Build To Suit

Project of the Year Finalists

Cook County Central Campus Health Center (Clayco)

Handi-foil, Antioch Corporate Center (Cushman & Wakefield)

Northbrook's Meadowpark (Cushman & Wakefield)

2019 Category Criteria
This award is presented to a team of development professionals who have used innovation and resources to plan, design and execute the construction of special-use or owner-occupied buildings ‘from the ground up.’ For this category, you may nominate a development in the 15-county Chicago metropolitan statistical area (MSA) that was completed within the Calendar Year 2018.
Executive Summary:

Cook County and the Cook County Health and Hospital Systems hired Clayco as the developer and design/builder to program, design and construct its new 9-story, 282,000 SF Central Campus Health Center. Located three-miles west of Chicago's Central Business District, the Center resides at the corner of Damen Avenue and Polk Street in the Stroger Campus inside the heart of the Illinois Medical District. The $108 million project was completed in September 2018 and provides state-of-the art medical oncology, infusion, dental, general medicine, oral health, dermatology, ophthalmology and other specialty out-patient services. Additional components of the project included five levels of administrative and professional office space, new emergency drive and access road realignments, the demolition of the outdated Fantus Clinic and extensive site work including the relocation of the existing bulk oxygen tank farm. The project also implemented many sustainability initiatives into the design, including high-performance triple-pane insulated and fritted glazing to enclose patient rooms and workplaces, outfitted with automated solar controls and vacancy sensors ensuring LED-based lighting is only employed when necessary. The building's all-glass facade allows daylight to penetrate deep into the interior, further reducing the need for artificial lighting. Responsibly-sourced, and sustainably-focused materials were chosen throughout. This facility is viewed as the platform for enabling future change and improvement of the delivery of healthcare on the Stroger Campus. In addition to its positive impact for current and future patients, it was a major success for the local community throughout the construction process—far exceeding all workforce goals on the project. Over 62% of the project workforce were Cook County residents and nearly 20% of those workers came from an identified local impact area. One significant challenge of the project was constructing a building adjacent to a Level I Trauma Center without any disruptions. The process required many critical meetings with the owner and their facilities team; Clayco successfully coordinated and performed high risk activities safely without any disruption. Additionally, ownership had limited experience using the design-build delivery approach, especially for a project this size. The process involved careful programming with the hospital departments to understand their needs while managing the budget as well as assembling a GMP to clearly identify design and financial responsibilities while understanding the use of project funds. To bring this project to life, Clayco, in partnership with Project Manager CBRE, assembled a world-class team including Clayco's in-house architecture firm, BatesForum (Executive Architect), along with Gensler (Design Architect), Brook Architecture, Inc. (Office & Administration Design Architect), Christner Inc. (Clinical Programmer), Walsh Consulting (Medical Equipment Planner), dbHMS (MEOR), Uzun & Case (SEOR), Terra Engineering (Civil Engineer), Site Design (Landscape Architecture), Ardmore Associates (QA/QC) and Trinal, Inc. (Diversity Consultant).
Executive Summary:
Cushman & Wakefield represented Handi-foil of America, a leading manufacturer of aluminum foil bakeware products, in a 558,800-sf, two facility consolidation build-to-suit project in Antioch, IL. The facility was the largest build-to-suit transaction in Illinois for 2018 and was valued at $39 million. Handi-foil of America required a large facility with expansion options in an uncongested area where it could bring all 750 of its employees under one roof. Due to its unique production processes and commitment to American Institute of Baking (AIB) international standards, Handi-foil also required a new facility that would achieve manufacturing and distribution optimization while maintaining the highest possible industry standards for its food containment product. After searching the market for two years, Handi-foil hired Brett Kroner, Eric Fischer and Keith Puritz of Cushman & Wakefield's Industrial Services Group to provide brokerage services, labor analytics and incentives negotiation on its behalf. Handi-foil strongly considered relocating to Wisconsin and was offered nearly $10 million in incentives to do so, but it wanted to stay in Illinois to retain its talented workforce. To assist in the complex decision, the Cushman & Wakefield team provided a vital comparison analysis between Wisconsin and Illinois that included transportation studies and labor analytics to understand how far employees would travel to various potential site locations. C&W also provided an extensive land analysis to find the perfect site. Finally, Cushman & Wakefield provided incentive analysis and ultimately negotiated $15 million of TIF funding put in place by the village of Antioch. The build-to-suit project allowed Handi-foil to design its own building to the unique specifications of the manufacturer. Constructing the facility from the ground up proved to be easier for the tenant than converting an existing building and ultimately made the manufacturer more cost efficient and productive. The new facility includes 15,000-sf of office space, 36’ ceilings and allows for cross-docking. It was developed in partnership with IDI Logistics, which was also the previous owner of the land site. The state-of-the-art BTS delivered in October of 2018, and the tenant occupied the facility in November of 2018. The build-to-suit project provides Handi-foil, an Illinois manufacturer committed to quality, convenience and innovation, with expansion options to accommodate future growth and demonstrates the company’s desire to recommit its workforce in Illinois.
Build To Suit Project of the Year

Nominee
Charles Portis Senior Director Cushman & Wakefield 225 West Wacker Drive Suite 300 Chicago IL 60606 charles.portis@cushwake.com Charles Portis and Jack McKinney are the two members of Jackport LLC (see below)

Executive Summary:
In 1988, The Society of the Divine Word, part of the Catholic Church, annexed their substantial land holdings in unincorporated Cook County into Northbrook. The location of the land, west of Waukegan Road and along Willow and Techny Roads, was outstanding, but the Society chose to develop the land under long term ground leases, and not via fee simple land sales. Numerous developers attempted to build office space on these holdings, but the first successful new development for office space was Northbrook's RiverPark, also developed by Portis and McKinney, which opened in 2007. After the success of RiverPark's office condominiums, the developers next sought to construct a build to suit project on an adjacent site. The MeadowPark project was complex due to the ground lease structure, the need to construct multiple build to suits, and the requirement to secure special use permits from the Village of Northbrook for each of the buildings. Bright Horizons childcare was the first to commit to the project. The developers worked with the Bright Horizons team to incorporate features desired (or required) by Bright Horizons, such as operable windows and large fenced play area. The developer's architect worked with the tenant's architect and after securing the special use permit, the shell and then interiors were completed in late 2015. To secure the special use permit, significant revisions were needed to satisfy both the Village and tenant's needs in terms of parking and circulation. The developers committed to a green, sustainable approach to development, where practical. For instance, Bright Horizons requested and received operable windows. The islands at the project are all bio swales, designed by Manhard Engineering, which the developer built in concert with a detention pond. Because the site sits close to the Chicago River, the new detention pond required a clay liner, increasing its cost and complexity. The second build to suit at the project was for Lurie Children's Hospital's outpatient center. The developers' architect, Kent Utsurogi, worked with Lurie for months to design a highly efficient footprint for the building, and then Lurie and its consultants designed the state of the art interiors; more than 30 specialties are offered at the facility including cardiology, audiology, endocrinology, neurology, and many more. This building opened in late 2015. The final build to suit, which opened in late 2018, is a new four operatory surgery center and MRI clinic for Lurie Children's Hospital. This building was by far the most complex of the three. It needed to be a two stories to accommodate the substantial mechanical equipment and employed a TPO roof and an underground storage tank to support a large back up generator. In the end, this build to suit project is all about children: caring for them at Bright Horizons and healing them at the two Lurie facilities. The open space has helped create an environment which is enjoyed by the tenants, caregivers and the community.

1121 Techny Road, Ann and Robert H. Lurie Children’s Hospital Surgery Center

1101 Techny Road, Bright Horizons childcare and adjacent bioswale for storm water management

A family enjoys the open space at the project's mini park

1131 Techny Road, Ann and Robert H. Lurie Children's Hospital outpatient center under construction

Entry Name
Northbrook's Meadowpark, located at 1101-1121 and 1131 Techny Road in Northbrook, IL 60062

CUSHMAN & WAKEFIELD