

**CITY OF AURORA  
REQUEST FOR PROPOSAL 22-25**

**ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR  
NEW FIRE STATIONS NUMBER 9 AND 13**

**CONTRACT**

**THIS AGREEMENT**, entered on this 11th day of October, 2024, for **Architectural and Engineering Design Services for New Fire Stations Number 4** is entered into between the **CITY OF AURORA** (“City”), a municipal corporation, located at 44 E. Downer Place, Aurora, Illinois and Cordogan Clark. (“Contractor”), located at 960 Ridgeway Avenue, Aurora, IL.

**WHEREAS**, the City issued a Request for Proposal 22-25 **Architectural and Engineering Design Services for New Fire Stations No. 4, No.9 and No. 13 and as modified per email correspondence related to project scope**; and

**WHEREAS**, the Contractor submitted a revised Proposal dated 9/6/23 in response to the RFP and scope revisions relayed to Cordogan Clark by email, and represents that it is ready, willing and able to perform the Services specified in the RFP and herein as well as any additional services agreed to and described in the Agreement; and

**WHEREAS**, on \_\_\_\_\_ 2024, the City’s awarded a contract to \_\_\_\_\_

**IN CONSIDERATION** of the mutual promises and covenants herein contained, the parties hereto do mutually agree to the following:

**1. Agreement Documents.** The Agreement shall be deemed to include this document, Contractor’s response to the RFP, to the extent it is consistent with the terms of the RFP, any other documents as agreed upon by the parties throughout the term of this Agreement, along with any exhibits, all of which are incorporated herein and made a part of this Agreement. In the event of a conflict between this Agreement and any exhibit, the provisions of this Agreement shall control.

**RFP 22-25 Architectural and Engineering Design Services for New Fire Stations No. 4, No. 9 and No. 13**

In connection with the- RFP and this Agreement, Contractor acknowledges that it has furnished and will continue to furnish various certifications, affidavits and other information and reports, which are incorporated herein. Contractor represents that such material and information furnished in connection with the RFP and this Agreement is truthful and correct. Contractor shall promptly update such material and information to be complete and accurate, as needed, to reflect changes or events occurring after the Effective Date of this Agreement.

**2. Scope of Services.** Contractor shall perform the Services listed in the Scope of Services, attached hereto as Exhibit 1.

**3. Term.** The initial term of the contract will be through completion unless sooner terminated in accordance with the terms contained herein, ends upon completion of the Services.

#### 4. Compensation.

**a. Maximum Price.** In accordance with the Contractor's Proposal, the maximum price for providing the Services shall be in accordance to the pricing on the RFP proposal form. The maximum price may not be changed unless the City is provided with supporting documentation to warrant the change in maximum price or as otherwise provided in this Agreement.

**b. Schedule of Payment.** The City shall pay the Contractor for the Services in accordance with the amounts set forth in Exhibit 2. The Contractor shall be required to submit an itemized invoice as well as any supporting documentation as required by the City. Payment shall be made upon the basis of the approved invoices and supporting documents. The City shall utilize its best efforts to make payment within thirty (30) days after approval of the invoice. Payment shall be made for services rendered. The City, after inspection and acceptance, and in consideration of the faithful performance by the Proposer, agrees to pay for the completion of the work embraced in this contract, payment shall be made in accordance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1, et.seq.)

#### 5. Performance of Services.

**Standard of Performance.** Contractor shall perform all Services set forth in this Agreement, and any other agreed documents incorporated herein, with the degree, skill, care and diligence customarily required of a professional performing services of comparable scope, purpose and magnitude and in conformance with the applicable professional standards. Contractor shall, at all times, use its best efforts to assure timely and satisfactory rendering and completion of the Services. Contractor shall ensure that Contractor and all of its employees or subcontractors performing Services under this Agreement shall be: (i) qualified and competent in the applicable discipline or industry; (ii) appropriate licensed as required by law; (iii) strictly comply with all City of Aurora, State of Illinois, and applicable federal laws or regulations; (iv) strictly conform to the terms of this Agreement. Contractor shall, at all times until the completion of the Services, remain solely responsible for the professional and technical accuracy of all Services and deliverables furnished, whether such services are rendered by the Contractor or others on its behalf, including, without limitation, its subcontractors. No review, approval, acceptance, nor payment for any and all of the Services by the City shall relieve the Contractor from the responsibilities set forth herein.

Notwithstanding the foregoing, Contractor shall not be responsible for the performance of construction contracts, work or products, or any deficiencies or effects resulting therefrom, of any contractor, subcontractor, manufacturer, supplier, fabricator, or consultant retained by the City or any other third-party, including any person working on their behalf. Nothing herein shall be construed as giving the Contractor the responsibility for or the authority to control, direct, or supervise construction, construction means, methods, techniques, sequences, procedures, and safety measures and programs except those which directly relate solely to Contractor's performance of Services as set forth in this Agreement.

#### 6. Termination.

**Termination for Convenience.** The City has the right to terminate this Agreement, in whole or in part, for any reason or if sufficient funds have not been appropriated to cover the estimated requirement of the Services not yet performed, by providing Contractor with Ninety (90) days notice specifying the termination date. On the date specified, this Agreement will end. If this Agreement is terminated by the City, as provided herein, the City shall pay the Contractor only for services performed up the date of termination. After the termination date, Contractor has no further contractual claim against the City based upon this Agreement and any payment so made to the Contractor upon termination shall be in full satisfaction for Services rendered.

7. **Miscellaneous Provisions.**

**a. Illinois Freedom of Information Act.** The Contractor acknowledges the requirements of the Illinois Freedom of Information Act (FOIA) and agrees to comply with all requests made by the City of Aurora for public records (as that term is defined by Section 2(c) of FOIA in the undersigned's possession and to provide the requested public records to the City of Aurora within two (2) business days of the request being made by the City of Aurora. The undersigned agrees to indemnify and hold harmless the City of Aurora from all claims, costs, penalty, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City of Aurora under this agreement.

**b. Entire Agreement.** This Agreement, along with the documents set forth in Section 1 and incorporated by reference elsewhere in this Agreement, with consent of the parties, represents the entire agreement between the parties with respect to the performance of the Services. No other contracts, representations, warranties or statements, written or verbal, are binding on the parties. This Agreement may only be amended as provided herein.

**c. Consents and Approvals.** The parties represent and warrant to each other that each has obtained all the requisite consents and approvals, whether required by internal operating procedures or otherwise, for entering into this Agreement and the undertakings contemplated herein.

**d. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

**e. Controlling Document.** If any provision of any agreement, program, policy, RFP, arrangement or other written document between or relating to the City and the Contractor conflicts with any provision of this Agreement, the provision of this Agreement shall control and prevail.

**f. Non-Disparagement.** The parties acknowledge and agree not to engage in any form of conduct, or make any statements or representations that disparage or otherwise impair the reputation, goodwill or commercial interests of the other party or any of its subsidiaries or affiliates.

**g. Severability.** Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Agreement.

**h. Governing Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Illinois, without regard to conflicts of laws and principles.

FOR CITY OF AURORA

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

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

FOR \_\_\_\_\_

By \_\_\_\_\_

(CORPORATE SEAL)

(If a Corporation) CORPORATE NAME Cordogan Clark & Associates, Inc.

(SEAL)

By Brian Kronswitter  
President – Contractor

ATTEST:

\_\_\_\_\_  
Secretary

(If a Co-Partnership)

\_\_\_\_\_

\_\_\_\_\_

Partners doing Business under the firm

\_\_\_\_\_  
Contractor

(If an Individual) \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Contractor (SEAL)

September 6, 2023

City of Aurora  
Attn: Purchasing Division  
44 E. Downer Place  
Aurora, Illinois 60507

**RE: REQUEST FOR PROPOSAL FOR 22-25, ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR NEW FIRE STATIONS NO. 4 – FEE PROPOSAL**

Greetings:

Thank you for considering Cordogan Clark (CC) along with our consultant team as Aurora's partner to provide architectural and engineering services for the new Fire Stations No. 4 with the Emergency Operations Center included and potentially additional space for COA as noted in our last interview.

We have attached a schedule and fee breakdown for each station per project phase. A summary of fees is as follows:

- Fire Station No. 4 Base Fee - \$1,158,750 – Includes A/E, Civil, Landscape  
The scope of work assumes a 30,000 SF facility at \$515 per square foot (Construction Budget = \$15,450,000)  
Additional costs include allowances for: \$3,000 for reimbursables, \$10,000 for soil borings, and \$8,000 for surveys.

The above fees are based on assumed square footage for each station; therefore, we propose these fees be considered estimates at this time. Once the scope of work develops over time, the fee for each station shall be fixed at 7.5 % of the Construction Manager's and/or CC's estimated cost of construction and relevant escalations and contingencies as determined at the end of the Design Development phase. Cordogan Clark is willing to reduce the AE Fee by 1% IF, Cordogan Clark Construction is selected to provide Construction Management Services. We can provide Local, Aurora based Construction Management Services for the very competitive cost of 2.5% of the Cost of the Work plus General Condition and a Preconstruction Fee of \$35,000 for detailed estimating, scheduling, Target Value Design/Value Analysis, constructability reviews, site logistics and manage the entire Bidding/Procurement Process.

Professional services provided by consultants other than our team include Traffic Studies, Antenna Engineering and, Commercial Kitchen design. We shall assist in the selection and management of these services if necessary. Additionally, we have omitted services related to re-zoning any of the properties.

Thank you for reviewing CC's proposal and we look forward to hearing from you soon.

Respectfully Submitted,

**Cordogan Clark**



Brian Kronewitter, AIA, DBIA  
Executive Vice President

REQUEST FOR PROPOSAL 22-25

# CITY OF AURORA

June 10, 2022





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COVER TRANSMITTAL LETTER





June 10, 2022

City of Aurora  
Purchasing Division  
44 East Downer Place  
Aurora, IL 60507

**RE: REQUEST FOR PROPOSAL: ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR NEW FIRE STATIONS NO. 4, NO. 9, AND NO. 13**

Dear Purchasing Division and Selection Committee,

We are pleased to present our qualifications to the City of Aurora for Architectural and Engineering Design Services for three new fire stations. We believe our team will be an excellent partner for these projects and we are eager to provide the City with the highest caliber professional design services at the best value. The Cordogan Clark Team is client focused and committed to these projects, with professionals ready to start immediately and remain focused through completion.

Cordogan Clark is a full-service firm of more than 100 architectural, engineering, and construction management professionals dedicated to excellence. We regularly provide a full range of design services including facilities assessment, master planning, feasibility studies, programming, space planning and interior design, renovations, MEP engineering, ADA and Life/Safety analysis and implementation, construction administration, construction estimating and construction management. We can provide: Architectural, Mechanical, Electrical, Plumbing, Fire Protection Engineering and Structural Engineering services – all in house.

We also, as for this submittal, frequently collaborate with excellent consultants. For this effort, we are partnering with Eriksson Engineering Associates and Design Perspectives who bring additional resources in the areas of civil design, surveying, and landscape architecture. Each team member is selected for their excellence in their respective disciplines. We have teamed with all or a combination of the above consultants on a variety of projects and have an excellent working relationship with all.

This is exactly the type of work our team excels in, and we look forward to the opportunity to assist the City of Aurora with your professional service needs. We would be honored to work with you and will be respectful of the City's budget and schedule requirements. Please do not hesitate to contact us if we can assist your efforts in any way, by reaching out to Brian Kronewitter at [bkronewitter@cordoganclark.com](mailto:bkronewitter@cordoganclark.com) or 630.209.7525.

Respectfully submitted,

**Cordogan Clark**



John Cordogan, AIA  
Principal

# ORGANIZATION, PERSONNEL AND STAFFING



# TEAM

The team we have assembled represents the level of effectiveness and efficiency that is needed for these projects. In no other team will you find this balance of project understanding, alignment of skills and collaborative initiative for your projects. Project Director, Brian Kronewitter, and Project Manager, Tim Weber, are readily available and committed to working on these projects for the City of Aurora, along with the rest of our highly experienced team members. Please see below for an organizational chart of the proposed team. Detailed resumes can be found on the following pages and in the Appendix..

## PROJECT LEADERSHIP



**JOHN CORDOGAN**  
Principal



**BRIAN KRONEWITTER**  
Project Director

## PROJECT TEAM

### CORDOGAN CLARK ARCHITECTURE



**BRUCE CAIRNS**  
Senior managing Architect

### CORDOGAN CLARK ENGINEERING



**WAI CHIANG**  
Principal Structural Engineer



**TIM WEBER**  
Project Manager



**LAUREN KILEY**  
Architectural Designer



**DAVID ALLEN**  
Senior Mechanical Engineer



**VIRAL SHAH**  
Project Architect



**NATHANIEL COX**  
Project Architect



**DOUG SCHOMER**  
Electrical Systems Designer

## SUBCONSULTANTS

### ERIKSSON ENGINEERING ASSOCIATES CIVIL ENGINEERS



**MICHAEL J. RENNER**  
Principal/Vice President



**BENJAMIN J. AHRING**  
Senior Project Manager



**TOD J. STANTON**  
President/Landscape Architect

### DESIGN PERSPECTIVES LANDSCAPE ARCHITECTS

# MEET YOUR PROJECT MANAGER



The professional management of projects requires a disciplined approach to defining, planning, strategizing, communicating, and controlling a project. The role of a project manager is to assure the project will get done within budget, on time, and to exceed the Owner's expectations. Tim will be your Project Manager. Tim's enthusiasm and knowledge for station design is paramount. He is our in-house expert and will guide your team through the design process from start to finish. Tim is located in our Aurora office and is available to be on site at any of the three proposed locations at a moments notice.

Tim's innate ability to manage the technical aspects of a project while keeping the creative integrity of the design intent intact makes him an excellent leader of our proposed team. Tim is collaborative, extremely responsive and a clear communicator who will ensure that our team meets the goals of your projects.

## EDUCATION

Master of Architecture, University of Illinois at Pekin-Champaign  
Bachelor of Science of Architectural Studies with Certificate in Urban Planning, University of Wisconsin-Milwaukee

## CERTIFICATIONS

LEED Accredited Professional  
NCARB  
Licensed Architect: Illinois

## PROFESSIONAL AFFILIATIONS

National Institute of Building Sciences  
  
Building Enclosure Technology and Environment Council  
  
Building Enclosure Council

## TIM WEBER, AIA, NCARB PROJECT MANAGER

As Project Architect for a variety of projects, Tim has proven his ability to develop a sophisticated program, provide LEED Analysis, and successfully carry it from schematic design through to final punch-list. His active involvements in organizations like the Building Enclosure Technology and Environment Council (BETEC) and the Building Enclosure Council (BEC-Chicago), allow him to ensure cost effective, high-performing, and durable building enclosures in both new and renovation work.

## RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Historic Kane City Courthouse Parapet Repair
- City of Naperville, Fire Station #9
- Village of Sugar Grove, Fire Stations (6), Police Station (Silver Level LEED)
- Kane County, Historic Third Street School Building Assessment
- Kendall County, Facility Needs Study
- Village of Sugar Grove, Feasibility Study
- Yorkville, Police Station



### Role On This Project

John will have a very active role as the Principal-In-Charge of the Fire Stations 4, 9 & 13 projects overseeing each step from beginning to end.

## JOHN CORDOGAN, AIA

**PRINCIPAL**

John Cordogan heads the firm of Cordogan Clark. John became principal in 1984 after completing a Masters Degree at the University of Illinois and studies abroad. He reviews the developments and production of the firm's projects, and has general management and administrative responsibility for quality control of the firm, including architecture, planning, building and site technology, and computer services.

### RELEVANT EXPERIENCE

- City of Aurora, Multiple Fire Stations
- City of Aurora, Police & Public Safety Headquarters
- Village of Sugar Grove, Satellite Fire Stations
- City of Naperville, Fire Station 9
- Lake Forest, Public Safety Building
- Ogle County, Public Safety Complex

### EDUCATION

Master of Architecture  
University of Illinois

Ecole des Beaux Arts  
Versailles Paris

### CERTIFICATIONS

Licensed Architect: Illinois  
License No. #001.010114

### PROFESSIONAL AFFILIATION

American Institute of Architecture

Waubensee Community  
College Foundation,  
Board of Directors

Fox Valley Montessori  
School,  
Board of Directors



### Role On This Project

Brian is our Executive Vice President and has over 30 years of experience primarily designing and building public sector projects. We are dedicating one of our key firm leaders to this project.

## BRIAN KRONEWITTER, AIA, DBIA

**PROJECT DIRECTOR**

Brian Kronewitter is a Principal and Executive Vice President for the Cordogan Clark Group and leads the firm's Project Development and Construction Division along with managing key client relationships. Client focused, Brian establishes a partnership with clients to maximize project scope, program and scope objectives, ensuring client satisfaction, and providing sound design and budget advice.

### RELEVANT EXPERIENCE

- Kane County, Multi-Use Facility, Adult Justice Facility, Regional Training Center, Diagnostic Center, Sheriff's Headquarters, Municipal Buildings Assessments, Justice Center Renovations
- Huntley Fire Station #1, Huntley, Illinois
- Yorkville, City Hall and Police Facility
- Kendall County, Facility Needs Study
- Village of Tinley Park, Fire Station Renovations
- Will County, Sheriff's Office Space Planning
- 

### EDUCATION

Bachelor of Architecture  
Ball State University

Bachelor of Science in  
Environmental Design  
Ball State University

### CERTIFICATION

Licensed Architect:  
Illinois, Ohio

### PROFESSIONAL AFFILIATION

American Institute of  
Architecture,  
Board of Directors  
Design-Build Institute of  
America,  
Education & Legislative  
Committee  
ILCMA, Committee Member  
Society for College &  
University Illinois Library



### Role On This Project

Bruce will have a hands-on role as the Lead Designer for these projects overseeing each step from beginning to end.

## BRUCE CAIRNS, RA, LEED AP SENIOR MANAGING ARCHITECT

With over 20 years experience, Bruce has been instrumental in leading the development of some of the firms most notable projects. Bruce produces freehand drawings and illustrations that capture design goals, provides comprehensive building evaluations and LEED Design analysis for a variety of projects and coordinates projects through site analysis and initial design to construction documents and construction administration.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1
- City of Aurora, Phillips Park David & Karen Stover Visitor Center & Mastodon Gallery
- City of Aurora, Phillips Park Mountain Lion Zoo Exhibit
- Kane County, Retainer Architect
- Fox Valley Park District, Prisco Community Center Addition and Renovation, Vaughan Athletic Center, Eola Community Center Addition and Renovation, Splash Country Aquatic Park
- Naperville Park District, Administration Building

### EDUCATION

Bachelor of Architecture,  
University of Illinois at  
Chicago

### CERTIFICATIONS

Licensed Architect: Illinois  
LEED Accredited  
Professional



### Role On This Project

Nate will be the Project Architect for these projects playing a key role with his experience in design, and management.

## NATHANIEL COX, RA PROJECT ARCHITECT

Nathaniel is a licensed architect in both Wisconsin and Illinois, with over 15 years' experience in a wide range of projects. As a licensed Architect, Nathaniel addresses a full range of client needs. Detail oriented, Nathaniel's project management skills help ensure successful project completion. Nathaniel graduated in Architecture from the University of Illinois, Urbana Champaign.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1
- Kane County, Multi-use Facility
- Fox Valley Park District, Mechanical Repairs
- Aurora University, Task Work
- Aurora University, Student Success Center
- Aurora University, Parolini Music Center

### EDUCATION

Bachelor of Science  
Civil Engineering, 2000

Bradley University  
Peoria, Illinois

### CERTIFICATIONS

Licensed Professional  
Engineer of Illinois

### PROFESSIONAL AFFILIATIONS

Parks Foundation of Oak  
Park – Director

MWRD Watershed  
Management Ordinance  
Technical  
Advisory Committee

AIA Northeast Illinois Chapter  
– Member



### Role On This Project

Viral will be the Project Architect for these projects where her vast experience will be showcased.

## VIRAL SHAH, LEED AP (BD+C) PROJECT ARCHITECT

Viral has experience in variety of project types including market rate multi-family high-rise residential towers, low rise affordable housing, medical facilities, grocery stores, out-door malls, historic building adaptive reuse project and various commercial and municipal developments. Viral is LEED AP (BD+C) certified and has also participated in LEED Certified multi-family residential project. Viral is also knowledgeable in Building Information Modeling (BIM).

### RELEVANT EXPERIENCE

- Kane County, Multi-use Facility
- Department of Juvenile Justice Construct, Capital Development Board
- Aurora Arts Center, School of Performing Arts
- Paramount Artist Apartments
- VNA, Task Work

### EDUCATION

Bachelor of Fine Arts, Interior Design, Harrington College of Design, Dean's List

Bachelor of Architecture, Architecture, Sarvajanic College of Engineering and Technology

### CERTIFICATIONS

LEED Accredited Professional BD+C

NCARB Registered

### PROFESSIONAL AFFILIATIONS

Volunteered at Frank Lloyd Wright Preservation Trust as tour guide for his Home and Studio located in Oak Park, IL

Volunteered for Habitat for Humanity Project – renovation of a town home.



### Role On This Project

Lauren will be playing a key role in designing the fire stations for the City of Aurora.

## LAUREN KILEY ARCHITECTURAL DESIGNER

Lauren Kiley joined Cordogan Clark with experience in Tekla Structures design and unique rainscreen façade systems design. She is currently engaged on multiple projects, including Aurora University and the Forest Preserve District of DuPage County Historic St. James Farm. She has received the Lucile Gustafson Scholarship Award, and provided community service to several non-profit organizations, including Hesed House and United Way. She is interested in sustainable design, and is currently pursuing her architecture license along with other accreditations.

### EDUCATION

Bachelor of Architecture, University of Illinois at Chicago

### PROFESSIONAL AFFILIATION

United Way

### RELEVANT EXPERIENCE

- Huntley Fire Station #1
- Huntley Fire Station #5
- United City of Yorkville City Hall and Police Headquarters
- Fox Metro Field Operations
- Fox Metro O & M BLDG
- Department of Juvenile Justice Construct, Capital Development Board



### Role On This Project

Wai will have a role as the Principal Structural Engineer making sure all structural work is perfect.

## WAI CHANG, S.E., P.E. PRINCIPAL STRUCTURAL ENGINEER

Wai has accumulated extensive structural design background in schools, municipal facilities, industrial warehouses, retail buildings, theaters, condominiums, equipment supporting platforms, telecommunication towers, single family residences and mid to high-rise mixed-use buildings from 14 to 40 stories in height. He leads teams and remains involved from the conceptual development all the way to completion with detailed coordination and communication throughout the process.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Building Assessment
- City of Glenview, Task Architect
- Oswegoland Park District, Prairie Point Pavilion
- Oswegoland Park District, Fox Bend Golf Course Deck Replacement
- DuPage County Forest Preserve, St. James Farm

### EDUCATION

Master of Science in Civil Engineering, University of Illinois at Chicago

Bachelor of Science in Civil Engineering, University of Illinois

### CERTIFICATIONS

Licensed Structural Engineer: Illinois

Registered Professional Engineer: Iowa, Louisiana, Michigan, Minnesota, Mississippi, New York, Tennessee, Wisconsin



### Role On This Project

David will serve as the Mechanical Engineer having an active role from the conceptualization of these projects until the completion.

## DAVID ALLEN, P.E., LEED AP SENIOR MECHANICAL ENGINEER

David is responsible for the implementation of all mechanical engineering design and coordination from schematic design through the completion of construction documents and final installation. David is directly involved in the mechanical systems design, development and coordination of every project the firm manages.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Courthouse Renovations
- Kane County, Municipal Buildings Assessment
- Will County, Coroner & Recorder of Deeds Building Renovation
- Will County, Sheriff Office Space Planning
- City of Aurora, Police & Public Safety Headquarters
- City of Aurora, Public Library

### EDUCATION

Bachelor of Science in Mechanical Engineering, Southern Illinois University

### CERTIFICATION

Licensed Professional Engineer  
Certified to use Carrier Energy Simulation Software for LEED Projects  
LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

National Fire Protection Association

American Society of Heating, Refrigerating and Air Conditioning Engineers





### Role On This Project

Doug will be using his diverse range of electrical design in his role of Electrical Systems Designer for these Projects.

## DOUG SCHOMER, LEED AP ELECTRICAL SYSTEMS DESIGNER

Doug is a veteran of a diverse range of electrical design, management, and installation projects. He has direct knowledge of electrical construction methods and materials especially in the execution of lighting and power applications. His knowledge also extends to low voltage systems such as fire alarm and voice / data systems and infrastructure LAN and wireless networking. Doug has been directly involved with all the firm's projects from the application of fire and communications systems, sustainable lighting to the installation of new technology systems for 100 year old buildings to new state-of-the-art facilities.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Courthouse Renovations
- Kane County, Municipal Buildings Assessment
- Kane County Clerk Facility, Addition and Renovation
- Will County, Coroner & Recorder of Deeds Building Renovation
- Will County, Sheriff Office Space Planning



### Role On This Project

Michael will serve as the Senior Project Manager for Civil Engineer services for these Fire Station Projects.

## MICHAEL J. RENNER PRINCIPAL / VICE PRESIDENT

Mike Renner is Vice President of EEA and also serves as Principal in Charge or Senior Project Manager on various projects. With 30 years of design and construction monitoring experience, he is responsible for managing company resources, providing staff guidance, and confirming projects meet local and state agency permitting requirements.

### RELEVANT EXPERIENCE

- Combined Area Fire Training Facility in - Multi-Service New Bldg, Parking Lot, Sidewalk/Curb, Utility Design
- Greater Round Lake Fire Protection District - New Station
- South Elgin & Countryside Fire Protection District - Station 21 & Station 23
- Bartlett Fire Protection District - Station 2
- Elburn & Countryside Fire Protection District - Station 1

### EDUCATION

Certificate of Completion, Electrical Apprentice, Waubensee Community College & IBEW

### CERTIFICATIONS

LEED Accredited Professional  
Registered Energy Professional,  
Chicago Dept. of Buildings

### PROFESSIONAL AFFILIATIONS

National Fire Protection Association

Illuminating Society of North America

International Brotherhood of Electrical Workers, Local 461

### EDUCATION

Bachelor of Science  
Civil Engineering, 1986

University of Illinois  
Urbana/Champaign

### CERTIFICATIONS

Licensed Professional Engineer of Illinois

### PROFESSIONAL AFFILIATIONS

27-Year Member – Cary Park District Board of Commissioners (Current Board President)

IAPD Mike Cassidy  
Commissioner Community Service  
Award – 2013



**Role On This Project**  
 Ben will be the lead Civil Engineer designer playing a key role on each of these Projects.

**BENJAMIN J. AHRING**  
**SENIOR PROJECT MANAGER**

Ben Ahring is a Senior Project Manager at EEA. He has designed and managed a diverse array of projects, including numerous infill redevelopments and green field developments. Ben brings over 20 years of project management experience and has led the design of several public sector projects including municipal buildings, fire stations, police stations, schools, and park facilities.

**RELEVANT EXPERIENCE**

- Hanover Park Fire Station No.16
- Pingree Grove Fire Protection District Headquarters
- North Aurora Fire Protection District Study
- Harvard City Hall/Police Station
- Kane County Multi-Use Facility
- City of Countryside-City Hall/Police Station

**EDUCATION**

Bachelor of Science  
 Civil Engineering, 2000

Bradley University  
 Peoria, Illinois

**CERTIFICATIONS**

Licensed Professional  
 Engineer of Illinois

**PROFESSIONAL AFFILIATIONS**

Parks Foundation of Oak  
 Park – Director

MWRD Watershed  
 Management Ordinance  
 Technical  
 Advisory Committee

AIA Northeast Illinois Chapter  
 – Member



**Role On This Project**  
 Tod will be the lead Landscape Architect on these Projects bringing with him extensive experience in public sector design work.

**TOD J. STANTON**  
**PRESIDENT**

Tod is a licensed landscape architect with over twenty-five years of experience in design, planning and project management. He founded Design Perspectives, Inc. to provide creative solutions for complex problems facing clients today. He has been involved in projects throughout the United States as well as abroad. He has extensive knowledge of both public and private sector project types.

**RELEVANT EXPERIENCE**

- McCarty Park Renovations
- Philips Park Renovations
- Freedom Park Development
- Thaddeus James Weisner Park Development
- Blackhawk Park Development

**EDUCATION**

University of Georgia  
 School of environmental Design  
 Bachelor of Landscape  
 Architecture

**CERTIFICATIONS**

Licensed Landscape Architect –  
 Illinois

CLARB Certified Landscape  
 Architect

**PROFESSIONAL AFFILIATIONS**

American Society of  
 Landscape Architects

Illinois Park and Recreation  
 Association

CLARB - Council of  
 Landscape Architecture  
 Registration Boards

FIRM QUALIFICATIONS,  
EXPERIENCE AND REFERENCES



# FIRM PROFILE

Cordogan Clark is a full service architectural, engineering, interiors, planning and construction firm of innovative professionals committed to excellence. We are passionate about our work, inspired by our clients and committed to providing exceptional service through integrated and sustainable design and construction solutions. We believe that the best projects arise from a collaborative journey of discovery and overcoming challenges with our clients that reveals insights and spurs innovation. Cordogan Clark has designed and built a wide variety of award-winning municipal projects of similar characteristics to the City of Aurora's scope of work and will utilize our practical, cost effective design and construction expertise.

Louis C. Cordogan, AIA, founded the firm in Chicago in 1951 and added a second office in Aurora, Illinois in 1968. John Cordogan, Managing Partner, joined the firm in 1973. The office incorporated the two locations in 1984 under the direction of Principals John Cordogan, AIA, and John Clark, AIA, to become Cordogan Clark & Associates. Since then, the firm has grown with over 100 professionals, six offices, Chicago, Aurora, Lafayette, Indiana, Sawyer, Michigan, St. Louis, Missouri, and Madrid, Spain. Each office works together and combines industry expertise and personal attention to deliver exemplary customer experiences and innovative high value services.

## LEGAL NAME

Cordogan Clark & Associates

## OWNERSHIP

John Cordogan, Principal

## WEBSITE

[www.cordoganclark.com](http://www.cordoganclark.com)

## MAIN OFFICE

960 Ridgeway Avenue  
Aurora, Illinois 60506  
T: 630.896.4678  
F: 630.896.4987

## STAFFING

Architecture – 66  
Mechanical Engineering - 4  
Electrical Engineering - 2  
Structural Engineering - 5  
Project Development – 4  
Construction Management - 13  
Interior Design - 3  
Technical Support Staff - 14

## DATE OF ESTABLISHMENT

May 8, 1951

## TYPE OF ENTITY

Corporation

## BUSINESS EXPERTISE

Architecture  
Engineering  
Construction  
Planning  
Interior Design  
Comprehensive Consultation

## POINT-OF-CONTACT

Brian Kronewitter, AIA, DBIA  
P: 630.209.7525  
E: [bkronewitter@cordoganclark.com](mailto:bkronewitter@cordoganclark.com)

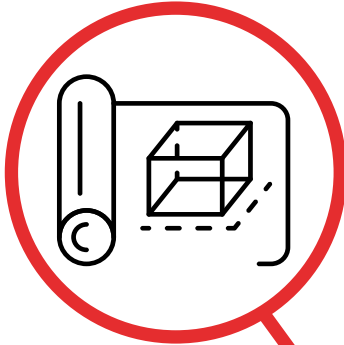
**First Project  
1951**

**100+  
Full - Time  
Employees**

**7  
Office  
Locations**



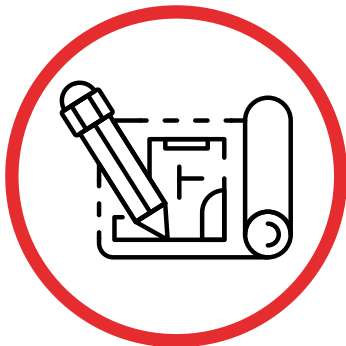
# INTEGRATED SERVICES



ARCHITECTURE



ENGINEERING



PLANNING



COMPREHENSIVE CONSULTATION



INTERIOR DESIGN



CONSTRUCTION

# EXPERIENCE

Cordogan Clark has more than three decades experience with architecture, engineering and planning projects within the City of Aurora. Most notably, we designed the Aurora Police Headquarters and Branch Courts in 2011.

The design of this facility features state-of-the-art technology, substantial increases in the amount of physical space, and sustainable, LEED Gold Certified architecture. The City's Public Safety Complex features energy efficient and sustainable technologies throughout the 360,000 square foot complex. The facility is LEED BD+C Gold Certified.

We also completed four classical three-bay, one-story firehouses in Aurora: Fire Stations #5, #9, #10 and #12.

In addition to these projects, we have completed a variety of local public safety facilities and feasibility studies. Some of these projects include the \$13.2M Kane County Multi-Use Facility that opened in April of last year, the Kane County Regional Training Center, and a \$23M Feasibility Study for a public safety headquarters for the University of Illinois at Urbana Champaign.



**POLICE & PUBLIC SAFETY HEADQUARTERS**  
AURORA, ILLINOIS

## PARTNERSHIPS

Cordogan Clark frequently collaborates with excellent consultants.zvz

Eriksson Engineering Associates is experienced in complex civil site design projects. Their extensive work with municipalities includes thirty plus fire station projects.

Design Perspectives is a full-service, client-orientated landscape architecture firm that integrates creative and effective solutions with a common sense approach. They are committed to listening, understanding and developing successful outcomes for your fire station projects.

Most importantly, each team member is selected for their excellence in their respective disciplines. We have teamed with all or a combination of the above consultants on a variety of projects and have an excellent working relationship with all.



# REFERENCES

## CITY OF AURORA

Richard Irvin, Mayor  
44 East Downers Place  
Aurora, Illinois 60506  
630.844.3612  
mayorsoffice@aurora-il.org

## VILLAGE OF SCHAUMBURG

Amanda Stuber, Project Manager  
714 South Plum Grove Road  
Schaumburg, Illinois 60193  
847.895.7100  
astuber@schaumburg.com

## HUNTLEY FIRE PROTECTION

Scott Ravagnie, Fire Chief  
11808 Coral Street, #1  
Huntley, Illinois 60142  
847.669.2995  
sravagnie@huntleyfpd.org

## KANE COUNTY

Mark Smith, Director of Capital  
and Special Projects  
719 South Batavia Avenue  
Geneva, Illinois 60134  
224.760.5271  
smithmarcus@co.kane.il.us



## PROJECT EXPERIENCE AND HISTORY







# HUNTLEY FIRE STATION #1

## HUNTLEY, ILLINOIS

The Huntley Fire Protection District desired the consolidation and expansion of administrative, maintenance and reserve functions to a single location. After acquiring a warehouse, the District began using it as their fire station. This building, however, did not meet the criteria of an essential facility as defined by code (Category IV) and the District operated within the facility without knowing.

In 2018, Cordogan Clark was contracted to design the expansion of this station. We immediately noticed the Category IV code violations and provided various design options for the client's consideration to bring the building up to code. We proceeded with the option that was most financially feasible and least intrusive:

- We designed the new addition as a standalone structure that meets the Category IV requirements.
- The new addition would house all the essential operations in case of a catastrophe.
- The existing building was re-purposed to house other non-emergency related functions such as training, vehicle maintenance, fitness, and storage.

Cordogan Clark undertook the \$9.7M, 23,700SF, three story addition and renovations to the existing Annex Building that serve as a centralized hub for the Fire Protection District. Designs include substations featuring administration, training, vehicle maintenance, hose drying, oxygen/SCBA filling stations, reserve vehicle storage, and living quarters for up to eight firefighters. The design accommodates the unique needs of a fire station. It is sensitive to recent carcinogen concerns, featuring dedicated mechanical systems, segregation between hot and safe zones and a sauna. Living and apparatus relationships are optimized for minimized response time.

### CLIENT

Huntley Fire Protection District  
Scott Ravagnie, Fire Chief  
11808 Coral Street, #1  
Huntley, Illinois 60142  
847.669.2995  
sravagnie@huntleyfpd.org

### DESIGN FEE AND CONSTRUCTION COST

Contract Cost: \$681,700  
Cost of Construction: \$11M  
Total Cost: \$9.7M

### AWARD DATE

September 2018

### COMPLETION DATE

Completed 2020





## HUNTLEY FIRE STATION #5

### HUNTLEY, ILLINOIS

Fire Station 5 is anticipated to improve response times to the neighboring Del Web Community in Huntley, Illinois. The new \$2.75M, 11,000SF substation incorporates a wide variety of elements designed to accommodate all of the station and stakeholder needs. The new station features two apparatus bays, individual bunk rooms, fitness room and living space for up to six firefighters. The design is sensitive to the station's needs, factoring in recent carcinogen concerns, featuring dedicated mechanical systems, segregation between hot and safe zones and a sauna. Living and apparatus relationships are optimized for minimized response time.

### CLIENT

Huntley Fire Protection City  
Scott Ravagnie, Fire Chief  
11808 Coral Street, #1  
Huntley, Illinois 60142  
847.669.2995  
sravagnie@huntleyfpd.org

### DESIGN FEE AND CONSTRUCTION COST

Contract Cost: \$240,000  
Cost of Construction: \$3.2 M  
Total Cost: \$2.75M

### AWARD DATE

2018

### COMPLETION DATE

Completed 2020





# AURORA MULTIPLE FIRE STATIONS

## AURORA, ILLINOIS

Cordogan Clark has completed four fire stations for the City of Aurora.

Designed as classical three-bay, one-story firehouses, Fire Stations #5, #9, #10 and #12 carefully fulfill the goals of the Aurora Fire Department. The apparatus floors are the focal points of the stations of which all functions revolve; the living quarters and dining areas flank the sides of each respective station.

With tiled pitched roofs, clean brick detailing, and standardized building components, these stations elegantly combine the economies of readily available products and materials with classical design to create functional and beautiful facilities that create pleasing entrances to Aurora.

### CLIENT

Richard Irvin, Mayor  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60506  
630.844.3612  
mayorsoffice@aurora-il.org

### DESIGN FEE AND CONSTRUCTION COST

Varies

### AWARD DATE

Varies

### COMPLETION DATE

Varies



## FIRE STATION 9 NAPERVILLE, ILLINOIS - CITY OF NAPERVILLE

Cordogan Clark was commissioned by the City of Naperville to provide Design, Engineering and Construction Management Services for a new Satellite Station #9. Located on the Water Department campus between the Operations Building and the Electrical Sub-station, the new 7,000 S.F. facility includes 2 drive-through apparatus bays; sleeping quarters; bathroom and shower facilities; kitchen/eating area and living area for five personnel; two offices; one workout room; one laundry room; one shop; lockers for eighteen (18) personnel; and storage space for Station supplies and tools.

Due to site limitations, the building foot print was rotated to provide better access for the emergency vehicles into and out of the apparatus bays. The building orientation was also determined by the need to fit between existing under-ground utility lines that run north/south on the property. The building itself, is brick and block masonry construction, similar to that of the Water Department buildings. The roofs are hip framed wood trusses with asphalt shingles.

The building replaces an existing parking lot, eliminating an access drive onto Ogden Avenue. To compensate for the displaced parking, additional spaces have been added near the Ogden Avenue entrance and added to the south of the building, as part of the yard area for the Water Department. Curb work and a signalized traffic light were added specifically for the access of emergency vehicles onto Ogden Avenue. Storm-water management was improved and a pervious area was added as the result of the project. A major portion of the existing landscaping remains and new plantings will be added to enhance the streetscape. Site lighting will be added as a continuation of the campus-like lighting established on the site.

### CLIENT

Michael Zywanski, Fm. Dp. Fire Chief  
City of Naperville  
1144 Ogden Avenue  
Naperville, Illinois 60563  
630.420.6600

### DESIGN FEE AND CONSTRUCTION COST

\$1.6 M

### AWARD DATE

2004

### COMPLETION DATE

2006





# POLICE & PUBLIC SAFETY HEADQUARTERS AURORA, ILLINOIS

The design for the Aurora Police Headquarters and Branch Courts features state-of-the-art technology, substantial increases in the amount of physical space, and sustainable, LEED Gold Certified architecture.

The City's Public Safety Complex features energy efficient and sustainable technologies throughout the 360,000 square foot complex with the help of a \$135,000 grant from the Illinois Clean Energy Community Foundation. The facility is LEED BD+C Gold Certified.

The new complex includes:

- Firearms Proficiency Range
- 41,000 S.F. Training & Support Facility with Evidence Storages and Forensic Laboratories
- 154,000 S.F. Police Headquarters, Branch Court & 911 Communication Center
- 545-Space Secured 2-Level Parking Deck
- 218-space Public Parking Lot
- 2-acre Wetland / Detention Pond
- Photovoltaic Technology and Vegetated Roof
- On-site Renewable Energy

## CLIENT

Richard Irving, Mayor  
44 East Downers Place  
Aurora, Illinois 60506  
630.844.3612  
mayorsoffice@aurora-il.org

## DESIGN FEE AND CONSTRUCTION COST


Contract Cost: \$4.3M  
Cost of Construction: N/A  
Final Cost: \$64M

## AWARD DATE

2009

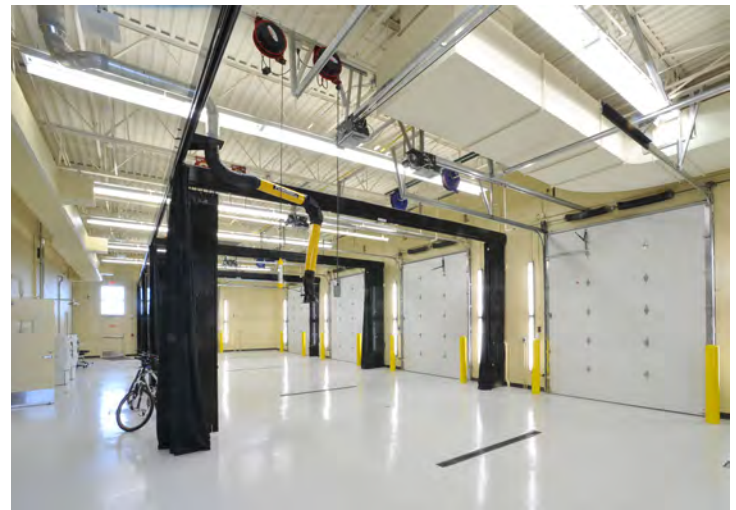
## COMPLETION DATE

Completed 2011



The Police Headquarters is classified as a “green” building due to its incorporation of on-site renewable energy technologies and conservation techniques, optimized daylighting, water efficient landscaping, and technologies that reduce water use by 50%. Additional LEED design credits include: Fundamental Commissioning of the Building Energy Systems; Development Density & Community Connectivity; Alternative Transportation, Roof Heat Island Effect Mitigation; and Light Pollution Reduction.





# NEEDS ANALYSIS PROJECTS

- College of DuPage Berg Instructional Center Accessibility Assessment
- Des Plaines Park District Facilities Assessment
- Des Plaines Park District Mystic Waters Slide Assessment
- City of Genview Public Works Yard Master Planning
- City of Highland Park ADA Assessment
- Village of River Forest Civic Center Needs Assessment
- City of Rochelle Service Building Needs Assessment
- Kane County Architectural Improvements & Facilities Assessments
  - Juvenile Justice Center Courthouse Needs Assessment & Mater Plan
  - Regional Training Center
  - County Buildings Facility Condition Assessment Report
  - Third Street Courthouse
  - New Elevator
  - CASA Office Renovation
  - ADA Renovations
  - Circuit Clerk Office Renovations
  - Boiler House Masonry Repairs & Foundation Underpinning
  - Masonry Parapet Restoration
  - Courtroom Renovations & HVAC Improvements
  - Sixth Street School Demolition
  - Juvenile Justice Center Renovations & New Chiller
- Sheriff & Jail HVAC Upgrades
- Justice Center New Cooling Tower & Elevator Modernization
- Diagnostics Center & County Clerk Renovations
- County Branch Court & Circuit Clerk Building Re-Roofing Project
- Government Center - HVAC & Parking Lot Improvements
- Multi-Use Facility
- County-wide Indoor Air Quality Modernization
- Justice Center Boiler Plant Renovations (In Progress)
- Building A COVID Access Control (In Progress)
- Kendall County Needs Assessments:
  - County Clerk, County Recorder & Voter Operations
  - Public Safety Center, Facilities Management, Coroner & Emergency Operations Center
- United City of Yorkville City Hall & Police Facility Assessment
- University of Chicago Facilities Assessment
- Village of Schaumburg:
  - Fire Department Practice Structural Facility Assessment
  - Hangar C Structural Assessment and Report
- Ogle County Public Safety Complex Assessment
- Oswegoland Park District Facilities Assessments



## WORK PLAN AND APPROACH



# WORK PLAN/APPROACH

## OPPORTUNITIES FOR INNOVATION

We make it our aim to continuously pay careful attention to how we can understand and anticipate emerging and upcoming changes. The knowledge we gain enables us to develop innovative strategies and techniques to “lead the way” in moving forward.

We believe each project has its own opportunities for innovations to be discovered by design professionals that are on the lookout for such opportunities. After many projects over the years, we believe we are highly attuned to discover and leverage these opportunities. Further, we believe small and medium-sized fire stations stand to gain the most benefits from such innovations since they can find opportunities to leverage the effectiveness of their limited staff resources.

Our approach will begin by gaining a detailed understanding of the specific building needs of the fire station. This will start with examination of the work that has already been done and documented in the existing feasibility study. Depending on the level of extensiveness of this previous work product, it may be beneficial to verify the assumptions and conclusions contained therein. In any case, our team will meet with Fire Department and City representatives in order to gain a comprehensive clarity of the facility needs that will result in a final space needs report.

We usually recommend that these meetings be considered work sessions in which staff are highly engaged so that they are aware of progress at each step of the process. We propose to create work product at each phase of the process, in the context of the collaborative work sessions where questions may be discussed, alternatives considered, and resolutions be reached in a collaborative environment with key participants. We prefer to conduct these sessions at the fire station if it can be worked out with fire department staff. Our experience shows that this methodology works very well to keep key individuals well informed, important considerations be thoroughly addressed and the numerous details followed through on.

The initial work sessions will result in a finalized space needs assessment that will be supported by a cost estimate confirming that the project envisioned is within the limits of the project budget. Having achieved an approved space needs, the following work sessions will focus on translating the space needs to preliminary site plans and floor plans in the form of a concept design. These scaled drawings will reflect the space needs and will fit within the limits of the site, and carefully consider the proximity of adjacent buildings and the functions that may need to be housed there.

The concept design will respond to the need for an appealing architectural appearance. This is important from many perspectives and will be addressed with great care in order to achieve result that community leaders, the Fire Department, and City residents can be proud of. The concept will be accomplished by engaging the input of stakeholders and by using tools such as computer generated three dimensional images and physical models that enable viewers to accurately understand what the building will look and feel like.

Once a concept design is completed in the work sessions, then additional considerations of site engineering, building heating and cooling, and electrical features will be integrated into the concept design. The design that incorporates conceptual concerns and the pragmatic concerns will become the successful schematic design.

Once the design is verified to be within budget limits and approved by key decision makers, the project process will proceed by developing the documentation necessary to address the many constructibility and building performance criteria.

A complete set of drawing and specification documents will be prepared in a carefully managed process with continuing collaboration and coordination with Fire Department and City staff. Building code, zoning, cost management, and all the other necessary concerns will be addressed by the design team.

Ultimately, the architecture of this building will be associated with the identity of the City of Aurora. Therefore, it should reflect what is most important to the community and community leaders. Careful, even frugal use of public funds, planning for future generations, lightly impacting the environment, using materials that engender what is best and most loved about the region are all ideas that may be appropriate. The best design team will strike an astute balance between a project that is not overly grand and yet not unduly plain. This happens by engaging key decision makers in a way that achieves a sense of authorship and a sense of ease that their concerns and sense of priorities have been heard and expertly responded to by the design team. When these things are well considered and well done, the finished project can achieve a sense of pride among community residents that marks a job well done in a timeless way. We work hard to achieve results like this.



## IMPORTANT ISSUES IN FIRE STATION DESIGN

Included below are some guiding considerations that shape our approach and define the context in which we work through the process outlined above:

### Improving Response Times

Considering overall design of the fire station and technology to help minimize response time

### Central Alert Systems

Automate the process of alerting fire and rescue personnel, enhance communications, and decrease response time

### Carcinogenic Sensitive Design -

This extremely serious subject is impacting how architects look at a station layout. Generally, three zones are identified for proper separation; the Hot Zone (dirty) that includes the apparatus and support spaces, the Cold Zone (clean) that includes living and administrative spaces, and the Transition Zone between. All properly designed or reconfigured stations will have the three zones occurring in the proper linear order: Hot to Transition to Cold, or Bays to Transition to Living Spaces.

### Leveraging Technology

In an effort to streamline the flow of information to responders, technological improvements at the dispatch center can further help improve performance and shave seconds off the dispatch time

## PLAN THE WORK, WORK THE PLAN

Cordogan Clark will collaborate with the City to develop innovative design solutions that meet the goals and schedule outlined in this RFQ by the City of Aurora.

At the heart of Cordogan Clark's approach to design is a focus on understanding and integrating the City of Aurora's specific philosophy with the physical design. Our experience and expertise in municipal projects is used as a guideline when consulting with you on mapping out your specific philosophies and goals. By focusing on what's best for the City, Cordogan Clark's mission is to ensure all values and goals of the City are represented in the pursuit to provide a top-notch fire station.

Our design methodology encourages a high level of client involvement as an informed, integral member of the team through all phases. This collaborative process has proven highly successful in creating distinctive architecture that meets our client's expectations. Our firm specializes in consensus building, we work with all parties involved through charrettes where we illustrate the full spectrum of what is possible and explore different variations based on feedback. Cordogan Clark will offer the highest quality services at the best possible value to bring the City of Aurora's vision to life. As facilitator, we will lead a collaborative process that ensures we meet the goals of the project.

The way Cordogan Clark is structured involves a high level of client input and involvement, and in many cases, it also involves working with the community who will be most affected by it. Through every step of our design, we take into consideration the desires of our client and of those who will utilize it. By having a client-centric design structure, we ensure every project is done to the best of our abilities, with all important aspects being built around the clients, giving design updates, offering options, planning charrettes, and asking for input, all for the sake of plans done right the first time.

## PROJECT PHASES

### PRE-DESIGN AND PROGRAMMING

Our project team will work with the City of Aurora to establish the primary goals of the identified project. A series of in-depth business process reviews and interviews with affected groups will help establish the program for the project. Any existing facilities master plan, community survey data and / or related materials will be reviewed with the entire project team to confirm and clarify the project scope. We will use these materials along with on-site observations to produce an existing facility condition study.

### WORK PLAN:

- Clarify project vision, goals, and design issues
- Define current and future program expectations
- Review prepared program documentation

- Program Definition/Revisions & Refinement
- Site Analysis:
  - Evaluate site access and circulation factors, environmental criteria, climate, sun, topography, soils, and natural features
  - Site utility distribution systems
  - Zoning/Building and permit review process

### TEAM MEMBERS & HOURS:

#### Fire Station #4

- Architecture/SE/MEP/Fire Protection design
  - 66 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 30 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 30 Total Hours / PM, Staff & Technician
- Geo Tech/Survey
  - 30 Total Hours / PM, Staff & Technician

#### Fire Station #9

- Architecture/SE/MEP/Fire Protection design
  - 13 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 12 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 14 Total Hours / PM, Staff & Technician
- Geo Tech/Survey
  - 92 Total Hours / PM, Staff & Technician

#### Fire Station #13

- Architecture/SE/MEP/Fire Protection design
  - 17 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 16 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 19 Total Hours / PM, Staff & Technician
- Geo Tech/Survey
  - 121 Total Hours / PM, Staff & Technician



## SCHEMATIC DESIGN

During the schematic design phase, a preliminary evaluation of program, project budget, and design requirements will be prepared. Our firm will review alternate approaches to design and construction including cost, maintenance and operation implications with the City through a series of scheduled design charrettes. The impact of building and mechanical systems on energy consumption and operational efficiency is reviewed at this stage.

Based on the final program and project budget requirements, we will prepare for review and approval a set of Preliminary Design Documents illustrating the scale and relationship of project components. We will also prepare a construction cost estimate based on current area and unit costs, with input on specialty items from qualified sources. Final schematic design solutions are then developed and created, including detailed design concepts, Floor Plans, Building Elevations & Sections and Architectural Renderings.

### WORK PLAN:

- Establish Preliminary Spatial Relationships based on program refinement
- Prepare site development plans exploring:
  - Vehicular access and circulation
  - Pedestrian movement from parking to entry(s).
  - Identify major entry points to the building
  - Stormwater management (retention/detention areas)
  - Identify any outdoor recreational spaces
  - Prepare alternative floor plans exploring:
    - Relationships and adjacencies on each floor
    - Internal circulation, efficiencies, and control points
    - Conceptual building massing and forms
    - Conceptual material use
- Assist in the confirmation of the project budget identifying:
  - Program based construction budget
  - Suggested fixture, furniture, and equipment budget
  - Site and utility improvements
  - Contingencies
  - Future Phases
  - Alternatives

### TEAM MEMBERS & HOURS:

#### Fire Station #4

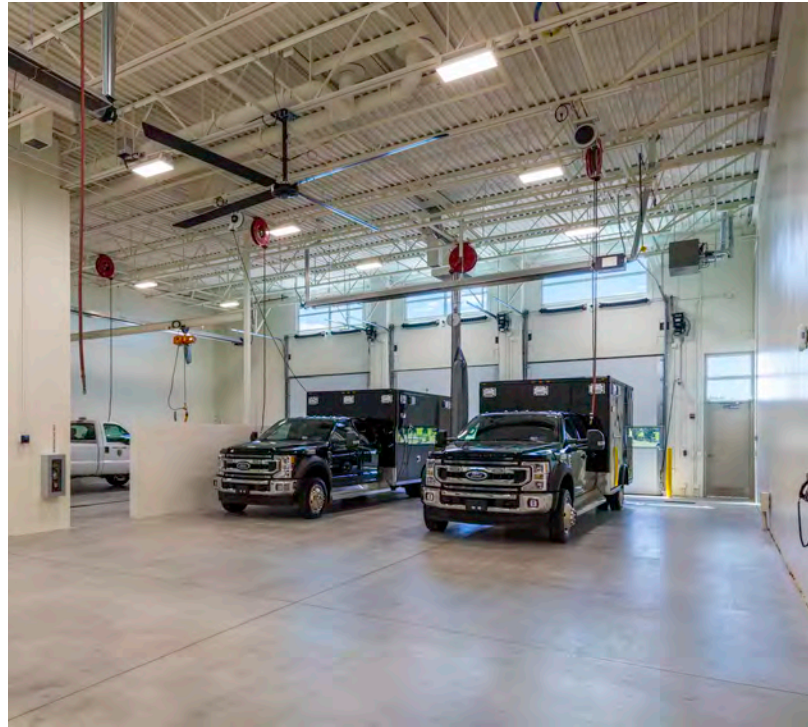
- Architecture/SE/MEP/Fire Protection design
  - 789 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 90 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 106 Total Hours / PM, Staff & Technician

#### Fire Station #9

- Architecture/SE/MEP/Fire Protection design
  - 317 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 36 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 43 Total Hours / PM, Staff & Technician

#### Fire Station #13

- Architecture/SE/MEP/Fire Protection design
  - 415 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 47 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 56 Total Hours / PM, Staff & Technician



## DESIGN DEVELOPMENT

The Design Development phase uses the approved schematic design solution as the foundation for an in-depth study of each aspect of the project: building systems; building structure; building materials; building equipment. Comparative analysis is used to evaluate the most effective method of accomplishing the design solution. At this point, we will recommend phased construction opportunities. Alternate structural, mechanical, and electrical systems are evaluated for their ability to fulfill the requirements of the building efficiently, durably, and economically. Alternative interior design solutions are created and modified to best fulfill the programmatic goals for the facility. Interior materials are selected to complement the design aesthetic. Each design aspect is evaluated and use determined by its cost-effective ability to fulfill the programmatic needs.

Also during this phase, our project team will facilitate the City's meetings with appropriate permitting agencies and preliminary approvals relating to planning and zoning. We will attend meetings to present preliminary architectural renderings, site plans, and signage. Our project team will assist in every step of board and city approval processes.

## WORK PLAN:

- Review and identify major building systems:
  - Structural - Alternative systems
  - Mechanical - HVAC and plumbing
  - Electrical - Lighting, power, data, and security
- Review and identify interior architectural/theme with relationship to color/material and space
- Prepare and refine site development plans with respect to parking, lighting, and outdoor recreation
- Prepare and refine the design concepts of the facility
- Building plans indicating equipment and furniture
- Building elevations indicating fenestrations and materials
- Refine 3D image - massing elements
- Outline detailed cost estimate and suggested value engineering
- Permit review process
- Client presentation and review

## TEAM MEMBERS & HOURS:

### Fire Station #4

- Architecture/SE/MEP/Fire Protection design
  - 789 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 90 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 106 Total Hours / PM, Staff & Technician

### Fire Station #9

- Architecture/SE/MEP/Fire Protection design
  - 317 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 36 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 43 Total Hours / PM, Staff & Technician

### Fire Station #13

- Architecture/SE/MEP/Fire Protection design
  - 415 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 47 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 56 Total Hours / PM, Staff & Technician

## CONSTRUCTION DOCUMENTS

This phase will identify complete bidding and construction documents for the purpose of soliciting competitive bids from contractors. Depending upon the actual services provided, these documents include all Architectural Drawings; Structural Drawings; Mechanical / Electrical Drawings and Complete Project Manual and Specifications, including comprehensive site documentation.

- Development of bidding and construction drawings
- Development of project specifications
- Coordinate and review/revise cost estimate
- Review District supplemental conditions
- Client presentation and review

## TEAM MEMBERS & HOURS:

### Fire Station #4

- Architecture/SE/MEP/Fire Protection design
  - 2104 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 239 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 284 Total Hours / PM, Staff & Technician

### Fire Station #9

- Architecture/SE/MEP/Fire Protection design
  - 846 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 96 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 114 Total Hours / PM, Staff & Technician

### Fire Station #13

- Architecture/SE/MEP/Fire Protection design
  - 1106 Total Hours / PM, Staff & Technician
- Civil Engineering design
  - 126 Total Hours / PM, Staff & Technician
- Landscape Architecture design
  - 149 Total Hours / PM, Staff & Technician



## BIDDING AND NEGOTIATION

Following the project team's review of all construction documents and project specifications, and upon approval of this material, our project team will bid for the work. Upon receiving all bid information, our team will evaluate each proposal for completeness and in determining the lowest qualified bidder. Selection of a contractor will then require interviews, which will identify critical aspects of the project.

- Assist in issuance of documents
- Submit documents to agencies for permit
- Prepare addendum, if required
- Review submitted bids
- Recommend contractor(s) to owner for approval
- Prepare AIA contract between owner and contractors
- Perform bidding and pre-bid conferences
- Bid opening & analysis
- Multiple bidder interviews & scope reviews



## TEAM MEMBERS & HOURS:

### Fire Station #4

- Architecture/SE/MEP/Fire Protection services
  - 210 Total Hours / PM, Staff & Technician
- Civil Engineering services
  - 24 Total Hours / PM, Staff & Technician
- Landscape Architecture services
  - 28 Total Hours / PM, Staff & Technician

### Fire Station #9

- Architecture/SE/MEP/Fire Protection services
  - 85 Total Hours / PM, Staff & Technician
- Civil Engineering services
  - 10 Total Hours / PM, Staff & Technician
- Landscape Architecture services
  - 11 Total Hours / PM, Staff & Technician

### Fire Station #13

- Architecture/SE/MEP/Fire Protection services
  - 111 Total Hours / PM, Staff & Technician
- Civil Engineering services
  - 13 Total Hours / PM, Staff & Technician
- Landscape Architecture services
  - 15 Total Hours / PM, Staff & Technician

## CONSTRUCTION ADMINISTRATION

We advocate strong construction administration for our projects and staff this portion of the project with the design team augmented by field construction personnel who know how to manage a project from a contractors' perspective.

Our comprehensive construction administrative services begin with a pre-construction meeting in which procedures, relationships and lines of communication are defined. Timely response to questions and submittals on an ongoing basis will prevent delays in the construction schedule and reduce the risk of claims.

- Review/approve shop drawings and submittals
- Review/respond to contractor's requests for information
- Attend site construction meetings on a weekly basis.
- Certify applications for payment submitted by contractor(s)
- Issue certification for substantial and final completion
- Payment Application review & processing
- Ongoing conformance with design intent
- Submittal processing & approvals management
- Manage revisions to drawings & specifications
- Request for Information (RFI) & architectural supplemental
- Instruction (ASI) Management
- Perform Punch Lists & Manage Completion

## TEAM MEMBERS & HOURS:

### Fire Station #4

- Architecture/SE/MEP/Fire Protection services
  - 210 Total Hours / PM, Staff & Technician
- Civil Engineering services
  - 24 Total Hours / PM, Staff & Technician
- Landscape Architecture services
  - 28 Total Hours / PM, Staff & Technician

### Fire Station #9

- Architecture/SE/MEP/Fire Protection services
  - 85 Total Hours / PM, Staff & Technician
- Civil Engineering services
  - 10 Total Hours / PM, Staff & Technician
- Landscape Architecture services
  - 11 Total Hours / PM, Staff & Technician

### Fire Station #13

- Architecture/SE/MEP/Fire Protection services
  - 111 Total Hours / PM, Staff & Technician
- Civil Engineering services
  - 13 Total Hours / PM, Staff & Technician
- Landscape Architecture services
  - 15 Total Hours / PM, Staff & Technician



## PROJECT MANAGEMENT AND INVOICING



# PROJECT MANAGEMENT AND INVOICING

## EXPERTLY MANAGED PROJECTS

Our team's expertise and experience are directly relevant to this project type. Cordogan Clark has partnered with a multitude of municipalities to design and build fire stations that serve their communities. Cordogan Clark will draw upon this depth of experience and the technical skills of our proposed team members to ensure that we are able to meet the City of Aurora's goals and fulfill the general functions that have been identified as part of your program.

Our team's knowledge and experience is paramount. We not only bring our previous experience working with the City of Aurora, but we also have extensive and prior involvement and engagement understanding the needs of the community. Our team will provide top professional, technical, supervisory, and administrative personnel to ensure smooth execution of this project.

These disciplines include but are not limited to Architecture, Engineering, Geotechnical Consulting and Surveying and Landscape Architecture. Our staff has award-winning experience, providing unique designs and concepts to better the lives of the communities we serve.

Your project requires a single point manager who can properly identify the scope of work, how to package the work to the construction community, and can effectively budget and schedule the work. We have the proven reputation and experience to provide this important service. Our project manager is actively involved from the earliest planning stages and throughout construction, thereby ensuring your expectations are being fully met.

**Tim Weber** will be the **Project Manager**. He will lead the team that will provide the services identified in the RFP by the City of Aurora.

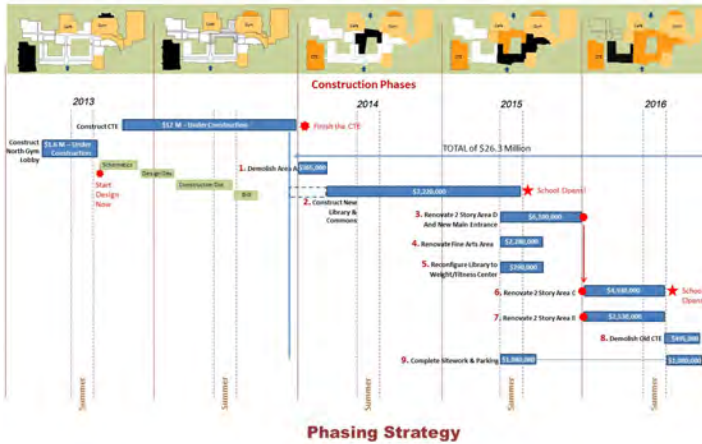
Transparency is key, especially with Public entity work and we will communicate each detail very clearly. We strive to think outside the box while paying special attention to the minute details that can make all the difference in a project.

We will make site visits as necessary to gather data, photograph, analyze, observe, and document the existing conditions. We will provide thorough documentation throughout the project time frame to keep the City up to date with what our team is thinking, discussing, and planning. We will attend meetings with the City and identified stakeholders as necessary to successfully complete the project.

- Our team will review all available existing information, plans, and data provided by the City of Aurora.
- We will coordinate input with any other necessary governmental agencies, as needed.
- Our team will commence services as soon as there is a contract agreement with the City of Aurora. We will work with the City to establish a successful plan and schedule for completion within a reasonable and agreed time frame. Cordogan Clark never falls behind schedule, promising to complete your project on-schedule or ahead-of-schedule.

We will deliver the City of Aurora the highest caliber – and most responsive – professional services possible. Our team members develop phenomenal working relationships with our clients. We are very conscientious of the quality of service, attention to detail, and work that we provide during each project.

## PROJECT SCHEDULING – MEETING ALL DEADLINES!



We understand clients have little flexibility in its schedules once they are set. Cordogan Clark prepares detailed schedules that are used as ACTION PLANS for each step of each project. This approach allows us to collaborate with all stakeholders and coordinate all members of the Project Team, any potential grant/FEMA submittal deadlines, governmental reviews, reviews and decisions by your district, and a master schedule for the bidding and construction phases of each project.

Cordogan Clark prepares Critical Path schedules that link all critical tasks, so if one task slips, the Project Team can easily review the ripple effect it may have on the rest of the project. Recovery Plans are developed using this schedule, ensuring that all dates are met. We have a proven track record in meeting project schedules. CORDOGAN CLARK PROJECTS NEVER FAIL TO OPEN ON TIME.

## FIRM'S APPROACH TO QUALITY CONTROL/ASSURANCE

**QUALITY CONTROL IS VITAL TO CORDOGAN CLARK'S OPERATION.** Cordogan Clark has a **MANDATORY QUALITY CONTROL PROGRAM** that is followed on every project. Furthermore, we have designed our Project Delivery Process to take into account the needs of each type of project. We **TAILOR OUR PROCESS** to fit the individual needs of each school district's project. Cordogan Clark has a critical step-by-step overall process beginning with office-wide activities to specific actions taken at the project level.

Cordogan Clark's approach of avoiding design errors and omissions is a high priority in our firm, and we demand the same from our consultants. This attention to detail is extremely important in avoiding problems during construction. Cordogan Clark actively pursues quality control review of all architecture and engineering disciplines prior to issuance of bidding documents, by our Quality Control Team.

- **QUALITY CONTROL TEAM:** these team members are not directly involved with the project and are

charged with quality control of the construction documents. They review the plans and the specifications in order to ensure they are clear, concise and are cross referencing one another. Our specifications do not include unedited sections, or sections that do not pertain to the project.

- **FIELD INVESTIGATION CRITERIA:** our field investigators are directly involved in the project from start to finish. They are responsible for photographing and documenting all existing conditions, and then review the



scope of the proposed work prior to developing documents. Their findings are reported back to the pm along with any issues they have found.

## DOCUMENT REVIEW PROCESS

At each of the design phases we use a 'CHECKLIST' of required deliverables to make sure that the critical decisions are made at the proper time in the process, since these decisions will build upon the other. With CORDOGAN CLARK YOU WILL GET A WELL THOUGHT OUT AND COORDINATED SET OF DECISIONS that are then transferred to paper. The use of update-to-date software allows us with another tool to verify that the design is a collective one with all engineers and architects thinking collectively. Collaboration and coordination is an important attitude that you will get from Cordogan Clark.



## BUDGET & COST CONTROL

Our entire team is actively focused on maintaining the highest level of cost control throughout the planning and design process. As a testimony for our relentless focus on quality, the majority of our work is for repeat clients who trust us to take responsibility with their project needs and available funding. Project budget control begins with our

Informed Planning & Design process and our Construction Cost Analysis App. The majority of budget variances are due to changes in the program scope, material selections / changes and operational changes between the time of the original project program and the final project design.

Below is a list of recent projects that highlight our expertise and success in construction estimating.

| PROJECT NAME                                       | PROGRAMMING ESTIMATE | SCHEMATIC DESIGN ESTIMATE | DESIGN DEVELOPMENT ESTIMATE | FINAL ESTIMATE | ACTUAL LOW BIDS COST | % VARIANCE |
|--|----------------------|---------------------------|-----------------------------|----------------|----------------------|------------|
| Aurora Police Headquarters                         | \$70,000,000         | \$71,000,000              | \$71,550,000                | \$71,000,000   | \$70,500,000         | -0.70%     |
| Clinton Elementary School                          | \$18,000,000         | \$18,750,000              | \$18,000,000                | \$17,826,137   | \$17,939,168         | 0.63%      |
| Des Plaines Park District Chippewa Pool            | \$3,000,000          | \$3,005,000               | \$2,935,000                 | \$2,999,000    | \$2,757,000          | -8.07%     |
| East Aurora Full Day Kindergarten                  | \$13,000,000         | \$13,350,000              | \$12,976,000                | \$12,626,137   | \$12,591,680         | -0.27%     |
| East Aurora HS Additions & Renovations             | \$9,550,000          | \$9,000,000               | \$9,225,000                 | \$8,900,000    | \$8,500,000          | -4.49%     |
| Harbor Place Apartments                            | \$7,759,000          | \$8,162,999               | \$7,435,999                 | \$7,525,000    | \$7,387,000          | -1.83%     |
| Hinsdale Middle School                             | \$45,734,000         | \$46,372,998              | \$45,528,745                | \$45,635,000   | \$45,427,896         | -0.45%     |
| Rantoul Recreation Center Addition & Renovations   | \$973,376            | \$1,109,825               | \$1,222,622                 | \$1,129,975    | \$1,132,460          | 0.22%      |
| Kane County Juvenile Justice Center Courtroom Reno | \$597,315            | \$676,000                 | \$721,500                   | \$722,350      | \$715,000            | -1.02%     |
| Kane County Multi-Purpose Building                 | \$12,736,000         | \$13,828,000              | \$13,936,000                | \$13,538,000   | \$13,349,000         | -1.40%     |
| Kane County Diagnosis Center                       | \$1,198,000          | \$1,275,000               | \$1,225,000                 | \$1,330,400    | \$1,295,735          | -2.61%     |
| Kane County Sheriff's Headquarters                 | \$12,000,000         | \$12,473,843              | \$12,783,674                | \$12,626,137   | \$12,591,680         | -0.27%     |
| Kane County Sheriff's Training Facility+A1         | \$2,000,000          | \$1,985,000               | \$1,925,000                 | \$1,897,342    | \$1,890,550          | -0.36%     |
| Kane County Third Street Courthouse Reno           | \$1,175,000          | \$1,102,600               | \$1,485,000                 | \$1,578,500    | \$1,561,846          | -1.06%     |
| Oswegoland Park District Winrock Pool Renovation   | \$3,331,000          | \$3,469,000               | \$3,473,000                 | \$3,423,000    | \$3,108,000          | -9.20%     |
| UIUC Housing Food Stores                           | \$1,500,000          | \$1,735,000               | \$1,435,508                 | \$1,450,165    | \$1,477,900          | 1.91%      |
| UIUC Labor & Employee Relations Renovation         | \$3,963,397          | \$4,079,960               | \$4,084,825                 | \$4,395,951    | \$4,315,910          | -1.82%     |
| UIUC North Parking Deck/USGS Renovation            | \$2,500,000          | \$2,785,000               | \$2,576,000                 | \$2,417,428    | \$2,426,805          | 0.39%      |
| VNA Aurora Health Center                           | \$3,000,000          | \$2,775,000               | \$2,931,000                 | \$2,943,000    | \$2,915,500          | -0.93%     |
| VNA Elgin Health Center                            | \$3,350,000          | \$3,575,000               | \$3,600,000                 | \$3,700,000    | \$3,740,835          | 1.10%      |
| VNA Romeoville Health Center                       | \$3,657,000          | \$3,451,000               | \$3,550,000                 | \$3,615,000    | \$3,549,000          | -1.83%     |
| Will County Recorder & Coroner Renovations         | \$1,950,000          | \$1,849,669               | \$1,849,669                 | \$1,849,669    | \$1,756,181          | -5.05%     |
| Average [ Under (-), Over + ]                      | \$220,974,088        | \$225,810,894             | \$224,449,542               | \$223,128,191  | \$220,929,146        | -0.99%     |

# INFORMED PLANNING

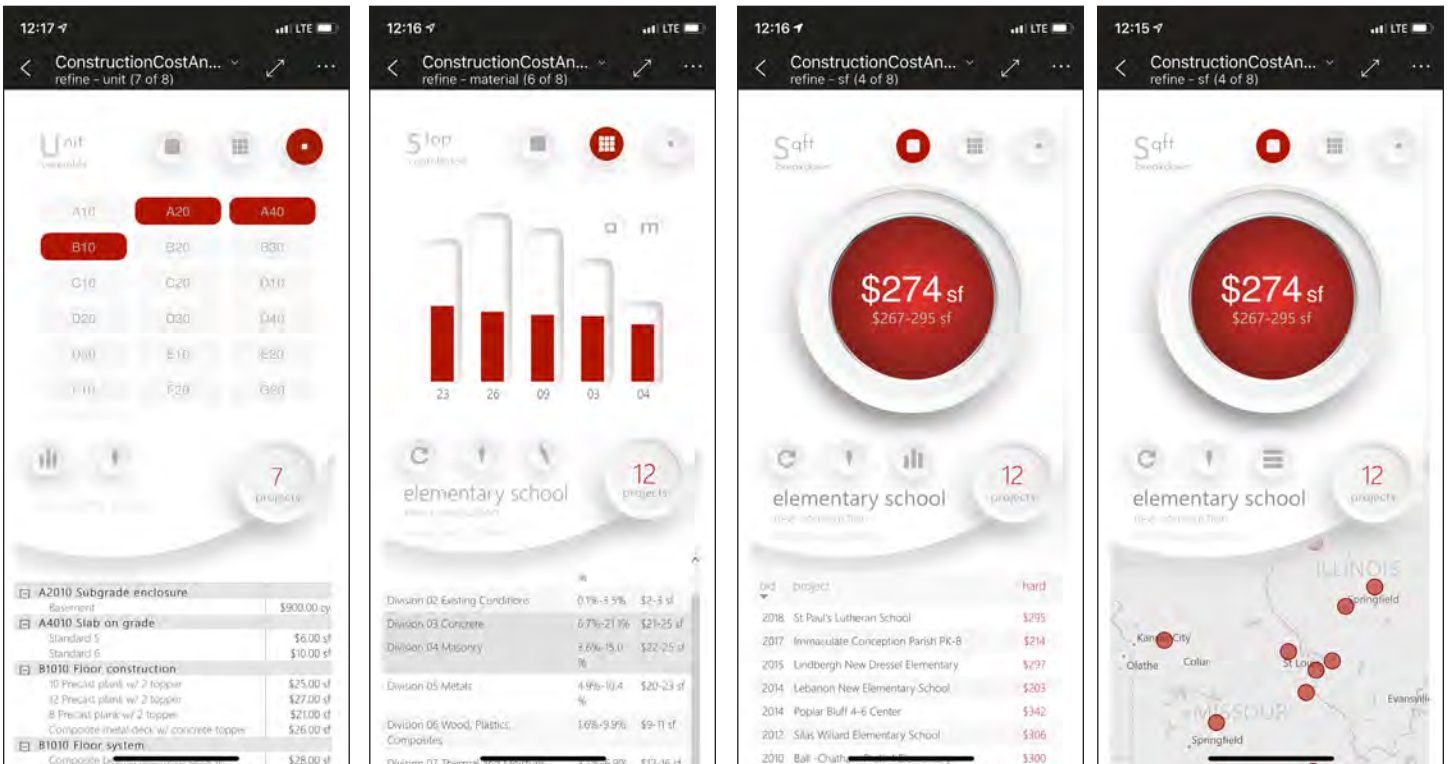
The Cordogan Clark team has in-house Construction Managers who advise on every project to ensure that the project is planned in a manner that meets and exceeds all objectives, and that it is completed on time and within budget. Our Construction personnel meet with planners, architects, engineers, and contractors on an ongoing basis regarding project objectives and progress. They create and manage project schedules and review constructibility of drawings, phasing complexities, and cost estimates. But the true Cordogan Clark Advantage is not having all disciplines and construction advisors in house; it is how we work together - our process.

Cordogan Clark practices Informed Planning & Design through continuous improvement, an iterative process that involves comparing outcomes to desired goals and results, and making modifications as needed. We continually evaluate the projects budget, schedule, documentation, performance, and design to achieve the best results for our clients. Just as the construction industry has recognized its need to evolve to keep pace with the evergrowing complexity of the built environment, Informed Planning & Design extends from the objectives of a Lean production system, to maximize value and minimize waste, capturing specific tools and techniques applied in a new project delivery method.

informed design  
through continuous improvement



One of the tools we use in the Informed Planning & Design process is our Construction Cost Analysis App. We've gathered historic cost information from our project portfolio and created a powerful data aggregation platform that our employees can access on their phones, tablets, or through company intranet to quickly analyze the cost significance of design decisions. The app adjusts for project location and escalation, and returns cost per square foot breakdowns by material and unit pricing allowing our design team to ensure projects are within budget even during conceptual and schematic design. Screen shots from this powerful tool are shown below.

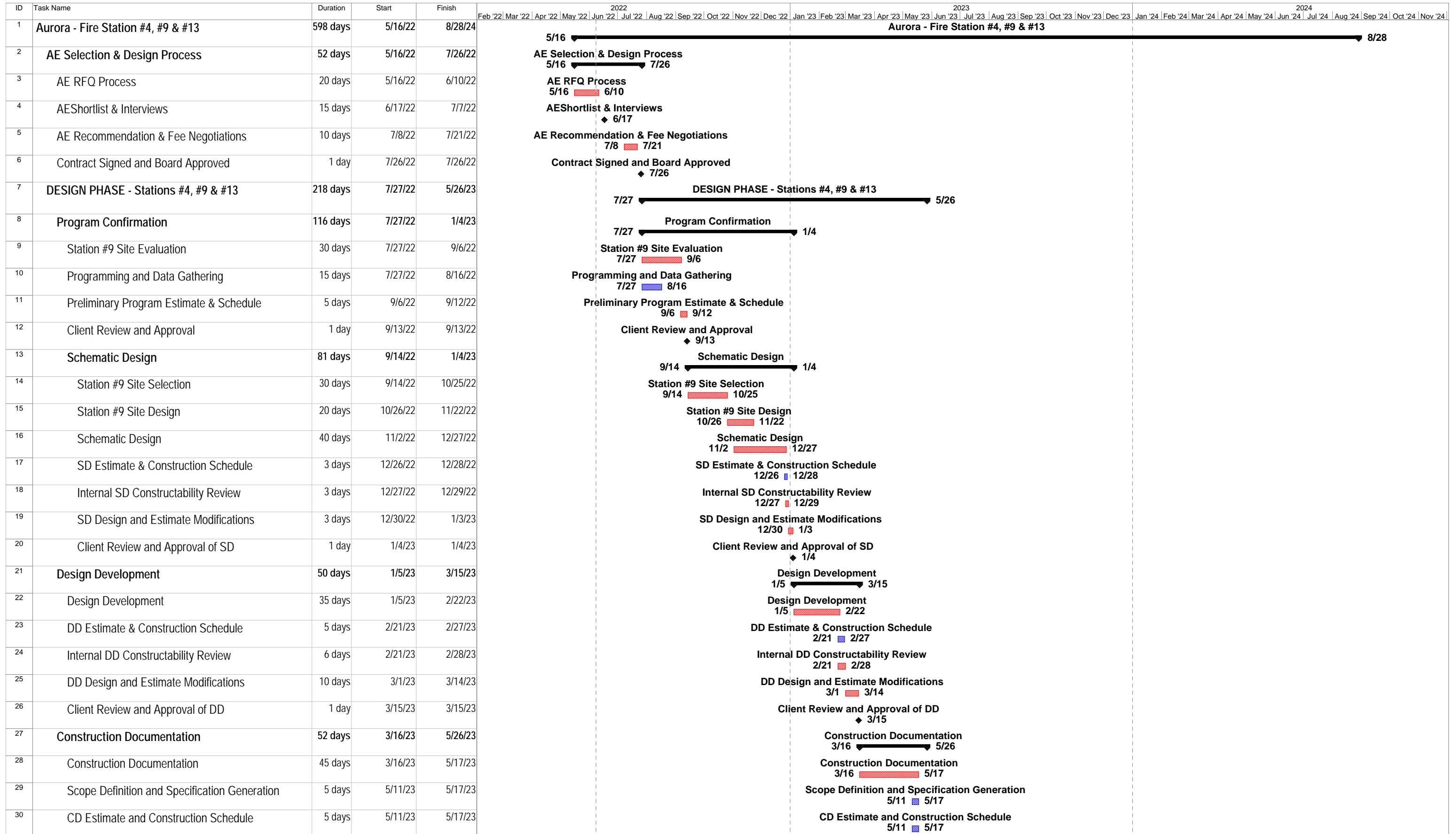


# TASK TIMELINES





City of Aurora Fire Station #4, #9 & #13  
Project Schedule  
6/8/22











City of Aurora Fire Station #4, #9 & #13  
Project Schedule  
6/8/22



| ID  | Task Name   | Duration | Start   | Finish  | 2022  |         |         |         |         |         |         |         |         |         |         |         | 2023    |         |         |         |         |         |         |         |         |         |         |         | 2024    |         |         |         |         |         |         |         |         |         |  |  |
|-----|---|----------|---------|---------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|--|
|     |   |          |         |         | Feb '22   | Mar '22 | Apr '22 | May '22 | Jun '22 | Jul '22 | Aug '22 | Sep '22 | Oct '22 | Nov '22 | Dec '22 | Jan '23 | Feb '23 | Mar '23 | Apr '23 | May '23 | Jun '23 | Jul '23 | Aug '23 | Sep '23 | Oct '23 | Nov '23 | Dec '23 | Jan '24 | Feb '24 | Mar '24 | Apr '24 | May '24 | Jun '24 | Jul '24 | Aug '24 | Sep '24 | Oct '24 | Nov '24 |  |  |
| 89  | Set door frames and HM frames (doors and windows) | 9 days   | 2/7/24  | 2/19/24 | Set door frames and HM frames (doors and windows)<br>2/7 2/19 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 92  | Install Roof Deck                                 | 10 days  | 2/21/24 | 3/5/24  | Install Roof Deck<br>2/21 3/5                                 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 93  | Rough Carpentry (parapet walls, blocking, etc.)   | 13 days  | 3/6/24  | 3/22/24 | Rough Carpentry (parapet walls, blocking, etc.)<br>3/6 3/22   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 94  | Install Curbs and Roofing                         | 7 days   | 3/6/24  | 3/14/24 | Install Curbs and Roofing<br>3/6 3/14                         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 95  | Install Exterior Windows, Glazing, and Openings   | 10 days  | 3/6/24  | 3/19/24 | Install Exterior Windows, Glazing, and Openings<br>3/6 3/19   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 96  | <b>INTERIOR FINISHES CONSTRUCTION</b>             | 102 days | 3/15/24 | 8/5/24  | <b>INTERIOR FINISHES CONSTRUCTION</b><br>3/15 8/5             |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 97  | Fire Protection Rough-in                          | 3 wks    | 3/15/24 | 4/4/24  | Fire Protection Rough-in<br>3/15 4/4                          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 100 | HVAC Duct Work                                    | 4 wks    | 3/15/24 | 4/11/24 | HVAC Duct Work<br>3/15 4/11                                   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 98  | HVAC Roof Top Units                               | 2 wks    | 3/20/24 | 4/2/24  | HVAC Roof Top Units<br>3/20 4/2                               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 99  | Metal Stud Walls                                  | 25 days  | 4/12/24 | 5/16/24 | Metal Stud Walls<br>4/12 5/16                                 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 101 | Drywall   | 20 days  | 5/17/24 | 6/13/24 | Drywall<br>5/17 6/13  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 102 | Painting  | 20 days  | 6/7/24  | 7/4/24  | Painting<br>6/7 7/4   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 103 | Interior Window & Door Installation               | 12 days  | 6/14/24 | 7/1/24  | Interior Window & Door Installation<br>6/14 7/1               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 104 | Install Ceiling Grid                              | 12 days  | 6/14/24 | 7/1/24  | Install Ceiling Grid<br>6/14 7/1                              |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 105 | Electrical Trim Work                              | 3 wks    | 6/14/24 | 7/4/24  | Electrical Trim Work<br>6/14 7/4                              |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 106 | HVAC Trim Work                                    | 3 wks    | 7/2/24  | 7/22/24 | HVAC Trim Work<br>7/2 7/22                                    |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 107 | Install Flooring & Wall Tile                      | 15 days  | 7/2/24  | 7/22/24 | Install Flooring & Wall Tile<br>7/2 7/22                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 108 | Fire Protection Trim Work                         | 3 wks    | 7/2/24  | 7/22/24 | Fire Protection Trim Work<br>7/2 7/22                         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 111 | Install Ceiling Tiles                             | 10 days  | 7/2/24  | 7/15/24 | Install Ceiling Tiles<br>7/2 7/15                             |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 109 | Plumbing Trim Work                                | 3 wks    | 7/15/24 | 8/2/24  | Plumbing Trim Work<br>7/15 8/2                                |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 110 | Install FF&E                                      | 10 days  | 7/23/24 | 8/5/24  | Install FF&E<br>7/23 8/5                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 112 | <b>PROJECT CLOSE OUT</b>                          | 11 days  | 8/6/24  | 8/20/24 | <b>PROJECT CLOSE OUT</b><br>8/6 8/20                          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 113 | Punch list  | 10 days  | 8/6/24  | 8/19/24 | Punch list<br>8/6 8/19  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 114 | Inspections & Testing                             | 10 days  | 8/6/24  | 8/19/24 | Inspections & Testing<br>8/6 8/19                             |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 115 | Systems Training                                  | 5 days   | 8/6/24  | 8/12/24 | Systems Training<br>8/6 8/12                                  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 116 | Occupancy Permit                                  | 1 day    | 8/20/24 | 8/20/24 | Occupancy Permit<br>8/20                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 117 | <b>OPERATIONS START UP</b>                        | 17 days  | 8/6/24  | 8/28/24 | <b>OPERATIONS START UP</b><br>8/6 8/28                        |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 118 | Technology Implementation                         | 8 days   | 8/6/24  | 8/15/24 | Technology Implementation<br>8/6 8/15                         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 119 | Move-In   | 5 days   | 8/21/24 | 8/27/24 | Move-In<br>8/21 8/27  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| 120 | First Day of Operations                           | 1 day    | 8/28/24 | 8/28/24 | First Day of Operations<br>8/28                               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |

# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

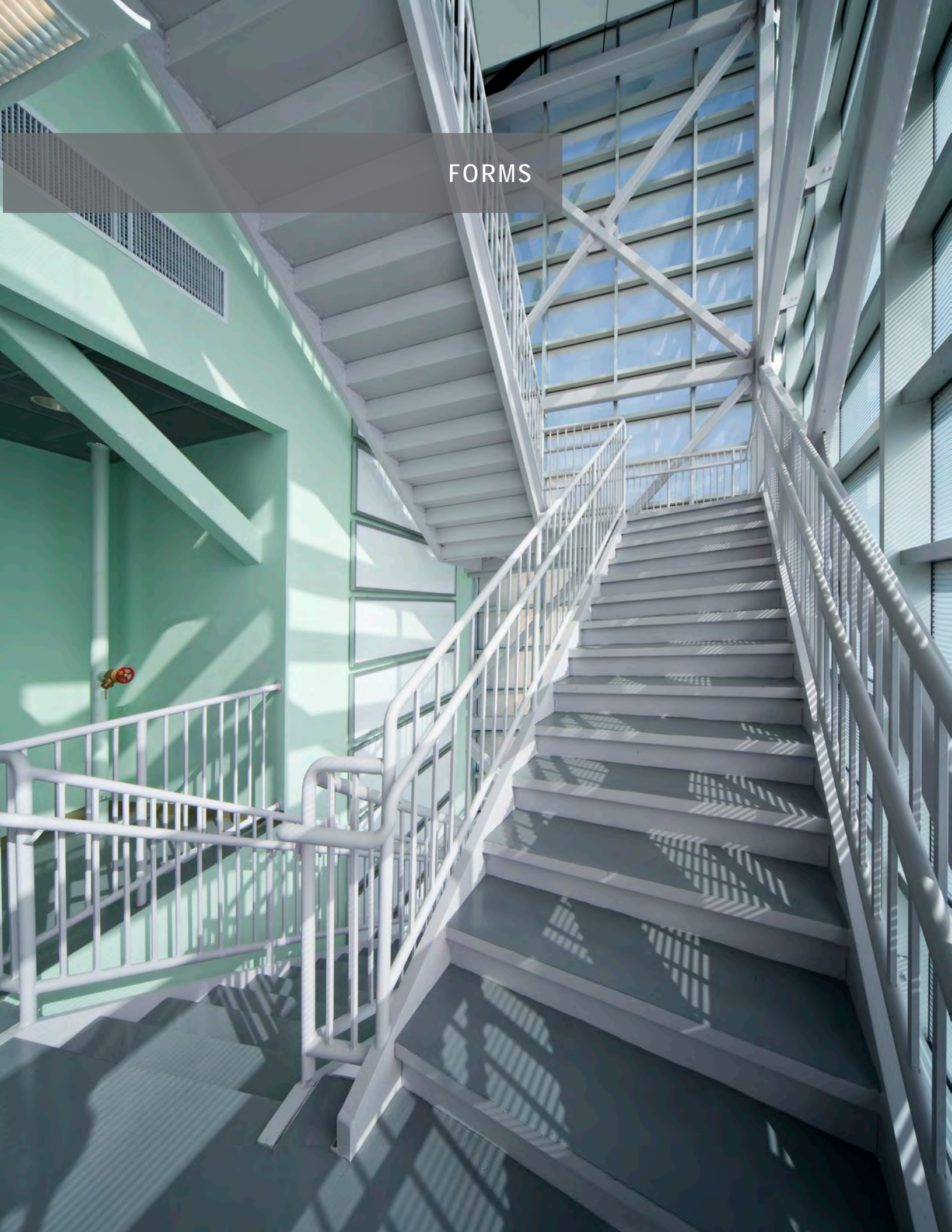
The Cordogan Clark Team has provided accomplished, award-winning services designing government, public safety and other municipal environments that include firestations throughout the Chicagoland region, Midwest, as well as Internationally. From our humble roots in Aurora, which includes being the Architect of record on the Aurora Police station, Library, Firestations and many other local buildings, Cordogan Clark has grown into a multi-state, and international firm. Our experience and long history of successfully providing AE services for over 30 municipalities coupled with our team's special areas of practice will ensure a successful delivery of all your projects requirements.

The following items highlight why the Cordogan Clark team is best positioned to help the City of Aurora succeed:

- Cordogan Clark's well-established design process focuses on **CLIENT-IDENTIFIED VALUES** and target value design.
- We have significant experience with construction managers at risk including fast-track project delivery and delivering multiple bid packages. We recently completed Huntley Fire Stations 1 and 5 under a CM at Risk contract with The Boldt Company. Cordogan Clark and The Boldt Company have a strong, long standing relationship and have been the designer and builder at Aurora University for over twenty years. **OUR PARTNERSHIP** on Huntley Fire Stations #1 and #5 and our combined efforts on over 30 Aurora University projects including the John C. Dunham STEM Partnership School, Institute for Collaboration, and Welcome Center position us to offer the best partnership to the City of Aurora. Additionally, Cordogan Clark's, Nate Cox, has extensive experience working with Boldt on the aforementioned projects and has fostered an excellent working relationship with them.
- Volatile construction costs and lead times require **SMARTER PLANNING**, Cordogan Clark takes the time to understand the cost and lead time impact of potential systems and assemblies during design making each dollar count. We have our own construction management division with estimators capable of backchecking estimates, and are able to confirm construction costs and lead times during design.
- We have the ability to design multiple stations simultaneously, **MEETING SCHEDULE EXPECTATIONS**. We will provide dedicated staff to each project for continuity of information from design through construction.
- The proposed Cordogan Clark team will lead the effort to answer all questions that arise during the planning and design process. We will share **OUR EXPERIENCE** and lessons learned in the implementation of current trends in fire station design including
  1. Gender-inclusive design including shared locker rooms with private toilet/shower rooms, private sleeping rooms, and shared community spaces).
  2. Understanding special services and training needs including equipment maintenance/storage, flexible training space and mockups.
  3. Identify and segregate hot zones (carcinogens, toxins, and biological pathogens) to prevent prolonged and unnecessary exposure. The organization of spaces and the movement through them is critical to reducing exposure while not impeding response times.
  4. Reduce response times by evaluating efficient space layout, single-story design, four-fold doors, integrated alert system, and leveraging GIS traffic heat maps.
  5. Address newly realized safety concerns with mass shootings including window heights in spaces and safe rooms.
  6. Accommodate CRR programs to reduce call volume by increasing community safety.

Our team offers a unique blend of government, public safety, municipal, and strategic planning expertise that will respect the City of Aurora's environment and enhance its potential for growth. Our methodology of evaluating physical place, community life, and statistical data aims to balance qualitative and quantitative needs relative to resources of time and money.

# FORMS



**PROPOSER'S CERTIFICATION**

I/We hereby certify that:

- A. A complete set of RFP 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 Proposer is not barred from bidding on the 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 Cordogan Clark & Associates Inc.

ADDRESS 960 Ridgeway Avenue

CITY/STATE/ZIP CODE Aurora, Illinois 60506

NAME OF CORPORATE/COMPANY OFFICIAL John Cordogan  
PLEASE TYPE OR PRINT CLEARLY

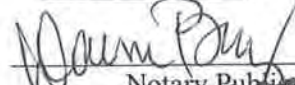
TITLE Principal

AUTHORIZED OFFICIAL SIGNATURE 

DATE 06.02.2022

TELEPHONE (630) 896 - 4678

Subscribed and Sworn to  
Before me this 2ND day  
of June, 2022

  
Notary Public  
**OFFICIAL SEAL**  
**DAWN BARRY**  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires October 16, 2024

STATE OF ILLINOIS     )  
                                  )     ss.  
County of Kane         )

**PROPOSER’S TAX CERTIFICATION**

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

Proposer deposes, states and certifies that Proposer is not barred from bidding 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 Proposer 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 02 day of June, 2022.

By   
(Signature of Proposer’s Executing Officer)

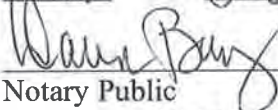
John Cordogan  
(Print name of Proposer’s Executing Officer)

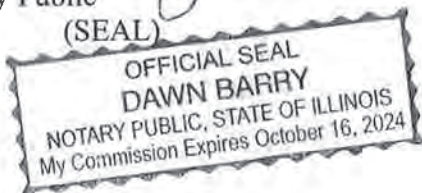
Principal  
(Title)

ATTEST/WITNESS:

By Jessica Massonet  
Title Administrative Assistant

Subscribed and sworn to before me this  
2nd day of June, 2022.

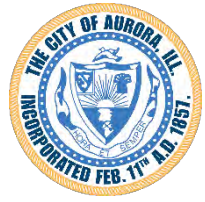
  
Notary Public  
(SEAL)





# ADDENDUM #1 ACKNOWLEDGEMENT

## City of Aurora



Finance Department | Purchasing Division

44 E Downer Place | Aurora, Illinois & 60507

Phone: (630) 256-3550 | Fax: (630) 256-3559 | Web: [www.aurora-il.org](http://www.aurora-il.org)

DATE: June 2, 2022  
TO: Prospective Proposers  
FROM: Jolene Coulter, Director of Purchasing  
RE: **CITY OF AURORA REQUEST FOR PROPOSAL 22-25 – Addendum #1  
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR  
NEW FIRE STATIONS NO. 4, NO. 9 AND NO. 13**

This notice forms a part of the Request for Proposal 22-25: Architectural and Engineering Design Services for New Fire Stations No. 4, No. 9 and No. 13. All other information pertaining to this Request for Proposal shall remain the same.

Proposers shall submit six hard copies and one USB Drive of the RFP Submittals in a sealed box labeled with the Proposer's name and address clearly indicated on the envelope along with the project description, and shall have provided all requested information and submitted all appropriate, certificates, affidavits and addendum acknowledgements in each copy in order to be considered responsive.

Sealed Proposals will be received at the City of Aurora, Attn: Purchasing Division, 44 East Downer Place, Aurora, Illinois 60507, until **12:00 pm, CST, Friday, June 10, 2022**. It is the sole responsibility of the Proposer to see that their Proposal is received by the due date and time. No Late proposals will be accepted.

**Please acknowledge this addendum on your proposal form.** Failure to do so may subject Proposer to disqualification.

1. There was a study done by Plug Ugly Solutions for the new fire stations and it's supposed to be on the city's website, I have been unable to locate it, would you be able to provide the location or the study?

The study is available on the City of Aurora website at:  
<https://www.aurora-il.org/270/Station-Locations>. Click on the "Aurora Fire Station Location Analysis" hyperlink under the station location map.

2. An electronic copy via CD is required. Are we able to provide a USB for this or does it have to be a CD?

**One USB Drive will be accepted.**

Page 1 of 4

3. Page 3 states that the outside of the envelope must be marked “22-25 Proposal for Architectural and Engineering Design Services for New Fire Stations.” However, page 14 asks for the outside of the envelope to be marked “Respondent’s Name, RFP Response – Design Services for the City of Aurora, Aurora Fire Station No. 4, 9, and 13”. Do you want both of these on the outside or one or the other?

Please address the envelope with “Respondent’s Name, RFP Response – Design Services for the City of Aurora, Aurora Fire Station No. 4, 9, and 13”

4. Are Land acquisition costs included in the budget?

Land acquisition costs should not be included in the budget.

5. Are professional fees, such as architect/engineering or CMr, included in your current budget?

Yes, professional fees are budgeted for.

6. Please confirm that site-based investigations are to be within the A/E fee as no site has been selected for one of the three stations. Some items may be hard to quantify such as Plat Plans, Zoning Entitlement requirements, Tree surveys, traffic studies, wetland delineations, and submissions. (e.g. hard to determine a tree survey fee if the quantity and density of trees are unknown.) Our recommendation is for the A/E to include an allowance for reimbursable and site investigations.

Site based investigations are to be within the A/E fee.

7. Is an existing tree survey for the sites available for the design team to use, or do we need to include a tree survey as part of the fee?

Tree surveys should be included as part of the fee.

8. How does the city want to see the fee reflected? One lump sum for everything or a lump sum fee for each station?

Please breakdown fees per Station and also a Total fee. Evaluation is by Total fee.

9. On page 12 – Item 4 – it states the project history should include an “award amount”. Is that referring to the design fee? Or construction cost?

Please provide both design fee and construction cost.

10. Is the firm that is awarded the project responsible for coordination/conducting existing conditions surveys (boundary, topographic, soils)?

Yes.

11. Are there any existing construction or site drawings (paper or electronic) of the current stations (can help us understand the current limitations of the existing stations prior to meeting)?

Construction or site drawings are not available at this time.

12. Have any prior programming evaluations been conducted?

No.

13. Are direct exhaust capture systems currently being utilized? If so, what is the manufacturer? Should these systems be considered for the 3 new stations (if not already currently utilized)?

Yes, 8 of our 9 stations have a hose systems (Nederman and Plymovent). Our newest station has an AirVac911 roof-mounted system. This system has proven to work well and is cost-effective. We plan to utilize this system in the new stations.

14. Have future dormitory arrangements been determined (i.e. open bunk rooms, individual bedrooms, hot-bunking? Separating engine crews from EMS crews?)

Each person needs an individual sleeping area. This can be a walled-off cubicle-type arrangement or an actual room. Each sleeping area should fit a twin-size bed and nightstand at a minimum. We do not want the lockers located in the sleeping areas. We desire separate locker room areas (male and female).

15. Should the demolition of Station 4 be included in our scope of services?

No.

16. Has an environmental assessment of Station #4 been completed?

No

17. Is there consideration of the projects being LEED Certified, WELL, or any other sustainable benchmarks?

No

18. Will coordination of signal preemption be included in our scope of services?

No, as the city has a contractor for the OptiCom system.

19. Should we consider estimating through Schematic Design only, given the introduction of a CMr at the beginning of Design Development, or should we estimate potential design fees through DD, CDs and bidding/ construction administration?

Construction administration.

20. Does the City/Department have any recent experience redeveloping other stations (within the last 10 years)?

Yes, Station 7 was rebuilt and opened in 2018.

21. New design for Station 4 (intent is to keep the existing station at this site operational throughout construction), for Station 9 (location yet to be determined), and for Station 13.

Stations will not necessarily look like any of our current facilities. Station 4 will need to have similar design as the Aurora Police Department. Stations 13 & 9 can look more “functional.”

22. Existing station 4 to maintain operations throughout the entirety of construction (basic life safety functions the priority).

Station 4 will be open during construction of the new station. The plan is for the personnel to move out of the old station the day the new one opens.

23. Station #9 Location: Because the station location for a new Station #9 has yet to be determined, we will include in our proposal an additional service fee for conducting a location analysis for the sector served by Station #9 to assist you in making a determination on where, exactly, the best site for the new station would be. We can perform a station location analysis using GIS, demographic and dispatch data to understand the current “coverage” of a department, and how the future location of a new or relocated station impacts that. We use the industry standard 4-minute drive time radius and can identify where the gaps in coverage are using historical dispatch and population data. We can then help them identify which areas are optimal to place a new station, and how that impacts their department’s coverage and drive time to incidents (and we consider future growth/annexation of the city, properties that the municipality already controls or can easily control, infrastructure and high-risk occupancies, and many more factors!).

A station location study has already been completed. It is not necessary to repeat this effort. The Station 9 location is not definitely set because property has not been secured and there is the possibility of one more station in the future. Those factors will determine the exact location of the station.

Page 4 of 4

End of Addendum #1

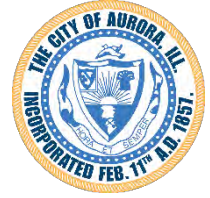
Addendum #1 acknowledged June 2, 2022

John Cordogan, AIA  
6.2.2022



# ADDENDUM #2 ACKNOWLEDGEMENT

## City of Aurora



Finance Department | Purchasing Division  
44 E Downer Place | Aurora, Illinois & 60507  
Phone: (630) 256-3550 | Fax: (630) 256-3559 | Web: www.aurora-il.org

DATE: June 10, 2022  
TO: Prospective Proposers  
FROM: Jolene Coulter, Director of Purchasing  
RE: **CITY OF AURORA REQUEST FOR PROPOSAL 22-25 – Addendum #2  
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR  
NEW FIRE STATIONS NO. 4, NO. 9 AND NO. 13**

This notice forms a part of the Request for Proposal 22-25: Architectural and Engineering Design Services for New Fire Stations No. 4, No. 9 and No. 13. All other information pertaining to this Request for Proposal shall remain the same.

Proposers shall submit six hard copies and one USB Drive of the RFP Submittals in a sealed box labeled with the Proposer's name and address clearly indicated on the envelope along with the project description, and shall have provided all requested information and submitted all appropriate, certificates, affidavits and addendum acknowledgements in each copy in order to be considered responsive.

Sealed Proposals will be received at the City of Aurora, Attn: Purchasing Division, 44 East Downer Place, Aurora, Illinois 60507, until **5:00 pm, CST, Wednesday, June 15, 2022**. It is the sole responsibility of the Proposer to see that their Proposal is received by the due date and time. No Late proposals will be accepted.

**Please acknowledge this addendum on your proposal form.** Failure to do so may subject Proposer to disqualification.

Proposal due date has changed to 5:00 pm, CST, Wednesday, June 15, 2022.

A third Addendum will be forthcoming with questions and answers missed in the first Addendum.

Addendum #2 acknowledged June 10, 2022

John Cordogan, AIA  
6.10.2022

Page 1 of 1  
End of Addendum #2

# ADDENDUM #3 ACKNOWLEDGEMENT

## City of Aurora



Finance Department | Purchasing Division  
44 E Downer Place | Aurora, Illinois & 60507  
Phone: (630) 256-3550 | Fax: (630) 256-3559 | Web: www.aurora-il.org

DATE: June 10, 2022  
TO: Prospective Proposers  
FROM: Jolene Coulter, Director of Purchasing  
RE: **CITY OF AURORA REQUEST FOR PROPOSAL 22-25 – Addendum #3  
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR  
NEW FIRE STATIONS NO. 4, NO. 9 AND NO. 13**

This notice forms a part of the Request for Proposal 22-25: Architectural and Engineering Design Services for New Fire Stations No. 4, No. 9 and No. 13. All other information pertaining to this Request for Proposal shall remain the same.

Proposers shall submit six hard copies and one USB Drive of the RFP Submittals in a sealed box labeled with the Proposer's name and address clearly indicated on the envelope along with the project description, and shall have provided all requested information and submitted all appropriate, certificates, affidavits and addendum acknowledgements in each copy in order to be considered responsive.

Sealed Proposals will be received at the City of Aurora, Attn: Purchasing Division, 44 East Downer Place, Aurora, Illinois 60507, until **5:00 pm, CST, Wednesday, June 15, 2022**. It is the sole responsibility of the Proposer to see that their Proposal is received by the due date and time. No Late proposals will be accepted.

**Please acknowledge this addendum on your proposal form.** Failure to do so may subject Proposer to disqualification.

Again, please note that Proposal due date has changed to 5:00 pm, CST, Wednesday, June 15, 2022.

**If you have already submitted your Request for Proposal and your proposal still stands after this Addendum you may confirm with an email to [PurchasingDL@aurora.il.us](mailto:PurchasingDL@aurora.il.us) that you acknowledge all the addendums and your submission stands as submitted.**

1. Page 11, Item 4.2: it asks that we provide information on proposed personnel and also that resumes be provided in an appendix. Are you wanting us to provide a brief overview of key personnel in this section, with more detailed resumes included in an appendix? Can we assume the appendix has no page limit?

4.2 should be 8 pages maximum including a brief description of all key personnel to be involved and their relationship to the services provided.

Complete resumes should be provided as an appendix and are not limited to the 8 page maximum of item 4.2

2. Page 12, Item 4.5 (Work Plan/Approach): This section asks that we provide the # of hours and hourly rate for each staff member, resulting in a total cost for each task. However, Item 4.8 also asks that the Fee/Costs be provided -- in a sealed envelope. Can you please clarify what you want us to provide in Sections 4.5 and 4.8, regarding costs?

The hours can be detailed but all costs including hourly staff rates, total cost and estimated expenses should be included only in the separate envelope.

3. If we include a photo on each tab divider, will that cause them to be counted towards the page limit?

No.

Replaces Question 14 in Addendum 1:

4. Have future dormitory arrangements been determined (i.e. open bunk rooms, individual bedrooms, hot-bunking? Separating engine crews from EMS crews?)

Each person needs an individual sleeping area. We prefer an actual room. Each sleeping area should fit a twin-size bed and nightstand at a minimum. In addition, each officer should have an individual room which includes a twin size bed, nightstand, desk for computer work, and a bathroom with shower. There should be two of these at Stations 4 & 13, and one at Station 9. We do not want the lockers located in the sleeping areas. We desire separate locker room areas (male and female).

Addendum #3 acknowledged June 13, 2022

John Cordogan, AIA  
6.13.2022





960 Ridgeway Avenue  
Aurora, Illinois 60506  
P: 630.896.4678  
F: 630.896.4987

Aurora, Illinois  
Chicago, Illinois  
Lafayette, Indiana  
St. Louis, Missouri  
Sawyer, Michigan  
Davenport, Iowa  
Madrid, Spain

[www.cordoganclark.com](http://www.cordoganclark.com)



APPENDIX





# JOHN CORDOGAN, AIA

## PRINCIPAL

John Cordogan heads the firm of Cordogan Clark. The firm was founded in 1951 by Louis C. Cordogan. Starting with the firm in 1981, John became principal in 1984 after completing a Masters Degree at the University of Illinois and studies abroad. The firm has an extensive portfolio of municipal work, including college and university projects, performing art centers, museums and municipal project types. The firm has also completed over 300 financial institution projects over its 50-year history.

John maintains an active, daily involvement in the firm's operations. He reviews the developments and production of the firm's projects, and has general management and administrative responsibility for quality control of the firm, including architecture, planning, building and site technology, and computer services.

John has served on building, design, historic preservation, and civic commissions, helping establish guidelines and procedures for the improvement of municipal architecture and design.

He devotes much of his time to thoroughly understanding client needs to help ensure the firm responds effectively to those needs in all aspects of its service. He has specific expertise with a wide variety of building construction systems and materials, environmental, engineering, cost control, and scheduling.

His work has received awards from the American Institute of Architects, the Precast Concrete Institute, and has received Community Beautification Awards from Aurora, Illinois. His work is included in the permanent collection of the Chicago Historical Society and the Chicago Athenaeum Museum of Design.

### EDUCATION

Master of Architecture  
University of Illinois

Ecole des Beaux Arts  
Versailles Paris

Bachelor of Science in Architecture  
University of Illinois, Highest Honors

### CERTIFICATIONS

Licensed Architect: Illinois

License No. #001.010114

### PROFESSIONAL ACTIVITIES

American Institute of Architecture

Waubonsee Community  
College Foundation,  
Board of Directors

Fox Valley Montessori School,  
Board of Directors

### RELEVANT EXPERIENCE

- City of Aurora, Police & Public Safety Headquarters
- City of Aurora, Paramount Arts Center
- City of Aurora, Multiple Fire Stations
- City of Aurora, Public Library
- City of Naperville, Fire Station 9
- Village of Sugar Grove, Public Works Facility
- Village of Sugar Grove, Municipal Development
- Village of Sugar Grove, Satellite Fire Stations
- Village of Sugar Grove, Public Library
- Lake Forest, Public Safety Building
- Illinois State Highway Toll Authority, Oases Redevelopment
- City of Chicago, 41st and 43rd Street Pedestrian Bridges
- City of Chicago, Municipal Riverwalk
- City of Clarksville, Clark's Landing Master Plan
- Village of Glenview, Task Architect
- Village of Schaumburg, Retainer Architect
- Will County, Coroner & Recorder of Deeds
- Ogle County, Public Safety Complex
- Kane County, Regional Training Center
- Kane County, Historic 3rd Street Courthouse Renovations
- Kane County, Diagnostic Center



# BRIAN KRONEWITTER, AIA, DBIA

## PRINCIPAL PROJECT DIRECTOR

Brian Kronewitter is a Principal and Executive Vice President for the Cordogan Clark Group and leads the firm’s Project Development and Construction Division along with managing key client relationships. Client focused, Brian establishes a partnership with clients to maximize project scope, program and scope objectives, ensuring client satisfaction, and providing sound design and budget advice. Brian has over thirty years’ experience in the design and construction industry in various leadership capacities. This experience includes providing Architectural, Construction Management, and Design-Build management services in the public and private sectors with significant experience in the K-12, higher education and public sector / municipal facilities markets.

### EDUCATION

Bachelor of Architecture  
Ball State University

Bachelor of Science in  
Environmental Design  
Ball State University

### CERTIFICATIONS

Licensed Architect:  
Illinois, Ohio

### PROFESSIONAL AFFILIATIONS

American Institute of  
Architecture,  
Board of Directors

Design-Build Institute of America,  
Education & Legislative  
Committee

ILCMA, Committee Member

Society for College &  
University Illinois Library  
Association

Illinois Parks &  
Recreation Association

Illinois Community College  
CFO’s  
Illinois Municipal League

Will City Government League

DuPage Mayors & Managers

Additionally, Brian has been actively involved in numerous professional organizations, has been on the NEI - AIA Board of Directors and currently is in his second term on the Naperville Building Review Board. Brian received a Bachelor of Architecture and a Bachelor of Science in Environmental Design from Ball State University in Muncie, Indiana. He is a licensed architect in Illinois and Ohio, and a member of the Design Build Institute of America and the American Institute of Architects.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Village of Tinley Park, Fire Station Renovations
- Yorkville, City Hall and Police Facility
- Kendall County, Facility Needs Assessment
- Kane County, Multi-Use Facility
- Kane County, Adult Justice Facility
- Kane County, Regional Training Center
- Kane County, Diagnostic Center
- Kane County, Sheriff’s Headquarters
- Kane County, Municipal Buildings Assessments
- Kane County, Justice Center Renovations
- Kane County, Jail Drive Resurfacing
- Kane County, Circuit Clerk Canopy
- Kane County, Payroll Office Renovation
- Village of Oak Park, New Public Works Center
- Sugar Groce, Public Library
- City of Delafield, Public Safety & Library Complex
- Village of Schaumburg, Prairie Arts Center Revitalization and Addition
- Village of Schaumburg, Task Architect
- Village of Glenview, Task Architect
- Will County, Coroner & Recorder of Deeds Building
- Will County, Sheriff’s Office 1st Midwest Renovation
- Will County, Sheriff’s Office Space Planning
- Lake County, Courthouse Renovation
- Lake County, Central Permit Facility
- DuPage County Forest Preserve, St. James Farm
- Village of Shorewood, New Village Hall
- Village of Woodridge, Village Hall Improvements



# BRUCE CAIRNS, RA, LEED AP

## SENIOR MANAGING ARCHITECT

With over 20 years experience, Bruce has been instrumental in leading the development of some of the firm's most notable projects: the new 59,000 SF Waubensee Community College Field House; the 132,000 SF Waubensee Community College Aurora Campus; the 228,000 SF Fox Valley Park District Vaughan Athletic Center; the pool expansion at the Illinois Valley YMCA in Peru, Illinois; the David & Karen Stover Visitor Center & Mastodon Gallery at Phillips Park; the Rush-Copley Heart Institute; the Ogden Professional Building; and the renovation of Northern Illinois University's Cole Hall. He has also collaborated on the development of Master Plans for both Waubensee Community College and Aurora University.

### EDUCATION

Bachelor of Architecture, University of Illinois at Chicago

### CERTIFICATIONS

Licensed Architect: Illinois  
LEED Accredited Professional

Bruce produces freehand drawings and illustrations that capture design goals. He provides comprehensive building evaluations and LEED Design analysis for a variety of projects. With the assistance from key staff, Bruce coordinates projects through site analysis and initial design to construction documents and construction administration. Bruce uses his exceptional drawing skills, background in hands-on construction, and attention to a client's needs to provide balanced solutions that exceed expectations.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Yorkville City Hall and Police Facility
- City of Aurora, Phillips Park David & Karen Stover Visitor Center & Mastodon Gallery
- City of Aurora, Phillips Park Mountain Lion Zoo Exhibit
- Kane County, Retainer Architect
- Kane County Multi Use Facility
- Kendall County, Public Safety Campus
- Fox Valley Park District, Prisco Community Center Addition and Renovation
- Fox Valley Park District, Vaughan Athletic Center
- Fox Valley Park District, Eola Community Center Addition and Renovation
- Fox Valley Park District, Splash Country Aquatic Park
- Naperville Park District, Administration Building
- McHenry County, Task Architect
- Des Plaines Park District, Prairie Lakes Aquatic Center
- Des Plaines Park District, Chippewa Pool
- Oswegoland Park District, Facility Assessment
- Oswegoland Park District, Winrock Pool
- Oswegoland Park District, Historic Stewart Farm Master Plan
- Sugar Grove, Library NOW Space
- Sugar Grove Village Hall Feasibility Study
- Waubensee Community College, Downtown Aurora Campus
- East Aurora School District 131, Simmons Elementary School Addition
- Aurora University, Master Plan
- Waubensee Community College, Master Plan
- Village of Glenview, Retainer Architect
- Village of Schaumburg, Retainer Architect
- Western Illinois University, Emergency Response Center



# TIM WEBER, AIA, NCARB

## PROJECT MANAGER

As Project Architect for a variety of projects, including restoration, higher education, municipal, financial, commercial, and religious, Tim has proven his ability to develop a sophisticated program, provide LEED Analysis, and successfully carry it from schematic design through to final punch-list. His attention to detail and knowledge of spatial relationships enable him to create pleasing spaces that satisfy the needs and wants of the owner while his understanding of building science, codes, ordinances and standard building practices for a variety of construction types allow him to accomplish this efficiently and effectively.

### EDUCATION

Master of Architecture, University of Illinois at Pekin-Champaign

Bachelor of Science of Architectural Studies with Certificate in Urban Planning, University of Wisconsin-Milwaukee

### CERTIFICATIONS

LEED Accredited Professional

NCARB

Licensed Architect: Illinois

### PROFESSIONAL AFFILIATIONS

National Institute of Building Sciences

Building Enclosure Technology and Environment Council

Building Enclosure Council

His active involvements in organizations like the Building Enclosure Technology and Environment Council (BETEC) and the Building Enclosure Council (BEC-Chicago), which guide the construction industry in proper application of the latest in building science knowledge, allow him to ensure cost effective, high-performing, and durable building enclosures in both new and renovation work.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Historic Kane City Courthouse Parapet Repair
- City of Naperville, Fire Station #9
- Village of Sugar Grove, Fire Stations (6)
- Village of Sugar Grove, Police Station (Silver Level LEED)
- Kendall County, Facility Needs Assessment
- Kendall County, Public Safety Campus
- Yorkville, City Hall and Police Facility
- Sugar Grove, Library
- Sugar Grove Feasibility Study
- Western Illinois University, Emergency Response Center
- Kane County, Historic Third Street School Building Assessment
- CDB, Department of Juvenile Justice
- Fermilab, FCC Precast Repair
- Fermilab FCC2, Data Center Renovation
- Fermilab HACC, Data Center Renovation
- Fermilab, MuOn
- Plum Landing Retirement Center, Exterior Restoration
- Devon Bank, Wheeling Branch (LEED Gold)
- Northern Illinois University, Gilbert Hall Renovation
- Northern Illinois University, Cole Hall
- Northern Illinois University, Holmes Student Center College Grind Renovation
- Illinois State University, Watterson Towers Renovation
- Illinois State University, Watterson Towers Window Replacement
- Illinois State University, Watterson Commons Exterior Restoration
- Illinois State University, Old Union Exterior Restoration
- Waubensee Community College, Field House



# NATHANIEL COX, RA

## PROJECT ARCHITECT

Nathaniel is a licensed architect in both Wisconsin and Illinois, with over 15 years' experience in a wide range of projects. He has worked on a variety of commercial and retail projects, as well as many recreational, banking, and university projects. He is skilled in Autodesk Revit and AutoCAD, as well as Adobe Photoshop, Adobe InDesign, and Google Sketch-Up.

As a licensed Architect, Nathaniel addresses a full range of client needs. Detail oriented, Nathaniel's project management skills help ensure successful project completion. Nathaniel graduated in Architecture from the University of Illinois, Urbana Champaign.

### EDUCATION

Bachelor of Science in Architectural Studies, University of Illinois at Urbana-Champaign

### CERTIFICATIONS

Licensed Architect: Wisconsin, Illinois

### RELEVANT EXPERIENCE

- Huntley Fire Station #1
- Kane County, Multi-use Facility
- Fox Valley Park District, Mechanical Repairs
- Aurora University, Student Success Center
- Aurora University, Task Work
- Aurora University, Parolini Music Center
- Aurora University, University Banquet Hall Renovation
- Aurora University, Dining Hall
- Aurora University, Spartan Athletic Park
- Loyola University, Lake Shore Presidential Offices
- Loyola University, Ignatius Multi-Purpose Center Addition Community Consolidated School District 181, Hinsdale Middle School
- East Aurora School District 131, High School Addition
- East Aurora School District 131, High School Stadium
- West Aurora School District 129, Early Childhood Center



# VIRAL SHAH, LEED AP (BD+C)

## PROJECT ARCHITECT

With both a Bachelor of Architecture and Bachelor of Fine Arts in Interior Design, Viral joined Cordogan Clark with 12 years of experience in the profession of Architecture. During her studies, in the Architecture program, she won first prize as group participation in a National Competition in India. In her Fine Arts program, Viral was recognized as a member of the Alpha Beta Kappa (ABK) Honor Society.

Viral has experience in variety of project types including market rate multi-family high-rise residential towers, low rise affordable housing, medical facilities, grocery stores, out-door malls, historic building adaptive reuse project and various commercial and municipal developments. She has been involved in many different design phases in various projects and has experience with international projects types as well. Viral is LEED AP (BD+C) certified and has also participated in LEED Certified multi-family residential project. Viral is also knowledgeable in Building Information Modeling (BIM) and dedicates her time in various tasks for developing office standards and workflow related to Revit Architecture.

### EDUCATION

Bachelor of Fine Arts, Interior Design, Harrington College of Design, Dean's List

Bachelor of Architecture, Architecture, Sarvajanic College of Engineering and Technology

### CERTIFICATIONS

LEED Accredited Professional  
BD+C

NCARB Registered

### PROFESSIONAL AFFILIATIONS

Volunteered at Frank Lloyd Wright Preservation Trust as tour guide for his Home and Studio located in Oak Park, IL

Volunteered for Habitat for Humanity Project – renovation of a town home.

### RELEVANT EXPERIENCE

- Kane County, Multi-use Facility
- Department of Juvenile Justice Construct, Capital Development Board
- Aurora Arts Center, School of Performing Arts
- Paramount Artist Apartments
- VNA, Task Work
- Aurora University, Spartan Field (Softball field)
- ATMI, Double T – Manufacturing Plant
- Lincoln and Todd Adaptive Reuse
- RCMG, Urgent Care Facility, Galena



# LAUREN KILEY

## ARCHITECTURAL DESIGNER

Lauren Kiley joined Cordogan Clark with experience in Tekla Structures design and unique rainscreen façade systems design. She is currently engaged on multiple projects, including Aurora University and the Forest Preserve District of DuPage County Historic St. James Farm.

Lauren graduated in May 2015 with a Bachelor's Degree in Architecture from the University of Illinois – Chicago. She received the Lucile Gustafson Scholarship Award, and provided community service to several non-profit organizations, including Hesel House and United Way. She is interested in sustainable design, and is currently pursuing her architecture license along with other accreditations.

### EDUCATION

Bachelor of Architecture,  
University of Illinois at Chicago

### PROFESSIONAL AFFILIATIONS

United Way

### RELEVANT EXPERIENCE

- Huntley Fire Station #1
- Huntley Fire Station #5
- United City of Yorkville City Hall and Police Headquarters
- Fox Metro Field Operations
- Fox Metro O & M BLDG
- Department of Juvenile Justice Construct, Capital Development Board
- Sugar Grove, Library NOW Space
- Western Illinois University, Emergency Response Center
- West Aurora School District 129, Early Childhood Building
- West Aurora School District 129, Weisner Career and Technical Education Center





# WAI CHIANG, S.E., P.E.

## PRINCIPAL STRUCTURAL ENGINEER

Wai Chiang, S.E. is currently a registered structural engineer in State of Illinois and a registered professional engineer in multiple states. Wai has accumulated extensive structural design background in schools, municipal facilities, industrial warehouses, retail buildings, theaters, condominiums, equipment supporting platforms, telecommunication towers, single family residences and mid to high-rise mixed-use buildings from 14 to 40 stories in height. He leads teams and remains involved from the conceptual development all the way to completion with detailed coordination and communication throughout the process.

### EDUCATION

Master of Science in Civil Engineering, University of Illinois at Chicago

Bachelor of Science in Civil Engineering, University of Illinois at Chicago

### CERTIFICATIONS

Licensed Structural Engineer: Illinois

Registered Professional Engineer: Iowa, Louisiana, Michigan, Minnesota, Mississippi, New York, Tennessee, Wisconsin

In addition to the design experience, Wai is also an experienced forensic engineer who had investigated hundreds of cases related to structural failures, building envelopes, fire / moisture damage, catastrophes, foundation movements, construction accidents, defects, design errors, construction induced vibrations and etc. He had served as an expert witness in trials and given presentations on various forensic engineering topics to the legal, insurance and engineering industries.

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Building Assessment
- City of Glenview, Task Architect
- Oswegoland Park District, Prairie Point Pavilion
- Oswegoland Park District, Fox Bend Golf Course Deck Replacement
- DuPage County Forest Preserve, St. James Farm
- City of Aurora, Aurora Public Library
- Fox Valley Park District, Prisco Community Center Renovation
- Aurora University, Entrance
- Norridge Park District, Renovation
- City of Chicago, 41st Street Pedestrian Bridge
- McCormick Place West Convention Center, Chicago, IL, Expansion
- 1555 S Wabash Condominium, Chicago, IL
- Market Street West Condominium, Willow Springs, IL
- Chicago Family Health Center, Chicago, IL, Healthcare Facility Expansion
- Larry Roesch Chrysler Dodge Jeep, Elmhurst, IL, Renovation & Expansion
- Waubensee Community College, Nursing School Remodel
- Wheaton College, North Harrison Hall Renovation



# DAVID ALLEN, P.E., LEED AP

## SENIOR MECHANICAL ENGINEER

David is responsible for the implementation of all mechanical engineering design and coordination from schematic design through the completion of construction documents and final installation. His responsibilities include the establishment and monitoring of project budgets and schedules; value engineering; coordination of project trades; specification of project equipment and materials, as well as, preparation of specification documents.

David is directly involved in the mechanical systems design, development and coordination of every project the firm manages. His experience includes the design and renovation of building mechanical systems for a wide variety of user groups including municipal, educational, financial, commercial, medical, residential, institutional and industrial.

David brings to each project the ability to work well within a team structure and adept at creating good working relationships with all professionals associated with the project.

### EDUCATION

Bachelor of Science in  
Mechanical Engineering,  
Southern Illinois University

Associate Degree in Science,  
Joliet Junior College

### CERTIFICATIONS

Licensed Professional Engineer

Certified to use Carrier  
Energy Simulation Software  
for LEED Projects

LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

National Fire Protection  
Association

American Society  
of Heating, Refrigerating and  
Air Conditioning Engineers

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Courthouse Renovations
- Kane County, Municipal Buildings Assessment
- Will County, Coroner & Recorder of Deeds Building Renovation
- Will County, Sheriff Office Space Planning
- City of Aurora, Police & Public Safety Headquarters
- City of Aurora, Public Library
- Village of Sugar Grove, Fire Station #2
- Naperville Municipal Building, Cooling Towers Replacement
- Fox Valley Park District, Prisco Community Center Addition and Renovation
- Aurora University, New Dormitory & Alumni Hall Addition
- University of Chicago, Task Architect
- Argo Community High School, Facility Master Planning
- Argo Community High School, Multiple Infrastructure Projects
- Kishwaukee Family YMCA
- Greenleaf Manor
- Chicago Public Schools, Infrastructure Project



# DOUG SCHOMER, LEED AP ELECTRICAL SYSTEMS DESIGNER

With nearly 40 years of experience, Doug is a veteran of a diverse range of electrical design, management, and installation projects. He has direct knowledge of electrical construction methods and materials especially in the execution of lighting and power applications. His knowledge also extends to low voltage systems such as fire alarm and voice / data systems and infrastructure LAN and wireless networking. His working knowledge of local codes and AHJ expectations help expedite the permit process.

Doug has been directly involved in the electrical systems design, development and coordination of every project the firm has managed.

He brings to each project the ability to work well within a team structure and works hard to create good working relationships with all professionals associated with the work. His pragmatic approach has been successful in a broad range of educational, recreational, public, residential, financial and both light and heavy industrial projects.

Doug has been involved with all the firm's projects from the application of fire and communications systems, sustainable lighting to the installation of new technology systems for 100 year old buildings to new state-of-the-art facilities.

### EDUCATION

Certificate of Completion,  
Electrical Apprentice,  
Waubensee Community College  
& IBEW

### CERTIFICATIONS

LEED Accredited Professional  
  
Registered Energy Professional,  
Chicago Dept. of Buildings

### PROFESSIONAL AFFILIATIONS

National Fire Protection  
Association  
  
Illuminating Society of North  
America  
  
International Brotherhood of  
Electrical Workers, Local 461

### RELEVANT EXPERIENCE

- Huntley Fire Station #1, Huntley, Illinois
- Huntley Fire Station #5, Huntley, Illinois
- Kane County, Courthouse Renovations
- Kane County, Municipal Buildings Assessment
- Kane County Clerk Facility, Addition and Renovation
- Will County, Coroner & Recorder of Deeds Building Renovation
- Will County, Sheriff Office Space Planning
- City of Aurora, Aurora Police & Public Safety Headquarters
- City of Naperville, Municipal Building
- Village of Sugar Grove, Public Works Facility
- Village of Sugar Grove, Fire Station #2
- Village of Sugar Grove, Public Library
- Naperville Park District, Community Center Renovation
- City of Naperville, Fire Station #9
- City of Naperville, Municipal Building
- City of Naperville, Police Station
- Fox Valley Park District, Prisco Community Center Addition and Renovation
- Argo Community High School, Facility Master Planning
- Argo Community High School, Multiple Infrastructure Projects
- Chicago Public Schools, Infrastructure Project
- Illinois State Highway Toll Authority Oases Redevelopment
- City of Aurora, Public Library
- City of Aurora, Civic Center



# MICHAEL J. RENNER, P.E.

## PRINCIPAL / VICE PRESIDENT

Mike Renner is Vice President of EEA and also serves as Principal in Charge or Senior Project Manager on various projects. With 30 years of design and construction monitoring experience, he is responsible for managing company resources, providing staff guidance, and confirming projects meet local and state agency permitting requirements.

Mike has managed many high profile residential and institutional projects. He is the go-to engineer for urban redevelopment and new construction projects at EEA. Mike has also worked on numerous suburban site development projects in municipal, senior living, affordable housing, commercial, recreation, and education markets.

As a park district board member, Mike has developed perspectives as an owner, engineer, and community member, allowing him to ensure satisfaction for a wide variety of clients and users. On all projects, he relies on both past experience and new client insight to best serve the end users.

Mike also serves as an expert witness, offering engineering testimonies for civil-related trials.

### EDUCATION

Bachelor of Science  
Civil Engineering, 1986

University of Illinois  
Urbana/Champaign

### CERTIFICATIONS

Licensed Professional  
Engineer of Illinois

### PROFESSIONAL AFFILIATIONS

27-Year Member  
Cary Park District  
Board of Commissioners  
(Current Board President)

IAPD Mike Cassidy Commissioner  
Community Service Award – 2013

Member – American Society of  
Civil Engineers,  
Construction Specifications  
Institute, CDT, Home Builders  
Association of Greater Chicago,  
Illinois Association of  
Park District (IAPD),  
Near South Planning Board

Service Associate – AIA Chicago,  
Illinois Association of Park Districts

### RELEVANT EXPERIENCE

- Combined Area Fire Training Facility, Buffalo Grove, IL  
Multi-Service New Bldg, Parking Lot, Sidewalk/Curb,  
Utility Design
- Greater Round Lake Fire Protection District, Round Lake, IL  
New Station
- South Elgin & Countryside Fire Protection District, Elgin, IL  
Station 21 & Station 23
- Bartlett Fire Protection District, Bartlett, IL  
Station 2
- Algonquin Lake in the Hills Fire Protection District, Lake in the Hills, IL
- Elburn & Countryside Fire Protection District, Elburn, IL  
Station 1
- Lockport Fire Station Headquarters, Lockport, IL
- Gurnee Fire Department, Gurnee, IL  
New Station 3
- Cary Village Hall and Police Station, Cary, IL
- Village of Oswego Police Station, Oswego, IL
- Village of Arlington Heights, Arlington Heights, IL  
Municipal Complex,  
Police Station Site Assessment
- McHenry County Joint Training Range, Cary, IL
- Village of Oswego Venue 1012, Oswego, IL  
Amphitheater
- Arlington Heights Memorial Library, Arlington Heights, IL
- Charles B. Phillips Library District, Newark, IL
- Villa Park Public Library, Villa Park, IL





# BENJAMIN J. AHRING, P.E.

## SENIOR PROJECT MANAGER

Ben Ahring is a Senior Project Manager at EEA. He has designed and managed a diverse array of projects, including numerous infill redevelopments and green field developments.

Ben brings over 20 years of project management experience and has led the design of several public sector projects including municipal buildings, fire stations, police stations, schools, and park facilities.

### EDUCATION

Bachelor of Science  
Civil Engineering, 2000

Bradley University  
Peoria, Illinois

### CERTIFICATIONS

Licensed Professional  
Engineer of Illinois

### PROFESSIONAL AFFILIATIONS

Parks Foundation of Oak Park  
Director

MWRD Watershed Management  
Ordinance Technical  
Advisory Committee

AIA Northeast Illinois Chapter  
Member

When working with clients, Ben focuses on project management; integrating owner, architect and land planner’s visions with actual site conditions. He takes his expertise one step further by representing clients at public meetings and collaborating with design team partners.

Ben is well-versed in green technologies, best management practices, and LEED Certification. He strives to provide clients with efficient design solutions that integrate sound engineering principles and cost-effective alternatives – all meeting permitting requirements.

### RELEVANT EXPERIENCE

- Hanover Park Fire Station No.16, Hanover Park, IL
- Pingree Grove Fire Protection District Headquarters, Kane County, IL
- Pingree Grove Fire Station No. 3\*, Pingree Grove, IL
- North Aurora Fire Protection District Study North Aurora, IL
- Schaumburg Fire Station No. 51 Facility Assessment\*, Schaumburg, IL
- Hoffman Estates Fire Station No. 24\*, Hoffman Estates, IL
- Harvard City Hall/Police Station, Harvard, IL
- City of Countryside-City Hall/Police Station, Countryside, IL
- Glen Ellyn Police Station Feasibility Study\*, Glen Ellyn, IL
- Kane County Multi-Use Facility, Kane County, IL
- Depke Juvenile Facility Addition, Vernon Hills, IL
- Downers Grove Municipal Campus Study, Downers Grove, IL
- Wauconda Public Library Addition, Wauconda, IL
- Glenview Park District East Maintenance Facility\*, Glenview, IL



\*prior work experience



# TOD STANTON, ASLA, CLARB PRESIDENT

Tod is a licensed landscape architect with over twenty-five years of experience in design, planning and project management. He founded Design Perspectives, Inc. to provide creative solutions for complex problems facing clients today. He provides a team based common sense approach to the issues surrounding the project. He has been involved in projects throughout the United States as well as abroad. He has extensive knowledge of both public and private sector project types.

His role on all projects within Design Perspectives is to be the Principal-in-Charge with Project Manager and design duties. He is a hands-on owner who pledges to be involved from start to finish. In his spare time, Tod is an avid pilot who enjoys getting up in the wild blue yonder.

### EDUCATION

University of Georgia  
School of environmental Design  
Bachelor of Landscape  
Architectur

Aurora University  
George Williams College  
Master of Science in Recreation  
Administration

### CERTIFICATIONS

Licensed Landscape Architect  
Illinois, Indiana, Wisconsin  
and Michigan

CLARB Certified Landscape  
Architect

### PROFESSIONAL AFFILIATIONS

American Society of Landscape  
Architects

Illinois Park and Recreation  
Association

CLARB - Council of Landscape  
Architecture Registration Boards

### RELEVANT EXPERIENCE

- McCarty Park Renovations
- Philips Park Renovations
- Freedom Park Development
- Thaddeus James Weisner Park Development
- Blackhawk Park Development
- Village of North Aurora Public Safety Building
- Village of Woodridge Public Safety Building
- Village of Mokena Public Safety Building
- Lake County Regional Operations & Communications Facility

