CLEARLY

TITLE Senior Vice President

AUTHORIZED OFFICIAL SIGNATURE *Leigh McMillen*

DATE April 8, 2024

TELEPHONE (847) 783-3000

Subscribed and Sworn to
Before me this 8th day
of April, 2024

Sandra A. Crooke
Notary Public



STATE OF ILLINOIS)
) ss.
County of Kane)

RESPONDENTS TAX CERTIFICATION

(RESPONDENT'S EXECUTING OFFICER), being first duly sworn on oath, deposes and states that all statements made herein are made on behalf of the RESPONDENT, that this respondent is authorized to make them and that the statements contained herein are true and correct.

Respondent deposes, states and certifies that Respondent is not barred from submitting for work with any unit of local government in the State of Illinois as result of a delinquency in payment of any tax administered by the Illinois Department of Revenue unless Respondent is contesting, in accordance with the procedures established by the appropriate statute, its liability for the tax or the amount of the tax, all as provided for in accordance with 65 ILCS 5/11-42.1-1.

DATED this 8th day of April, 2024.

By *Leigh McMillen*
(Signature of Respondent's Executing Officer)

Leigh McMillen
(Print name of Respondent's Executing Officer)

Senior Vice President
(Title)

ATTEST/WITNESS:

By *[Signature]*
Title SENIOR MARKETING COORDINATOR

Subscribed and sworn to before me this 8th day of April, 2024.

Sandra A. Crooke
Notary Public
(SEAL)



CONTENTS

1. ORGANIZATION, PERSONNEL + STAFFING
2. FIRM QUALIFICATIONS, EXPERIENCE + REFERENCES
3. PROJECT APPROACH
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5. PROPOSED FEE
(Enclosed in a separate sealed envelope)



ORGANIZATIONAL CHART



ESTIMATING TEAM

Rory A. Tihinen
Sr. Vice President,
Precon & Estimating
40 Years of Experience

Frank Mihic
Sr. Municipal Estimator/
Lead Estimator
Involved in more than
30 Municipal Projects

Internal Team of 20 Architects,
Engineers & Construction Managers

PRECONSTRUCTION TEAM

Leigh McMillen
LEED AP
Sr. Vice President
Municipal
Construction Expert

Jeff Montanari
LEED GA, Associate DBIA
Sr. Project Manager
Police Facility
Specialist

Camille Trausch
Sr. Project Manager
Police Facility
Specialist

CONSTRUCTION STAFF

Leigh McMillen
LEED AP
Sr. Vice President
Municipal
Construction Expert

Michael Oliver
Superintendent
Tech-Savvy Site
Manager

Tyler Nassar
Project Manager
Subcontractor Mgmt. &
Coordination

Jeff Montanari
LEED GA, Associate DBIA
Sr. Project Manager
Public Safety
Specialist

John Cotsiopoulos
Superintendent
Seasoned Construction
Professional

Ryan Rojas
Project Manager
Lead
Scheduler

Camille Trausch
Sr. Project Manager
Fire Facility Subject
Matter Expert

Vicky Stropus
Project Engineer
Procurement &
Supply Chain

Antionette Adams
Project Engineer
Field Coordination

CONSTRUCTION MANAGEMENT RESOURCES

Douglas Snider
AIA, LEED AP, NCARB, CPHB
Director, VDC Services

Ralph Barszcz
CSP, CHST, CRIS
Vice President, Safety

Lauren Martin
Senior Quality
Manager

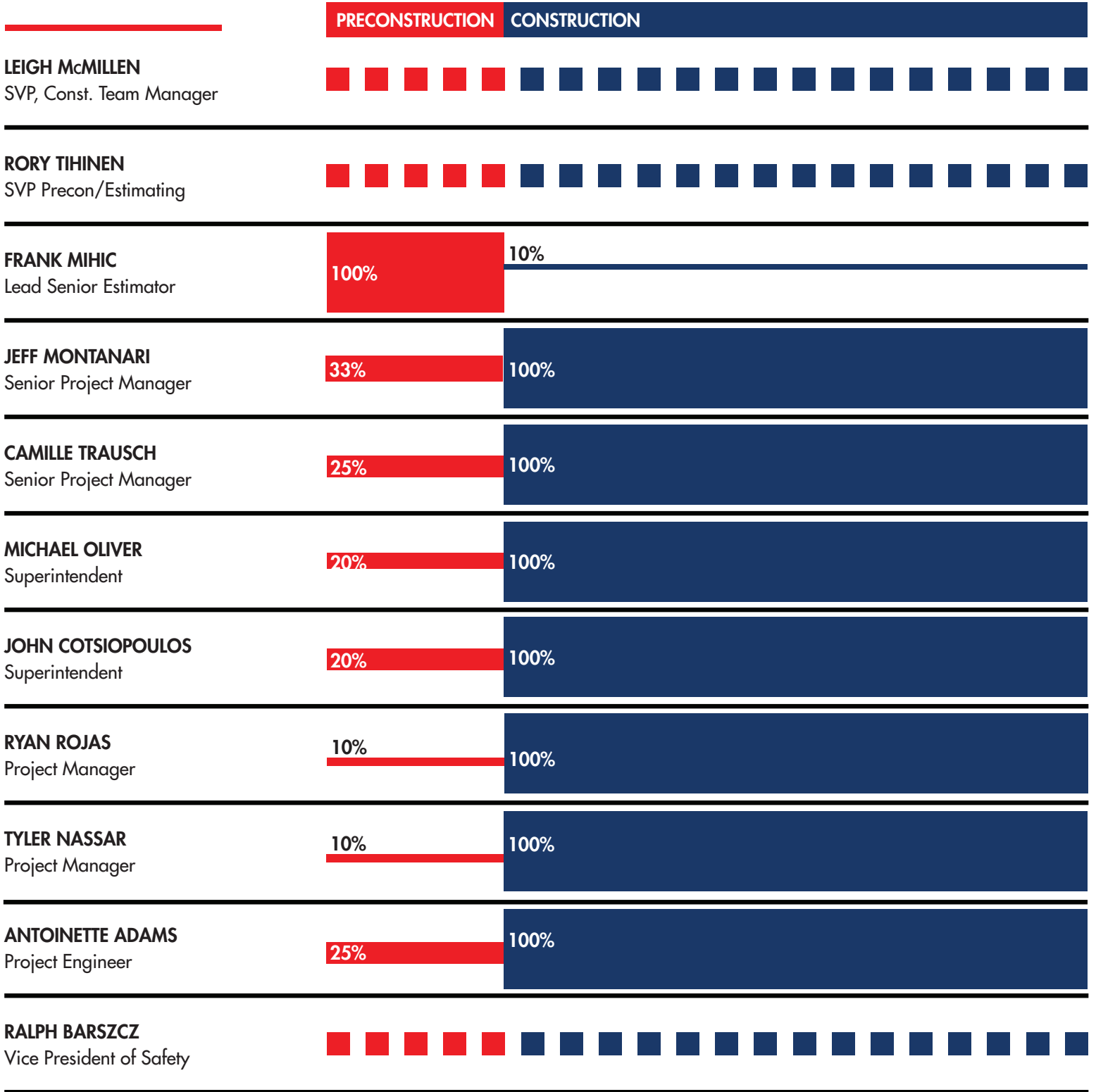
Todd Grunert
Director, Procurement

Ali Borrelli
Sr. Virtual Design +
Construction
Coordinator

Patty Lloyd
LEED Fellow, WELL AP, LFA
Director, Sustainability



STAFFING PLAN



DESIGN, PERMIT/PRICING, PRECONSTRUCTION

SUPPORT AS NEEDED

CONSTRUCTION, COMMISSIONING, TURNOVER

SUPPORT AS NEEDED

**LEIGH MCMILLEN**

Senior Vice President
LEED AP
Licensed Architect

EXPERIENCE
32 Years

EDUCATION

University of Illinois
Master of Architecture

Master of Science
Civil Engineering
Construction Management

Bachelor of Science
Architectural Studies

REFERENCES

Bartlett Fire Protection District
234 North Oak Avenue
Bartlett, Illinois
Mike Figolah
Deputy Fire Chief (Retired)
630.973.6825

Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois
David Fieldman
Village Manager
630.434.5526

Will County Executive Office
302 N. Chicago Street
Joliet, Illinois
Dave Tkac
Deputy Chief of Staff
815.740.8071

EXPERIENCE**Bartlett Fire Protection District Station No. 1 — Bartlett, Illinois**

- Renovation of existing fire station to house and equip emergency response personnel
- Renovation of bunk room and locker rooms with additional remodeling in the kitchen/dining areas, day room, conference, training, restrooms, and administrative offices

Bartlett Fire Protection District Station No. 2 — Bartlett, Illinois

- 10,000-SF, one-story fire station that includes the demolition of the existing building with the exception of the Apparatus Bay
- Addition includes a kitchen/dining room, dayroom, exercise room, work room, office, meeting room, alarm room, laundry room, living quarters, showers, and restrooms
- Construction reflected culmination of a year-long preconstruction effort to provide a program that met the needs, budget and site constraints of the Bartlett Fire Protection District

Mount Prospect Fire Station, EOC + Public Works — Mount Prospect, Illinois

- 23,600-SF new fire station with three-vehicle bay, living quarters and a large training room
- Basement, two floors above grade, standing-seam metal roof
- Achieved LEED NC 2.2 Gold Certification

Downers Grove Civic Center — Downers Grove, Illinois

- 80,900-SF new two-story multi-use municipal building that includes space for the Village of Downers Grove, the Downers Grove Police Department, and the Downers Grove Grade School District 58
- New emergency communications tower and removal of an existing tower
- Shared fitness amenities, accessible roof garden, public plaza and new council chambers and training rooms

Peru Public Safety Complex— Peru, Illinois

- 33,800-SF, design-build municipal facility developed on a six-acre site with the adjacent roadways removed from the acreage
- Staff offices, a break room and cafe, as well as a fitness center and locker rooms
- Evidence room and processing laboratory

Aurora Police Headquarters + Branch Court Facility — Aurora, Illinois

- 200,000-SF, three-story police headquarters, branch court facility, 911 call center and emergency operating center
- 40,000-SF training and support building housing a firearm range, evidence storage, forensic examination laboratories and secure garage
- 200,000-SF parking deck for fleet services, employee and public parking



JEFF MONTANARI

Senior Project Manager
LEED GA, Associate DBIA
100 Club

EXPERIENCE

14 Years

EDUCATION / TRAINING

Southern Illinois University
Bachelor of Science
Architectural Studies

Bachelor of Science
Technical Resource Management
Construction Management

REFERENCES

Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois
David Fieldman
Village Manager
630.434.5526

Will County Executive Office
302 N. Chicago Street
Joliet, Illinois
Dave Tkac
Deputy Chief of Staff
815.740.8071

Oswegoland Park District
313 E. Washington Street
Oswego, Illinois
Chad Feldotto
Director of Planning
630.554.4428

EXPERIENCE

Downers Grove Civic Center — Downers Grove, Illinois

- 80,900-SF new two-story multi-use municipal building that includes space for the Village of Downers Grove, the Downers Grove Police Department, and the Downers Grove Grade School District 58
- New emergency communications tower and removal of an existing tower
- Shared fitness amenities, accessible roof garden, public plaza and new council chambers and training rooms
- Separate police department entrance, two-bay sally port, 15-space covered parking area, five-lane firing range, interview rooms, detention area, evidence lab and storage space to support the police department

Will County Coroner's Facility — Joliet, Illinois

- 12,000-SF new coroner's facility for Will County
- Administrative offices and conference rooms, offices for county coroner and pathologist, investigation and cold case room, autopsy room attached to cooler and freezer rooms, and storage and data rooms

Downers Grove Emergency Communication Tower Relocation — Downers Grove, Illinois

- New 195-foot tall monopole communication tower
- Supports Du-Comm Dispatch Agency, Village of Downers Grove Police & Fire, and three private tenants
- Coordination between multiple public safety agencies throughout construction to maintain dedicated communication abilities for various dispatch systems
- New prefabricated shelter, power, and fiber services

Peru Public Safety Complex — Peru, Illinois

- 33,800-SF new built-to-suit municipal facility developed on a six-acre site with the adjacent roadways removed from the acreage
- Includes a 14-stall covered parking garage with additional storage, lockup space and vehicle wash bay, along with a separate drive through sally port with additional storage, laundry and support spaces
- Staff offices, a break room and cafe, fitness center and locker rooms, evidence room and processing laboratory, training and conference rooms, holding and booking space, armory and equipment rooms

Will County Health Department — Joliet, Illinois

- 70,000-SF, two-story slab-on-grade new health department for Will County
- Demolition of an existing building and reconstruction of a 40,000-SF first-floor footprint
- Multiple office suites to support the various departments located within the County Health Department
- Staff kitchen, break rooms, locker rooms and administrative spaces to support over 200 employees that utilize the building on a daily basis.
- Grade level loading dock for use by the environmental health & facility departments
- Coordination and installation of an extensive list of owner provided, contractor installed materials, equipment & appliances



CAMILLE TRAUSCH

Senior Project Manager

EXPERIENCE

14 Years

EDUCATION / TRAINING

Bradley University
Bachelor of Science
Construction Management

OSHA 30

REFERENCES

Village of Clarendon Hills
452 Park Avenue
Clarendon Hills, Illinois
Brendan McLaughlin
Public Works Director
630.286.4752

Bartlett Fire District
234 N Oak Ave
Bartlett, Illinois
Brian Becker
Deputy Fire Chief
847.857.0282

Lake County Facilities Operations
18 N. County Street, Room 105
Waukegan, Illinois
Don Dugan
Project Manager
847.309.3101

EXPERIENCE

Bartlett Fire Protection District Station No. 1 — Bartlett, Illinois

- 9,000-SF, renovation of existing fire protection facility including bunk rooms, locker rooms, kitchen and dining area, day room, board room, public and private restrooms, and administrative offices
- Added a conference room and executive session space, reconfigured administration area, added private shower and restrooms for firefighters, improved bunk room features, and replaced apparatus bay overhead doors

City of Chicago Fire Department Engine Company 79 — Chicago, Illinois

- Removal and replacement of multiple stairs from apparatus bay, administrative office, kitchen, living quarters, and locker rooms in occupied and fully operational building
- Accommodated access to each area so staff had access at all times
- Included continual, ongoing cleaning to keep facility operating
- Work was expedited to ensure operations continued

City of Chicago Fire Department Engine Company 43 — Chicago, Illinois

- Removal and replacement of stairs from apparatus bay and living quarters/locker rooms
- Included testing, abatement of existing stairs, demolition, drywall patching and framing, installation of new metal pan stairs with concrete infill and painting
- Completion of work was expedited to ensure operations could continue as soon as possible
- Addressed items relative to an older building
- Staff was displaced for only 1 day and were able to move back 1 day early

City of Chicago Fire Department Engine Co (96,107,117 and 125) — Chicago, Illinois

- Provided new private lactation rooms, new women's restroom/locker room, ADA accessibility was addressed by updating first floor restrooms
- Included abatement of existing hazardous materials as needed, demolition, updated layout of facilities, renovation of restrooms, locker rooms and bunk rooms
- All work was phased to work in an occupied and fully operational building

City of Elmhurst Police Department Renovation — Elmhurst, Illinois

- Replacement of damaged drywall, ceilings, soffits, acoustical ceiling tiles, vinyl flooring and carpeting
- Installation of new workstations in records room
- Painting throughout, as well as electrical reworking

**FRANK C. MIHIC**

Senior Project Estimator

EXPERIENCE

33 Years

EDUCATION / TRAINING

Western Illinois University
Bachelor of Science
Construction Technology
Architectural Design

REFERENCES

Peru Police Department
2650 N. Peoria Street
Peru, Illinois
Eric Carls
City Engineer
815.223.2151

Will County Executive Office
302 N. Chicago Street
Joliet, Illinois 60432
Dave Tkac
Deputy Chief of Staff
815.740.8071

Bartlett Fire Protection District
234 N. Oak Avenue
Bartlett, Illinois
Chief William Gabrenya
Fire Chief
630.837.3701

EXPERIENCE**Bartlett Fire Protection District Station No. 1 — Bartlett, Illinois**

- 9,000-SF, renovation of existing fire protection facility including bunk rooms, locker rooms, kitchen and dining area, day room, board room, public and private restrooms, and administrative offices
- Added a conference room and executive session space, reconfigured administration area, added private shower and restrooms for firefighters, improved bunk room features, and replaced apparatus bay overhead doors

Bartlett Fire Protection District Station No. 2 — Bartlett, Illinois

- 10,000-SF, one-story fire station that includes the demolition of the existing building with the exception of the Apparatus Bay
- Construction reflected culmination of a year-long preconstruction effort to provide a program that met the needs, budget and site constraints of the Bartlett Fire Protection District

Will County Coroner's Facility — Joliet, Illinois

- 12,000-SF new coroner's facility for Will County
- Administrative offices and conference rooms, offices for county coroner and pathologist, investigation and cold case room, autopsy room attached to cooler and freezer rooms, and storage and data rooms

Downers Grove Civic Center — Downers Grove, Illinois

- 80,900-SF new two-story multi-use municipal building that includes space for the Village of Downers Grove, the Downers Grove Police Department, and the Downers Grove Grade School District 58
- New emergency communications tower and removal of an existing tower
- Shared fitness amenities, accessible roof garden, public plaza and new council chambers and training rooms
- Separate police department entrance, two-bay sally port, 15-space covered parking area, five-lane firing range, interview rooms, detention area, evidence lab and storage space to support the police department

Glen Ellyn Police Department — Glen Ellyn, Illinois

- 30,000-SF, two-story police headquarters on a four-acre site
- Secured detention facilities and an enclosed sally port, as well as evidence processing with separate secured processing room storage and vehicle exam, officer locker rooms with bathroom and showers, emergency operating center, patrol investigations and administration spaces, large community room, public restrooms and a fitness area
- Work was completed two months ahead of schedule
- Justice Facilities Review Award (AIA), Excellence in Architecture Award (AIA of Northeast Illinois), Excellence in Masonry Award (Masonry Advisory Council), Silver Design Award (Association of Licensed Architects), and Silver Law Enforcement Design Award (Law Enforcement Magazine)

**MICHAEL OLIVER**

Superintendent

EXPERIENCE

18 Years

EDUCATION / TRAINING

Bradley University
Bachelor of Science
Construction Management

OSHA 10 + 30

REFERENCES

Bartlett Fire Protection District
234 N. Oak Avenue
Bartlett, Illinois
Chief William Gabrenya
Fire Chief
630.837.3701

845 Design Group
106 Calendar Court, No. 131
La Grange, Illinois
Jamie Zaura
Principal
708.872.4146

Group Fox Management
411 E. Illinois St, Suite #80
Chicago, Illinois
Ed Bogacki
Owners Representative
773.849.2081

EXPERIENCE**Bartlett Fire Protection District Station No. 1 — Bartlett, Illinois**

- 9,000-SF, renovation of existing fire protection facility including bunk rooms, locker rooms, kitchen and dining area, day room, board room, public and private restrooms, and administrative offices
- Added a conference room and executive session space, reconfigured administration area, added private shower and restrooms for firefighters, improved bunk room features, and replaced apparatus bay overhead doors

Silesia Flavors — Hoffman Estates, Illinois

- 7,000-SF design-build addition to an existing building for the Germany-based creator and global distributor of food and beverage flavors' new customer innovation center
- New state-of-the-art laboratories for flavor creation and applications

Altorfer Rents — Naperville, Illinois

- 37,000-SF renovation and build-out of a construction tools and supplies retail store and authorized Caterpillar dealer, replacing an existing store in Elmhurst, Illinois
- 26,500-SF repurposed open warehouse and repair facility
- 8,500-SF renovation of office space with new interior finishes

Little Company of Mary Southwest Building — Oak Lawn, Illinois

- 9,000-SF build-out of a primary care facility completed in 15 weeks
- 12 patient rooms, a procedure room, nurses station, blood draw room, doctor's offices, reception area, as well as a staff lounge and locker room

Swedish Hospital Ashland — Chicago, Illinois

- 20,000-SF High-end build-out of a new health clinic at 3122 North Ashland Avenue in Chicago
- Includes a primary care, women's health and dermatology practices, emergency department, reception, waiting room, and nurse's station

Swedish Hospital Mayfair — Chicago, Illinois

- 11,500-SF renovation of an existing building for Swedish Hospital, part of NorthShore
- Remodel and aesthetic upgrade to the existing 4,000-SF practice
- Renovation of an adjoining 8,000-SF practice, featuring a new patient entry, offices, reception and lobby, as well as an intermediate distribution frame (IDF) room and new laboratory with 17 new exam rooms

ACL 3rd Floor Office + 2nd Floor Cytology + Chemical Storage — Lemont, Illinois

- Multi-phased renovation of office, cytology and chemical storage area

Village of Clarendon Hills Building Updates — Clarendon Hills, Illinois

- Two-phase renovation and upgrade across multiple community buildings



TYLER NASSAR

Project Manager

EXPERIENCE

8 Years

EDUCATION / TRAINING

University of Illinois
Bachelor of Science
Civil Engineering

REFERENCES

Will County Public Safety
16911 Laraway Road
Joliet, Illinois
Mike Kelley
Will County Sheriff
815.727.8798

Will County Executive Office
302 N. Chicago Street
Joliet, Illinois
Dave Tkac
Deputy Chief of Staff
815.740.8071

Peru Police Department
1901 Fourth Street
Peru, Illinois
Eric Carls
City Engineer
815.224.6020

EXPERIENCE

Will County Health Department — Joliet, Illinois

- 70,000-SF, two-story slab-on-grade new health department for Will County
- Demolition of an existing building and reconstruction of a 40,000-SF first-floor footprint
- Department suites for emergency preparedness and response, environmental health, family health, behavioral health and administration
- Multipurpose and conference rooms, as well as waiting rooms, kitchenettes and breakrooms
- Hundreds of tradespeople trained via the Leopardo project safety orientation to ensure the safety of all parties working onsite throughout the project

Will County Public Safety Complex — Joliet, Illinois

- 87,000-SF, two-story facility on a seven-acre site
- Includes a 66,000-SF sheriff's department, 6,500-SF emergency telephone system board and the 12,500-SF Laraway Communications Center
- Main complex houses the 911 dispatch center and enclosed sally port, shared public and staff training rooms, evidence processing with property storage and vehicle processing, as well as multipurpose meeting spaces and locker rooms

Peru Police Department — Peru, Illinois

- 33,800-SF, design-build municipal facility developed on a six-acre site with the adjacent roadways removed from the acreage
- Staff offices, a break room and cafe, as well as a fitness center and locker rooms
- Evidence room and processing laboratory
- Attached sally port and covered parking garage

Will County Morgue / Coroner's Facility — Joliet, Illinois

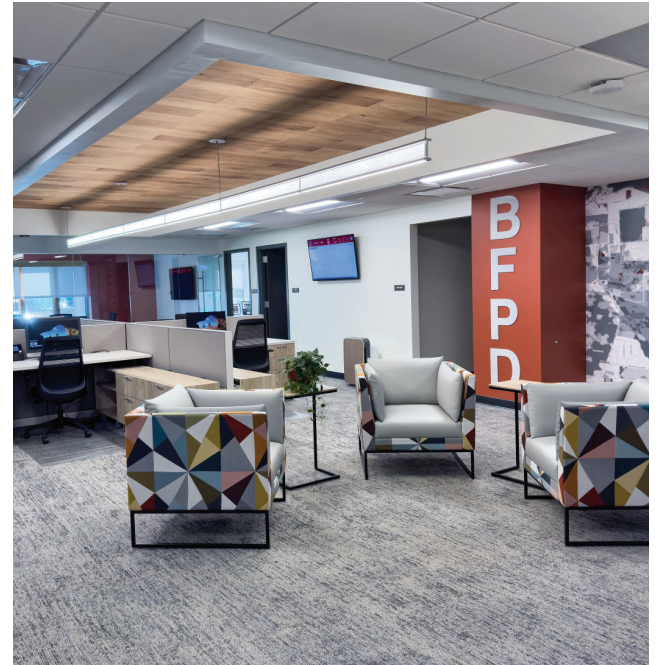
- 12,000-SF new coroner's facility for Will County
- Administrative offices and conference rooms
- Offices for county coroner and pathologist
- Investigation and cold case room

Oswegoland Park District Boulder Point — Montgomery, Illinois

- 3,300-SF Addition and renovation of the Oswegoland Park District's Boulder Point facility
- Selective structural demolition and removal of various architectural elements to make way for a new lobby and programming spaces
- Full interior build-out with new mechanical, electrical and plumbing systems, millwork, stairs and finishes
- Building will remain open and occupied throughout construction with Leopardo coordinating day-to-day activities with the park district to maximize the amount of programming and activities that can be scheduled



BARTLETT FIRE PROTECTION DISTRICT STATION NO. 1 234 N. OAK AVENUE, BARTLETT, ILLINOIS



SCOPE

9,000-SF Renovation

BUDGET/ACTUAL

\$3,316,023 / 3,316,023

REASON

N/A

PROJECTED/ACTUAL

08.18.2023 / 08.18.2023

REASON

N/A

CLIENT

Brian Becker, Deputy Fire Chief
630.837.3701

Project Video
(Scan Here)



- Renovation of existing fire protection facility including bunk rooms, locker rooms, kitchen and dining area, day room, board room, public and private restrooms, and administrative offices
- Added CO2 monitoring and exhaust removal systems along with plumbing and electrical upgrades
- Added conference room and executive session space
- Reconfiguration of administration area
- Added private shower and restrooms for firefighters
- Improved bunk room features
- Upgrades to finishes and millwork throughout including new DIAS for the board room
- Upgrades to audiovisual, security, communications, and tele/data systems
- Replacement of apparatus bay overhead doors
- Updated the exterior façade and roofing to modernize and enhance appearance



WILL COUNTY PUBLIC SAFETY COMPLEX 16911 W. LARAWAY ROAD, JOLIET, ILLINOIS



SCOPE

98,228-SF Ground Up

BUDGET/ACTUAL

30,000,000/\$33,616,057

REASON

Owner Added Scope Changes

PROJECTED/ACTUAL

06.15.2018 /06.22.2018

REASON

Owner Added Scope Changes

CLIENT

Dave Tkac, Deputy Chief of Staff
815.740.8071

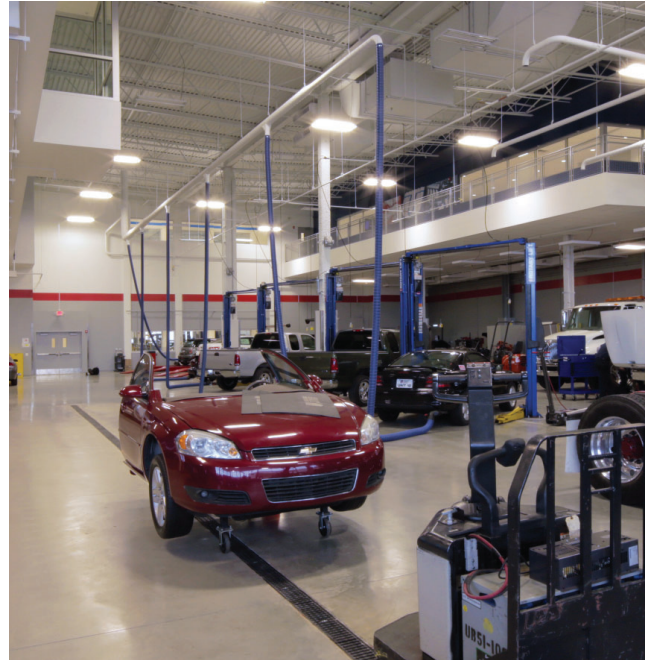


Project Video
(Scan Here)

- 66,000-SF sheriff's department, 6,500-SF emergency telephone system board and the 12,500-SF Laraway Communications Center
- Main complex houses the 911 dispatch center and enclosed sally port, shared public and staff training rooms, evidence processing with property storage and vehicle processing, as well as multipurpose meeting spaces and locker rooms
- Site work involved mass grading, utility work, bioswales, native planting and hardscaping
- 13-228-SF load-bearing Insultech masonry SWAT building located to the south of the main building with a TPO mechanically-fastened roof
- New commercial-grade emergency radio communications tower, complete with shelters and generators, built on the same county-owned site
- Project of the Year (American Public Works Association) and Award of Merit, Government/Public Building (ENR Midwest)
- Preconstruction Effort: 12 Months



UNIVERSAL TECHNICAL INSTITUTE LISLE, ILLINOIS



SCOPE

185,000-SF Ground Up

BUDGET/ACTUAL

\$24,000,000 / \$25,727,687

REASON

Owner Added Scope Changes

PROJECTED/ACTUAL

10.1.2013 / 10.1.2013

REASON

N/A

CLIENT

Brian Udall, VP Asst. General Counsel
623.445.9587

- Midwest campus for a nationwide provider of technical education training for automotive technicians
- Comprised of three interconnecting, two-story buildings
- Shop and auto training laboratories, classrooms, administrative space, multi-purpose room, resource center, student store and student lounge
- 20-acre site development, including structural demolition of an existing building
- Design-built all MEP systems
- Project of the Year (CISCO)



BARTLETT FIRE PROTECTION DISTRICT STATION NO. 2
501 STRUCKMAN BOULEVARD / BARTLETT, ILLINOIS 60103



SCOPE

10,000-SF Renovation + Addition

BUDGET/ACTUAL

\$2,201,476 / \$2,186,286

REASON

Compressed schedule to save client money

PROJECTED/ACTUAL COMPLETION

01.08.2014 / 11.08.2013

REASON

N/A

CLIENT CONTACT

Michael Figolah (retired), Bartlett Fire Chief
630.233.5478

- One-story fire station that includes the demolition of the existing building with the exception of the apparatus bay
- Addition includes a kitchen/dining room, dayroom, exercise room, work room, office, meeting room, alarm room, laundry room, living quarters and restrooms
- Renovation of existing apparatus bay with reconfiguration of the existing roof structure to accommodate re-use
- Construction reflected culmination of a year-long preconstruction effort to provide a program that met the needs, budget and site constraints
- Completed two months ahead of schedule and under budget



MOUNT PROSPECT FIRE STATION, EOC, PUBLIC WORKS
2000 E. KENSINGTON ROAD, 1700 & 1720 W. CENTRAL ROAD / MOUNT PROSPECT, ILLINOIS



SCOPE

23,600-SF Ground Up,
4,500-SF Renovation, 3,500-SF Addition

BUDGET/ACTUAL

\$7,682,130 / \$11,778,128

REASON

Owner Added Scope

PROJECTED/ACTUAL COMPLETION

2.28.2010 / 7.9.2010

REASON

Owner Added Scope

CERTIFICATION

LEED Gold

CLIENT CONTACT

Michael Figolah (retired), Bartlett Fire Chief
630.233.5478

Fire Station No. 14 (2000 E. Kensington Road)

- 23,600-SF masonry and steel building including basement, two floors above grade, standing-seam metal roof
- New proper bi-fold doors and windows
- New fire station with three-vehicle bay, living quarters and a large training room

Emergency Operations Center (1720 W. Central Road)

- 4,500-SF EOC designed in accordance with Miami-Dade building code
- Project of the Year Award (American Public Works Association)

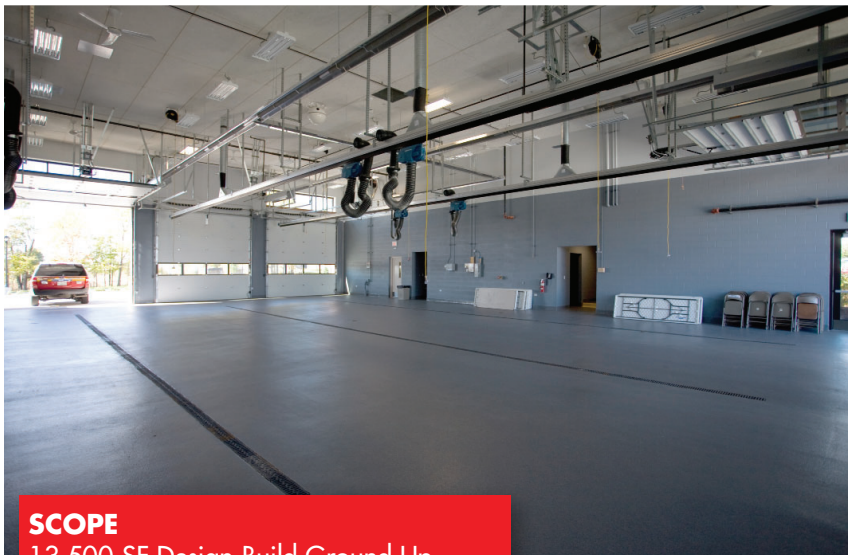
Public Works (1700 W. Central Road)

- 3,500-SF addition to public works facility
- Paint spray booth and vehicle maintenance area, interior renovation of general office area and pre-engineered storage facility
- Includes construction of Vehicle Wash Bay



ROMEOVILLE FIRE STATION

698 N. BIRCH LANE / ROMEOVILLE, ILLINOIS



SCOPE

13,500-SF Design-Build Ground Up

BUDGET/ACTUAL

\$4,252,768 / \$4,401,455

REASON

Owner Added Scope

PROJECTED/ACTUAL COMPLETION

08.29.2008 / 09.03.2008

REASON

Owner Added Scope

CLIENT CONTACT

Steve Gulden, Village Manager
815.886.7200

- Concrete foundations, steel superstructure, cold-formed exterior metal framing with interior and exterior masonry walls
- Asphalt shingle roof system
- Metal trusses and aluminum storefront windows
- MEP systems consisting of air handling and condensing units with VAV boxes
- Three-bay apparatus bay
- Full site development
- Spacious day room with natural daylighting
- Large, fully equipped training room



FIRE DEPARTMENT JOB ORDER CONTRACTING CHICAGO, ILLINOIS



SCOPE

Fire Department Renovations + Upgrades

DURATION

Varied Depending on Facility/Scope

CLIENT

City of Chicago
Assets, Information and Services (AIS)
Chicago Fire Department (CFD)

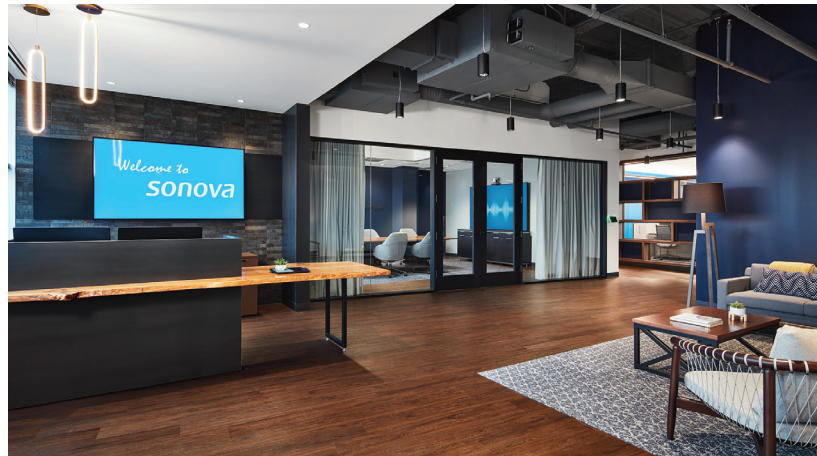
- Renovations completed in over 50 fire departments across City of Chicago Fire Department
- Mechanical, electrical and plumbing upgrades
- New private bunk rooms, showers, and locker rooms
- Upgrades to hose towers



AURORA, ILLINOIS PROJECT EXPERIENCE

Over the past 45 years, Leopardo has completed dozens of projects and over \$213 million dollars worth of work within Aurora and the surrounding areas. Our experience ranges from municipal and community to retail, medical facilities and office buildings.

- Aurora Police Headquarters + Branch Court Facility
- Duly Health Clinic Westbrook
- Rush-Copley Surgery Expansion
- INEOS Laboratories
- Provena Mercy Room Privatization
- Sonova Corporate Services
- Presense Mercy Medical Center EP Lab Replacement
- Rush-Copley Labor + Delivery Patient Room
- Provena Mercy Infrastructure Upgrades
- Duly Health Physical Therapy Office
- Duly Health Marketplace
- MetLife Aurora
- Rush-Copley Medical Center Cath Lab #1 Renovation
- Simpson Technologies
- Provena Mercy Medical Center Patient Room Monitor
- Rush-Copley Medical Center Chemistry Analyzer Install
- Dreyer Medical Clinic
- Harlem Furniture
- Hallmark Services Corporation
- Fresenius Medical Care Dialysis Center
- CVS/pharmacy Minute Clinics





PRECONSTRUCTION

Our preconstruction process is widely recognized for locking in accurate pricing early in the process, giving customers the confidence of knowing the right price. Budgets may change, but with our detailed process you can feel certain that the numbers provided align precisely with your project scope at the time. In fact, 99 percent of our estimates fall within two percent of our projected cost. More so, our preconstruction process is widely recognized for expediting project delivery so our clients benefit from quicker revenue generation, the ability to pay debt service sooner, and the ability to serve the community earlier. At Leopardo, we work hand-in-hand with architects and engineers to provide constructability reviews, model analysis, coordination and cost analysis to guide the design within budget parameters. We collaborate utilizing building information modeling (BIM) and offer insight throughout design and development to ensure that your new facility is economical, efficient and exceptional. Our early involvement and expertise in all of these measures will bring your project in on time and under budget.

PRECONSTRUCTION PHILOSOPHY

While custom plans are developed for each respective project, our philosophical approach remains consistent across every project:

- **Defined Expectations:** During programming and schematic design, the project team defines the owner's expectations for scope, quality, schedule and budget, creating the road map for the entire project.
- **Collaboration:** The most successful projects are those where the owner, developer, architect, consultants and builder work as a fully-integrated team, creating synergy and improving quality and performance.
- **Communication:** The more we collaborate and exchange ideas, the better the project outcome. As communication expands among owner, occupants, designers, contractors, code officials, vendors and tradesmen, we can get things right the first time.
- **Determination:** We don't believe in the "it is what it is" or "it takes what it takes" mentalities. Our determination to complete a job within budget and ahead of schedule sets us apart from the rest of the industry.





COST CONTROL

We believe in controlling all costs from the very beginning to the very end. This approach begins with a rigorous preconstruction process. Our preconstruction team helps lay out the entire project in impressive detail, spotting cost-saving opportunities and potential issues before they happen. When long-lead items, coordination opportunities and important trigger points are identified early, costs can be minimized.

Leopardo utilizes a cutting-edge construction decision software platform that tracks, monitors, and documents all decisions, ensuring project visibility and transparency while eliminating the possibility of data corruption. This interactive decision-making tool allows the entire team to manage scope creep and see the value of all project elements—accepted, rejected, or pending—and their respective dollar implications. This transparent process means the team can see the value of all decisions as they're being made so that every penny is being used and planned as wisely as possible.

We make it easier to navigate all kinds of projects, including design-build, integrated project delivery (IPD), design-assist, construction manager at risk (CMAR), and target value design (TVD), and our innovative process ensures true collaboration between all parties involved. With streamlined communication,

all stakeholders can lend their expertise on all facets of the project. With simplified sharing of information—such as drawings, comments, notes, analyses, alerts—we create a knowledge base that can be easily accessed at any time.

Once the project is underway, we commit both full-time on-site supervision and off-site project administration to your job. The field superintendent closely monitors and manages all subcontractor activity through effective subcontractor coordination meetings and hands-on troubleshooting and problem solving. Leopardo's project management staff provides the crucial link between the field construction activities and the weekly owner/architect coordination meeting. Every project issue is tracked in our weekly meeting minutes until the issue has been resolved or the assigned action has been completed. This process of identifying issues, assigning action and final issue resolution helps make each team member accountable for their project responsibilities and in effect help to control project costs and overall scope.

Our project team also implements various management methods and tools to assist in controlling project costs. From change order management to monitoring project schedule and coordinating the request for information process, we are always there to scrutinize critical budget issues.

Date	Item #	Item Description	Estimated Cost Impact	Accepted	Rejected	Pending	Recommended	Remarks
12/09/22	I 7	Board Room (139) gypsum cloud over dais	7,125.00			x		*Continue looking at this item
12/09/22	I 8	In the soffit ceiling in the center of the admin area paint the soffit and mount "acoufelt" Wood be quiet in the ceiling. Includes provide drywall ceiling inside soffit in lieu of ACT.	12,864.00	x				ROM Pricing
12/09/22	I 9	War Room ceiling to be "USG" True Wood.	29,040.00	x				I-9 cannot be selected with I-18 - ROM Pricing
12/09/22	I 10	Remove Marlite wall protection at all corridor walls (remark 1 on sheet A106 finish plan)	(15,900.00)	x			x	
12/09/22	I 11	Reduce window treatments to War Room 130 and Bunk Rooms 109 in lieu of all windows shown on sheet A106 finish plan	(4,600.00)			x	x	*Continue looking at this item
12/09/22	I 12	Remove AWP1 Acoustic Wall Panels from the Apparatus Bay 115	(14,400.00)	x			x	
12/09/22	I 13	Remove wall tile on non-wet walls at Restrooms 120 and 121. Per remark 3 on A106 finish plan all walls are to receive full height tile.	(7,540.00)	x			x	
12/09/22	I 14	Remove sandblasted glass building dedication plaque from scope of work	(4,200.00)			x	x	845 to look at alternate options and location
12/09/22	I 15	Remove fire district emblem sign from scope of work (elevation 15/A600 keynote 22)	(2,000.00)	x			x	
12/09/22	I 16	Remove frosted glass window film at War Room 130 storefront glass	(2,000.00)	x			x	
12/09/22	I 17	Remove upper cabinets at Break Room 127 and provide full height wall tile (discussed this with Deputy Chief Becker at subcontractor walkthrough)	(3,560.00)	x			x	
12/12/22	I 18	War Room ceiling to be Armstrong Linear or Ninewood wood ceiling	18,480.00	x				I-18 cannot be selected with I-9 - ROM Pricing
12/12/22	I 19	Provide Xorel wall covering on wall opposite of wet wall in Public Restrooms 120 and 121	2,304.00	x				
12/12/22	I 20	Provide field mockup for epoxy flooring system.	4,500.00	x				Please note that most epoxy flooring systems can be mocked up on a 3"x3" swatch for no additional charge.
12/21/22	I 21	Reallocate window treatments to FF&E budget	(11,400.00)	x			x	

Line	Activity Description	Duration	Start	Finish	2024												2025												2026					
					Winter 2024												Winter 2025																	
					April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June			
1	City of Aurora Design & Construction Schedule	440d	04/22/24	01/16/26	City of Aurora Design & Construction Schedule																													
2	Design & Procurement (All Stations)	170d	04/22/24	12/19/24	Design & Procurement (All Stations)																													
3	Project Kick-Off Meeting (City of Aurora, Leopardo & Design Teams)	0d	04/22/24	04/22/24	Project Kick-Off Meeting (City of Aurora, Leopardo & Design Teams)																													
4	Site Investigation & Due Diligence (Leopardo)	40d	04/22/24	06/17/24	Site Investigation & Due Diligence (Leopardo)																													
5	QA/QC Review of Project Documents (Leopardo)	40d	04/22/24	06/17/24	QA/QC Review of Project Documents (Leopardo)																													
6	Design Development (DD) Station #9 & #13 (FGMA)	20d	04/22/24	05/20/24	Design Development (DD) Station #9 & #13 (FGMA)																													
7	Design Development (DD) Station #4 (CCA)	80d	04/22/24	08/13/24	Design Development (DD) Station #4 (CCA)																													
8	Identify & Release Early Procurement Items FS#9/#13 (Leopardo)	20d	05/21/24	06/17/24	Identify & Release Early Procurement Items FS#9/#13 (Leopardo)																													
9	Local & MBE Contractor Outreach - FS#9/#13 (Leopardo)	40d	05/28/24	07/23/24	Local & MBE Contractor Outreach - FS#9/#13 (Leopardo)																													
10	Identify & Release Early Procurement Items FS#4 (Leopardo)	20d	08/14/24	09/11/24	Identify & Release Early Procurement Items FS#4 (Leopardo)																													
11	Local & MBE Contractor Outreach - FS#4 (Leopardo)	40d	10/24/24	12/19/24	Local & MBE Contractor Outreach - FS#4 (Leopardo)																													
12	Fire Station #9 - Eola & Station #13 - Bilter (FGMA)	280d	05/21/24	06/26/25	Fire Station #9 - Eola & Station #13 - Bilter (FGMA)																													
13	DD Budget & Constructability Review (Leopardo)	20d	05/21/24	06/17/24	DD Budget & Constructability Review (Leopardo)																													
14	Develop Bid Documents (FGMA)	25d	06/18/24	07/23/24	Develop Bid Documents (FGMA)																													
15	Bidding & GMP (Leopardo & City of Aurora)	20d	07/24/24	08/20/24	Bidding & GMP (Leopardo & City of Aurora)																													
16	Construction Activities - FS#9 & FS#13 Built Concurrently	215d	08/21/24	06/26/25	Construction Activities - FS#9 & FS#13 Built Concurrently																													
17	Site Construction	25d	08/21/24	09/25/24	Site Construction																													
18	Structure	30d	09/26/24	11/06/24	Structure																													
19	Enclosure	35d	11/07/24	12/27/24	Enclosure																													
20	Framing / MEP Systems	70d	12/30/24	04/08/25	Framing / MEP Systems																													
21	Finishes	55d	04/09/25	06/25/25	Finishes																													
22	Station #9 & Station #13 Substantial Completion	0d	06/26/25	06/26/25	Station #9 & Station #13 Substantial Completion																													
23	Fire Station #4 - Indian Trail (Cordogan Clark)	360d	08/14/24	01/16/26	Fire Station #4 - Indian Trail (Cordogan Clark)																													
24	DD Budget & Constructability Review (Leopardo)	30d	08/14/24	09/25/24	DD Budget & Constructability Review (Leopardo)																													
25	Develop Bid Documents (CCA)	60d	09/26/24	12/19/24	Develop Bid Documents (CCA)																													
26	Bidding & GMP (Leopardo & City of Aurora)	30d	12/20/24	02/04/25	Bidding & GMP (Leopardo & City of Aurora)																													
27	Construction Activities - FS#4 Built Independently	240d	02/05/25	01/16/26	Construction Activities - FS#4 Built Independently																													
28	Site Construction	30d	02/05/25	03/18/25	Site Construction																													
29	Structure	40d	03/19/25	05/14/25	Structure																													
30	Enclosure	40d	05/15/25	07/10/25	Enclosure																													
31	Framing / MEP Systems	70d	07/11/25	10/17/25	Framing / MEP Systems																													
32	Finishes	60d	10/20/25	01/15/26	Finishes																													
33	Station #4 Substantial Completion	0d	01/16/26	01/16/26	Station #4 Substantial Completion																													

Milestone Appearances

- Activity Bar
- Target Bar
- Progress Bar
- Critical Bar
- Summary Bar
- Milestone

24-009 City of Aurora Fire Station Construction Management Services

AFD Stations #4, #9 & #13

Date	Revision	Checked	Approved
4/8/2024		Jeff Montanari	Leigh McMillen