



DW|HAMMER

Request for Proposal Construction
Management Services
October 19, 2021





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Mr. John Sisco
Cushman & Wakefield of Illinois, Inc.
225 W Wacker Drive, Suite 3000
Chicago, Illinois 60606

RE: **Russell Reynolds Associates - Chicago, IL**
CONSTRUCTION MANAGEMENT SERVICES – REQUEST FOR PROPOSAL

Dear John,

On behalf of DW Hammer, we are pleased to submit a proposal on the Russell Reynolds Associates Chicago Renovation Project at 155 N Wacker Drive in Chicago, Illinois. We believe that DW Hammer is the best candidate to collaborate with the Russell Reynolds and Cushman & Wakefield Team on this exciting project.

As Principal of DW Hammer, I will personally act as Principal-in-Charge and take an active role in working with our Project Team in managing your upcoming project.

The proposed DW Hammer Team of David Langhamer, Kevin Porter, Avril Kieran and Bill Bourke have worked together for over 20-years on many large-scale projects, all of which have been successfully completed on-time, and within or under budget. DW Hammer has developed excellent reputations in the Chicagoland marketplace, and have built over 15-Million Square Feet of Corporate Interiors projects valued well over 1-Billion Dollars. The ultimate goal of DW Hammer is to develop a long-standing relationship with each and every-one of our clients, and we look forward to having the opportunity to do so with you and your client.

In working to develop a strategy and management plan for your Chicago project, we have included our recent relevant project experience, our project approach, company background information and more. We have proposed an extremely strong team with previous project experience at 155 N Wacker Drive - proposed Senior Superintendent Bill Bourke has completed some major projects including five floors for Mercer, and seven floors for Ernst & Young. DW Hammer is committed to ensuring the health and safety of everyone on our jobsite during the Covid-19 pandemic, and we have created specific requirements that are outlined within our proposal.

We appreciate your consideration to collaborate together and we look forward to the opportunity to present our overall plan in the near future.

Respectfully,

David W. Langhamer
Principal



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1. RFP Response

EXHIBIT D – BID PROPOSAL FORM

The undersigned, as bidder, declares that they have carefully reviewed and examined the information contained in this Request for Proposal and hereby proposes to complete the services requested including labor, material, equipment, supervision, insurance, freight, taxes, overhead and profit for the above mentioned project.

A. BID INFORMATION

Bidder (Company Name): DW Hammer

B. BID BREAKDOWN – GENERAL CONDITIONS COMPONENT

Cost Code Description	Preconst.	Construction	Post Constr.	Total
GEN. CONDITIONS – ALLOWANCES				
Permits <i>(Based on Allowance from Exhibit B)</i>	\$0	\$20,000	\$0	\$20,000
Hoisting – Excluded by Landlord	\$0	\$0	\$0	\$0
Utilities – Excluded By Landlord	\$0	\$0	\$0	\$0
SUB-TOTAL NO. 1	\$0	\$20,000	\$0	\$20,000
GEN. CONDITIONS – FIXED COST				
Miscellaneous Tools	\$0	\$800	\$0	\$800
Miscellaneous Equip. & Exp.	\$0	\$800	\$0	\$800
Messenger Service	\$0	\$320	\$0	\$320
Postage	\$0	\$400	\$0	\$400
Photocopies	\$0	\$240	\$0	\$240
Job Office Supplies	\$0	\$400	\$0	\$400
Telephone	\$0	\$1,040	\$0	\$1,040
Project Management Personnel	\$0	\$26,880	\$0	\$26,880
Supervision Personnel	\$0	\$40,320	\$0	\$40,320
Laborers	\$0	\$18,240	\$0	\$18,240
Carpenters	\$0	\$0	\$0	\$0
Operators – Excluded <i>(Provide Hourly Rates)</i>	\$0	\$0	\$0	\$0
Blueprints	\$0	\$1,200	\$0	\$1,200
Temporary Power & Lighting	\$0	\$0	\$0	\$0
Temporary Toilets	\$0	\$0	\$0	\$0
Temporary Fire Protection	\$0	\$0	\$0	\$0
First Aid and Safety	\$0	\$0	\$0	\$0
Rubbish Removal (Dock Dumpsters)	\$0	\$4,450	\$0	\$4,450

EXHIBIT D – BID PROPOSAL FORM

Temporary Field Offices	\$0	\$0	\$0	\$0
Final Cleaning	Excluded	Excluded	Excluded	Excluded
Miscellaneous General Conditions	\$0	\$0	\$0	\$0
SUB-TOTAL NO. 2	\$	\$95,090	\$	\$95,090
GEN. CONDITIONS – VARIABLE COST				
<i>CM Insurance (Identify 1.15% of Cost) based on \$2 Million</i>		\$23,000 (1.15%)		\$23,000
<i>Subcontractor bonding or Subcontractor Default Insurance Cost (if required by bidder)</i>				
SUB-TOTAL NO. 3	\$	\$23,000	\$	\$23,000
TOTAL GENERAL CONDITIONS	\$	\$138,090	\$	\$138,090

C. BID BREAKDOWN – OVERHEAD AND PROFIT COMPONENT

Cost Code Description	Preconst.	Construction	Post Constr.	Total
TOTAL OVERHEAD & PROFIT	\$	\$20,000	\$	\$20,000
<i>CM Fee (Identify 1.25% of Cost) based on \$2 Million</i>		(1.00%)		
TOTAL GENERAL COND. & O/P (TOTAL OF B1 + B2 + B3 + C)	\$	\$158,400	\$	\$158,400

D. BID BREAKDOWN – CHANGES IN THE WORK COMPONENT

Trade Code Description	Percentage of Cost Change	Remarks
General Conditions	0%	
Overhead & Profit	1.00%	Fee
Other	1.15%	Insurance
COMBINED GENERAL CONDITIONS AND O & P	2.40%	For changes in the work after the approval of the GMP

EXHIBIT D – BID PROPOSAL FORM
E. BID BREAKDOWN – Project Management and Supervisory Staff Personnel

PROJECT STAFF INFORMATION				HOURS PER PHASE		
Title / Position	Allocated Time %	Hourly Rate	Total Hours	Preconst.	Constr.	Post Constr.
Sr Project Manager	100%	\$105	640		640	
Assist. Project Manager	50%	\$105	Incl in Fee		320	
Superintendent	100%	\$105	640		640	
Superintendent	%	\$				
Admin. Assistant	50%	\$75	Incl in Fee			
<i>Other Staff (List)</i>						

F. BID BREAKDOWN – Field Project Staff Personnel

FIELD STAFF INFORMATION				HOURS PER PHASE		
Title / Position	Allocated Time %	Hourly Rate	Total Hours	Preconst.	Constr.	Post Constr.
Carpenter Foreman	%	\$				
Carpenter Journeyman	%	\$				
Laborer Foreman 1	50%	\$95	320		320	
Laborer Journeyman 1	%	\$				
Laborer Journeyman 2	%	\$				
Operating Engineer 1	%	\$				
Operating Engineer 2	%	\$				
<i>Other Staff (List)</i>						

EXHIBIT D – BID PROPOSAL FORM**G. BID BREAKDOWN – BID CLARIFICATIONS (For Comparison Purposes Only)**

1. Confirm your bid includes the allowances noted in the RFP. (YES) or (NO)
2. Does your bid include a full jobsite office with office equipment, telephones, job site copier, etc.? (YES) or (NO)
3. Do you anticipate internet access at the jobsite? (YES) or (NO)
4. Please confirm your understanding that the project schedule will be refined and developed in the preconstruction phase and your project team will be flexible to the scheduling timeframe? (YES) or (NO)
5. Does your bid include the protection, maintenance, stocking and clean-up of base building toilet facilities? (YES) or (NO)
6. Provide the capacity of estimated rubbish for the proposed rubbish dumpsters located in the loading dock:
 - Total Number of Dumpsters 10 Containers
 - Total Number of Yards N/A Cubic Yards
7. Is your firm willing to accept a contract clause that allows Owner to audit the Construction Manager and its sub-contractors records during and after the project completion? Please provide confirmation. (YES) or (NO)
8. Identify additional general conditions items, or cost, you anticipate or may require for the completion of the work that you have excluded.

H. ALTERNATE PRICING**Alternate A1: Builder's Risk**

Provide Builder's Risk Insurance for the total contract value during the full term of the Project (Construction Commencement through Owner Acceptance). The Contractor shall be responsible for the deductible, not to exceed \$10,000.

Add:\$2,500

EXHIBIT D - BID PROPOSAL FORM

Alternate A5: General Conditions Schedule Adjustment

Provide your weekly general conditions cost, including a detailed descriptive breakdown, which may be used for the adjustment to your general conditions proposal in the event the project schedule is contracted or extended.

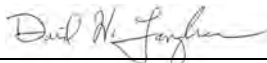
Weekly Estimated General Conditions Cost: \$ 4,525

SIGNATURE OF BIDDER

Company Name: DW Hammer LLC

Individual Name: David W. Langhamer

Individual Signature:



Individual Title within Firm: Managing Principal

Date: 10/19/21

Business Address: 55 East Monroe, Suite 2850

Chicago, IL 60603

Telephone Number: (773) 750-6625

EXHIBIT E -HOURLY RATE FORM

The undersigned, as bidder, declares that they have carefully reviewed and examined the information contained in this Request for Proposal and hereby proposes to complete the Additional Services that may be requested from time to time including all necessary labor, material, equipment, supervision, insurance, taxes, overhead and profit associated with the services at the following standard hourly billing rates:

Bidder (Company Name): DW Hammer

Employee/Position	Regular Time	Time and Half	Double Time
Principal-in-Charge	\$225	\$	\$
Project Executive	\$180	\$	\$
Senior Project Manager	\$150	\$	\$
Project Manager	\$105	\$	\$
Project Engineer	\$95	\$	\$
General Superintendent	\$135	\$	\$
Senior Superintendent	\$125	\$	\$
Superintendent	\$105	\$	\$
Project Accountant	\$75	\$	\$
Administration	\$75	\$	\$
Carpenter Foreman	\$120	\$	\$
Carpenter Journeyman	\$115	\$	\$
Labor Foreman	\$115	\$	\$
Labor Journeyman	\$100	\$	\$
Operating Engineer	\$	\$	\$
Other Personnel (list all other proposed staff positions)	\$	\$	\$

Hourly rates shall be applicable through the project duration and shall not be subject to change until the next annual period of change commencing January 1, 2023.



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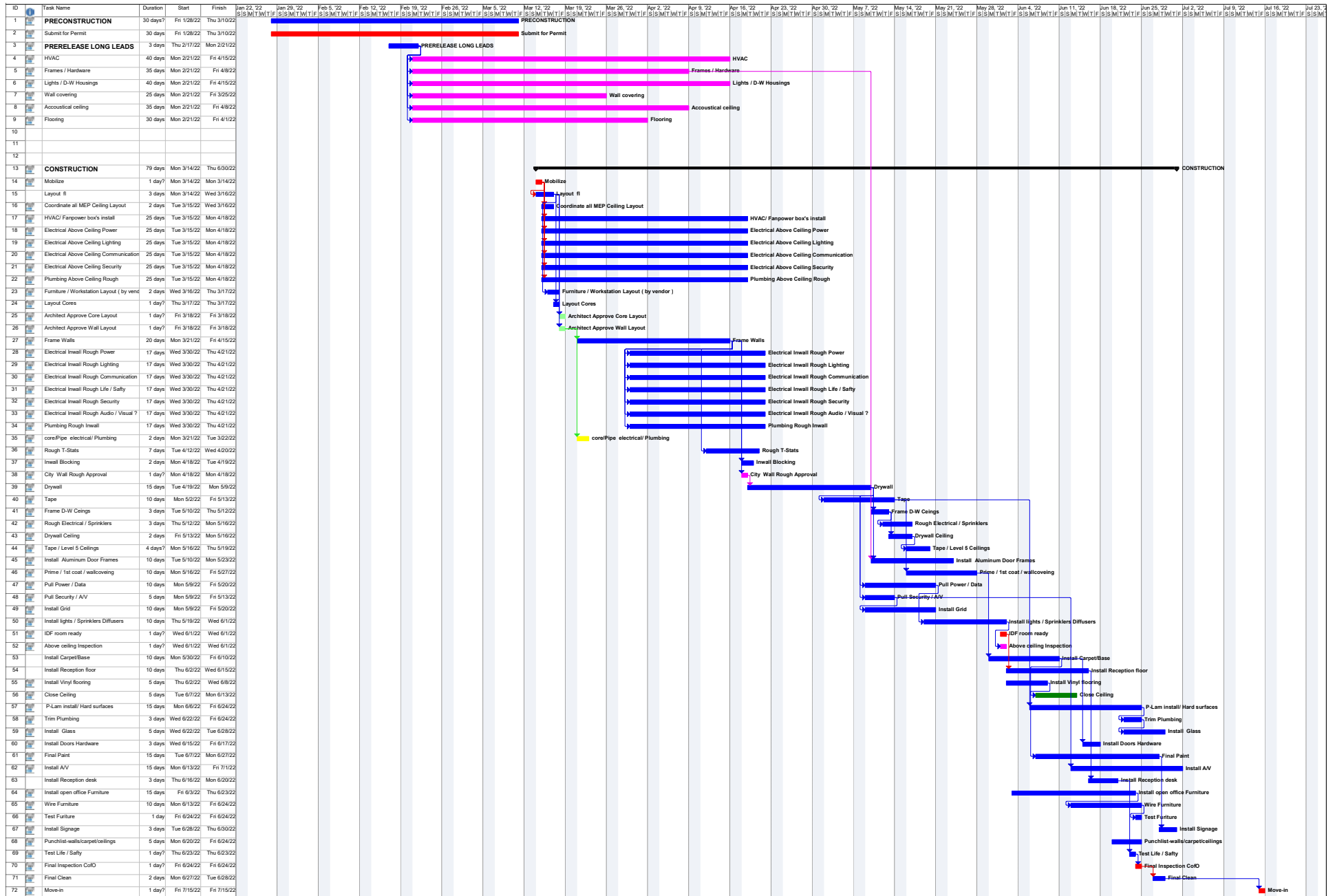
2. Preliminary Project Schedule



RUSSELL REYNOLDS ASSOCIATES

41st Floor - 155 N Wacker

Preliminary Schedule





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3. Company Profile



Company Profile

Corporate Headquarters
55 East Monroe Street, Suite 2850
Chicago, Illinois 60603

DW Hammer, LLC was founded in 2010. David Langhamer and Aidan McGovern are the Principals of DW Hammer. These individuals have worked together for over 20 years on many large scale projects, all of which were successfully completed. The sectors of work that we perform are as follows:

- Corporate Interiors / Tenant Buildout Projects
- Building Infrastructure / Core & Shell Renovations
- Data Centers / Mission Critical & Industrial
- Design-Build / Turnkey Projects
- Cost Estimating Services
- Construction Consulting Services

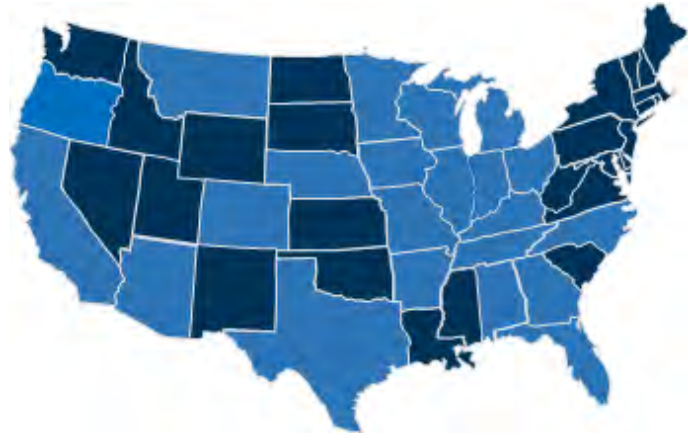
From the top of the Willis Tower to the foundations of the Deep Tunnel Project, the DW Hammer Team leads the way on Chicago's most impressive and technical construction projects. Working together for over 20 years, Principals David Langhamer and Aidan McGovern pride themselves on completing each and every project efficiently and effectively. While both David and Aidan have established impeccable reputations in the Chicago construction marketplace, the DW Hammer Team has quickly garnered high praise of their own from each of their clients.

Whether it's completing a highly complex core and shell renovation or delivering the smart office of the future, DW Hammer has earned the respect of top architects, engineers, real estate professionals and subcontractors for safely and successfully completing every job. While DW Hammer serves as a cornerstone of the Chicago construction industry, they have also proven themselves a formidable competitor in the national market. The DW Hammer Team looks forward to continuing to build long-standing relationships with each of our clients and delivering their most innovative projects.

Geographical Coverage

- DW Hammer Is A Chicago Based Company who perform Work In Select Cities With Repeat Clients
- Principal Involvement From Start To Finish On All Projects
- DW Hammer Leadership Team Has Worked Together For Over 25-Years
- Our Philosophy Is To Maintain Client Relationships Through Excellent Service
 - Financial Integrity
 - Open Book / Complete Transparency
 - Commitment to Ethics
 - Client's Interests Are Always Priority #1

* DW Hammer Project Locations



DW Hammer Featured Projects



84.51 Old Post Office



Marsh & McLennan



**Environmental
Systems Design**



VSA Partners



R1 RCM, Inc.

"Working with the ESD / DWH team... enhanced and streamlined our team's efforts, producing over \$400,000 in savings, all while making the impossible possible."

- Myrna Coronado-Brookover, Senior Vice President, Asset Services at Transwestern

"In my 20 years experience, DW Hammer has been no doubt the best contractor I've ever worked with."

- Cindia Wren, Director of Facilities, 84.51



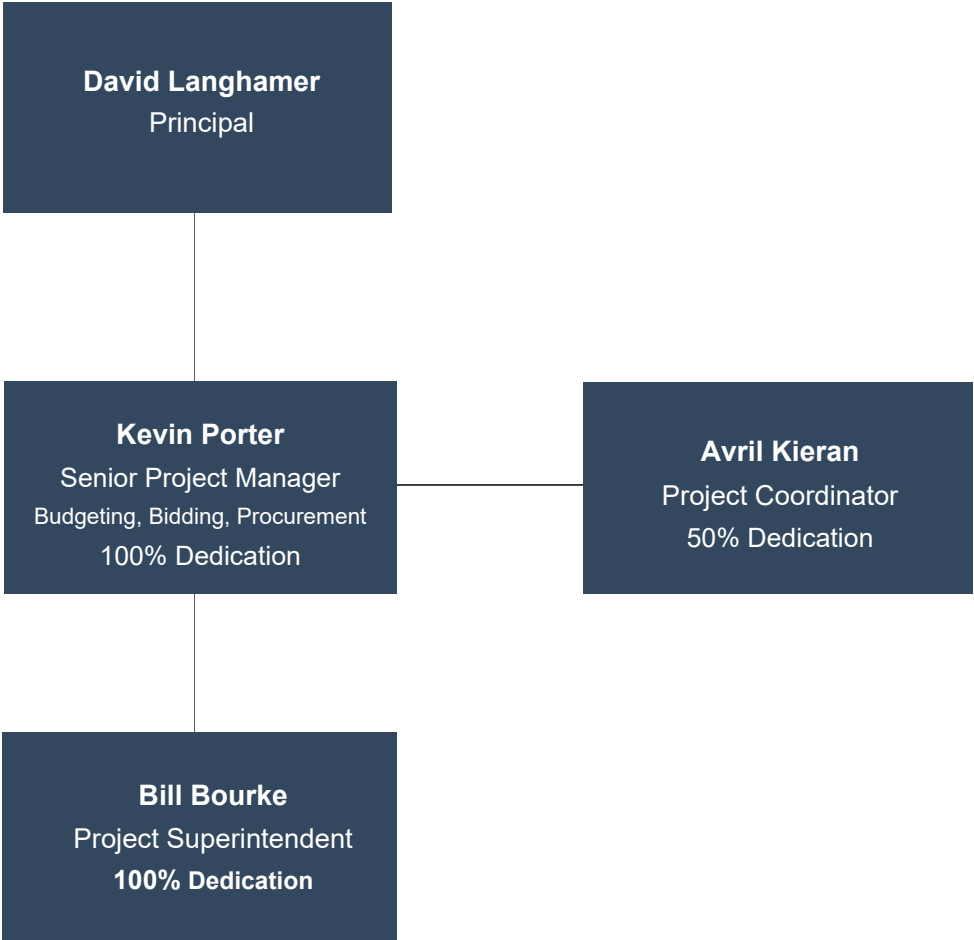


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4. Organization Chart & Project Team Resumes

Organization Chart & Project Team Resumes

* Percentages reflect involvement on the Russell Reynolds Associates Project





David Langhamer

PMP, LEED AP,

Principal, Project Executive

dwl@dwhammer.com

Experience

34 Years

Education

Bachelor of Science, Construction Management
and Pre-Law Studies

University of Illinois at Chicago Chicago, IL

Master's Certification, Applied Project
Management

Villanova University Philadelphia, PA

Professional Affiliations

Project Management Professional - Project
Management Institute (PMP)

LEED® AP – US Green Building Council Chief
Engineers Association of Chicago

Client References

1) Mike Martinez, Senior Facilities Manager
VW Credit, Inc.

Email: mike.martinez@vwcredit.com

Phone: 847.371.4300

2) Taso Kalapoutis, CEO
Integrated Office Suites

Email: tk@iosuites.com

Phone: 312.648.6110

3) Myrna Coronado, Senior Vice President
Transwestern

Email: myrna.coronado@transwestern.com

Phone: 312.917.4322

David has been part of the Chicago construction industry for the past 30 years. He previously was the 2nd Ranking Officer at a \$500,000,000 construction management firm based in Chicago. He launched his firm in 2009, and has since completed high profile projects for several Chicago based companies. David has managed over 10,000,000 SF of corporate interior projects valued at approximately \$1 billion and a substantial number of base building projects.

Project Experience

- Zurich North American Headquarters, Design/Build of the Automated Temperature Controls & Lighting Controls System, 800,000 SF
- Kirkland & Ellis, 700,000 SF
- Motorola Mobility, 600,000 SF
- Mayer, Brown, Rowe & Maw, 400,000 SF
- Kemper Financial, 340,000 SF
- Bankers Life & Casualty, 320,000 SF
- Sara Lee Corporation, 300,000 SF
- Sears Technical Services, 300,000 SF
- General Growth Properties, 260,000 SF
- Merchandise Mart Renovation, 250,000 SF
- Eaton Headquarters Cleveland, 250,000 SF
- Calamos Asset Management, 250,000 SF
- OfficeMax, 250,000 SF
- Bank One, 250,000 SF
- ComEd-Unicom Corporate Office, 250,000 SF
- Gardner Carton Douglas, 240,000 SF
- Chicago Sun-Times Headquarters, 240,000 SF
- United Airlines Headquarters, 230,000 SF
- RR Donnelley & Sons, 230,000 SF
- KPMG Peat Marwick, 220,000 SF
- Florsheim Group, Inc, 200,000 SF
- Orbitz Headquarters, 150,000 SF
- Rush Prudential, 150,000 SF
- JP Morgan, 150,000 SF
- Chicago Crain Communications, 120,000 SF
- North American Insurance, 120,000 SF
- 900 North Kingsbury, Base Building Upgrades, 100,000 SF
- VW Credit Call Center, Complete Design/Build Replacement of Existing HVAC System, 100,000 SF
- Lehman Brothers, 80,000 SF



Project Experience Continued

- Seyfarth Shaw LLP, 75,000 SF
- Ogilvy & Mather, 75,000 SF
- Greenberg Traurig, 50,000 SF
- CIT Group, 50,000 SF
- Towers Perrin, 50,000 SF
- Upshot Marketing, 50,000 SF
- Art Institute of Chicago, 50,000 SF
- UNIFI Networks, 50,000 SF
- Pearson Education, 50,000 SF
- McGraw-Hill, 50,000 SF
- Dotspot, 45,000 SF
- Neal Gerber & Eisenberg, 25,000 SF
- VW Credit Call Center, Renovation of the Existing Data Center, 20,000 SF
- 600 West Chicago, Renovation
- 303 East Wacker, Base Building and Elevator Cab Upgrades
- NBC Tower, New Base Building Construction
- Riverwoods Corporate Center, New Base Building Construction
- One North Dearborn, Base Building and Elevator Modernization Upgrades
- One North LaSalle, Base Building and Elevator Modernization Upgrades
- 360 North Michigan, Renovation & Restoration
- Affinia Chicago Hotel, Renovation & Restoration
- ABC Studios Chicago, Renovation
- Fitzpatrick Chicago Hotel, Renovation





Kevin Porter

VP, Senior Project Manager

kp@dwhammer.com

Experience

11 Years

Education

Bachelor of Arts, Construction Management
Western Illinois University Macomb, IL

Professional Affiliations

CoreNet - Chicago Chapter

Client References

1) Adriana Calderon, Sr. Vice President
Beacon Capital
Email: acalderon@beaconcapital.com
Phone: 312.260.7503

2) Francine Niemiec, President - Account
Services
Vestian Global Workplace Services
Email: niemiec@vestian.com
Phone: 312.880.4020

3) Ann Mendelsohn, MCR, Principal
Mendelsohn Group Inc.
Email: ann@mendelsohn-group.com
Phone: 312.953.3359

As Senior Project Manager, Kevin is involved in all aspects of a project from pre-construction through project closeout. Kevin is heavily involved in budgeting, subcontracting bidding process, permit procurement, billings, cost reporting, schedule production and project administration. Kevin is the point person for all project correspondence and conducts weekly construction progress meetings.

Kevin is also responsible for managing the submittal and RFI process, preparing bid packages, maintaining various logs and project reports and the project close-out process.

Project Experience

- Jones Lang LaSalle Headquarters, 200,000 SF
- Marsh & McLennan Companies - Chicago, 120,000 SF
- Computershare, Floors 5,7-11,16 - Louisville, 98,000 SF
- Marsh & McLennan Companies - Louisville, 90,000 SF
- Environmental Systems Design - Willis Tower, 62,000 SF
- Marsh & McLennan Companies - Deerfield, 62,000 SF
- 84.51 - Old Post Office, 62,000 SF
- GE Rail Car, 60,000 SF
- Marsh & McLennan Companies, Vernon Hills, 50,000 SF
- Scoppechio Louisville, 35,000 SF
- Solomon Cordwell Buenz, 34,000 SF
- Brokers Risk, 32,000 SF
- WPP - VML, 28,000 SF
- Marsh & McLennan Companies - Detroit, 26,940 SF
- Jones Lang LaSalle Swing Space, 20,000 SF
- Accretive Health, 20,000 SF
- Molo Logistics 19,500 SF
- Valspar, 18,600 SF
- Bank Leumi, 18,000 SF
- Morgan Lewis, 18,000 SF
- SXC, 18,000 SF
- Fisher Kanaris - Chicago, 17,048 SF
- Thomson Reuters, 16,000 SF
- WPP Kantar Media, 13,000 SF
- Team Unilever Shopper - 222 Merchandise Mart, 12,500 SF
- Greenberg Traurig, 12,000 SF
- Marsh & McLennan Companies - Louisville - 4th Floor, 11,000 SF
- Truven Health, 11,000 SF
- Syclo, 8,000 SF
- Marsh & McLennan Companies - NERA Economic Consulting, 7,100 SF
- WPP Millward Brown, 7,000 SF
- Marsh & McLennan Companies - Grand Rapids, 6,836 SF
- Inland Steel, 6,000 SF



Project Experience Continued

- Marsh & McLennan Companies - Wilmington, 6,000 SF
- Nielsen Neuro Focus Lab, 6,000 SF
- Foley and Lardner LLP - Detroit, 5,000 SF
- Horizon Pharma - Chicago Satellite Office, 5,000 SF
- MD Squared - NBC Tower, 2,500 SF
- Marsh & McLennan - Burlington, 2,000 SF
- 77 West Wacker, 29th Floor Corridor, 2,000 SF
- Nielsen - Restack N/A
- Marsh & McLennan Companies - Indianapolis, N/A
- Beam Suntory - Merchandise Mart
- CDW Furniture Pilot, N/A
- Rasmussen College, N/A





As Project Coordinator, Avril's focus is on assisting clients with cost reporting and project administration. Avril is also responsible for managing the submittal and RFI process, maintaining various logs, project reports and project close out documents. Avril is experienced, hands-on and responsive. Her capabilities enhance our reputation as being one of the most experienced general contracting and construction management companies in Chicago.

Avril Kieran

Project Coordinator

ak@dwhammer.com

Experience

2 Years

Education

Bachelor of Arts, Marketing
NCI - Dublin, Ireland

Professional Affiliations

Irish Fellowship Club of Chicago

Client References

- 1) Sean Sweeney
The Concord Group
Cost Estimator II
Email: ssweeney@concord-cc.com
Phone: 312.771.0365
- 2) Jenny O'Connor
The Concord Group
Director of Business Development
Email: joconnor@concord-cc.com
Phone: 312.424.0250
- 3) Taso Kalapoutis, CEO
Integrated Office Suites
Email: tk@iosuites.com
Phone: 312.648.6110

Project Experience

- Wilson Elser – Detroit, 4,717 SF
- CSC Family Partners, 6,000 SF
- Horizon Therapeutics - 5,000 SF
- Rothschild & Co. - 77 West Wacker, 8,000 SF
- Box Options - 10,000 SF
- Woman's Athletic Club, 10,000 SF
- VSA Partners - 13,500 SF
- Molo Logistics, 19,500 SF
- Focal Point, 40,000 SF
- 84.51- Old Post Office, 55,000 SF
- Environmental Systems Design - Willis Tower, 62,000 SF
- Marsh & McLennan Companies - Indianapolis, N/A
- Beam Suntory - Merchandise Mart
- Willis Tower – 101st Tenant Network Relocation
- Willis Tower Electrical Infrastructure Installations – 102nd Floor
- Willis Tower – Network Suites
- 77 W Wacker Cooling Towers, Elevators, Security





Bill Bourke
Senior Field Construction Manager

bb@dwhammer.com

Experience

38 Years

Client References

- 1) Kristen DeLay, Director of Facilities Management
Humana
Email: KDeLay@humana.com
Phone: 630.743.9225
- 2) Jerry DiCola, Facilities Operations
Horizon Pharma
Email: GDiCola@horizonpharma.com
Phone: 224.383.3071
- 3) Mary Santucci, Regional Manager - Real Estate Services
Marsh & McLennan Companies
Email: mary.santucci@mmc.com
Phone: 412.680.3758

Bill Bourke will be the day-to-day contact on-site and is responsible for coordination of trades, schedule compliance and quality control. Bill is heavily involved with the team during the Pre-construction phase. Bill creates the project schedule and continues to monitor the schedule through project completion. He works side by side with the project management team during the scope review/award meetings.

His other responsibilities include coordination of architectural/MEP installations, schedule and coordination with Owner's vendors, hoisting logistics, pre-punch list and quality-control monitoring, maintaining and updating the project CRM schedule, and leads DW Hammer's Safety Compliance initiatives on all projects.

Bill Bourke has been part of the construction industry for the past 38 years, and has constructed over 2,000,000 SF of commercial interior construction projects throughout his career.

Project Experience

- William Mercer MMC - 130,000 SF
- Omnicom Group - 120,000 SF
- Federal Reserve Bank Power Enhancement Project - 100,00 SF
- Illinois Tool Works - 100,000 SF
- William Mercer MMC (Louisville) - 85,000 SF
- Leydig, Voit & Mayer - 64,000 SF
- 84.51 - Old Post Office, 62,000 SF
- Archer Daniels Midland, WILD Flavors (Erlanger, KY) - 60,000 SF
- Fidelity Investments - 57,000 SF
- Lehman Brothers - 54,000 SF
- Greenberg Traurig - 50,000 SF
- Ventas (Louisville) - 45,000 SF
- CF Industries - 40,000 SF
- Getty Images - 30,000 SF
- Wells Fargo - 25,000 SF
- Michael Best & Friedrich, LLP - 25,000 SF
- Marsh McLennan - 23,000 SF
- GE Capital - 23,000 SF
- General State - 22,000 SF
- Armour-Eckrich - 20,000 SF
- Horizon Pharma Lobby - 20,000 SF
- 515 N State Lobby - 20,000 SF
- Bluebeam, Inc. - 18,000 SF
- Gallup - 18,000 SF
- Option Care (Louisville) - 18,000 SF
- Federal Reserve Bank - Cafeteria - 18,000 SF
- SXC Health Solutions - 18,000 SF

Project Experience Continued

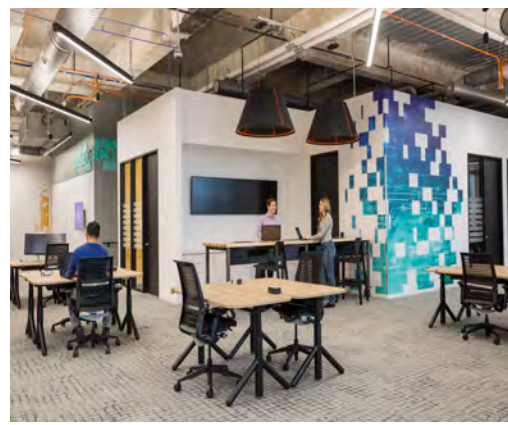
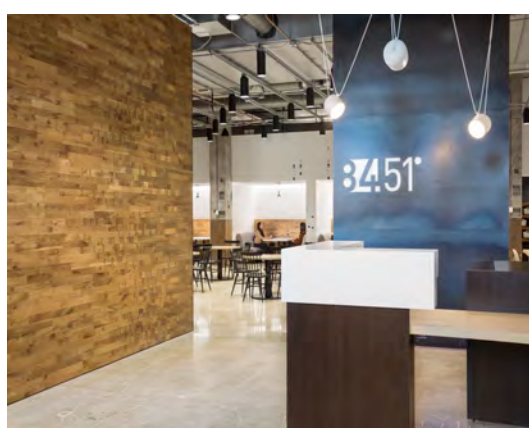
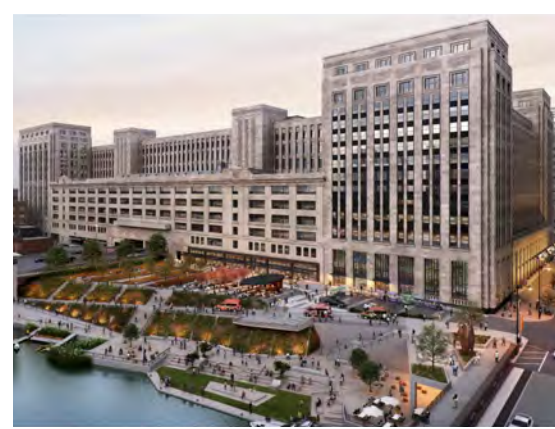
- Merrill Lynch (Cincinnati) - 15,000 SF
- The Rise Group - 15,000 SF
- Marsh McLennan - Cincinnati, 15,000 SF
- Heineken USA - 12,000 SF
- Microsoft - 10,000 SF
- Peak6 - 10,000 SF
- Capri Capital - 9,000 SF
- Merrill Lynch - 9,000 SF
- Priority Sports - 9,000 SF
- Lazard Freres - 8,000 SF
- Salvi, Schostock & Pritchard - 8,000 SF
- MB Beitler Developments - 7,000 SF
- Societe Generale - 7,000 SF
- Consolidated Trading - 7,000 SF
- Fidelity Investments - Highland Park - 6,000 SF
- Fidelity Investments, 33rd Floor - 6,000 SF
- Microsoft - 6,000 SF
- Kaplan Score Education Center - 5,000 SF
- MB Beitler Office - 5,000 SF
- Consolidated Trading Expansion - 4,000 SF
- Voyager - 3,000 SF
- Lehman Brothers - 2,000 SF





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5. Relevant Project Experience



84.51° (Division of Kroger Foods) – Old Post Office

433 W Van Buren Street, Chicago, IL

Project Cost

\$7,000,000

Schedule

16 Weeks

Completion Date

11/16/2019

Project Size

62,000 SF

Client Reference

Ms. Cindia Wren, Real Estate & Facilities
84.51°
100 W 5th St, Cincinnati, OH 45202
513.235.7691

Architect Reference

Mr. Josh Harper, Client Relationship Manager
BHDP Architecture
302 W 3rd St Suite #500, Cincinnati, OH
45202 513.271.1634

The DW Hammer Team completed the 84.51° project at the iconic Old Post Office building in Chicago in October. The scope of work included the buildout of a 62,000 square-foot office space for 84.51°, a technical analytics division of Kroger Foods. The space includes an open ceiling height of 19-feet and is built on 8-inch raised floor to allow maximum flexibility.

The space also includes a cutting edge, movable furniture system which will contain a plug-in feature for both electrical and teledata connectivity. The space features an end-product that allows for collaboration throughout all departments.

The DW Hammer Team worked to identify all long lead items early on, and populated a complete budget to negotiate an agreed-upon price with 84.51°. The Project was completed on time and over \$575,000 in cost-savings have been given back to the client.



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www.dwhammer.com | 312.548.7450



Marsh & McLennan (National Account)

Project Cost

\$500,000 - \$4,000,000

Completion Date

Various Projects completed over last 5 years

Project Size

Multiple SF Projects

Client Reference

Mr. Steve Castelli, Facilities Manager
Marsh & McLennan Co.
Six PPG Place, Suite 400, Pittsburgh, PA 15222
412.355.8814

Architect Reference

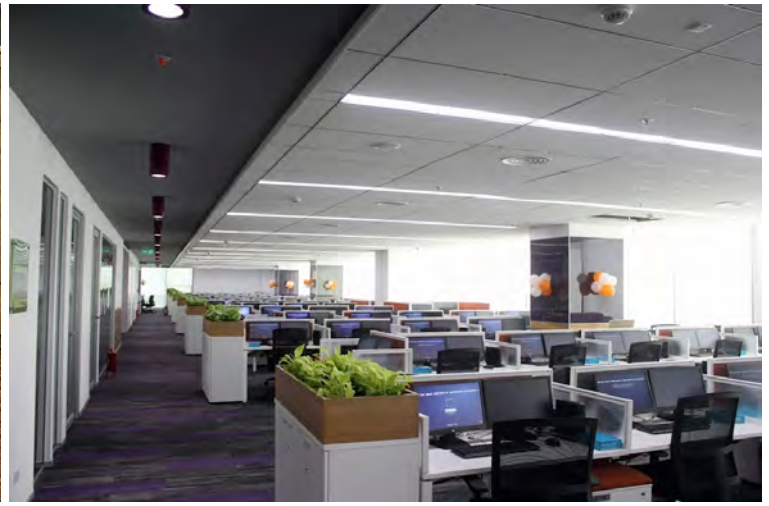
Visnick & Caulfield
222 Berkeley St, Boston, MA 02116
617.457.0990

DW Hammer has held a national account with Marsh & McLennan for over five years and works with them throughout the United States. The DW Hammer team has completed the following projects with Marsh & McLennan and BL Mosher over the last five years;

- MMC Vernon Hills
- MMC 540 W Madison
- MMC 155 N Wacker Drive, 35,000 SF
- MMC St Louis, 17,500 SF
- MMC Columbus, 8,000 SF
- MMC Cincinnati, 6,253 SF
- MMC Minneapolis, 5,250 SF
- MMC Indianapolis, 4,212 SF
- MMC Louisville, 4,000 SF

All of the above Projects were completed on-time and within budget and included interior renovations such as; conference rooms, interior offices, collaboration areas, phone rooms and support areas.





R1 RCM, Inc. (National Account)

Project Cost

\$1,000,000 - \$3,000,000

Completion Date

Various Projects completed over last 6 years

Project Size

Multiple SF Projects

Client Reference

Mr. Chris Wade, Director - Facilities & RE
R1 RCM, Inc.
401 N Michigan Avenue, Chicago, IL
312.255.7707

Owner's Representative

Mr. Jim Plummer, Managing Director
JLL
200 E Randolph Street, Chicago, IL
312 228 3621

The DW Hammer Team has worked with R1 since 2015 completing office buildout projects ranging from 14,000 SF to 31,000 SF throughout the Midwest. The DW Hammer team has completed the following office buildout projects over the last six years:

- 2015: R1 - 401 N Michigan - 26,000 SF
- 2018: R1 - Kalamazoo, MI - 31,000 SF
- 2021: R1 - Fulton Market - 14,000 SF
- 2021: R1 - Triangle Plaza - 20,000 SF

All referenced projects have been completed on-time and within budget. Interior renovation projects include new conference rooms, interior offices, collaboration areas, phone rooms and support areas to match the organization's workplace standard.



Wilson Elser (National Account)

Project Cost

\$600,000 - \$1,000,000

Completion Date

2019 & 2021

Project Size

Multiple SF Projects

Client Reference

James M. DiBenedetto, Administrative Director
Wilson Elser Moskowitz Edelman & Dicker LLP
1133 Westchester Avenue, 150 East 42nd Street
White Plains, NY 10604
914.872.7435

Architect Reference

Mr. Dan Bassano
Nelson Architects
30 W Monroe St, Chicago, IL 60603
312.263.6605

As a national general contractor, DW Hammer, LLC takes pride in working with repeat clients all over the country. The DW Hammer Team has recently completed the following office locations for Wilson Elser:

- 2019: Wilson Elser - Detroit, MI - 9,500 SF
- 2021: Wilson Elser - Milwaukee, WI - 5,500 SF

The project in Detroit, Michigan consisted of interior renovations to Wilson Elser's Flagship Office. These interior renovation projects included new conference rooms, interior offices, collaboration areas, phone rooms and support areas to match the organization's newly implemented workplace standard.



ESD (Repeat Client)

Willis Tower - Chicago, IL

Project Cost

\$ 6,200,000

Project Schedule

16 Weeks

Completion Date

04/13/2019

Project Size

46,000 SF

Client Reference

Mr. Raj Gupta, Chairman

ESD

233 S Wacker Drive, Suite 5300 Chicago, IL 60606

312.372.1200

Architect Reference

Mr. James Prendergast, Principal

Gensler

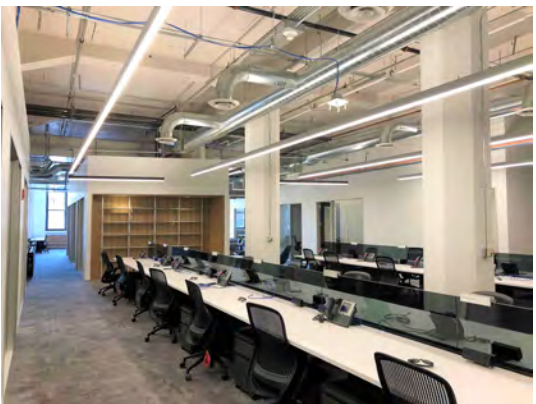
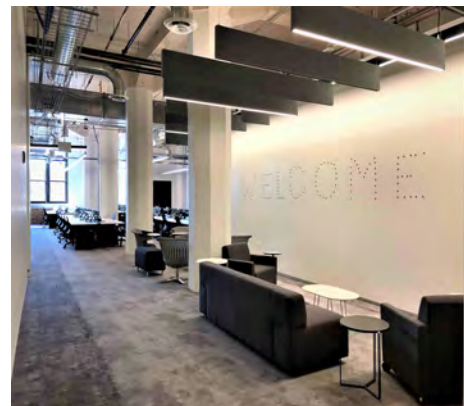
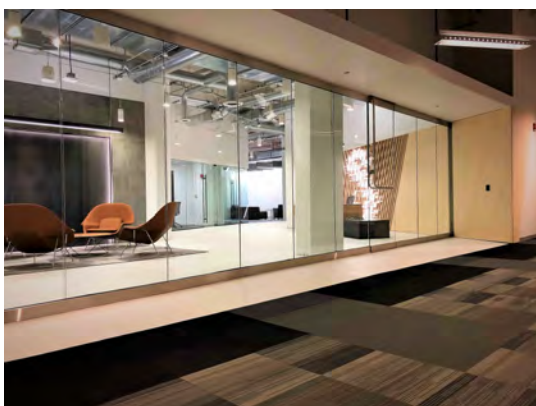
11 East Madison Street, Suite 300 Chicago, IL 60602

312.456.0123

The project includes a 46,000 square-foot buildout of high end space for an engineering design function. The space is comprised of 50% of open ceiling plan and the other 50% is corporate space.

Included are a large multipurpose room, boardroom, reception area and several conference rooms. There is an extensive, state of the art audio/visual installation, which makes the space extremely functional and contributes to the efficiency of the ESD staff. The space includes the entire 53rd floor and a portion of the 54th floor.

DW Hammer worked alongside with ESD from the initial design phase, and throughout implementation. The DW Hammer & ESD Team purchased all of the major materials and equipment from the suppliers-direct, which saved over 10% on major material-costs, and ultimately came in under the building tenant improvement allowance given in ESD's original lease-terms. Over \$630,000 in cost savings were given back to ESD.



VSA Partners

600 W Chicago Avenue, Chicago, IL

Project Cost

\$1,500,000

Schedule

16 Weeks

Completion Date

02/07/2020

Project Size

13,500 SF

Client Reference

Bob Silverman, CFO & COO

VSA Partners, Inc

600 W Chicago Ave, Chicago, IL 60654

312-427-6413

Architect Reference

Joan Russick, AIA

OKW Architects

600 W Jackson Blvd, Chicago, IL 60661

312-798-7774

DW Hammer recently completed the buildout of VSA Partner's office expansion at the Landmark 600 W Chicago Avenue building.

The DW Hammer Team conducted extensive Value Engineering efforts in order to refurbish and reuse several existing features within the vacated space. This included salvaging some of the existing perimeter offices as well as all of the existing aluminum frames and glass side-lites.

The buildout consisted of approximately 13,500 square feet of office space, conference rooms and new reception area while linking two of VSA's current unconnected suites into one contiguous suite.



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www.dwhammer.com | 312.548.7450



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6. On-Site Project & Client Coordination


On-Site Project & Client Coordination

Our On-Site Project & Client Coordination consists of the below methods of documenting our construction progress, including weekly reports, photography and Covid-19 adaptations.

COVID-19 Adaptations

We have implemented the below measures and procedures on site to ensure the safety of our clients and team members;

- **Daily Screening of Construction Team** – All members of the job site team complete a health questionnaire and temperature check before entering the job site.
- **Hand-washing Stations and Hand Sanitizer** – Have been made available on each of our active job sites. Subcontractors are briefed each day on best practices to prevent the spreading of germs.
- **Face Masks and Social Distancing** – Subcontractors are required to wear face masks while on the job site and social distancing is enforced on the site and throughout the building.
- **Material Scheduling** – Delivery of all materials is spaced out in effort to minimize contact between subcontractors.



DW Hammer
55 East Monroe Street
Chicago, Illinois 60603
Phone: (312) 927-2978

Inspection

Project: 600P011 - 27th Floor Tenant Renovations
77 W Wacker Dr
Chicago, Illinois 60601

COVID-19 Screening #1

7/7 Items Inspected	7 Safe	0 At Risk	0 N/A	0 Neutral
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TYPE: COVID-19 Screening

STATUS: Open

TRADE: Plumbing

LOCATION: Occupied space access

SPEC SECTION:

LINKED DRAWINGS:

DESCRIPTION:
This screening will be used for all subcontractors before, during, and after they enter occupied job sites.

ATTACHMENTS:

INSPECTION DETAILS

INSPECTION DATE: 4/9/2020

DUE DATE: 04/09/2020

ASSIGNEE: Scott Thompson

RESPONSIBLE CONTRACTOR:

POINT OF CONTACT:

Health Questionnaire

1.1	Do you have a temperature of 99.6 or higher? Details:	<input checked="" type="checkbox"/> Safe	<input type="checkbox"/> At Risk	<input type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 0 Photos, 0 Comments, 0 Observation				
Scott Thompson responded with Safe on April 9th, 2020 at 01:03 PM CDT				
1.2	Do you have a cough? Details:	<input checked="" type="checkbox"/> Safe	<input type="checkbox"/> At Risk	<input type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 0 Photos, 0 Comments, 0 Observation				
Scott Thompson responded with Safe on April 9th, 2020 at 01:03 PM CDT				
1.3	Do you have difficulty breathing? Details:	<input checked="" type="checkbox"/> Safe	<input type="checkbox"/> At Risk	<input type="checkbox"/> N/A
Activity: 1 Response Change, 0 Attachments, 0 Photos, 0 Comments, 0 Observation				

DW Hammer

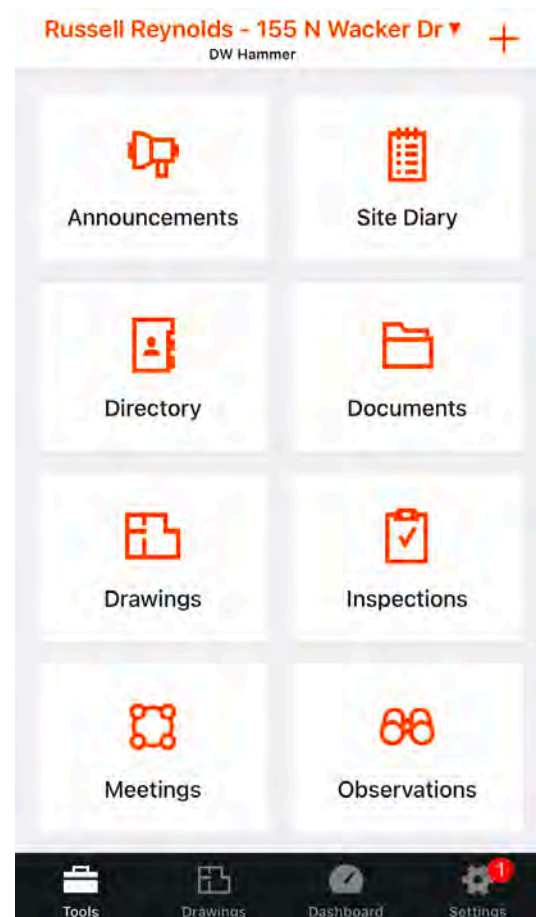
Page 1 of 2



On-Site Project & Client Coordination



- DW Hammer utilizes Procore Construction Management Software which allows the DW Hammer Team to maintain and execute an effective construction schedule.
- Throughout the duration of your project, every member of the team will be connected for real-time collaboration.
- Procore also helps keep the client involved in every step of the construction schedule, sending weekly updates and progress photos.
- Our method of construction management also benefits our expert team of subcontractors by making all design information available instantaneously.
- We provide the subcontractor, client, architect, and engineer a seamless channel of communication, preventing RFI's, design decisions, or value engineering from affecting project schedule.
- Procore also provides an auditable safety and inspection log which insures every project is completed in the most professional manner possible.



- We are currently using Zoom Video Conferencing on job sites to ensure clients are kept up to date and to tackle any obstacles.
- The use of Zoom and Procore has helped keep our jobs on schedule while ensuring everyone is actively involved throughout all aspects of the project.



Sample Daily Report

55 East Monroe Street
Chicago, Illinois 60603
(312) 927-2976



Daily Log: 04/28/2020

Project: 27th Floor Tenant Renovations

77 W Wacker Dr
Chicago, Illinois 60601

Manpower Log:

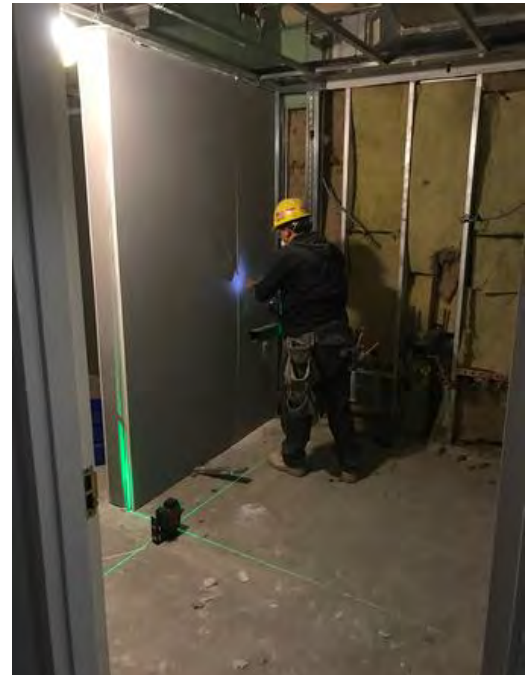
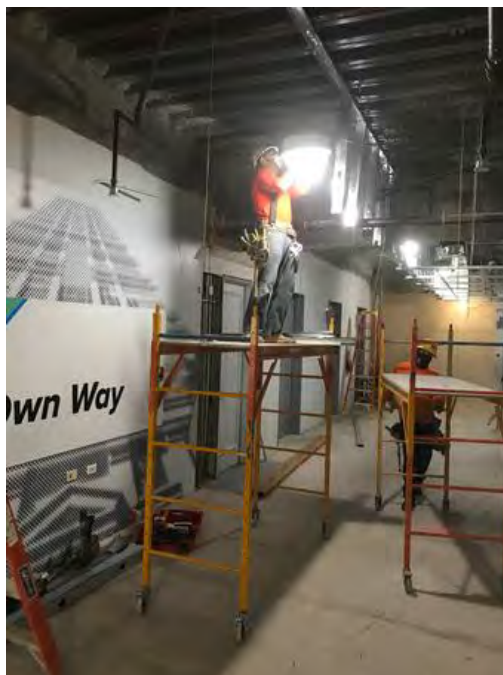
#	Created By	Company/Person	# Workers	Trade	Notes
1	Marty Igoe	DW Hammer	1	01-005 - General Contractor	On site for drywall delivery at 5am. Held Covid-19 safety meeting with subcontractors from 7-7:30am. Reviewed existing floor conditions in elevator lobby with Terrazzo, they will be mobilizing on Friday May 1st. Met door subcontractor on-site at 11 am to review hardware for the space. Hosted zoom meeting at 2pm with architect and project team to review the glass installation in lobby.
2	Marty Igoe	Alliance Co	6	09-250 - Drywall	Alliance was on site to deliver materials at 5 am. Began to drywall bathroom walls and continued drywalling the corridors. Framing has also begun for the soffit in the elevator lobby. Insulation is also underway and on schedule.
3	Marty Igoe	InterOcean Cabinet Company	1	06-400 - Millwork / Wood Doors	Completed installation of tubular supports for vanities in the restrooms on schedule. Began measuring glass dimensions for shop drawings in elevator lobby. The shop drawings should be submitted by tomorrow 4/29.
4	Marty Igoe	Kelso Burnett Co.	1	16-000 - Electrical	Continued overhead piping, fire alarm installs in the corridors. Electrical installs are on schedule. Pending architect review the electrician will begin piping installs across the lobby.
Total Workers:			9		

Delivery Log:

#	Created By	Time	Delivery From	Tracking Number	Notes
1	Marty Igoe	05 :00 AM	Alliance Co		Drywall and installation.

Visitors Log:

#	Created By	Visitors	Begin	End	Details
1	Marty Igoe	Tito Perez (A.A. Jacobs)	11 :00 AM	12 :00 PM	Reviewed door hardware.





DW | HAMMER

7. Sample Forms and Certificate of Insurance

Sample Forms

Anticipated Cost Report

DW HAMMER LLC
ANTICIPATED COST REPORT

PROJECT: SAMPLE PROJECT
ARCHITECT: TBD

DATE: 25-Apr-18
AREA: TBD

	*** BUDGET INFORMATION***			*** ANTICIPATED COSTS***			BUDGET VARIANCE
	ORIGINAL	ADJUSTMENT	ADJUSTED	COMMITTED	PENDING	ANTICIPATED	
02050 - DEMOLITION	\$2,800	\$0	\$2,800	\$0	\$2,200	\$2,200	(\$600)
03000 - CONCRETE	\$21,200	\$0	\$21,200	\$0	\$21,200	\$21,200	\$0
04200 - MASONRY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
04400 - STONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0
05500 - STRUCTURAL STEEL	\$27,800	\$0	\$27,800	\$25,923	\$0	\$25,923	(\$1,877)
06100 - ROUGH CARPENTRY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
06400 - MILLWORK	\$124,000	\$0	\$124,000	\$122,000	\$0	\$122,000	(\$2,000)
07250 - FIREPROOFING	\$5,500	\$0	\$5,500	\$4,500	\$0	\$4,500	(\$1,000)
07500 - ROOFING	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08120 - ALUMINUM FRAMES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
08700 - HARDWARE	\$55,000	\$0	\$55,000	\$50,000	\$5,000	\$55,000	\$0
08800 - GLASS AND GLAZING	\$22,000	\$0	\$22,000	\$22,000	\$0	\$22,000	\$0
09250 - DRYWALL	\$224,000	\$0	\$224,000	\$200,000	\$6,000	\$206,000	(\$18,000)
09300 - CERAMIC TILE	\$15,200	\$0	\$15,200	\$15,200	\$0	\$15,200	\$0
09400 - TERRAZZO	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09500 - ACOUSTIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09520 - ACOUSTICAL SOUND TREATMENT (K13)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
09650 - RESILIENT FLOORING	\$25,000	\$0	\$25,000	\$22,000	\$3,000	\$25,000	\$0
09680 - CARPET	\$82,000	\$0	\$82,000	\$80,000	\$2,000	\$82,000	\$0
09900 - PAINTING	\$65,000	\$0	\$65,000	\$60,000	\$5,000	\$65,000	\$0
10810 - TOILET PARTITIONS / ACCESSORIES	\$2,000	\$0	\$2,000	\$0	\$0	\$0	(\$2,000)
10600 - OPERABLE PARTITION	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11130 - A/V EQUIPMNET	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11450 - RESIDENTIAL EQUIPMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12500 - WINDOW TREATMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14200 - ELEVATORS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14400 - DEMOUNTABLE PARTITIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15300 - FIRE PROTECTION	\$22,000	\$0	\$22,000	\$20,000	\$2,000	\$22,000	\$0
15400 - PLUMBING	\$10,500	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
15500 - HVAC	\$425,000	\$0	\$425,000	\$400,000	\$25,000	\$425,000	\$0
16000 - ELECTRICAL	\$900,000	\$0	\$900,000	\$875,000	\$25,000	\$900,000	\$0
16700 - COMMUNICATIONS	\$172,000	\$0	\$172,000	\$152,000	\$20,000	\$172,000	\$0
16800 - SECURITY	\$15,000	\$0	\$15,000	\$12,500	\$2,500	\$15,000	\$0
17200 - FINAL CLEANING	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17500 - SURVEYS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01901 - PERMITS	\$50,000	\$0	\$50,000	\$50,000	\$0	\$50,000	\$0
01601 - Gen Requirements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL	\$2,266,000	\$0	\$2,266,000	\$2,121,623	\$118,900	\$2,240,523	(\$25,477)
01000 - GENERAL CONDITIONS	\$126,100	\$0	\$126,100	\$126,100	\$0	\$126,100	\$0
01002 - INSURANCE	\$31,100	\$0	\$31,100	\$31,100	\$0	\$31,100	\$0
98000 - OVERHEAD & PROFIT	\$47,300	\$0	\$47,300	\$47,300	\$0	\$47,300	\$0
98100 - CONTINGENCY	\$235,000	\$0	\$235,000	\$235,000	\$0	\$235,000	\$0
TOTAL	\$2,705,500	\$0	\$2,705,500	\$2,561,123	\$118,900	\$2,680,023	(\$25,477)



Sample Forms

GMP Cost Summary

DW Hammer LLC GMP Cost Summary

Project: Sample Project	Date: April 26, 2018
Address: TBD	Rentable Area (sf): 23,998
Building Name: N/A	Prepared by: MC
Architect: TBD	Checked by AMG
MEP Engineer: TBD	Round Totals?: Yes

Description	Total	
02050 - Demolition	\$95,200	\$3.97
03000 - Concrete	\$17,200	\$0.72
05120 - Miscellaneous Iron	\$86,300	\$3.60
06100 - Rough Carpentry	\$6,000	\$0.25
06400 - Millwork	\$56,800	\$2.37
08700 - Hardware / Aluminum / Wood Doors	\$6,000	\$0.25
08800 - Glass & Glazing	\$19,200	\$0.80
09250 - Drywall / RC / Acoustical	\$190,900	\$7.95
09300 - Ceramic	\$0	\$0.00
09860 - Carpet / Resilient	\$133,900	\$5.58
09900 - Painting	\$41,400	\$1.73
11130 - AV	\$0	\$0.00
11450 - Appliances	\$0	\$0.00
12500 - Window Treatment	\$0	\$0.00
15300 - Fire Protection	\$47,600	\$1.98
15400 - Plumbing	\$14,100	\$0.59
15500 - HVAC	\$201,900	\$8.41
16000 - Electrical / Communications	\$482,900	\$20.12
16800 - Security	\$10,100	\$0.42
17600 - General Requirements	\$40,600	\$1.69
Subtotal	\$1,450,100	\$60.43
01002 - General Conditions	\$63,200	\$2.63
01003 - MEP Design	\$25,000	\$1.04
01601 - Permit & Inspections	\$22,200	\$0.93
01002 - Insurance 1.15%	\$17,900	\$0.75
Subtotal	\$1,578,400	\$65.77
98000 - Fee 2.00%	\$31,600	\$1.32
Subtotal	\$1,610,000	\$67.09
98100 - Contingency 3.00%	\$48,300	\$2.01
Total	\$1,658,300	\$69.10

Costs are based on the following documents:

1.	Dated:
2.	Dated:
3.	Dated:

Schedule is as follows:

Start: _____
 Finish: _____

Note: Finish date assumes ready for demountable furniture installation



Sample Forms

Final Cost Summary

DW Hammer LLC Final Cost Summary

Project: Sample Project	Date: April 25, 2018
Address: TBD	Rentable Area (sf): 23,998
Building Name: N/A	Prepared by: MC
Architect: TBD	Checked by: AMG
MEP Engineer: TBD	Round Totals?: Yes

COST ANALYSIS

Final Costs dated _____	\$1,658,300
Budget dated _____	\$1,661,200
Variance	(\$2,900)

TRADE COMPARISON	Budget 6/7	Final Costs 7/19	Variance
02050 - Demolition	\$91,900	\$95,200	\$3,300
03000 - Concrete	\$21,700	\$17,200	(\$4,500)
05120 - Miscellaneous Iron	\$86,300	\$86,300	\$0
06100 - Rough Carpentry	\$6,000	\$6,000	\$0
06400 - Millwork	\$56,000	\$56,800	\$800
08700 - Hardware / Aluminum / Wood Doors	\$8,000	\$6,000	(\$2,000)
08800 - Glass & Glazing	\$20,500	\$19,200	(\$1,300)
09250 - Drywall / RC / Acoustical	\$236,700	\$190,900	(\$45,800)
09300 - Ceramic	\$3,600	\$0	(\$3,600)
09860 - Carpet / Resilient	\$134,800	\$133,900	(\$900)
09900 - Painting	\$53,000	\$41,400	(\$11,600)
11130 - AV	\$0	\$0	\$0
11450 - Appliances	\$0	\$0	\$0
12500 - Window Treatment	\$0	\$0	\$0
15300 - Fire Protection	\$29,600	\$47,600	\$18,000
15400 - Plumbing	\$5,000	\$14,100	\$9,100
15500 - HVAC	\$166,800	\$201,900	\$35,100
16000 - Electrical / Communications	\$475,200	\$482,900	\$7,700
16800 - Security	\$7,000	\$10,100	\$3,100
17600 - General Requirements	\$45,200	\$40,600	(\$4,600)
Subtotal	\$1,447,300	\$1,450,100	\$2,800
01002 - General Conditions	\$63,200	\$63,200	\$0
01003 - MEP Design	\$25,000	\$25,000	\$0
01601 - Permit & Inspections	\$15,100	\$22,200	\$7,100
01002 - Insurance 1.15%	\$18,500	\$17,900	(\$600)
Subtotal	\$1,569,100	\$1,578,400	\$9,300
98000 - Fee 2.00%	\$42,600	\$31,600	(\$11,000)
Subtotal	\$1,611,700	\$1,610,000	(\$1,700)
98100 - Contingency 3.00%	\$49,500	\$48,300	(\$1,200)
Total	\$1,661,200	\$1,658,300	(\$2,900)



Sample Forms

GMP Cost Summary

DW Hammer LLC GMP Cost Summary	
Project: Sample Project	Date: April 26, 2018
Address: TBD	Rentable Area (sf): 13,980
Building Name: N/A	Prepared by: KP
Architect: TBD	Checked by: AMG
MEP Engineer: TBD	Round Totals?: Yes

Work by Others:

- 1. Furniture Installation, Demountable Fronts
- 2. Signage & Graphics
- 3. Landlord Charges - Freight, Security etc.
- 4. Net Pop Riser Cabling
- 5. Final Clean - By Landlord

Accepted by: _____

Date _____





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Prop & Casualty Serv Inc. 500 West Madison Street 32nd Floor Chicago IL 60661	CONTACT NAME: PHONE (A/C, No, Ext): 312-630-0800 FAX (A/C, No): 312-630-0833 E-MAIL ADDRESS:
INSURED DW Hammer, LLC 55 E Monroe St, Suite 2850 Chicago IL 60603	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Insurance Company INSURER B: American Casualty Company of Reading, INSURER C: Continental Casualty Company INSURER D: Columbia Casualty Company INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 642167042**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			6050062232	9/1/2021	9/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			6050062229	9/1/2021	9/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6050062263	9/1/2021	9/1/2022	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A	6050062246	9/1/2021	9/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Prof Liab (E&O & Pollution)			CZB6049801418	9/1/2021	9/1/2022	Ea. Claim/Agg Deductible \$ 1,000,000 10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Sample

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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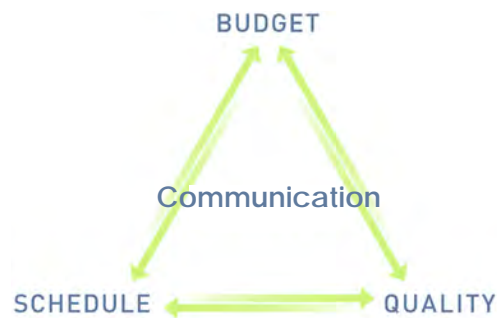


DW | HAMMER

8. Project Approach

Project Approach

Our Project Approach consists of the below four steps; Pre-Construction, Construction, Procurement and Post-Construction.



*The success of any project is dependent on the critical attention to managing the project **budget, schedule, quality and communication.***

Pre-Construction

- Formulate the project approach and logistics plan.
- Prepare the preliminary estimate and schedule.
- Analyze and advise of material availability.
- Review construction drawings and verify constructibility of details.
- Determine permit and building code requirements.
- Prepare a cash flow report for the project.

Procurement

- Develop a list of bidders.
- Verify financial stability and resource capacity of the bidders.
- Administer the subcontractor bidding process.
- Recommend subcontractor trade awards.
- Bid, award and obtain long lead items.

Construction

- Administer the contract and submittal process.
- Implement the construction schedule.
- Coordinate and supervise subcontractor work.
- Issue monthly project cost reports.
- Monitor subcontractor safety programs and procedures
- Facilitate the monthly subcontractor billing process.
- Implement quality control.

Post-Construction

- Complete the punch list prior to move-in.
- Coordinate owner's vendors and move-in activity.
- Assemble and submit final closeout documents.
- Close out subcontractors.



Project Approach

Pre-Construction Phase

During the Pre-Construction Phase, DW Hammer provides the skills and experience to accurately budget, schedule and plan the proposed project. DW Hammer monitors design documents and continuously updates the budget and schedule during the Schematic, Design Development and Construction Document Design Phases. DW Hammer provides the following services during the Pre-Construction Phase of the project:

Formulate the Project Approach and Logistics Plan

DW Hammer prepares a phasing and logistics plan based on the project characteristics and the client's requirements. The project approach and logistics plan outlines the site access for material delivery and manpower access, elevator usage and availability, location of dumpsters for rubbish removal and creates a general sequence and flow of work.

Analyze and Advise of Material Availability

DW Hammer reviews all project materials to assure that delivery of these materials will work within the time constraints of the project schedule.

Determine Permit and Building Code Requirements

Prior to formal submission to the Building Department, DW Hammer reviews the drawings with a plan examiner to obtain a preliminary opinion of the drawings and to allow the Building Department to provide initial feedback to the design team. This initial meeting also allows the Building Department to become acquainted with the project team.

Prepare the Preliminary Estimate and Schedule

The budget and schedule components are the main focus of the pre-construction effort. The initial schematic estimate is prepared very early in the pre-construction phase in order to provide an initial reality check of the design versus the client's budget. The estimate is revised through each subsequent design phase to assure that the design is within the client's budget.

The project schedule is formulated simultaneously along with the project estimate. The project schedule includes all construction trades including the owner's vendors. All construction activities are detailed and logically sequenced to allow for the project to be completed in the most efficient and cost effective manner possible. The final version of the construction schedule serves as a road-map for the successful completion of the project.

Review Construction Drawings and Verify Constructibility of Details

It is imperative that the construction drawings and details are thoroughly reviewed to assure that the details can be built in a quality and cost effective manner. DW Hammer will construct mock ups in order to properly evaluate construction details along with the design team.

Prepare a Cash Flow Report for the Project

DW Hammer prepares a cash flow report upon final approval of the Guaranteed Maximum Price (GMP). The cash flow report breaks down the project cost on a trade by trade, month by month basis. The report shows how much money will be expended in each trade, per month, for the life of the project. The cash flow report is an excellent tool for both DW Hammer and the client and outlines the anticipated cash expenditure for the total duration of the project.



Project Approach

Procurement Phase

DW Hammer provides the following services during the Procurement Phase of the project:

Develop a List of Bidders

Prior to the bidding process, DW Hammer formulates a bidders list. DW Hammer solicits input from the client and design team to assure that the entire team has provided feedback and has agreed upon the final bidders list. DW Hammer includes a minimum of 3 bidders per trade. The DW Hammer master bidders list includes top-tier subcontractors that have a long standing and strong relationship with DW Hammer.

Administer the Subcontractor Bidding Process

DW Hammer sends out bid packages to the qualified subcontractors in accordance with the final approved bidders list. DW Hammer then receives and evaluates the bids and prepares bid comparison sheets. The next step in the process is to conduct scope review meetings. Typically, the 2-low bidders are invited to the scope review process. The purpose of the scope review meetings is to verify that each subcontractor has submitted a valid and complete proposal, and that each subcontractor understands the schedule requirements for the project.

Bid, Award and Obtain Long Lead Items

Prior to the main bidding process, DW Hammer evaluates all materials and components required to build the project. Many times DW Hammer will determine that several items will need to be purchased and ordered ahead of the main bidding process. DW Hammer will then begin the process of bidding and ordering the long lead items. The identification and purchase of the long lead items is essential to the successful completion of the project. The long lead items are competitively bid and awarded in a similar manner as the main bidding process. Upon selection of subcontractors, the long lead items are assigned to the appropriate subcontractors in each trade.

Verify Financial Stability and Resource Capacity of the Bidders

DW Hammer verifies the financial health and resource capacity of each of the bidders during the procurement phase of the project. DW Hammer periodically verifies the financial stability of each subcontractor and supplier by reviewing their financial data. DW Hammer also reviews the current and future workloads of each subcontractor to assure that sufficient resources are available to properly staff the project.

Recommend Subcontractor Trade Awards

Upon completion of the scope review process, DW Hammer will recommend the qualified low bidder for award to the client. The client then makes the final decision based on DW Hammer's recommendation.



Project Approach

Construction Phase

DW Hammer provides the following services during the Construction Phase of the project:

Administer the Contract and Submittal Process

Once the subcontractors have been selected, the formal contracts are issued. The timely issuance and execution of the contracts is vital so that these agreements are in place prior to the start of construction. The submittal process is also in progress at the beginning of the construction phase. DW Hammer spearheads the submittal process to ensure that the subcontractors provide accurate and complete shop drawings and product submittals that accurately reflect the design documents and the final agreed upon scope of work. It is imperative that the shop drawings and product submittals are approved in a timely manner so that materials can be ordered expeditiously.

Coordinate and Supervise Subcontractor Work

On-site supervision and coordination of the construction work is the most important activity that DW Hammer performs during the construction phase of the project. In order to ensure that the project is completed on time and within budget, work of the subcontractors is monitored for specification compliance, schedule and quality. On-site supervision determines the adequacy of manpower, equipment usage, material supply and safety compliance. DW Hammer on-site superintendents perform daily quality control inspections and insist that any corrective work is immediately performed. The DW Hammer team also reviews subcontractor work to ensure that the work complies with the contract documents.

Monitor Subcontractor Safety Programs and Procedures

DW Hammer provides and enforces its safety program throughout the project. DW Hammer superintendents continuously monitor and inspect the jobsite to assure that all parties are working under safe conditions. There are regularly scheduled safety meetings which occur on-site and it is mandatory that all subcontractor foremen attend and participate in these meetings.

Implement the Construction Schedule

The project schedule has been previously developed during the pre-construction phase of the project. During the construction phase of the project, this schedule is implemented. The schedule is cast in stone and serves as a road-map for the successful completion of the project. The schedule is reviewed at the Owner's Meeting each week and a detailed update of the schedule is provided by the DW Hammer field superintendent. The client and the project team are taken step by step through each activity of the construction schedule so that a clear and concise update is provided. The schedule is also used as a tool in the weekly subcontractor foreman meetings to assure that the subcontractors fully comprehend and maintain the project schedule.

Issue Monthly Project Cost Reports

DW Hammer issues a monthly Anticipated Cost Report (ACR) to the client. The ACR is a snapshot in time of the project cost. The ACR is an excellent tool to enforce and track the project budget from project start to finish. The most critical information in the ACR is the pending cost items section. Pending cost items are potential cost additions to the project. DW Hammer identifies these items at a very early stage and reviews each item with the client prior to authorizing work to proceed, thus avoiding any potential and unexpected cost overruns.

Project Approach

Construction Phase Continued

Facilitate the Monthly Subcontractor Billing Process

DW Hammer collects and reviews subcontractor payment requests prior to producing a draft of the project billing request each month. DW Hammer field superintendents and project managers verify work completed by each subcontractor to assure that each subcontractor's request for payment matches the actual work completed. A billing review and approval meeting is subsequently conducted by DW Hammer with the client and design team present. The monthly billing is approved as a result of this meeting.

Implement Quality Control

The DW Hammer team reinforces quality control with the subcontractors on a daily basis. The importance of quality control is stressed to the subcontractors during the bid process and the effort culminates with the sign-off and acceptance of the punch list. It is vital for DW Hammer to convey their expectations regarding quality control to the subcontractors so that the subcontractors have a clear understanding of the high quality standards that DW Hammer is striving to achieve.

The DW Hammer staff also performs daily quality control reviews in the field. The ultimate goal is to identify and correct any imperfections at the time of discovery in order to avoid delays in schedule or the requirement for corrective work at a later date. This effort will minimize the size of the punch list.

Project Approach

Post-Construction Phase

DW Hammer provides the following services during the Post-Construction Phase of the project:

Complete the Punch List Prior to Move-In

DW Hammer produces a pre-punch list prior to the issuance of the punch list by the design team. By completing the corrective work on the DW Hammer pre-punch list, the size and scope of the punch list issued by the design team is kept to a minimum. The philosophy of DW Hammer is to assure that all punch list work is completed prior to owner occupancy in order to avoid any disruptions to the occupants of the space.

Assemble and Submit Final Closeout Documents

DW Hammer obtains and provides the specified number of copies of all guarantees, warranties and close-out data from subcontractors and manufacturers of materials and equipment. DW Hammer also organizes and conducts training sessions and equipment commissioning activities for all required equipment and systems.

Coordinate Owner's Vendors and Move-In Activity

DW Hammer coordinates all vendors and subcontractors on the project including the vendors that work directly for the owner. It is critical for DW Hammer to assure that the owner's vendors are familiar with hoisting and logistics requirements on the job-site, and are also conforming to proper safety standards. DW Hammer is also available to assist the Owner with any move activities.

Close Out Subcontractors

The goal of DW Hammer is to close out the project within 6-weeks of completion. The final close out is achieved in a timely manner by financially closing out the subcontractors and vendors, having all close out documents submitted and completing the punch list.

Project Approach

Supplemental Items

Value Engineering

DW Hammer, LLC is very proficient in the area of Value Engineering. First of all, Value Engineering is not the practice of simply replacing a component of the project or an item of equipment with a less expensive product. Our intent with regards to Value Engineering is to thoroughly understand and analyze every component and item of work on a project, and then test alternate items of work and products to assess improved performance, availability, durability and cost.

The greatest opportunity to benefit from a Value Engineering study is at the very beginning of the Pre-Construction Phase. At this time, all components of the project are available for consideration. The DW Hammer Team believes in engaging the design team, the subcontractors and material suppliers, while the design documents are being prepared.

We also immediately survey the existing conditions and feed the information back to the design team. The design team can then incorporate this information into the drawings and specifications. Our team also builds mock ups of various details to review constructibility and to investigate ways to achieve the same or better results and at the same time reduce costs. This can be achieved by adding additional suppliers and manufacturers to the specifications, thus creating more competition with the goal to reduce costs. Certain details of work may be prefabricated which create efficiencies and save costs and improve the project schedule.

Site Logistics

A customized and detailed site logistics plan is developed for each project. The site logistics plan outlines how tradesmen will enter the building each day and how the tradesmen will be transported on elevators to the floors under construction.

Mobilization and demobilization of materials and supplies needs to be setup in an expeditious manner that the project can start and finish as efficiently as possible. Careful coordination with the building landlord must occur at all times. A master hoisting schedule must be maintained which includes all of the DW Hammer deliveries and also the deliveries related to the client's vendors. These deliveries are typically scheduled on the 2nd shift and weekends.

The floors are cleaned and the rolling carts are filled during the daytime shift and subsequently emptied into the dumpsters located at the loading dock on the 2nd shift.

Weekly Foreman's meetings and Weekly Client meetings will take place. The client, architect and consulting engineers can review issues and progress in the field on a weekly basis.

DW Hammer will direct the subcontractors to deliver the project materials on an as-needed basis to not overload the floors and hinder the progress of work. Temporary electrical power, lighting and other site utilities need to be available at the start of construction to allow for the work to commence.

In most situations, the building landlord has a security staff on hand that monitors the construction space off hours. All tradesmen and construction personnel need to receive security access cards from the landlord to provide access to the site.



Project Approach

Supplemental Items Continued

Steps to Assemble a Guaranteed Maximum Price (GMP)

The first step of the GMP process begins with the budgeting phase of the project. DW Hammer creates an extremely thorough and detailed budget for all trades on the project. This budget is a tool utilized in creating bid packages out to the various subcontractors. The subcontractor bids are received for the major trades which include the Mechanical, Electrical, HVAC, Drywall, Acoustical Ceilings, Millwork and Flooring Finishes. These trades generally comprise approximately 70% of the total GMP cost. The low scope reviewed subcontractor bid is posted for each of these major trades in the GMP. The secondary trades including minor accessories and finishes are typically being bid out at the time that the GMP is formulated. At this time, DW Hammer evaluates the secondary bids for completeness and cross checks the bids versus the detailed line items included in the previous created project budget. The following items are included in the document to complete the GMP:

- **Allowances**

Allowances are utilized to address items on the drawings that are shown in concept; however, are generally less than 50% designed and developed. To cover the cost for these items in the GMP, an allowance for each line item is included. The value of the allowance will increase or decrease upon final design clarification.

- **Contingency**

The inclusion of a Contingency as part of the GMP is encouraged by DW Hammer. The amount of the Contingency is generally in the range of 3%. The purpose of the Contingency is to create a fund to compensate for truly unforeseen conditions. The Contingency should not be utilized to cover costs related to errors and omissions, scope changes, and design revisions. The Contingency cannot be spent without approval by the client.

- **Line-Item Savings**

Any Line Item Savings will be returned to the client at project closeout.

- **Overall Savings**

Any Overall Savings will be returned to the client at project closeout.

- **Scope Changes**

Scope Changes occur when an item is added to the project in scope or quantity. The DW Hammer Team will produce pricing to the client and project management team within 5-days of receiving the revised design information to the client. The client and the project team can thus evaluate the potential scope change and make an informed decision whether to proceed with the revised scope of work.

Overhead and Profit

The following items are included in our overhead and profit portion of our fee, and will not be project costs:

- Principal in Charge
- Accounting Costs
- Estimating Costs
- General Superintendent

Additional items included in our fee include various consultant costs and miscellaneous personal costs to supplement the team if required.



Project Approach

Supplemental Items Continued

Flexibility & Transparency

DW Hammer is extremely flexible in administering the project GMP and cost control. All subcontractor cost information as well as the DW Hammer General Conditions and Fee costs are completely “Open Book” during all phases of the construction process. DW Hammer firmly believes that we are an extension of our client’s team and we are committed to sharing all project cost information throughout the process.

Permitting Process

DW Hammer typically enlists the services of a permit expeditor to obtain the building permits. The expediting fee is normally in the range of \$2,000 to \$3,000 depending on the size of the project. The typical duration to receive a building permit is generally 2-3 weeks. It is good practice to set up a pre review meeting with the Chicago Building Department to review the in progress drawings with the City Inspectors and obtain their feedback. This will ensure that a complete and thorough permit package is submitted. Demolition permits are issued in a shorter time frame, approximately 1-week.

Bonding Philosophy

DW Hammer is capable of bonding construction projects. The cost to provide a bond for DW Hammer is in the range of 1.25%. The DW Hammer bonding capacity is in excess of \$15,000,000. DW Hammer closely monitors the workloads and available resources of all subcontractors during the bidding process. It is generally not recommended to bond the DW Hammer subcontractors in that DW Hammer carefully screens the subcontractors and also enlists the services of only the top tier subcontractors in the Chicago Market.

Safety Record & Approach

DW Hammer has not had a major injury on any project for the entire time of performing work on construction projects. DW Hammer has retained an independent safety consultant that visits each construction jobsite once per month and subsequently produces an observation report with any deficiencies and constructive advise on how to make the jobsite conditions as safe as possible. DW Hammer creates a customized Safety Plan for each project. The DW Hammer Superintendents conduct weekly safety meetings with all subcontractors, document the items discussed and issue meeting minutes to all parties.



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9. List of Proposed Subcontractors

**DW HAMMER LLC
BIDDERS LIST DIRECTORY
RUSSELL REYNOLDS**

SUBCONTRACTOR NAME	MAIN CONTACT	EMAIL	ADDRESS	PHONE
02050 - DEMOLITION				
Kinsale Contracting Group, Inc.	Mr. Bob Duermit	bobduermit@kinsalecg.com	648 Blackhawke Dr., Westmont, IL 60559	630-325-7400
US Dismantlement	Mr. Lee Guzik	lguzik@usdllc.com	2600 S. Throop Street, Chicago, IL 60608	312-328-1400
Milburn LLC	Mr. James Milburn	jamesm@milburnllc.com	500 North Mannheim Road, Hillside, IL 60162	773-677-7271
03300 - CONCRETE - SPECIALITY FINISHES				
Alliance Specialty Trades	Mr. Mike Healy	healy13@comcast.net	1318 Marquette, #8, Romeoville, IL 60446 7831	630-327-9341
Barrier Corporation MTH Industries	Mr. Paul Helmer	phelmer@krezgroup.com	N. Nagle Avenue, Morton Grove, IL 60446 One	847-470-0380
Premium Concrete	Mr. Scott Schemmel	sschemmel@mthindustries.com	MTH Plaza, Hillside, IL 60162	708-498-1150
	Mr. Brad Deetjen	info@premiumconcreteinc.com	5200 Thatcher Rd, Downers Grove, IL 60515	847-572-8560
05120 - STRUCTURAL STEEL				
K&K Iron Works	Mr. Tim Sullivan	tsullivan@kkironworks.com	5100 S. Lawndale, LaGrange, IL 60525	708-924-0000
Steel Construction Services	Mr. Al Ruck	awr@stlconstruct.com	9618 Keystone Road, Richmond, IL 60071	815-678-7509
MTH Industries	Mr. Thomas DaMario	tdamario@mthindustries.com	One MTH Plaza, Hillside, IL 60162	708-498-1104
06400 - MILLWORK / WOOD DOORS				
Bernhard Woodwork	Mr. Mark Bernhard	mbernhard@bernhardwoodwork.com	3670 Woodhead Dr., Northbrook, IL 60062 310	847-291-1043
Imperial Woodworking	Mr. Jim Hutchison	JimH@imperialwoodworking.com	N. Woodwork Lane, Palatine, IL 60097 920 N.	847-358-6920
Inter Ocean Cabinet Company	Mr. Chris McCaffery	chrisf@interoceancabinet.com	Larch Avenue, Elmhurst, IL 60126	630-930-5770
Parenti & Raffaelli	Mr. Jim Parenti	jimp@parentiwoodwork.com	215 E. Prospect Avenue, Mt. Prospect, IL 60056	847-253-5550
HireNelson	Mr. Wayne Juda	Wjuda@hirenelson.com	325 Factory Rd B, Addison, IL 60101	630-878-9131
07250 - FIREPROOFING ASC				
Insulation & Fireproofing	Mr. Sergio Castro	estimating@ascfireproofing.com	2124 Stoning Avenue, Hoffman Estates, IL 60175	847-884-9770
Spray Insulations	Mr. Paul Helmer	phelmer@krezgroup.com	7831 N. Nagle Avenue, Morton Grove, IL 60446	847-470-0380
Wilkin Insulation	Mr. Steve Reiter	sreiter@wilkin-insulation.com	501 West Carboy Road, Mt. Prospect, IL 60056	847-439-9050
MTH Industries	Mr. Thomas DaMario	tdamario@mthindustries.com	One MTH Plaza, Hillside, IL 60162	708-498-1104
08700 - HARDWARE / HOLLOW METAL / ALUMINUM FRAMES / DOORS				
Anderson Lock	Mr. Jim Walsh	jimw@andersonlock.com	850 East Oakton St., DesPlaines, IL 60018	847-296-1157
A.A. Jacobs	Mr. Tito Perez	tito@AAJacobssupply.com	11545 West 183rd Place, Suite #121, Orland Park, IL	708-478-7070
Alliance	Mr. Mark Wozniak	mwozniak@alliancedh.com	225 Fencil Ln, Hillside, IL 60162	708-581-7832
LaForce Hardware	Mr. Lucas Meneghini	lmeneghini@laforceinc.com	1060 Mason Street, GreenBay, WI 54303	920-497-7100
08800 - GLASS & GLAZING				
MTH Industries	Ms. Evelyn Swieton	Eswieton@mthindustries.com	One MTH Plaza, Hillside, IL 60162	708-498-1100
Architectural Glass Works	Mr. Ryan Smith	rsmith@archglassworks.com	18535 West Creek Drive, Tinley Park, IL 60477	708-864-2927
Christopher Glass Inc	Ms. Nichole Kopsias	nkopsias@christopher-inc.com	3014 West Filmore Street, Chicago, IL 60612	224-639-2178
Glass Concepts	Mr. Craig Willmert	cwillmert@glassconcepts-chicago.com	100 Fencil Lane, Hillside, IL 60162	708-567-4240

**DW HAMMER LLC
BIDDERS LIST DIRECTORY
RUSSELL REYNOLDS**

SUBCONTRACTOR NAME	MAIN CONTACT	EMAIL	ADDRESS	PHONE
09250 - DRYWALL Alliance Drywall Anning-Johnson Company PCI Thorne Associates	Mr. Dave Schremser Mr. Ken Egle Mr. Mike Samson Mr. Joe Borgiorno	dschremser@alliancedwact.com kegle@ansonindustries.com Michael.Samson@pcg.com joeb@thorneassociates.com	1080 Tower Lane, Bensenville, IL 60106 1959 Anson Dr, Melrose Park, IL 60160 1411 Ensell Road, Lake Zurich, IL 60047 5507 N. Cumberland Ave. Chicago IL 60656	630-451-7078 312-656-2296 815-900-4324 312-639-3754
09300 - CERAMIC TILE Bourbon Tile & Marble Trostrud Mosaic & Tile Co. Kazmer	Mr. Larry Bourbon Mr. Brad Trostrud Mr. Mark Kazmer	larryb@bourbontile.net btrostrud@trostrudtile.com Mark@Kaztileandstone.com	270 Lexington Drive, Buffalo Grove, IL 60089 779 N Dillon, Wood Dale, IL 60191 848 Eagle Drive, Bensenville, IL 60106	847-229-9694 630-595-3700 630-595-7100
09500 - ACOUSTIC CEILING Integrated Specialty Contractors Anning-Johnson Company PCI Alliance Drywall Thorne Associates	Mr. Dustin Sandoval Mr. Ken Egle Mr. Mike Samson Mr. Dave Schremser Mr. Joe Borgiorno	Dsandoval@buildintegrated.com kegle@ansonindustries.com Michael.Samson@pcg.com dschremser@alliancedwact.com joeb@thorneassociates.com	No Address 1959 Anson Dr, Melrose Park, IL 60160 1411 Ensell Road, Lake Zurich, IL 60047 1080 Tower Lane, Bensenville, IL 60106 5507 N. Cumberland Ave. Chicago IL 60656	847-903-3919 312-656-2296 815-900-4324 630-451-7078 312-639-3754
09600 - Raised Flooring Integrated Specialty Contractors RG Bravo	Mr. Dustin Sandoval Mr. Phil Vavalle Mr. Sean Quinn	Dsandoval@buildintegrated.com Phil_vavalle@rgconstruction.com squinn@bravointeriors.com	No Address 936 North Larch Ave, Elmhurst, IL 60126 4042 N Nashville Ave, Chicago, IL 60634	847-903-3919 630-592-3016 312-799-1157
09680 - CARPET/RESILIENT FLOORING Commercial Carpet Consultants Flooring Resources Corp. Consolidated Flooring of Chicago	Mr. Jeremy Watson Mr. Keith Krueger Ms. Valerie Sadowski	jewatson@commcpt.com kkrueger@frcmail.com vsadowski@consofloors.com	893 Industrial Drive, Elmhurst, IL 60126 600 Pratt Blvd., Elk Grove Village, IL 60007 25 W. Official Road Addison IL 60101	630-559-9570 847-640-7300 630-992-2080
09900 - PAINTING/WALLCOVERING Ascher Brothers Shamrock Decorating Aspen	Mr. Mike Kipta Mr. Jim Dowling Jr. Mr. Kacper Stojowski	mikekipta@ascherbrothers.com jimjrshamrock@yahoo.com kstojewski@aspencpi.com	3033 W Fletcher, Chicago, IL 60618 12757 S La Crosse Ave, Alsip, IL 60803 7734 S. Grant St., Burr Ridge, IL 60527	312.437.3443 708-774-9532 847-269-4009
10600 - OPERABLE PARTITIONS ATI Hufcor Chicago Modernfold Doors of Chicago Assa Abloy	Mr. Jeff Shelton Mr. Mike Weiler Mr. Brian Watson Mr. Chris Parilli	jeff@air-tite.net mweiler@hufcorchi.com bwatson@modernfoldchicago.co m Chris.Parrilli@assaabloy.com	343 Carol Lane, Elmhurst, IL 60126 102 Fairbank Street, Addison, IL 60101 240 S Westgate Dr., Carol Stream, IL 60188 2019 Corporate Lane, Suite 159	630-530-9001 630-543-9933 630-624-1897 312-296-2469
10810 - ACCESSORIES Division 10 Interior Concepts	Mr. Chuck Barnewolt Mr. Terry Sterling	cbarnewolt@div10.biz terry@interiorconceptsinc.net	371 Balm Court, Wood Dale, IL 60191 7150 N. Ridgeway, Lincolnwood, IL 60712	630-860-7272 847-677-6800



**DW HAMMER LLC
BIDDERS LIST DIRECTORY
RUSSELL REYNOLDS**

SUBCONTRACTOR NAME	MAIN CONTACT	EMAIL	ADDRESS	PHONE
11450 - RESIDENTIAL EQUIPMENT				
ABT Electronics	Mr. Jim Doman	jimd@abtelectronics.com	9000 N. Waukegan Rd., Morton Grove, IL 60053	847-967-8830
S&B Sales Group	Ms. Amy Sullivan	asullivan@snbsalesgroup.com	10022 Bode St, Ste 1B, Plainfield, IL 60585	630-428-4900
15300 - FIRE PROTECTION				
FE Moran, Inc	Mr. Mark Lopez	mark.lopez@femoran.com	2265 Carlson Dr., Northbrook, IL 60062	224-223-2863
Great Lakes Plumbing & Heating	Mr. George Pellettiere	gpsears@glph.com	4521 W. Diversey, Chicago, IL 60639	773-489-0400
Hill Mechanical	Ms. Tricia Gavlin	Tricia.Gavlin@hillgp.com	11045 Gage Avenue, Franklin Park, IL 60131	847-288-3222
15400 - PLUMBING				
Great Lakes Plumbing & Heating FE Moran, Inc	Mr. George Pellettiere	gpsears@glph.com	4521 W. Diversey, Chicago, IL 60639	773-489-0400
Ewing-Doherty	Mr. Steve Mandarino	steve.madarino@femoran.com	2265 Carlson Dr., Northbrook, IL 60062	847-302-9451
	Mr. Tony Albergo	TAlbergo@ewing-doherty.com	304 N. York, Bensenville, IL 60106	630-766-5920
15500 - HVAC				
Admiral Heating & Ventilating	Mr. Paul Luczynski	pluczynski@admiralheating.com	4150 Litt Dr., Hillside, IL 60162	708-932-5360
Admiral Heating & Ventilating	Mr. Scott Descourouez	scottd@admiralheating.com	4150 Litt Dr., Hillside, IL 60162	708-932-5370
FE Moran, Inc	Mr. John Hewitt	j.hewitt@femoran.com	2265 Carlson Dr., Northbrook, IL 60062	847-498-4800
Hill Mechanical	Mr. Nick Johnson	Nick.Johnson@hillgrp.com	11045 Gage Ave, Franklin Park, IL 60131	847-331-4915
Great Lakes Plumbing & Heating	Mr. Mark Gage	mgage@glph.com	4521 W Diversey, Chicago, IL 60639	773-489-8138
Johnson Controls (Control Contractor)	Mr. Morris Stokes	morris.stokes@jci.com	Arlington Heights, IL	312-875-9842
Johnson Controls (Control Contractor)	Ekua Davis	ekua.davis@jci.com	Arlington Heights, IL	773-431-7806
16000 - ELECTRICAL				
Gibson Electric	Mr. Andy McDonald	amacdonald@gibsonelec.com	3100 Woodcreek Dr, Downers Grove, IL 60515	630-203-7858
Kelso Burnett Co.	Mr. Mark Weir	mweir@kelso-burnett.com	212 W. Van Buren, Chicago, IL 60607	312-922-2610
Maron	Mr. Mike Reddington	mreddington@maronelectric.co	5401 W. Fargo Ave., Skokie, IL 60077	847-626-6570
Titan Electric	Mr. Bob Kempf	m_bak@titan-elec.com	1050 Spring Lake Drive, Itasca, IL 60143 2251	630-530-4422
Prime Electric	Mr. Colm Flaherty	cflaherty@prime-electric.net	West Grand Ave., Chicago, IL 60612	312-203-7155
Johnson Controls (Fire Alarm)	Mr. Matt Woywod	matthew.j.woywod@jci.com	Arlington Heights, IL	708-724-2710
16700 - COMMUNICATIONS				
Gibson Electric	Mr. Craig Schachtschneider	cschachtschneider@gibsonelec.com	3100 Woodcreek Drive, Downers Grove, IL 60515	815-302-7514
Kelso Burnett Co.	Mr. Ricky Arzu	rarzu@kbatco.com	200 W. Jackson Blvd Suite 1200. Chicago, IL 60606	847-284-5280
Maron ESS	Ms. Vickie D. Pagsanghan	vickiep@maronelectric.com	5401 W. Fargo Ave., Skokie, IL 60077	201-658-4527
Titan Electric	Mr. Chris Prydzia	cmp@titan-elec.com	401 East North Avenue, Villa Park, IL 60181	630-530-4422
Prime Electric	Mr. Colm Flaherty	cflaherty@prime-electric.net	2251 West Grand Ave., Chicago, IL 60612	312-203-7155
16800 - SECURITY				
Advent Systems, Inc	Mr. Mike Danca	mike_d@adventsystems.com	435 W. Fullerton Ave., Elmhurst, IL 60126-1011	630-279-7171
Midco, Inc	Mr. Bob Buchanan	rbuchanan@midcosystems.com	16 W. 221 Shore Court, Burr Ridge, IL 60521	630-590-8333
Sound Inc	Ms. Heather Czyzewicz	HeatherC@soundinc.com	1550 Shore Rd, Naperville, IL 60563	630-470-1709
Phoenix Systems & Service, Inc.	Mr. Pete Bitterman	pbitterman@phx-sys.com	12543 S. Laramie Ave., Alsip, IL 60803	708-388-1330





DW | HAMMER

10. Exhibit C & F Acceptance

Exhibit C & F Acceptance

We acknowledge Exhibit C and Exhibit F, and do not take exception to any contract language or content.