

***Oak Park and River Forest High School
District 200***

201 North Scoville Avenue • Oak Park, IL 60302-2296

TO: Board of Education

FROM: Dr. Joylynn Pruitt-Adams – Superintendent
Karin Sullivan – Director of Communications and Community Relations

DATE: June 22, 2017

RE: Imagine OPRF

BACKGROUND

The Imagine OPRF Work Group is the new team being formed to make recommendations to the Board regarding a long-term facilities plan. Part of the team, as we have discussed, will be an Architectural Firm and Construction Management Firm. ICI is a construction management firm that understands that we are in the midst of planning for upcoming future renovations. ICI is aware that the District is undergoing the formation of a Community Team that will respond to the needs of the High School as well as improve future learning. ICI has the necessary background in various forms of school renovation to undertake an advisory role with our team. They have the necessary understanding of today's learning environment and the evolving social requirements of today's students and will be able to provide insight into costs, phasing and overall durations.

SUMMARY OF FINDINGS

Marc Poskin and Terry Fielden from ICI will be assigned to the project during this planning process, their resumes are attached. Marc and Terry have an extensive amount of K-12 experience and will attend Board, Community and Committee Meetings as required to serve the needs of the District.

ICI's role will be to provide conceptual estimating as required to develop a firm plan for consideration by the Community. ICI knows that there will be several key components considered to improve the learning environment including: renovations, mechanical upgrades, structural modifications, classroom blending and potential building appendages. ICI is prepared to analyze and provide cost studies during this process and also serve as a check and balance between UNICOM*ARC, Inc. and the Architect that is selected through the Request for Qualifications process that the District will be running in the near future.

As a side note, Terry Fielden is also a Board member in Naperville School District 203 and has served in the capacities as Board member, Vice-President and President over the past 10 years.

ICI will provide these services until November 2018.

Contract Amount: \$20,000
Budgeted Amount: \$20,000

NEXT STEP

For information only

Tuesday, May 16, 2017

VIA EMAIL: rjohnson@oprfs.org

Mr. Ron Johnson
Oak Park and River Forest High School
201 North Scoville Ave.
Oak Park, IL 60302

Re: Proposal for PreReferendum Services

Dear Mr. Johnson:

I appreciate your time in meeting and explain the upcoming planning timeframe for potential renovations at Oak Park and River Forest High Schools. Estimating and planning are two of ICI's strongest K-12 components. Marc Poskin and I will be assigned to the project during this planning process. Our resumes are attached. Marc and I have an extensive amount of K-12 experience and we look forward to the opportunity of working with you.

PROJECT UNDERSTANDING

ICI understands that you are in the midst of planning for upcoming future renovations. We are aware that the District is undergoing the formation of a Community Team that will respond to the needs of the High School as well as improve future learning. We have the necessary background in various forms of school renovation to undertake an advisory role with your team. We have the necessary understanding of today's learning environment and the evolving social requirements of today's students. We will be able to provide insight into costs, phasing and overall durations. These are critical to gaining community support and confidence.

ICI ROLE AND SERVICES

PLANNING AND PREREFERENDUM PHASE

We will attend Board, Community and Committee Meetings as required to serve the needs of the District.

We will provide conceptual estimating as required to develop a firm plan for consideration by the Community. We know that there will be several key components considered to improve the learning environment including: renovations, mechanical upgrades, structural modifications, classroom blending and potential building appendages. We are prepared to analyze and provide cost studies.

We will provide these services until November 2018.

ICI FEES

We will provide these services for a fee of \$20,000.00.

Sincerely,



Terrence M. Fielden
Director of K-12
International Contractors, Inc.

TMF/hd

ACCEPTED: _____
Signature Title

DATE: _____



977 S. Route 83
Elmhurst, IL 60126
T 630.834.8043
F 630.834.8046
www.iciinc.com



INTERNATIONAL CONTRACTORS INC.

Table of Contents



1. Firm Introduction
2. Relevant Experience





SECTION ONE



Firm Introduction



CORPORATE OFFICE

977 SOUTH IL ROUTE 83
ELMHURST, ILLINOIS 60126
T 630.834.8043
F 630.834.8046
WWW.ICIIINC.COM

FLORIDA OFFICE

4168 SOUTHPOINT PKWY.
SUITE 101
JACKSONVILLE, FLORIDA 32216
T 904.245.1782

THE COMPANY

Currently in our 34th year in business, ICI is a family-owned company in its second generation of leadership. Since 1982, we have completed award-winning projects through general contracting, construction management and design/build project delivery.

Our clients represent a variety of industries: education, retail, restaurant and healthcare, to name a few; yet their construction needs are essentially the same – the delivery of high-quality spaces on time and within their budget. ICI not only meets our clients' expectations, we exceed them. The proof: more than 80% of our projects are generated by repeat clients and referrals. Clients continually turn to ICI for their construction needs because of our performance history and strong project delivery.

OUR PEOPLE

Each member of our staff fulfills an essential role within the company. As such, our team of more than 45 has been carefully assembled throughout the years and the formula has proven successful; many team members have exceeded their 10 year mark as an ICI employee.

In addition to bachelor and master's degrees in construction management, architecture and civil engineering, members of our skilled team hold many respected industry-specific accreditations and professional certifications. ICI employs 2 of only 26 Certified Professional Estimators (CPE) in the state of Illinois, 9 LEED Accredited Professionals, 1 Certified Professional Constructor (CPC), 16 SWPPP (Storm Water Pollution Prevention Plan) Certified Staff members and 1 Certified Preparer of SWPPP (CPSWPPP).



Firm Introduction



More than 80% of our projects are generated by repeat clients and referrals.

HISTORY

International Contractors, Inc. was founded in 1982 by Richard Bronge and his eldest son, Randall. Two years later Richard's middle son Bruce joined the business, followed by his youngest son Jeff in 1988.

For the first several years, the firm focused on hard bid general contracting. As time passed and the firm grew, there was a gradual shift towards the relationship-based business the firm remains today. Because of this approach to construction, several of ICI's first clients from the early 1980s remain clients today.

Richard has since retired and the firm is now in its second generation of leadership. Bruce is ICI's President, Randall is the Executive Vice President and Jeff has been with the estimating department since the late 1980s.

PROFILE

Our proven ability to build strong partnerships has led to over 80% of our projects being generated by repeat clients and referrals in several markets including more than \$150 million in retail projects, \$70 million in restaurant construction and over \$250 million in education projects in the past 5 years.

Acting as a construction manager, a general contractor or as part of a design/build team, ICI has delivered projects ranging in scope and scale from \$200,000 renovations and expansions to the construction of \$40 million new buildings on 50+ acre sites.



Firm Introduction | Markets



ICI employs
2 of only 26
Certified Professional
Estimators in Illinois.

Automotive

From showroom renovations to façade improvements to the construction of new dealerships, ICI is a trusted construction partner to dealership owners and general managers.

Commercial

ICI is accustomed to fast-track projects and handling the details and finishes that go into opening new commercial facilities and renovating existing ones.

Healthcare

From ambulatory surgical centers to medical office buildings, our healthcare leadership team has the experience and knowledge necessary to uphold our client's vision throughout all phases of a project.

Higher Education

Our growing portfolio of includes a new state-of-the-art athletic facility, a student welcome center and many learning environments that incorporate the latest technology and student amenities.

K-12 Education

ICI possesses extensive experience with new facilities, additions, life safety renovations, utility updates and new technology integration.

Municipal

Municipalities and public entities throughout the Chicago area turn to ICI for the instruction of their village halls, fire stations and libraries, to name a few.

Recreation

Clients have sought us out to build television studios, museum exhibits, entertainment venues and spas. ICI excels at projects that require great attention to detail.

Restaurant

Our reputation in the restaurant industry is unparalleled. ICI has extensive experience building projects ranging from local family cafes to nationally franchised restaurants.

Retail

ICI has an excellent history of constructing strip centers, stand-alone facilities, ground floor retail space, store front build-outs and space renovations.



Services



✓ General Contracting

✓ Construction Management

✓ Design / Build

PRECONSTRUCTION

- Site Selection
- Feasibility Studies
- Existing Building Analysis for Client Acquisition
- Budgeting / Cost Modeling
- Master Schedule Development
- Cash Flow Development & Analysis
- Cost Estimating
- Code Analysis
- Contract Administration
- Quality Control
- Scope Modification Reviews
- Constructability Reviews
- Value Engineering
- Commissioning Plan Preparation
- Participation in TIF Presentations
- Bid Packaging
- Design Consultant Coordination
- Architect Scope Reviews
- Project Update Reports
- Bid/Award Coordination
- Permit Procurement
- Contract Reviews
- Overall Team Coordination

CONSTRUCTION AND POST OCCUPANCY

- On-Site Supervision
- Project Team Coordination
- Project Meeting Administration
- Cash Flow Analysis
- Budget / Cost Tracking
- Change Order Management
- Testing and Inspection Consultant
- Claims Management
- Payment Administration
- Coordination with Local Municipality
- Commissioning Management
- Request for Clarification Reviews
- Shop Drawing and Submittal Reviews
- Contract Administration
- Quality Control Monitoring
- Bi-Weekly Project Reports
- Commissioning Coordination
- Relocation Management
- Move-in / Move-out Coordination
- Staff Training on Building Systems
- Warranty Management





Terry Fielden, LEED AP BD+C
DIRECTOR OF K-12 EDUCATION
NAPERVILLE SD 203 BOARD MEMBER



PROJECT ROLE

Project Executive

ACCREDITATIONS

LEED AP BD+C

IASBO Service Advisory Associate
Committee Member

Resolution Chair DuPage IASB

Member: DuPage IASB Executive
Committee

TOTAL EXPERIENCE

28 Years

EXPERIENCE WITH ICI

4 Years

REFERENCE

Dr. Michael Zelek

847.986.3445 | mzelek@d127.org

Terry Fielden has completed in excess of \$850M in career project volume for various Education Clients and Architects throughout Illinois. To date, he has worked in more than 35 school districts throughout the state. His skill set focuses on the operational aspects of all projects to bring a uniquely balanced approach to cost estimating. Terry complements the estimating phase by providing analysis for the potential cost impacts related to constrained site logistics, unique student safety concerns, weather conditions and sequencing of the project. Terry brings a unique educational perspective to his projects as he is currently serving his third term on the Naperville District 203 Board of Education. His focused operational skills allow him to balance and skillfully navigate building programs while holding the desired educational vision for the children at the forefront of the process.

SELECT PROJECT EXPERIENCE

Burbank School District 111 New Burbank School | Burbank, Illinois
Preconstruction Phase

Cicero School District 99 New Warren Park Elementary School | Cicero, Illinois
Anticipated Completion: August 2016

Cicero School District 99 Transportation Center | Cicero, Illinois
Completed 2012

Elmwood Park CUSD 401 High School Expansion and Life Safety Upgrades | Elmwood Park, Illinois | *Completed 2015*

Elmwood Park CUSD 401 Elementary School Expansion & Life Safety Upgrades | Elmwood Park, Illinois | *Completed 2015*

Grayslake High School District North HS Expansion | Grayslake, Illinois
Completed 2015

New Lenox School District 122 Oster Oakview Renovation | New Lenox, Illinois
Completed 2012





Marc Poskin, CPE, LEED AP BD+C
VICE PRESIDENT OF ESTIMATING



PROJECT ROLE

Cost Estimating / Preconstruction

ACCREDITATIONS

Certified Professional Estimator
LEED AP BD+C

TOTAL EXPERIENCE

26 Years

EXPERIENCE WITH ICI

11 Years

REFERENCE

Bob Groos
Business Manager
rgroos@nlsd122.org
T (815)485-2169

A graduate of the University of Illinois at Champaign-Urbana, Marc holds Masters Degrees in both Architecture and Civil Engineering. Marc joined ICI in 2006 and has since led our estimating team in the successful pursuit of a multitude of construction management opportunities. Marc has particular expertise in cost estimating and value analysis within the Illinois K-12 Education market. During the course of his career, Marc has worked with over 35 Illinois School Districts on their short and long term preconstruction needs. Additionally, he holds the accreditation of Certified Professional Estimator (CPE); an extensive testing and certification process achieved by only 26 people in the state of Illinois.

SELECT PROJECT EXPERIENCE

Burbank School District 111 | New Luther Burbank School
Leyden HSD 212 | East / West High Schools Renovations / Expansions
Grayslake High School District 127 | North High School Expansion
Elmwood Park CUSD 401 High School Expansion and Life Safety Upgrades
North Palos SD 117 | Conrady School Addition and Renovation
North Palos SD 117 | Sorrick Elementary School Expansion and Renovation
North Palos SD 117 | Oak Ridge Elementary School Expansion
Cicero SD 99 | New Warren Park Elementary School
Cicero SD 99 | Lincoln Elementary School Expansion and Renovation
Cicero SD 99 | New Transportation Center | Cicero, Illinois;
New Lenox School District 122 Oster Oakview Renovation | New Lenox, Illinois;
Evergreen Park SD 124 | JH School Addition and Renovation



2

SECTION TWO





As a preeminent school construction manager in the Chicago area and beyond, ICI has completed more than \$250 Million in K-12 construction projects in recent years. Our talented K-12 Team has partnered with education clients in the capacity of construction manager on expansion, renovation, new construction, site improvement and life safety work. We are proud of the strong working relationships we have developed with our clients; some of which span 20 years.

If you ask one of our education clients or an architect with whom we've partnered, chances are they will tell you that ICI's preconstruction services are unmatched in the industry. Led by K-12 Director, Terry Fielden and Vice President of Preconstruction, Marc Poskin, ICI works alongside clients and architects to develop accurate budgets and construction schedules, implement cost control methods and provide valuable input on items such as value engineering alternatives, logistics and phasing.

Interested in learning more?

Contact:

Terry Fielden

Director of K-12 Education

T 630.941.6852

tfielden@iciinc.com



Clients

Avery Coonley School

The Brookwood SD 67

Burbank SD 111

Chicago Public Schools

Cicero SD 99

Coal City USD 1

Des Plaines CSD 62

Elmwood Park CUSD 401

Evergreen Park Elementary SD 124

Frankfort CCSD 157-C

Glenbard Township HSD 87

Golf Elementary SD 67

Grayslake HSD 127

Highland Park SD 107

Immaculate Conception High School

Indian Prairie SD 204

Kirby SD 140

Komarek SD 94

LaGrange SD 105

Leyden HSD 212

Marist High School

Manhattan SD 114

New Lenox SD 122

Niles Township HSD 219

Northbrook SD 28

North Palos SD 117

Queen of Peace High School

Reed Custer CUSD 255

River Grove SD 85.5

South Holland SD 151

Palos CCSD 118

Walther Lutheran High School

Wheaton Academy

Woodridge SD 68





Warren Park School CICERO SCHOOL DISTRICT 99

LOCATION

Cicero, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

Cicero School District 99's existing Warren Park school was no longer meeting the District's curriculum needs and the environment was not conducive to 21st century learning. They approached ICI to conduct a facility study to evaluate whether it was in the District's best interest to renovate the existing building or replace it completely.

ICI conducted a thorough investigation of the building and the cost implications of both options. After our findings were reported, the District opted to demolish the existing school and build a replacement on the same site.

The new Warren Park PK-6 Elementary School project broke ground in the spring of 2015 after an agreement was reached on the

final school programming. The site required extensive environmental remediation that was completed in August 2015.

All work took place in a densely populated, active neighborhood so safety was of paramount importance. Contractor staging and site access required continual adjustments as the work progressed.

The new school building was designed with a desire to house more of the local neighborhood student population through extended grade levels versus the typical elementary school.

The school opened as planned in August 2016 and houses students in levels pre-





Warren Park School
CICERO SCHOOL DISTRICT 99
[CONT'D.]

kindergarten through sixth grade. The school contains twenty-six (26) elementary grade classrooms, special education classrooms, three (3) kindergarten classrooms, two (2) preschool classrooms, four (4) elementary grade classrooms, cafeteria, gymnasium and several administrative and storage areas. The school also includes an internet-based

media center, music/art classroom with accompanying office suites and storage spaces.

The project incorporated sustainable practices including permeable pavers, green space and a green roof.





Luther Burbank School

BURBANK SD 111

LOCATION

Burbank, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

CannonDesign

In the spring of 2016, Burbank School District 111 passed an approximately \$28,000,000 referendum for the replacement to their existing K-6 Luther Burbank School located southwest of Chicago in the community of Burbank.

Upon passage of the referendum, the District immediately commenced a search for an architect and construction manager.

ICI was chosen from among sixteen construction management firms through a competitive selection process.

The new school will be constructed on the same site as the existing school. ICI is currently partnering with the District and the architect during the preliminary design stages. The project is expected to break ground in the spring of 2018 with an anticipated completion date of August 2019.





East and West Campus Improvements

LEYDEN HIGH SCHOOL DISTRICT 212

LOCATION

Northlake and Franklin Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

SPM Architects

ICI is the Construction Manager for Leyden High School District 212. Our K-12 Team is currently in the preconstruction phase of delivering significant school enhancements within the District.

The District is planning two programs of curricular enhancement at both the East and West Campuses. The District serves the suburban communities of Franklin Park, Northlake, Rosemont, Schiller Park, River Grove, Melrose Park and unincorporated Leyden Township. The District employs over 200 teachers and serves approximately 3,300 students.

The scope of upgrades at West Leyden High School, located in Northlake, includes major renovations to the

kitchen/eating area and upper LRC / curricular wing. A courtyard addition is planned that will provide a new LRC and student commons. The existing spaces on both the upper and lower floors within the building will be transformed to educational space. The project is targeted to begin construction in May 2017 and has a planned completion of winter / spring during the 2018-2019 school year.

East Leyden High School, located in Franklin Park, will be expanded with a new students common, kitchen / cafeteria, music and aquatic center. East will also receive various areas of renovation to existing gymnasiums and classrooms. The project is slated to be complete in summer 2019.





East and West Campus Improvements

LEYDEN HIGH SCHOOL
DISTRICT 212

[CONT'D.]

The District's goal and vision for these building improvements is to provide a better learning and interactive environment. Both buildings have dated interior space that do not accommodate the requirements of a modern education

environment. The additions and renovations will add needed learning spaces and improve flexible learning.





Lincoln School Renovation & Expansion CICERO SCHOOL DISTRICT 99

LOCATION

Cicero, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

AWARDS

Chicago Building Congress Merit
Award Finalist: Rehab 2011

AIA NEI Merit Award Winner

ENR Midwest Best K-12 Project 2011

Since 1995, ICI has partnered with Cicero School District 99 as the District's construction manager. In August 2010, ICI delivered our most challenging project to date: a 70,995 SF addition and 62,720 SF renovation at Lincoln School. The project was completed in an incredibly short time frame, with the added complexity of an occupied school during portions of construction.

The addition to the existing school, designed by Cicero School District's long-standing architect, FGM Architects, more than doubles the size of the original school. The project site was a full city block in the center of a dense residential community. The design for the addition tied together the historic architecture from the original 1930's school building

and a more contemporary addition that was completed in 1952. The scale and massing of the addition related to the traditional bungalow style architecture of the surrounding neighborhood.

The design solution included enclosing the existing courtyard and creation of a new courtyard with the addition. The shared spaces such as the gymnasium, learning resource center and cafeteria frame the courtyards and connect the newly formed east and west wings. Sunshades are used on the south elevation to help control solar heat gain.

New specialty classrooms, including a computer lab, music classroom and art classroom are all centrally located within the new layout. The new layout also





Lincoln School Renovation & Expansion CICERO SCHOOL DISTRICT 99 [CONT'D.]

allows for classrooms to be grouped by individual grade in their own wings of the building.

The building has a flexible infrastructure for current and future technology. Interactive white boards with touch control of computer applications, called SMART boards, were installed in each of the 41 pre-kindergarten through sixth grade classrooms and all teaching spaces; creating an innovative teaching setting for engaging students.

The existing school, originally constructed in 1931 with additions in 1952 and 1970, required major upgrades such as a new roof, new ceilings and flooring, as well as a new fire sprinkler

system. A total of 17 classrooms were also renovated and the entire mechanical system was replaced which included a new air conditioning system; a major upgrade from the existing antiquated boiler-fed heat only system. Asbestos abatement was also required throughout the renovated portion of the building.

Construction took place throughout the 2009-2010 school year. Because the construction site for the addition bordered the existing school where classes were taking place, ICI worked closely with District 99 to develop a detailed site logistics plan to ensure the safety of each student and staff member throughout the entire project.





Transportation Center CICERO SCHOOL DISTRICT 99

LOCATION

Cicero, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

As a continuation of the nearly 20 year partnership FGM Architects and ICI has shared with Cicero School District 99, the project team was asked to design and construct a new Transportation Facility for the District's fleet of nearly 80 buses. The new facility consolidates two former run-down, remote bus storage and parking areas into one secure, sheltered location.

The south half of new Transportation Center building houses two maintenance bays, one vehicle wash bay, a parts and tools storage area as well as office space for the maintenance staff. The north half of the building houses offices for the Transportation Director, the Director of Safety and Training, as well as an administrative area for dispatch and

support. A large training room complete with seating for 100, two wide-screen TVs and a projector system are also housed within the north half of the building. The space is used for driver safety training and can also serve as a meeting location for assorted district needs. Men's and women's locker rooms as well as storage lockers are also provided to staff.

The architectural character of the new Transportation Center reflects the District's commitment to pragmatic, durable and low maintenance design and material selections. The exterior of the building is comprised of simple detailing and a brick close in color to the adjacent District 99 school, Unity Junior High. Interior materials reflect





Transportation Center CICERO SCHOOL DISTRICT 99 [CONT'D.]

the utilitarian function of the building, yet maintain a pleasant atmosphere through the use of natural daylighting and simple, suitable design. There are two canopies for bus storage within the property boundary; one placed on the east side of the building and one to the west. The canopies provide a total of 80 well-lit, secure spaces for the buses to be stored overnight or while warming up in the morning prior to leaving for routes.

The selected site for the Transportation Center was initially developed in the early 1910s. Records indicated that the site and the building occupying the site were used for industrial purposes from approximately 1910 to present day. Given the history of parcel and the

potential for contamination, the design and construction team and a third party testing agency developed a three phase plan in order to prepare the site for District usage.

Phase I of the project consisted of an extensive planning effort, evaluating cost implications and site options. Phase II was the demolition of the building and slab and the removal of the contaminated soils. Phase III was the construction of the service garage, the bus canopies and the parking lot.

Due to the extensive upfront planning effort of the design and construction team, construction of Phase III progressed efficiently and only took approximately 7 months.





Administration Building Renovation and 3-Story Expansion

CICERO SCHOOL DISTRICT 99

LOCATION

Cicero, Illinois

PROJECT DELIVERY

Construction Manager

ARCHITECT

FGM Architects

ICI constructed a three-story addition and completed a major renovation, including installation of an elevator and steel staircase, at the Cicero School District 99's Administration Center.

The project scope included reinforcing the building's stone foundation, the installation of new steel columns and beams and foundation footings to correct floor deflection. Tuckpointing took place where feasible and, in some instances, entire areas were replaced with new brick on the exterior.

Upon inspecting the roof, it was found that the rafters were split, requiring three-quarters of the roof to be removed and replaced. Entrance support columns were also replaced.

The mechanical system, sewer piping and electrical distribution service were replaced. An "addressable" fire alarm system was also installed.

Additionally, asbestos and lead abatement were performed and a hazardous underground fuel tank was removed. Interior renovations included new windows and lintels, light fixtures and floor coverings. Bathrooms were upgraded to become ADA compliant.

In the summer of 2008, ICI returned to complete minor life safety renovations to the building. A phased turnover was coordinated to allow for the tenant work spaces to remain functional throughout the course of the project.





East and West Campus Improvements

LEYDEN HIGH SCHOOL DISTRICT 212

LOCATION

Northlake and Franklin Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

SPM Architects

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East and West Campus Improvements

LEYDEN HIGH SCHOOL
DISTRICT 212

[CONT'D.]

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environment. The additions and renovations will add needed learning spaces and improve flexible learning.





Elmwood Park High School Expansion and Renovations

ELMWOOD PARK CUSD 401

LOCATION

Elmwood Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

DLA Architects

PHOTOGRAPHY COURTESY DLA ARCHITECTS

During the summer of 2014, ICI completed two concurrent expansion and renovation projects within Elmwood Park Community Unit School District 401. In addition to an expansion and renovation project at Elmwood Elementary School, the District embarked upon a major expansion and upgrades at Elmwood Park High School.

Beginning in June 2014, ICI constructed a 16,000 square foot addition housing six new lab rooms, a lecture seating area and common space for group collaboration.

The new labs allow the District to expand upon their current science curriculum; ultimately better preparing students for college.

The expansion is situated along the front (northwestern edge) of the building for two reasons: one, it allows the school to develop a more secure entry point and two, it allows the school to repurpose several existing science labs into new learning space all while creating a dynamic, forward-thinking image for the District.

The District also undertook several areas of interior renovation to improve the mechanical function of the building. Additionally, all of the existing windows were replaced for enhanced energy performance.

ICI was hired by CUSD 401 in early 2013 through a competitive selection process.





Elmwood Park High School Expansion and Renovations

ELMWOOD PARK CUSD 401
[CONT.'D]

When asked why Elmwood Park Community Unit School District 401 selected ICI, the District's Business Manager, Mr. Tom Zelek, provided the following insight:

"We selected ICI for our Master Program based on the experience of the Team Leaders and their ability to plan and solve

problems. They instilled the confidence of 'looking out for the best interests of the District'. We would recommend their services."

Photography provided courtesy of DLA Architects, Ltd.





Elementary School Expansions & Renovations ELMWOOD PARK CUSD 401

LOCATION
Elmwood Park, Illinois

PROJECT DELIVERY
Construction Management

ARCHITECT
DLA Architects
RENDERINGS COURTESY DLA ARCHITECTS

In 2013, ICI was selected through a competitive selection process by Elmwood Park Community Unit School District 401 to provide Construction Management Services for the District’s upcoming expansion and renovation projects at two of their schools: Elmwood Elementary School and Elmwood Park High School. The District selected ICI based upon our long term approach to client relationships as well as our recent, relevant experience with Chicago area K-12 education clients.

As school let out in late May 2014, ICI mobilized and embarked upon a fast track expansion and remodel along the southern end of the District’s 100 year-old elementary school. The expansion houses a new 5,000 square foot kitchen

/ dining space. The kitchen is full service and includes a new receiving space.

The dining area is connected to the existing gymnasium, allowing for flexibility, as the space can also be used as a multi-purpose room or a public community space.

The District also added four classrooms to address the overall need for more elementary space. Several of the classrooms incorporate a unique wooden ceiling above the group learning space. This architectural feature creates a visual transition to distinguish the space as a collaborative area.



Oak Ridge Elementary School Expansion NORTH PALOS SD 117

LOCATION

Palos Hills, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

Legat Architects

ICI recently completed a second major school expansion project within a two year span for North Palos School District 117. After finishing a 16,285 SF expansion to Sorrick Elementary School in 2011, the District approached ICI to begin preconstruction budgeting for a similar expansion onto Oak Ridge Elementary School.

The 16,000 SF expansion began in the spring of 2013 and was turned over to the District in coordination with their winter break in December 2013. The two-story expansion created space for seven classrooms (divisible into thirteen total), a state of the art media center, a workroom, storage rooms and a new mechanical room.



Additionally, relocated the school's administrative area and created a more secure entry point at the school's main entrance. The front doors are equipped with security cameras so administrative staff are aware of every person entering and exiting the building.

ICI also expanded onto the school's All-Purpose Room (shown above) to create space for a more functional kitchen, better storage and to create a space to house the building's mechanical systems. The All Purpose Room also received cosmetic upgrades.

The project was completed on time and was well-received among the students, staff and District Administrators.





Sorrick Elementary School Expansion and Renovation

NORTH PALOS SD 117

LOCATION

Palos Hills, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

Legat Architects

ICI completed a \$5.5 million addition and renovation project to North Palos School District 117's Sorrick Elementary School in late summer 2011. The expansion houses a new Early Learning Center. Improvements were also made to the school's 3.1 acre site including new utilities, water main, a detention pond and new bus access and drop off lanes for the school. In order to accommodate the District's schedule, ICI managed construction of the 10-month project through the winter months.

The new 16,285 SF single-story addition onto the existing school added new kindergarten and ELL classrooms, new reading rooms and a media center, along

with a new Art and Music room and a new warehouse space and bathrooms.

Within the existing, 43,325 SF school, International Contractors worked on life-safety and sprinkler upgrades.

ICI worked closely with the Owner and Design Team to provide preconstruction budgeting services. Through project alternates and creative value engineering, the team provided a new, 500 foot long, two-lane parkway improvement to separate bus traffic from student drop off traffic, without increasing the original budget.





North High School Expansion & Renovation GRAYSLAKE HSD 127

LOCATION

Grayslake, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

Through a competitive selection process, ICI was chosen as Grayslake High School District 127's Construction Manager in the fall of 2012. Working with District architect, FGM Architects, ICI recently completed an addition and renovation to North High School.

Construction began in the summer of 2013. The two-story addition of approximately 11,000 SF makes way for an athletic locker room and a weight room. Additionally, ICI performed renovations to existing spaces that allow for a foods lab, an additional art room as well as relocation of the dance room and expansion of the wrestling room.

The District had a \$5.5 million budget for the project. Upon developing an initial cost estimate during the preconstruction phase, ICI projected the cost to be closer to \$6.2 million. As such, FGM and ICI worked together with the District to bring the project within budget parameters and the project was successfully completed on budget.





Oster Oakview Elementary School Renovations

NEW LENOX SD 122

LOCATION

New Lenox, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

Legat Architects

ICI was hired as New Lenox School District 122's Construction Manager in early 2012. Our relationship with the District commenced with an interior retrofit of the lower level of Oster Oakview School.

ICI worked throughout the summer of 2012 to successfully complete the 8,000 SF retrofit. The office and classroom spaces, located underneath the school's gymnasium, provided several challenges for the project team. Unforeseen conditions arose on multiple occasions and constant communication among the team was required to ensure project success.

Several of the issues that arose required structural modifications or adjustments to the mechanical systems and needed resolution within 24 hours. These problems were mitigated due to the immediate response of the team and the project opened in time for teachers and students returning to the school in early fall 2012.





Central Middle School Renovation & Expansion

EVERGREEN PARK SCHOOL
DISTRICT 124

LOCATION

Evergreen Park, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

GreenAssociates

In late 2013, ICI was hired by Evergreen Park School District 124 to serve as the District's Construction Manager for their upcoming multi-phase renovation and expansion project.

For the following several months, ICI worked with the District on preconstruction planning, budgeting and scheduling to align the District's goals with a realistic timeline and scope to fit their budget.

Phase 1 - Summer 2014: The first phase in the project included the creation of a well-marked secure entry point at the school's northeast corner. ICI completed a gut renovation of the administrative space along the school's eastern edge. At the same time, ICI worked in the

southwest portion of the school to gut and combine several existing classrooms and create a state-of-the-art media center. Mechanical and electrical upgrades throughout the existing school were also an important component to this phase of the project.

Phase 2 - Fall 2014: During the fall of 2014, ICI completed a gut renovation of the existing science labs. Because work was being performed in an occupied school, safety and minimizing disruption to school activities was paramount.

Phase 3 - Summer 2015: Summer 2015 entailed renovating the existing band and music rooms, corridors, as well as the gymnasium and locker rooms.





Hickory Creek Middle School

FRANKFORT SD 157C

LOCATION

Frankfort, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

AWARD

AIA NEI 2009 Design Award

Illinois Indiana Masonry Council
2008 Excellence in Masonry Award

The new 198,000 SF Hickory Creek Middle School is situated on 30 acres of land. The school offers classroom space for 1,050 students and has an additional growth capacity of 1,300.

Because of ICI's long standing relationship with the District, our team was intimately aware of the District's needs, thus making ICI an integral part of the programming and design team.

During the programming phase, ICI introduced a Design/Build HVAC Bid Package in order to engage the awarded trade contractor early in the design process. Because they were responsible for design, construction and a 5-year service contract for the HVAC system, the awarded contractor took great care to design an exceptional system.

During pre-construction, ICI focused on constructability, system analysis and scheduling. Because of our focus on client needs and our ability to partner with the Design Team, the District's ambitious quality, cost and scheduling goals were attained.

This project was completed two months ahead of schedule and almost \$1,000,000 under the original construction budget.

The reduction in schedule allowed District staff ample time to move in and prepare their rooms prior to the first day of school.





Grand Prairie Elementary School and Two-Phase Expansion

FRANKFORT SD 157C

LOCATION

Frankfort, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

ICI's relationship with Frankfort Community School District began with the construction of a new school, Grand Prairie Elementary School. The 82,000 SF school was awarded based on a stipulated sum contract. The facility sits on 37 acres and offered 27 classrooms, 13 administrative offices, a gym and common area.

The single-story school has a circular library providing immediate access to computers for all classes. Additionally, the site also accommodates a parking lot and playing fields. A maintenance building with offices, overhead doors and four bays and a security room was also constructed. The project was completed within the allotted 14 months and within budget.

Because of the project's success, the District then turned to ICI for the construction of two subsequent expansions onto the school and switched to a Construction Management project delivery method.

In 2002, the School District contracted ICI in the role of Construction Manager for the 45,000 SF expansion and renovation of Grand Prairie Elementary School.

In our role as Construction Manager, ICI was able to become involved in the project at an early stage, working closely with FGM Architects at preconstruction, discussing and evaluating building options and providing budget and scheduling information needed by the Board to make informed decisions.





Grand Prairie Elementary School and Two-Phase Expansion FRANKFORT SD 157C [CONT'D.]

The expansion and renovation encompassed 18 new classrooms, a full gymnasium, a multi-purpose room, hard and soft play areas, a courtyard student garden and other instructional and computer areas. The project was completed two months ahead of schedule and \$200,000 under budget.

The final phase of construction on the building began in 2008 when the District approached ICI for the construction of a 28,520 SF addition on the east side of this K-2 School. The addition provided six new classrooms for first and second graders, three new kindergarten rooms, a multi-purpose room, restrooms, a “team” room and a special education classroom. Additionally, ICI completed site work on 9.5 acres of school property.

These upgrades included an several acres of detention, new site utilities and new curbs and gutters. Reconstructing parking lots and driveways added 125 new parking spaces and 25 bus staging areas.

ICI performed work at Grand Prairie as well as the District’s Chelsea Intermediate School simultaneously, including over \$3 Million in site work in place within 9 weeks.

Because school was in session during construction, ICI took a very proactive approach in reinforcing safety. Project team members created a site-specific safety program and involved students in the process.





Wilson Creek Elementary School MANHATTAN SD 114

LOCATION

Manhattan, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

STR Partners

After completing construction of Manhattan Junior High School as a General Contractor, ICI was invited to return as Construction Manager for the 85,000 SF Wilson Elementary School on 16 acres in Manhattan, Illinois.

The PK-2 elementary school houses 500 students with 25 students per classroom. Plans called for two early education rooms, eight kindergarten rooms and 16 classrooms. In addition, the school offers separate music, art and computer rooms as well as administration offices, special education resources, a kitchen and gymnasium.

ICI worked with School District officials, board members and the design team throughout the preconstruction process. Meeting regularly with the owner and architect, the ICI Project Team reviewed documents and specifications, making recommendations on specific materials and methods which would meet established quality standards while reducing the cost and schedule of the project.





Athletic Fields Replacement

WHEATON ACADEMY CHRISTIAN HIGH SCHOOL

LOCATION

West Chicago, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

JNKA Architects

In the spring of 2014, ICI began working with Wheaton Academy Christian High School on the implementation of a portion of the school's long-term Master Plan.

During the spring and summer of 2014, ICI served as the Construction Manager for a new synthetic turf football / soccer field, a baseball field, track and field events space, a practice football / baseball field and tennis courts.

ICI's scope of work included excavation of the existing fields, installation of drainage, concrete curbs, the installation of the asphalt surface for the track and tennis courts as well as fencing surrounding the perimeter of each of

these spaces, walkways and electrical site lighting.

Because construction to a portion of the site began prior to the conclusion of the school year, close coordination was required with the faculty, staff, students and members of the community to protect everyone's safety. Construction traffic-only signs were placed throughout the site and construction vehicles will be separated from all other traffic once on campus.

The project was completed prior to the start of the 2014 school year and in time for the baseball and football seasons to begin as scheduled.





Multi-Year Master Plan Updates & Improvements THE AVERY COONLEY SCHOOL

LOCATION

Downers Grove, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

Following an extensive pre-qualification process, ICI was selected to deliver a multi-phased expansion and renovation to The Avery Coonley School in Downers Grove in 2004. After the successful completion of this 3-story addition project, ICI has been invited back every year to complete miscellaneous remodeling and life safety work for the school during the summer months. Please see below for various long term projects ICI has fulfilled for the school:

2006: ICI renovated 3,200 SF of classrooms serving the 2nd, 3rd, and 4th grades. The scope of work included painting, millwork restoration and updated lighting. Additionally, ICI renovated the original library into a new, 1,400 SF, multi-purpose room. The scope of work

included demolition, carpentry, carpet, paint, plaster, tile, AV equipment, electric and a new millwork package.

2007: The existing locker room was upgraded with new lockers, millwork and paint. All light fixtures were cleaned and re-lamped prior to start of school.

2008: The Avery Coonley School was built in 1929 and is listed on the Register of Historic Buildings. The masonry construction was originally coated with a breathable product, but over the years, the coating was changed to a non-breathable latex paint, causing the brick and mortar to spaul. ICI rebuilt approximately 50+ columns and the wood structure above the columns, stripped all coated areas, performed tuck-pointing and re-coated the brick with a breathable product.





Multi-Year Master Plan Updates & Improvements THE AVERY COONLEY SCHOOL [CONT'D.]

2009: As part of Avery Coonley's ongoing program to restore this 80 year old building, ICI completed masonry restoration on the east and southeast elevations of the building. ICI also restored three 3 chimneys and 2 stone entry columns. The restoration work includes stripping layers of paint, grinding, tuckpointing, replacing damaged brick where necessary and blanketing with a new breathable coating. Because the summer program was in session, ICI coordinated very closely with staff to ensure that morning and afternoon drop off and pick up of students was not affected.

2010: ICI performed masonry restoration at the south elevation of the school, demolition and reconstruction of

the southwest and northwest entry stairs, restoration work to the existing windows on the south and west elevations of the original building, miscellaneous carpentry and roofing work to repair water leaks and minor repairs, including patch and paint of drywall, in the existing library.

2011: As part of a multi-year phased plan, ICI completed masonry restoration, window restoration, abatement to the Main Building of The Avery Coonley School's campus.

2012: ICI completed masonry restoration, window restoration and abatement on the Main Building of the campus. The Gate House roof was also replaced.





Multi-Year Master Plan Updates & Improvements THE AVERY COONLEY SCHOOL [CONT'D.]

2013: ICI worked throughout the summer to complete renovations and upgrades within the school as well on the surrounding grounds. In continuation with the previous summer, the windows on the western portion of the school were abated, restored to their initial condition and reinstalled. The retaining wall along the front entrance to the school was

completely rebuilt and drainage was installed behind the wall to prevent any future deterioration of the wall. Lastly, a new brick paver path was installed, sidewalk was repaired in several sections and several portions of the building were painted and recarpeted.





Lower School Renewal THE AVERY COONLEY SCHOOL

LOCATION

Downers Grove, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

In continuation of a ten-year ongoing relationship with The Avery Coonley School, ICI completed a major renewal of the institution's Lower School during the 2014-2015 calendar year. The Lower School is the oldest part of the building, first occupied in 1929, and was in need of both infrastructure and aesthetic improvements to enhance the learning environment for the students.

ICI partnered with Avery Coonley and the school's architect, FGM Architects, during the preconstruction process to evaluate mechanical and electrical systems, run cost scenarios and provide constructability and scheduling input.

The majority of the construction took place during the school's summer break.

The volume of work performed within this tight timeframe required close coordination and monumental effort from the ICI staff and their team of subcontractors.

The full scope included the replacement and upsizing of electrical systems. Window air conditioning units were removed and replaced with a central air conditioning system. Lighting was replaced throughout every classroom as well as the library. The fire sprinkler piping and electrical conduit originally were exposed. All of this was replaced and concealed within the ceiling to provide a more streamlined appearance for the classrooms.





Lower School Renewal THE AVERY COONLEY SCHOOL [CONT'D.]

Each learning space was rejuvenated with new paint, carpeting, furniture and technology. Lastly, the existing interlocking octagonal learning “cubes” housed within the space that over time had become one of the hallmarks of Avery Coonley were disassembled, removed and replaced by new, custom-built learning “cubes”. The new cubes interlock similar to the older version, and each is furnished with lighting, a personal drop-down desk, carpet and a cushion.

Within the school’s library, ICI installed new fixtures, furniture and carpeting. Additionally, an existing underutilized room at the far end of the library was converted into three separate, more

intimate spaces for small group learning or individual study. The entire library was painted, most notably the ceiling beams were rejuvenated with a burnt umber hue.

Prior to embarking on the construction phase, a decision-making team comprised of members of the school board and administration participated in a year-long process of discovery and research to determine the vision for the Lower School. The finished product exceeded expectations and has allowed the school to realize their vision.





Three Story Expansion THE AVERY COONLEY SCHOOL

LOCATION

Downers Grove, Illinois

PROJECT DELIVERY

Construction Management

ARCHITECT

FGM Architects

Following an extensive pre-qualification and interview process, ICI was chosen to deliver a multi-phased expansion and renovation of The Avery Coonley School in Downers Grove. ICI immediately began evaluating preliminary plans and multiple system alternatives; providing budgeting and constructability advice. Particular attention was given to procuring a one-of-a-kind, AAon air conditioning unit that would fit onto the minimal, flat portion of The Avery Coonley 'hip' roof.

The three-story expansion (totaling 15,000 SF) accommodated French and Mathematics classrooms, Science labs, and Computer labs within the first phase

of construction. During subsequent phases of the renovation, the 80-year old structure received a new kindergarten and classrooms. In addition, the library's original historical character was restored.

Bidding was conducted during the winter of 2004-2005. Ground-breaking took place in April 2005 and the addition was completed in February 2006. Every summer since 2004, ICI has returned to complete additional improvements around the campus.



RFP for Construction Manager At Risk (CMAR) Scoring Matrix

Construction Manager At Risk (CMAR) RFP Scoring Matrix							
Category	Features/ Requirements	Vendors					
		Henry Bros. Co.	ICI, Inc.	IHC	Lendlease	Turner	Walsh
1_Cost	Overall Cost						
2_Committee Evaluation	Required Information Provided in Proposal	5.00	5.00	5.00	5.00	5.00	5.00
2_Committee Evaluation	Proposal Quality	5.00	5.00	5.00	5.00	5.00	5.00
2_Committee Evaluation	Qualifications and Experience	5.00	5.00	2.92	5.00	4.00	5.00
2_Committee Evaluation	CMAR Experience	5.00	5.00	5.00	5.00	4.00	4.17
2_Committee Evaluation	Firms Project Approach	5.00	5.00	5.00	5.00	5.00	5.00
2_Committee Evaluation	Firms Qualifications to perform on this project	5.00	4.00	3.00	4.20	4.00	4.50
2_Committee Evaluation	Firms experience within 50 miles of project	5.00	5.00	5.00	5.00	2.00	5.00
2_Committee Evaluation	Firms Process for Time & Budget	5.00	5.00	5.00	5.00	5.00	5.00
2_Committee Evaluation	RFQ Response	4.67	5.00	5.00	4.17	3.00	5.00
3_References	Vendor Relations	4.50	5.00	4.00	3.75	4.25	5.00
3_References	Operational Relations	4.50	5.00	4.00	4.00	5.00	5.00
1_Cost Score		0.00	0.00	0.00	0.00	0.00	0.00
2_Committee Evaluation Score		54.59	53.78	50.01	53.00	45.22	53.37
3_References Score		9.00	10.00	8.00	7.75	9.25	10.00
Total Score		63.59	63.78	58.01	60.75	54.47	63.37