



CITY OF CREST HILL MUNICIPAL PLAZA BAND SHELL



20 November 2024

PRESENTED BY:
Williams Architects
500 Park Boulevard, Suite 800
Itasca, IL 60143
630.221.1212

Andrew Dogan, AIA, NCARB, LEED AP
Managing Principal
(847) 682-6519
ardogan@williams-architects.com



20 November 2024

Ronald J. Wiedeman
City Engineer
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403
rwiedeman@cityofcresthill.com

Re: City of Crest Hill
Municipal Plaza - Band Shell
Statement of Qualifications and Proposal for Architectural / Design Services

Dear Mr. Wiedeman:

It is with great interest and enthusiasm, that **Williams Architects** submits this Response to your Request for Qualifications and Proposals for Architectural and Design Services for the **Crest Hill Municipal Plaza and Band Shell**. Based on our first-hand, extensive experience with Amphitheaters and Municipal projects, we are well suited for this highly specialized Project and would be honored to be selected as your Architect!

Established in 1974, our firm specializes in designing **cost-effective, community-centered** public facilities - the places that one "gets to go to" in our communities. Our staff has a wealth of experience in planning and designing public facilities, particularly with time and budget sensitive projects. We frequently create facilities for flexibility and evolving uses and recognize the importance of a creative yet objective approach to design that considers all possible options. Additionally, Managing Architect and Principal Andy Dogan - who will lead this project - is an accomplished musician, with extensive experience performing in and conducting ensembles throughout northern Illinois and southern Wisconsin, including with the DuPage Symphony Orchestra. His extensive knowledge of acoustics and performance practice in addition to his architectural experience will ensure that this project meets the City's functional, acoustical, and operational goals. We believe this unique experience and skill set within our firm will be of enormous benefit to this project.

Andy and Brad Moser, Project Manager, recently worked together with the Wheaton Park District on a complete renovation of Memorial Park. The project includes a new outdoor amphitheater with support facilities, restrooms, and concessions, designed carefully and intentionally following outcomes from extensive community and stakeholder engagement. We also recently celebrated the grand opening of the Antioch Village Green, which provides a Restroom / Concession Facility that supports the surrounding Gathering Spaces, Park, Spray Pad and Playground. We encourage you to contact our current and previous client references to learn first-hand about our project process, approach and performance.

Our project approach includes **active listening, strong communication, design creativity**, and the necessary leadership, guidance, and technical skill to ensure a successful project outcome. The team we're proposing consists of our senior staff who are dedicated to providing excellent professional services, guidance, and leadership to ensure a successful project outcome. Our response includes further information regarding our firm, our design experience, profiles of our key team members, and outlines our unique approach to your project. We would be honored to be considered as the **stewards of your vision** and work with you and the City of Crest Hill community to create a Municipal Plaza and Band Shell which will serve the residents and patrons well for years to come.

If you should have any questions regarding the attached materials or desire any further information, please do not hesitate to contact us. We look forward to the opportunity to work with the **City of Crest Hill**.

Sincerely,

Andrew R. Dogan, AIA, NCARB, LEED AP
COO / Managing Principal
ardogan@williams-architects.com / (M) 847.682.6519



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1. FIRM EXPERIENCE & QUALIFICATIONS



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75% OF OUR TECHNICAL STAFF ARE LICENSED ARCHITECTS



13 LEED ACCREDITED PROFESSIONALS



PROJECT CONTACT

Andrew Dogan, AIA, LEED AP
Chief Operating Officer / Managing Principal / Principal-in-Charge
ardogan@williams-architects.com
(847) 682-6519



OFFICE LOCATIONS

Itasca, IL (HQ)
630.221.1212

North Bay, WI
312.925.0907

Chicago, IL
312.219.8334

Columbus, OH
614.705.1531

Grand Rapids, MI
616.500.0941

Indianapolis, IN
727.914.9893

Scottsdale, AZ
520.352.7360

St. Petersburg, FL
317.610.3400



OWNERSHIP

Illinois Licensed Corporation

Tom Poulos
CEO

Frank Parisi
President

Andrew Dogan
Chief Operating Officer

Mark Bushhouse
Managing Principal

Scott Lange
Managing Principal

Steven Mihelich
Managing Principal

Andrew Caputo
Associate Principal

Tedd Stromswold
Associate Principal

Scott Morlock
Associate Principal

Marc Rohde
Associate Principal

Rocco Castellano
Associate Principal

THE WILLIAMS MISSION STATEMENT

Williams Architects strives to create exceptional design solutions to inspire the way people live, learn, heal, work and play through the creative blending of human needs, environmental stewardship, functional value, science and art that embodies the spirit of architecture.

OUR DESIGN PHILOSOPHY

As a client-oriented firm, **Williams Architects** is committed to developing a thorough understanding of our clients and their project needs. We express a commitment to architectural design that emphasizes economy and efficiency, durability and imagination of design with patron appeal and satisfaction while establishing a visual project identity that reflects and respects our clients' personality.



Williams Architects' Qualifications & Proposal
to the City of Crest Hill
Crest Hill Municipal Plaza Band Shell



THE STEWARDS OF YOUR VISION

FIRM DESCRIPTION

Williams Architects is a national design, architecture, engineering and planning firm. Established 50 years ago, we have built a solid reputation and our firm is ready to take on new design challenges in order to achieve creative, cogent and inspired architectural solutions! We collaborate to produce designs that enrich people's lives, and assist communities, agencies and organizations succeed.

We demonstrate our in-depth understanding of public architecture by developing innovative design solutions that incorporate the components necessary while introducing the most cutting edge technology to the final design. We have worked with a variety of municipalities and know all the right questions to ask to insure every facility meets the goals of our clients. Combined with our wide-ranging expertise, this results in superb, custom-designed facilities that reflect the needs of our clients and their communities.

Throughout all phases of each project, our senior management remains personally involved, which allows us to bring the more than 125 years of combined hands-on experience they represent to every facility. Our commitment to personalized, quality service is evidenced by our exceptionally high number of repeat customers.

FAST FACTS

As a leader in public architecture, we pledge to be the stewards of your vision and will make your priorities our priorities and ensure we are a partner with you every step of the way. Our services include:

Architectural Planning & Design *(Interiors, Estimating, Sustainable Design)*

Outlining the layout, structure, dimensions, materials, techniques, and procedures for the construction or renovation of a facility

Comprehensive Plans

Assisting communities prioritize their goals and aspirations for development

Master Planning

Developing spaces to best balance and harmonize all elements of the environment for long-term use

Feasibility Studies

Assessing the practicality of current (or proposed) facilities and spaces

Facility Needs & Assessments

Identifying areas within your facilities in need of improvement and utilizing the collected data to inform changes

Public Engagement

Involving members of the public in the agenda-setting, decision-making, and policy-forming activities of organizations undergoing development

Capital Funding / Bond Initiatives

Assisting communities to raise the necessary funds to fuel their activities and achieve their objectives

Grant Assistance

Aiding clients in the application for government funds to contribute to the necessary capital to provide enhancements to better serve their communities



Williams Architects' Qualifications & Proposal
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PROJECT PERSONNEL

Williams Architects performs all of the architectural design / planning, interior design, project coordination and construction administration work in-house. In addition, we retain specialized consultants and engineers to assist as needed on our projects. We have long-standing, excellent relationships with numerous consultants and rely on them to provide the quality of services expected of our firm. We will work with the City of Crest Hill in the final review and selection of our consulting firms, considering any suggestions you may have.

CLIENT



PROJECT TEAM



ANDREW DOGAN
Principal-in-Charge



BRAD MOSER
Project Manager



ALEXIS HENKE
Project Architect

EXTENDED CONSULTANT TEAM



CIVIL ENGINEER



**LANDSCAPE
ARCHITECT / LAND
PLANNER**



STRUCTURAL ENGINEER



MEP ENGINEER



LOW VOLTAGE CONSULTANT



COST ESTIMATOR



An Introduction to Spaceco

Spaceco was founded in 1977 on a commitment to transforming ideas into sustainable designs, resulting in hundreds of groundbreaking projects. With a legacy built on precision, sustainability, and human-focused engineering, Spaceco has helped set new benchmarks for the industry.

Our suite of engineering and related services is underpinned by our commitment to quality, innovation, and the environment. Our approach for every project is always tailored to meet the unique needs of our clients while prioritizing the well-being of the communities we serve.



History of Spaceco

Spaceco has been at the forefront of engineering innovation in the Midwest since 1977. Starting with a small, ambitious team in Illinois, the firm has expanded its reach and expertise to meet evolving industry demands, while staying true to its mission of delivering impactful engineering solutions.

This journey has solidified Spaceco's reputation as a leader in civil engineering, land surveying, and strategic consulting. The firm is recognized today as a vital contributor to the development and enhancement of residential, commercial, and public spaces across the Midwest and beyond.

Spaceco's Region of Operation

While our operations are rooted in Illinois, Indiana, and Wisconsin, our reach extends beyond. Spaceco has worked in, and has the ability to be licensed in, states across the country, enabling us to bring innovative engineering solutions to clients nationwide.



Hitchcock Design Group

TYPE OF SERVICES

Landscape Architecture
& Planning

ESTABLISHED IN

1980

CORPORATE NAME

Hitchcock Design, Inc.
(dba Hitchcock Design Group)

Since 1980, Hitchcock Design Group has earned a reputation for client-focused planning and design. From our offices in Austin, Chicagoland, Indianapolis, and South Florida, our planners and landscape architects have produced an extensive portfolio of award-winning projects. We employ a sustainable approach to our work by creating places that are memorable, attractive, functional, maintainable, and environmentally sound as well as cost-effective. Our goal is to increase the value of our clients' land resources in ways that advance their missions and improve their communities. We are proud of the long-term relationships we have developed with our clients through creative and responsive advocacy and are pleased to share these success stories and insights through many presentations and publications.

By collaborating with other experienced professional firms, we offer a full range of large-scale, multidisciplinary project capabilities while maintaining the focused, personalized attention of a smaller firm.

Hitchcock Design Group provides clients with a superior level of creative and logistical expertise. We have the capacity to tackle challenging assignments within tight timeframes through our studios that align with our areas of focus.

**"They have a very collaborative and innovative team.
I love that they are always ready with options."**

Janhvi Jakkal, Principal and Office Director for HKS Chicago

Austin

1601 Rio Grande
Suite 450
Austin, Texas 78701
512.770.4503

Chicagoland

22 E. Chicago Avenue
Suite 200A
Naperville, Illinois 60540
630.961.1787

Indianapolis

405 Massachusetts Avenue
Suite 3B
Indianapolis, Indiana 46204
317.536.6161

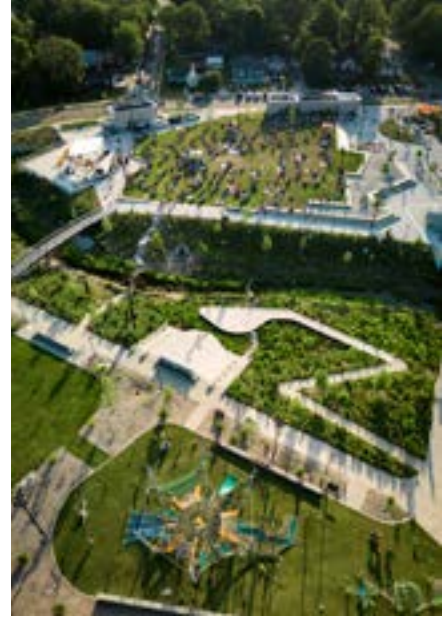
South Florida

1999 University Drive
Suite 202
Coral Springs, Florida 33071
754.277.4254



Williams Architects' Qualifications & Proposal
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WE ARE IMEG



LEADERS IN **ENGINEERING** AND **INNOVATION**.

IMEG has built a global reputation for engineering high-performance buildings and infrastructure using forward-thinking solutions.

Delivering the broad expertise of a national leader with the personal relationships and deep collaboration of a local firm, you'll never have to worry about us forgetting our roots. No matter the size of your project, you'll always get the personal touch you deserve.

Our work prioritizes performance and efficiency, and our team is equipped to handle full-service engineering, planning, and consulting projects of all sizes and complexities. Whether developing fresh ideas for sustainability, optimizing facility performance, or handling intricate regulatory requirements, we utilize our expertise to advance your environments.

Our market-sector-focused teams allow our engineers to specialize and gain niche expertise in your unique, evolving market. Project types such as manufacturing plants, laboratories, roads and bridges, student unions, bed towers, and markets such as healthcare, education, government, housing, and many more—we're here for all of them. We believe that together we create positive outcomes for people, communities, and our planet.

AT-A-GLANCE

- Top 2 Engineering Firm in U.S. (BD+C)
- 100% Employee-Owned
- Full-service Engineering & Consulting
- 90+ Locations
- 2,800 Team Members
- 650+ Licensed Engineers
- \$427M in Annual Revenue
- #52 / Top 500 Design Firm List (ENR)

EXPERTISE

- Building Design: Full-service Engineering & Planning
- Infrastructure: Design & Planning
- Sustainability & Energy Solutions
- Building Performance & Operations
- Consulting & Advisory Services
- Process Engineering

LOCATIONS



Williams Architects' Qualifications & Proposal
to the City of Crest Hill
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Sustainable Designs | Better Engineering Vision

20/10 Engineering Group, LLC
1216 Tower Rd. | Schaumburg IL 60173
847.882.2010 | fax 847.882.2201

About Our Firm

What is 20/10 Engineering Group, LLC? We are an Illinois registered professional design firm serving architects and building owners. Our disciplines comprise Structural, HVAC, Plumbing, Fire Protection, and Electrical systems. Our comprehensive services include providing reports, plans/specifications for bidding, construction observation, and forensic investigations in all types of buildings. Our expertise extends to virtually all building types, including Educational, Healthcare, Institutional, Industrial/Manufacturing, Commercial, Religious, and Recreational facilities.

What Does '20/10' Engineering Mean? Most people associate '20/20 vision' with good eyesight, when in fact 20/20 vision is merely average. When 20/10 Engineering Group, LLC was established, we chose the name 20/10 to communicate our commitment to achieving superior engineering solutions based on clearer vision and creativity. The 20/10 team, led by founding Principals Jeffrey C. Chamberlin PE, LEED-AP, and James A. Barrett, PE, SE, have consistently held to that vision by supporting our architectural partners in creating quality environments that exceed owners' expectations.

Why Have 20/10 Engineering on a Project? In two words: quality and service. We earned our reputation as one of the premier engineering firms in the region by authoring clear and concise reports, by preparing detailed bidding documents without ambiguities, and by being thorough in our field work. Our goal is to continue to provide exceptional service at all times - particularly in times of need. An integral part of that goal is to accomplish our work as efficiently, effectively, and economically as possible.



Commitment to Sustainable Design. We are particularly proud of our sustainable design expertise. Our firm is a member of the United States Green Building Council. We have extensive experience in design of projects to attain LEED® (Leadership in Energy and Environmental Design) certification. Fully 75% of our design engineers are LEED® Accredited Professionals. Submitting a project for LEED® certification provides a vehicle to measure its sustainability. For building owners who are interested in sustainable design but don't plan on submitting their project for LEED® certification, our goal is to always incorporate sustainable features with no additional first cost to the owner. Where there is additional cost for sustainable features, we provide guidance regarding benefits as well as associated costs, and incorporate those features in which the building owner finds added value.

Year Established: 2004

Number of Employees: 18



Website www.2010engineering.com



Williams Architects' Qualifications & Proposal
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Firm Overview

Since 1982, Sentinel Technologies has been a premier business technology services provider dedicated to delivering the highest quality IT solutions, customer service and support. Even as our services have spanned generations of technology, Sentinel has stayed at the forefront of IT developments and maintained a singular focus on providing practical and innovative solutions. With single-source accountability, Sentinel processes and teams can efficiently address a range of IT needs - from communications, to data center, to cloud and managed services. Our proven success has allowed us to expand from our original charter of providing technology maintenance services to our current standing as one of the leading IT services and solutions providers in the U.S.

With over 700 employees and 12 offices nationally, Sentinel holds over 50 company certifications and specializations, more than 2400 individual certifications, and award-winning customer service. Frequently rated as one of the *Chicago Tribune's* Best Places to Work, Sentinel's Technology Area Design consultants are Registered Communications Distribution Designers (RCDDs), the building industry's highest certification in technology design. Members of the Building Industry Consulting Services International, or BICSI, we are leading experts in the areas of voice and data cabling, optical fiber and coaxial cabling. Additionally, we specialize in the design and specification of technology areas such as computer rooms and NOCs, audiovisual systems, security systems and the operational integration of all technology platforms.



Description of Firm:

Frederick Quinn Corporation (FQC) is a construction management services firm headquartered in Addison, IL. Frederick Quinn Corporation was incorporated in 1980 and specializes in complex, highly custom new and renovation projects for institutional clientele. Past projects range up to \$60 million in construction value for public sector and private sector clients. FQC has the experience, dedication, financial resources and integrity to ensure that our clients are provided a Best Value Solution for your construction project.

FQC Services:

The construction services FQC provides have been specifically developed to support on time, on budget delivery of complex, high quality construction projects. FQC has the experience, knowledge and capabilities to assist clients from the earliest program development phase through construction and all the way through final training and move in. Our management philosophy is to assign one of our executive principals as your key contact throughout the entire project life cycle. The principal attends all meetings, including weekly construction meetings, and provides for direct project supervision. FQC is committed to providing each client executive level management, assuring the highest level of project supervision

Best Value Solution



2. PROJECT UNDERSTANDING AND APPROACH

Our practical team management approach has proven successful in maintaining exceptional communications with clients, enabling us to complete superior projects on time and within budget. Our approach is collaborative throughout all phases. We believe in building strong working relationships with the City of Crest Hill and community stakeholders, encouraging all to work hand-in-hand with the Williams Team to achieve an open exchange of information and ideas. We will continually organize and plan our services to maintain open and ongoing communication with the City of Crest Hill's leadership throughout the project so issues may be discussed and effectively resolved.

DATA GATHERING/PROJECT KICK-OFF MEETING

This Phase will commence with data gathering and a Kick-off Meeting which will establish a solid foundation for the success of the Project. We will verify project objectives and establish protocols that will help direct procedures and decision-making for the Williams Team throughout the Project. Steps include:

EXPECTATIONS/TASKS - We will discuss and define overall expectations and necessary tasks and responsibilities. A detailed work plan (including initial goals & objectives, as it relates specifically to each task) will be discussed and a project schedule will be developed.

EVALUATE PROGRAM AND PROJECT PARAMETERS – We will facilitate discussions with the City to evaluate program requirements and overall project parameters including budget.

COMMUNIQUE – Confirmation on lines of communication, points of contact, level of involvement by City leaders and staff, and other related project management details.

DATA COLLECTION – We will request, collect, log and review potential data and information required in order to facilitate a thorough understanding of the project background.

SITE INVENTORY - We discuss existing site amenities, adjacencies, access, etc. as it relates to positioning of the facility.

DESIGN CRITERIA - Develop a "Design Statement" and establish the Project's design criteria, as they relate to the Project's goals and objectives.

COMMUNITY ENGAGEMENT (IF DESIRED) – If requested by the City, we utilize a variety of in-person and digital tools to share information and receive feedback from the community throughout the project. We will work with you to develop a community engagement plan for your project which may include your social media platforms as well as the following:

- Survey – Assist the City with the creation of an online and/or paper survey to provide community members an opportunity to provide input and/or feedback on the planning and design process.
- Focus Groups - Facilitate discussions with internal and external stakeholders regarding the needs of the community.
- Community Meetings/Open Houses – Information and outcomes are presented to the community in interactive sessions with feedback and live polling utilizing Mentimeter or other software platforms and/or in an "Open House" format.



CONCEPTUAL DESIGN PHASE

Building upon the data and findings, develop conceptual alternatives for the new outdoor acoustic band shell. Plans are developed at a diagrammatic level. WA will identify applicable zoning/building regulations that may affect the facility. Preliminary cost ranges are developed at this time to assist the City in understanding capital costs and discussing potential prioritization / phasing of improvements should needed improvements exceed available / likely funding.

Our conceptual designs will explore incorporating thematic elements of historic Route 66 including incorporation of design elements and styles, and signage characteristic of Roadside America from the 1930's through the 1950's.

REFINEMENT / DEVELOPMENT OF PREFERRED CONCEPT(S) AND COSTS

Based on staff, Council, and Community Engagement input as applicable, WA shall refine concepts to one or two preferred concepts with associated cost estimates. Three-dimensional plan graphics will be created to illustrate concepts. Costs will include expected costs of major building systems and components based on typical expected service life for the type of systems and components installed.

PRESENTATION OF FINDINGS

Provide a presentation to the City of findings, concepts, costs, phasing, and potential next steps/project schedule.

DESIGN PHASE

Based on City feedback of the Conceptual Design Options, we will move forward with the Preferred Option into Schematic Design. Our team will assist the City in the procurement of site surveys and geotechnical reports as needed. Schematic Design documents will be created using Building Information Technology (BIM) processes consisting of:

- Site Plan
- Exterior Renderings as appropriate
- Written Architectural, Civil, Structural, Landscape, M.E.P./F.P., Acoustical and Technology Systems Narratives
- Estimate of Probable Construction Cost
- Design and Construction Schedule

We shall attend a minimum of four (4) meetings with City staff and two (2) City workshops to present the design of the proposed Band shell.



3. PAST

PERFORMANCE

WHEATON, ILLINOIS

MEMORIAL PARK AMPHITHEATER



CLIENT

Wheaton Park District
102 E. Street
Wheaton, IL 60187

Mike Bernard, Executive Director
(630) 510-4945
mbernard@wheatonparks.org

SIZE

2,600 SF Stage
3,000 SF Building

ROLE

Prime Architect

COMPLETION DATE

June 2020

PROJECT COST

\$4,781,620

ABOUT THE PROJECT

Williams Architects teamed with a Landscape Architect for a new 2,600 square-foot stage, landscape improvements, and additional seating for the Memorial Park Amphitheater. The shape and configuration of the stage was conceived with acoustics at the forefront, able to reflect sound into the audience while supporting an amplified sound system. The amphitheater features covered seating immediately in front of the stage with approximately 300 fixed stadium-style chairs and lawn seating to accommodate another 700 people. The amphitheater includes space for instrument storage, dressing rooms, a concession stand, restrooms and a lobby.

A new combined war memorial plaza that honors those who have served beginning with the American Revolution, features the Doughboy statue which has been a fixture of the park since its dedication in 1929. Other improvements include an expanded, raised terrace which provides impressive views of the band shell and park.



Williams Architects' Qualifications & Proposal
to the City of Crest Hill
Crest Hill Municipal Plaza Band Shell

OUTDOOR ENTERTAINMENT VENUE



CLIENT

Village of Oswego
100 Parkers Mill
Oswego, IL 60543

Daniel DiSanto
Village Manager
630.551.2360/ddisanto@oswegoil.org

SIZE

2,746 SF Stage

PROJECT COST

\$643,582

ROLE

Prime Architect

COMPLETION DATE

September 2021

ABOUT THE PROJECT

Williams Architects worked with the Village of Oswego to plan a new Entertainment Amphitheater at Oswego Junction. The new amphitheater provides a community entertainment venue that can be used by various Village, School and Community Groups.

The new facility opened September 2021 and is home to numerous concerts and events throughout the year. The American Public Works Association (APWA) Chicago Metro Fox Valley Chapter awarded the amphitheater Project of the Year (in category is structure less than \$5 Million).



INDIAN OAKS AMPHITHEATER (CONCEPTUAL DESIGN)



CLIENT	SIZE	ROLE
Marengo Park District 825 Indian Oaks Trail Marengo, IL 60152	TBD	Prime Architect
Dr. Dan Bertrand, Park Director (815) 568-5126 dbertrand@marengoparkdistrict.org	PROJECT COST	COMPLETION DATE
	TBD	TBD

ABOUT THE PROJECT

Williams Architects worked with the Marengo Park District to develop a conceptual design for a new Amphitheater within Indian Oaks Park. The new amphitheater will be used for concerts, plays and other performance activities.

4. PROJECT SCHEDULE

We attribute our success in maintaining rigorous adherence to schedules to our ability to collaboratively set realistic expectations with our clients or, alternatively, respond to pre-determined schedules by devising sensible and effective methods to organize project tasks. Collaboration among client, sub-consultants and Construction Manager is critical throughout the design and construction project phases and must begin with realistic schedule setting.

We schedule our workload in an orderly manner to consistently and comprehensively meet your expectations while deploying our staff in a rational and productive manner. We also strive to have projects that are in various stages of service – from master planning to construction – in our workflow, so as to maintain a uniform workload, thus avoiding “peaks and valleys” in our operations.

Our procedure for maintaining project schedules includes outlining with the owner at the outset of a project an explicit, step-by-step process that considers both owner objectives and our capabilities with respect to fulfilling them. Having then established an ongoing series of deadlines, we have a course of milestones that allow us to realize outstanding results in project schedule management.

Utilizing Williams’ proprietary **Meeting Matrix Schedule** tool and the **Preliminary Project Schedule**, we will work in conjunction with the City of Crest Hill and our consultant team to outline a detailed schedule for each phase of the project. The Box Matrix Schedule includes activities and milestones, project meetings, and tasks to be completed by each party in advance of each meeting or milestone. This tool is used to communicate expectations / commitments, manage the overall schedule, and monitor the incremental tasks required by each party. The Matrix is updated and reviewed at each team meeting.

CITY COUNCIL AWARDS CONTRACT
NOVEMBER 2024

DATA GATHERING / KICK-OFF MEETING
2 WEEKS

DEVELOP PRELIMINARY CONCEPTS
4 WEEKS

INTERIM CITY COUNCIL PRESENTATION & PREPARATION
2 WEEKS

DEVELOP FINAL CONCEPT
6 WEEKS

BUDGET ESTIMATES
3 WEEKS

PREPARE FINAL PRESENTATION
1 WEEKS

FINAL CITY COUNCIL PRESENTATION
MAY 2025

TOTAL: 18 WEEKS





ANDREW R. DOGAN

AIA, NCARB, LEED AP

CHIEF OPERATING OFFICER / MANAGING PRINCIPAL / PRINCIPAL-IN-CHARGE

Andy joined Williams Architects in 2014 as a Senior Project Manager. Now a Managing Principal with the firm, Andy assumes a leadership role on our firm's municipal, library, and cultural arts projects. In addition to his experience managing and designing a variety of projects within the firm, Andy possesses considerable skills in consensus building and leading community engagement processes. His architectural experience is complemented by his extensive experience as a performing musician as a member of the DuPage Symphony Orchestra and as the founding conductor of the Lake Geneva Symphony Orchestra.

EDUCATION:

University of Illinois Urbana-Champaign
Master of Architecture
Bachelor of Science / Architecture Studies

26 YEARS INDUSTRY
EXPERIENCE

ARCHITECTURAL LICENSURES:

5 STATES FL, IL, NJ,
OH & WI

Illinois Licensed Architect (#001.018681)

MEMBERSHIPS/AFFILIATIONS:

AIA Northeast Chapter (Member)
City of Elgin Parks & Recreation Board (Member)
DuPage Symphony Orchestra
LEED Accredited Professional
Nat'l Council of Architectural Registration Boards

COMPARABLE PROJECT EXPERIENCE:

Antioch, Village of, IL - Village Green Restrooms / Concessions Building, Village Hall & Public Works Facility
Beloit Township, WI - Fire Station
Brookfield Parks and Recreation, IL - Community Center Study
Cary Park District - Cary, IL - Lions/Kaper Park Master Plan; Community Center & Maintenance Facility Renovations
Columbia Association, MD - Swim Center Study
Crystal Lake Park District, IL - Main Beach Pavilion; Maintenance Facility
DeWitt, City of, MI - Fire Station No. 1
Dundee Township Park District, IL - Rakow Center Lockers
Elgin, City of, IL - Bowes Creek Golf Clubhouse
Fairfax, City of, VA - Recreation Centers Evaluation
Forest Park, Park District of, IL - Roos Recreation Center
Glencoe Park District, IL - Comprehensive Master Plan
Glenview Park District, IL - Ice Center Feasibility Study & Park Center Space Utilization Study
Hoboken, City of, NJ - Community Center Study
Homewood, Village of, IL - Police and Public Facility Relocation
Lake Barrington, Village of, IL - Village Hall Council Chamber Remodeling Conceptual Study
Marengo Park District, IL - Indian Oaks Park Amphitheater
Northern Illinois University, IL - Outdoor Recreation Sports Complex
Oakbrook Terrace, City of, IL - Public Services Facility
Orange Township, OH - New Community Center Feasibility Study / Master Plan & Pre-Referendum Service
Oregon Park District, IL - Comprehensive Master Plan
Oswego, Village of, IL - New Outdoor Amphitheater
Palatine Park District, IL - Comprehensive Study; Cutting Hall Catwalk; Falcon Park Recreation Center; Community Center Fitness Center
Round Lake Area Park District, IL - Indoor Facility Assessment; Rolek Community Center Lobby
Skokie Park District, IL - Comprehensive Master Plan & Maintenance Facility
Sun City Huntley, IL - Prairie Lodge Renovations
Sycamore Park District, IL - ADA Improvements
Waukegan Park District, IL - Indoor Aquatic Center; The Field House at Hinkston Park; Waukegan Sports Park
Wheaton Park District, IL - Memorial Park Amphitheater Master Plan and Implementation
Wilmette Park District, IL - Gillson & Langdon Facility Improvements Replacement & Repair



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to the City of Crest Hill
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BRAD MOSER

A licensed architect in the state of Illinois, Brad joined Williams Architects in 2018. With over 25 years of architectural experience, he has completed a variety of project types from large scale new construction to small scale renovation work. Brad is responsible for construction administration, on-site observation, project management, client and consultant coordination, specification writing, and document development.

EDUCATION:

University of Illinois Urbana-Champaign
Master of Architecture
Master of Science in Civil Engineering
Bachelor of Science in Architectural Studies

25 YEARS INDUSTRY
EXPERIENCE

ARCHITECTURAL LICENSURES:

Illinois Licensed Architect (#001.022099)

MEMBERSHIPS/AFFILIATIONS:

COMPARABLE PROJECT EXPERIENCE:

Antioch, Village of, IL - Village Green Restrooms / Concessions Building

Bartlett Park District, IL - Community Center Exterior Improvements

Berkeley Public Library, IL - Remodel

Channahon Park District, IL - Heritage Bluffs Clubhouse; Tomahawk Aquatic Facility

Dundee Township Park District, IL - Rakow Center Lockers

Elk Grove Park District, IL - Fox Run Golf Links and Maintenance Facility

Fishers, City of, IN - Community Center

Forest Park Public Library, IL - Renovation

Glenview Park District, IL - Glenview Park Golf Club Maintenance Building

Marengo Park District, IL - Indian Oaks Bandshell Study

Millstadt Public Library, IL - New Library Building

Montgomery, Village of, IL - New Public Works Facility

Naperville, Village of, IL - Public Library 95th Street Staff Space

North Putnam Community Schools - School Improvements

Oswego, Village of, IL - Venue 1012 Bandshell, Public Works needs Assessments

River Grove Library, IL - Pre-Referendum Services

River Forest Public Library, IL - Lobby/Staff Area Renovation

Sandwich Park District, IL - ADA Compliance

Sioux Falls, SD - Frank Olson Park Masterplan

Warrenville Park District, IL - Fitness NOW Expansion

Westmont Park District, IL - Veterans Memorial Park Day Camp and Restroom Building

Wheaton Park District, IL - Memorial Park Bandshell and Park Improvements; Community Center Interiors & Track Replacement





ALEXIS M. HENKE

NCARB

PROJECT ARCHITECT

Alexis recently joined Williams Architects in 2024 after acquiring her Illinois Architect license in 2023. Alexis previously worked with retail and grocery buildings in Texas, and in 2018 relocated to Illinois, gaining extensive experience in municipal facilities, public / private K-12 schools, religious facilities, and retail of varying sizes and complexities. Alexis' project approach involves intentional collaboration with the client and design team to develop thoughtful building solutions meeting the team's project goals.

EDUCATION:

Prairie View A&M University (Prairie View, TX)
 Bachelor of Science & Master of Architecture

7 YEARS INDUSTRY
 EXPERIENCE

ARCHITECTURAL LICENSURES:

Illinois Licensed Architect (#001.026421)

MEMBERSHIPS/AFFILIATIONS:

Nat'l Council of Architectural Registration Boards

RECENT PROJECT EXPERIENCE:

Antioch, Village of, IL - New Public Works Facility

Berkeley Public Library, IL - Grant Assistance and Graphics

Bryn Mawr Country Club, IL - Pool Renovation

Iowa City, City of, IA - New City Park Pool

Naperville Public Library, IL - 95th Street Staff Space

Riverside, Village of, IL - Municipal Facilities Planning Study

Schaumburg, Village of, IL - New Village Hall

EXPERIENCE AT PAST FIRMS

Lexus of Merrillville, IN - Lexus Dealership / Addition and Lobby Renovation

Midlothian Police Department, IL - Police Station

Plainfield Community Consolidated School District 202, IL - Elementary School

Rolling Meadows Fire Department, IL - Two Fire Station Facilities (Construction Administration Services)

Schnucks Grocery, Warrenton, MO - New Grocery Store

Scuba Diving Facility, Plainfield, IL - Recreational Natatorium, Scuba Diving Training, and Scuba Retail Facility

Sri Venkateswara Swami (Balaji) Temple, Aurora, IL - Addition to Hindu Temple

Winfield Fire Protection District, IL - Fire Station Facility

Peter Bator, P.E.

Senior Project Manager



Joined Spaceco: 2004

Years of Experience: 26

As Project Manager, Mr. Bator is responsible for the design and management of infrastructure, transportation, and industrial, commercial, and residential site development project for both public and private sector clients. He supervises a support staff including Project Engineers, Design Engineers, and CAD Operators. His duties include project management and preparation planning studies, project reports, design plans, specifications, grading and utility layout designs, earthwork calculations, construction cost estimates, stormwater management designs, and permit applications. Additional responsibilities include project coordination with other professionals, regulator compliance, and construction observation.



EDUCATION

- Bachelor of Science | Civil Engineering
University of Illinois, 1998

REGISTRATION

Professional Engineer

- Illinois | 056183 (2002)

LEED®

- Green Associate | 10218584 (2011)

CAREER SUMMARY

- SPACECO, Inc. | 2004-Present
- Terra Engineering Ltd. | 1998-2004

AFFILIATIONS

- Illinois Society of Professional Engineers
- Friends of the Chicago River Planning Committee Member (2019-Present)

Jordan Leskovisek, P.L.S.

Survey Department Manager

Joined Spaceco: 2014

Years of Experience: 10

Jordan is responsible for the supervision of junior staff and field crews as well as the analysis and preparation of Plats of Annexation, Dedication, Easement, Subdivision, Survey and Vacation as well as ALTA/NSPS Land Title Surveys, Topographic and Condominium Surveys, Wetland Exhibits, Boundary analysis and research, and legal description preparations.

His responsibilities also include coordination of surveying projects and communication from the proposal until the final product delivery, consultation with clients, municipalities, attorneys and other disciplines regarding surveying related issues. Jordan is experienced with Trimble Business Center, AutoCAD, Civil 3D, MicroStation, Land Desktop Development and Eagle Point software.



EDUCATION

- Bachelor of Science | Civil Engineering
with Additional 24-Hour Surveying
Certification
Southern Illinois University –
Edwardsville, 2014

REGISTRATION

Professional Land Surveyor

- Illinois | 035-004056 (2021)

CAREER SUMMARY

- SPACECO, Inc. | 2014-Present

AFFILIATIONS

- IPLSA Member
- NAIP Member





Eric F. Hornig, RLA, ASLA

Senior Principal



EDUCATION

Bachelor of
Landscape
Architecture, Kansas
State University, 1993

REGISTRATION

Licensed Landscape
Architect: State
of Illinois, State
of Iowa

Eric has been a landscape architect with Hitchcock Design Group since September 2000 and has experience working at a variety of scales ranging from individual site development to comprehensive planning. As a Senior Principal, he is responsible for a leading project teams, focussing on creative solutions that re-imagine the spaces we touch for the client, community, and end user. Eric specializes in understanding how families and children interact in outdoor environments and seeks to promote the concept of learning through play in all of his projects. He sees tangible value in the application of digital tools and explores new ways to use technology to enhance design communication to both clients and their constituents.

EDUCATIONAL LEADERSHIP

Presenter, National Park and Recreation Association Annual Conference

Presenter, Illinois Park and Recreation Association / Illinois Association of Park Districts Annual Conference

Presenter, Athletic Business Conference and Expo

AFFILIATIONS

American Society of Landscape Architects, President (2002), Secretary (1999 – 2001)

Illinois Association of Park Districts

Illinois Park and Recreation Association

National Recreation and Park Association

PUBLICATIONS

"Destination Play," Park and Rec Business

"A Bison's Tale," Park and Rec Business

"Right the First Time," Park and Rec Business

Management of Parks and Recreation Agencies, 4th Edition, Chapter 8, "Natural Resource Planning,"

National Recreation and Park Association

"Special Delivery, a Look at Construction Delivery Options for Custom Play Environments," Park & Rec Business

"Adventurous Play, Pushing the Edge Without Falling Off," Recreation Management Magazine

"Hatching Hawks Hollow," Landscape Architect and Specifier News

PROJECT EXPERIENCE

95th Street Community Plaza, Naperville, Illinois

Bellaboo's Imagination Garden, Lake Station, Indiana

Bison Bluff Nature Play Area, Schaumburg, Illinois

Bowen Park, Waukegan, Illinois

Dohse Splash and Play, Davenport, Iowa

Discovery Park, Romeoville, Illinois

Eastside Sports Complex Master Plan, Iowa City, Iowa

Garfield Park Conservatory, Elizabeth Morse Genius Children's Garden, Chicago, Illinois

Hawks Hollow Nature Playground, Geneva, Illinois

Izaak Walton Reserve, Elgin, Illinois

Lombard Park District Comprehensive Master Plan, Lombard, Illinois

Mercer Park/City Park, Iowa City, Iowa

Paducah-McCracken County Athletic Complex, Paducah, Kentucky

Quad City Botanic Center Children's Garden, Rock Island, Illinois

Ray Franzen Bird Sanctuary, Itasca, Illinois

Romeo Crossing, Romeoville, Illinois

The Splash Zone, Waukegan, Illinois

The Morton Arboretum Children's Garden, Lisle, Illinois

The Rita and John Harvard Early Learning Playscape, Naperville, Illinois

Toucan's Hideaway Playground and Splash Pad, West Chicago, Illinois



Williams Architects' Qualifications & Proposal
to the City of Crest Hill
Crest Hill Municipal Plaza Band Shell



Doug Fair, PLA, ASLA

Principal



Doug has established himself as a key part of every design team that he has been involved with. Throughout his career, he was involved in a wide variety of project types before finally determining that his passion was for working with recreation providers and their communities. By focusing his attention on this niche market, Doug has proven to be an invaluable asset in assisting with the planning and design of recreation projects that capture the vision established for the project. His ability to solicit input from the client, stakeholders, and the community has led to his being a much sought after member of every team.

EDUCATION

Bachelor of
Landscape
Architecture,
University of
Illinois, 2007

REGISTRATION

Licensed Landscape
Architect: State
of Illinois

Urban Land Institute,
Chicago Chapter

AFFILIATIONS

American Society of Landscape Architects
Illinois Association of Park Districts
Illinois Park and Recreation Association
National Recreation and Park Association
South Suburban Parks and Recreation Professionals Association
Texas Recreation and Park Society

PROJECT EXPERIENCE

95th Street Community Plaza, Naperville, Illinois
Adventist Cancer Institute, Hinsdale, Illinois*
Allstate Headquarters Campus Planning Services, Northbrook, Illinois*
Autumn Leaves Assisted Living and Memory Care Facilities, Chicago, Illinois*
Buffalo Grove Park District Master Plan, Buffalo Grove, Illinois*
Camera Park Cricket Field, Glendale Heights, Illinois
Camera Park Master Plan Update, Glendale Heights, Illinois
Cancer Treatment Center of America, Zion, Illinois*
Central Park Renovation, Wood Dale, Illinois*
Commissioners' Park, Streamwood, Illinois
Conway Farms Golf Club Addition, Lake Forest, Illinois*
Dolton Park District Comprehensive Plan, Dolton, Illinois
Elk Grove Park District Comprehensive Plan, Elk Grove, Illinois
Exmoor Country Club Expansion, Highland Park, Illinois*
Finley Square Landscape Improvements, Downers Grove, Illinois*
Glenview Ice Center, Glenview, Illinois
Harlem Avenue Roadway Enhancements, Palos Heights, Illinois*
Heritage Park Master Plan, Homer Glen, Illinois*
Kankakee High School Landscape Design, Kankakee, Illinois
Kohler Ridge Site Plan, New Berlin, Wisconsin*
Lan-Oak Park District Playground Renovations, Lansing, Illinois*
North Shore Place Assisted Living Facility, Northbrook, Illinois*
Park West Master Plan and Final Design, Oregon, Illinois
Pioneer Park Playground Renovation, Morton Grove, Illinois
Play for All Treehouse, Lisle, Illinois
Ravine Bluffs Park, Glencoe, Illinois*
Streamwood Park District Playground Renovations, Streamwood, Illinois
The Sheridan at Green Oaks, Green Oaks, Illinois*
The Whitley of Wheeling Assisted Living Facility, Wheeling, Illinois*
Valley Lo Club, Glenview, Illinois*
Veterans' Park, Tinley Park, Illinois*
Washington Street Roadway Improvements, Grayslake, Illinois*

* Work completed prior to joining HDG



Williams Architects' Qualifications & Proposal
to the City of Crest Hill
Crest Hill Municipal Plaza Band Shell



Karl Pennings, PE, SE, LEED AP

PROJECT EXECUTIVE

Karl's structural engineering experience includes design of structural systems from schematics through construction documents and shop drawing review, as well as extensive knowledge of structural computer software applications. He has experience designing with a variety of materials including steel, concrete, masonry, precast, post tensioned concrete, and wood. He is well-versed in seismic design and detailing and serves on the ASCE 7 Subcommittee on Snow and Rain Loads. His design experience, including large scale multi-team member projects, covers healthcare, educational, retail, government, office, gaming, and commercial facilities. Karl is known for delivering a high level of client satisfaction while producing engineered solutions that are economical and well-coordinated with other disciplines.

PROJECT HIGHLIGHTS

- Village of Oswego, IL, Outdoor Entertainment Venue, Including Structural Design of Foundations for a Pre-engineered Canopy, Free-standing Masonry Walls, and a Soil Supported Slab on Grade for the Stage
- Village of Skokie, IL, 12,500-sf Skokie Park District Skatium Renovation and 3,600-sf Expansion - Structural
- Burbank Park District, Burbank, IL, 33,000-sf Burbank Park District Fusion Recplex Expansion and 4,000-sf Renovation, **LEED Certified**
- Park District of Highland Park, IL, 32,000-sf New West Ridge Community Center
- Bartlett Park District, Bartlett, IL, 10,000-sf Gym Renovation and 640-sf Two-Story Front Entrance Addition
- Wheaton College, Wheaton, IL, 51,000-sf Amerding Performing Arts Center Renovation and 29,000-sf Addition including Recital Halls



Experience

26 Total, 18 with IMEG

Education

Michigan State University, BS Civil Engineering

University of Texas, MS Civil Engineering

Registrations

Professional Engineer

Michigan (6201050397) / Texas (125481)

Structural Engineer

Illinois (081-006142)

Accreditations

LEED Accredited Professional

Affiliations

ASCE

ACI

AISC

Presentations and Publications

Concrete International 2006

Awards

Building's, ABBY Award - Grand Prize - College of DuPage BIC & SRC Building Renovation 2012

SEAOI, Excellence in Structural Engineering Award of Merit for Portage Lakefront Park Pavilion 2009

Midwest Construction, Best of 2008 Awards - Small Project of the Year for Portage Lakefront Park Pavilion 2008

Midwest Construction, Best of 2008 Awards - Large Healthcare Project Award of Merit for Franciscan Point Health Complex 2008



Jeffrey C. Chamberlin, PE, LEED-AP

Primary Responsibilities

Project Manager and Senior Mechanical Engineer

Years Experience

Forty Six Years

Education

University of Illinois, Champaign, Illinois - Graduated 1978
Bachelor of Science - Mechanical Engineering

Active Professional Registrations, Technical Certificates

Registered Professional Engineer:

State of Illinois - P.E. #062-040860 (1983)

State of Wisconsin - P.E. #31284 (1995)

State of Indiana - P.E. #19600154 (1996)

State of Iowa - P.E. #21259 (2011)

LEED Accredited Professional (2004)

Professional Societies

American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.

American Society of Plumbing Engineers, Inc.

Project Role

Mr. Chamberlin have day-to-day responsibility for the performance of the 20/10 Engineering Group design team. He will be the primary point of contact for MEPFP issues with Williams Architects and will coordinate all MEPFP interdisciplinary work. He will also ensure the proper level of communications is maintained between MEPFP design personnel and the other team members. He will perform all quality reviews for the MEPFP design documents.

Keith G. Christian, PE, LEED-AP

Primary Responsibilities

Mechanical Project Engineer

Years Experience

Twenty One Years

Education

University of Illinois, Urbana, Illinois - Graduated 2005
Bachelor of Science - Engineering Mechanics

Active Professional Registrations, Technical Certificates

Registered Professional Engineer:

State of Illinois - P.E. #062-062128 (2009)

LEED Accredited Professional (2006)

Professional Societies

American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.

Project Role

Mr. Christian will be responsible for the survey and evaluation of the existing heating, ventilating, and air conditioning systems as well as authoring the report. He will be responsible for design of the renovated HVAC system and for coordination with all other disciplines.

Rudy J. Ruelas, PE, LEED-AP

Primary Responsibilities

Electrical Project Engineer

Years Experience

Twenty Four Years

Education

Northern Illinois University, DeKalb, Illinois - Graduated 2000
Bachelor of Science - Electrical Engineering Technology

Active Professional Registrations, Technical Certificates

Registered Professional Engineer:

State of Wisconsin - P.E. # 40482-6 (2009)

LEED Accredited Professional (2009)

Professional Societies

Illuminating Engineering Society of North America

Electric Association of Chicago - Consulting Electrical Engineers Division

Project Role

Mr. Ruelas will be responsible for the survey and evaluation of the existing electrical, fire alarm, and low voltage systems as well as authoring the report. He will be responsible for design of the renovated electrical, fire alarm, and low voltage systems and for coordination with all other disciplines.



Jim Michalik
CERTIFICATIONS

RCDD

Holds the title of Registered Communications Distribution Designer from the Building Industry Consulting Services International organization.

QUALIFICATIONS

Expert Knowledge

Cable plant design infrastructure, technology area design, UPS systems, physical security systems, audiovisual and control systems, paging, sound masking, intercom, emergency communications, and nurse call systems.

Working Knowledge

Generation and building electrical distribution systems; building management control systems; wireless technologies, LAN switches.

ADDITIONAL

Authored article "The New Rules for Keeping Your Data and Premises Secure" in *Law Firm, Inc.* (Spring, 2003).

Featured in *Electrical Contractor*, June 2007

EDUCATION

Bachelor of Arts, Loyola University of Chicago

Frank M. Kristoff
CERTIFICATIONS

RCDD

Holds the title of Registered Communications Distribution Designer from the Building Industry Consulting Services International organization.

QUALIFICATIONS

Expert Knowledge

Cable plant infrastructure, technology area design, UPS systems, audiovisual and control systems, physical security systems, paging, sound masking, intercom systems, disaster recovery and business continuity strategy.

Working Knowledge

LAN switches, routers, wireless technologies, VoIP, building management control systems.

ADDITIONAL

Published article – "Reclaiming Valuable Office Space: Considerations for Relocating Your IT Operation Off-Site," *Law Firm Advisory Group* Spring 2001.

Published article – "Making a Place for an IP/Converged System," *Law Net Quarterly Newsletter* August 2003.

EDUCATION

Bachelor of Science, Loyola University of Chicago





Jack Hayes

President

Project Role: Project Executive

Education:

Benedictine University
Bachelor of Arts in Business & Economics

Professional

Associations:

Illinois Association of School
Business Officials

Illinois Association of School
Administrators

Illinois Library Association

Illinois Association of Park
Districts

US Green Building Council

Years of experience:

38

As the President at FQC, Mr. Hayes oversees corporate operations including contract administration, construction operations, owner/architect relations and business development. His experience includes large, complex institutional projects delivered via Design Build, Construction Management and traditional delivery methods.

Project Executive experience includes:

Wheaton Park District - Wheaton, IL

\$6M upgraded bandshell with acoustics, a newly renovated veterans memorial, improved restroom and concession building, improved parking lot, and enhanced pedestrian connections to downtown Wheaton. The overall plan will enhance Memorial Park and continue to support arts & culture, provide downtown open space, and promote historical integrity.

Winfield Park District - Charles R. Beggs Activity Center - Winfield, IL

\$5M expansion project. Winfield Park District is the recipient of a \$2 million grant from the State of Illinois Department of Commerce and Economic Opportunity (DCEO). The \$5 million project will expand fitness, program rooms, site parking, locker rooms and common spaces at the Center.

Elk Grove Park District - Fox Run Golf Links - Elk Grove Village, IL

\$8.4M demolition of the existing clubhouse and construction of the new clubhouse at the existing site, while maintaining golf course operations. Temporary facilities will be installed to operate basic food service, bar and club operations during construction. The new Clubhouse will provide comprehensive dining, bar, banquet and golf course operation features.

Bartlett Park District - Bartlett, IL

\$1.3M new entry addition, basement and elevator to the lower level. Additional items included interior remodeling for new bathrooms, program rooms, entry lobby, stairs to lower level and reroofing of existing gym and remodeled spaces.

Frederick J. Marano

Executive Vice President of Estimating

Project Role: Chief Estimator

Education:

College of DuPage, 1974
Associates in Architecture & Design

*Additional courses in
Landscape Architecture,
Renderings, and
Construction Materials*

Professional

Associations:

Lake County Contractors
Association

Association of
Subcontractor and
Affiliates (ASA Chicago)

Years of experience:

48

As the Executive Vice President of Pre-Construction and Estimating, Fred has the company wide responsibility for estimating, purchasing and management of pre-construction services. Fred has had direct involvement on every FQC project since 1980. His responsibilities include:

Design Review and Coordination

Includes performing in-house design, review and coordination with outside design consultants. Preparing of preliminary design layouts to final working drawings, coordination of shop drawings and development of building specifications including the preparation of bid documents. Management of design build sub-contractors in the planning of scope, design, pricing, drawing preparation and construction of mechanical, electrical, plumbing and fire protection systems.

Estimating

Including quantity surveys and cost estimating of construction documents in the schematic design, design development and construction document phases of commercial construction projects. These activities were undertaken to ensure that the project design did not outpace the project budget.

Value Engineering

Development of various scenarios for alternative building systems with the emphasis on maintaining quality construction while eliminating unnecessary expense. Working with outside contractors and consultants to define and price building systems pointed to reducing overall project costs without effecting aesthetics, longevity or performance.

Contract Administration

Primary responsibility for negotiation and preparation of contract documents for all subcontractors and suppliers for the construction management process.



20 November 2024

Ronald J. Wiedeman
City Engineer
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403
rwiedeman@cityofcresthill.com

Re: City of Crest Hill
Municipal Plaza - Band Shell
Statement of Qualifications and Proposal for Architectural / Design Services

Dear Mr. Wiedeman:

Williams Architects is pleased to provide this fee proposal to the City of Crest Hill for the proposed Municipal Plaza - Band Shell.

We want to assure you that we are a highly competitive firm and we provide our services efficiently and with fees that are in line with other quality architectural firms for similar services. We are determined not to let fee issues prevent us from being selected. We request that, if you feel the fees outlined below appear out of line with those of other firms, we meet with you to review the scope in more detail, to provide an “apples-to-apples” comparison. We look forward to reviewing the scope of services to better refine and negotiate our fees.

FEE

We propose to provide the services noted in Section 2 - Project Understanding and Approach, for a Lump Sum fee of Thirty-Seven Thousand Dollars (\$37,000.00).

The above noted fee includes our attendance at a minimum of four (4) meetings with City staff and two (2) City workshops to present the design of the proposed Band shell. It also includes the services of our consulting team required to bring the project to a 50% design level.

Additional meetings beyond those described above shall be provided at a cost of \$750.00/meeting.

REIMBURSABLE EXPENSES

In addition to our professional services, we shall also invoice the client for our Project related Reimbursable Expenses at a direct cost. Project related Reimbursable Expenses include such items as travel, printing, copies, photography, renderings / slides, postage / messenger / overnight courier, direct miscellaneous Project supplies, etc..

INVOICING

We shall invoice on a monthly basis for work performed in the previous month. Payment is due within 30 days of receipt of invoice.

Thank you again for this wonderful opportunity to provide our Fee Proposal to Crest Hill. We look forward to the possibility of working with you on this very exciting project. If you have any questions or comments, please don't hesitate to call.

Cordially,

Andrew Dogan, AIA, NCARB, LEED AP
Managing Principal / Principal-in-Charge
ardogan@williams-architects.com / 847.682.6519



Williams Architects' Qualifications & Proposal
to the City of Crest Hill
Crest Hill Municipal Plaza Band Shell



THE WILLIAMS TEAM ADVANTAGE

What separates the Williams Architects Team from its competitors is our in-depth understanding of what it takes to do a project of this type and our hands-on approach by our highly experienced team members. We are recognized experts in Municipal Facility Planning and Design. Our team is comprised of experienced and talented staff who are dedicated to fully achieving your goals. The awards that our projects receive and the references from our clients are a testament to our success.

We understand the importance of seeking a skilled professional team with a quick response, cost control, solid project management, and personal service. The Williams Architects Team incorporates all these attributes into our projects by providing in-house planning, architecture, and construction estimating services that are accurate, practical, functional, cost-effective, schedule sensitive, and visually attractive.

We are confident that we can offer the City of Crest Hill the services, creativity, attention to detail, and communication / engagement with staff required to deliver a successful project outcome. We believe that our skills are a good fit for this Project, providing a great opportunity for the City of Crest Hill and Williams Architects to establish a working relationship. As indicated in our response to your request for proposals, our experience is extensive and demonstrates a track record of highly successful projects.

Having Andy Dogan as your Principal-in-Charge provides the City of Crest Hill with a unique opportunity. Andy is not only an architect but also a conductor/musician who understands firsthand the needs and optimal outcomes for this project type. His dual perspective will help create a venue that supports the technical needs of performers and enhances the audience's experience.

Thank you for considering the Williams Architects Team as your partner on this Project.





Architecture • Planning • Aquatics • Interiors

www.williams-architects.com