

Build To Suit Project of the Year

Entry Name

3526 W. 51st St., Chicago, Illinois, a 113,000-square-foot cold storage distribution facility and corporate headquarters built by Chicago-based Development Solutions Inc. (DSI) for Amigos Meat & Poultry, LLC, a premier national meat distributor doing business as Amigos Foods. This build-to-suit project includes 14 loading docks and 20,000 square feet of office space.

Nominee

Manny Rangel, Director, R.F.M. Properties,. R.F.M. is the owner of the property. Jacob Karamol, Principal, Development Solutions Inc. (DSI), 322 S. Green St., Suite 508, Chicago, IL 60607. Phone: 312-629-2800. jkaramol@dsi-group.com DSI was the general contractor for the project. John Basile, Senior Vice President, Industrial Services for NAI Hiffman, One Oakbrook Terrace, Suite 400, Oakbrook Terrace, Ill. 60181. Phone: 630-693-0641. Email: jbasile@hiffman.com. Mr. Basile represented Amigos and R.F.M. Charles Smith, President , Arete Design Studio, 855 Midway Dr., Willowbrook, IL 60527. Phone: 815-485-7333. csmith@arete-ltd.com. Arete was the architect for the build-to-suit. Tim Reber, Senior Engineer, Woolpert, 1815 South Meyers Rd., Suite 950, Oakbrook Terrace, IL 60181. Phone: 704-525-6284. Tim.reber@woolpert.com Woolpert was the engineer for the project. Michael Stella, Project Manager, Amigos Foods. mstella@dsi-group.com

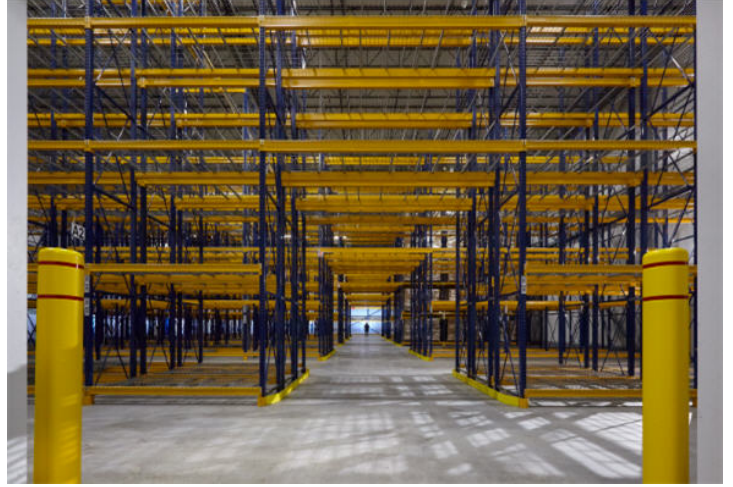


Executive Summary:

When Amigos Meat & Poultry, LLC, a premier national meat distributor doing business as Amigos Foods, decided to expand its cold storage distribution capabilities and relocate its Midwest regional headquarters, it could have followed the lead of many other distribution businesses that left city neighborhoods near downtown to move to the suburbs, where space is plentiful and rents are lower. But Amigos, a Hispanic-owned business and one of the Midwest region's leading meat distributors, is committed to the continued revitalization of Chicago's neighborhoods, to its employees – the company was previously located in the city's West Elsdon neighborhood - and to creating new jobs in Chicago's 14th Ward. With this in mind, the company decided on a build-to-suit lease with R.F.M Properties, who owned an 11-acre site in the Brighton Park Industrial Corridor, located in Chicago's Archer Heights neighborhood. NAI Hiffman acted as broker for R.F.M and Amigos. After a competitive lump sum bid process, Amigos hired Chicago-based Development Solutions Inc. (DSI), a general contracting firm with substantial experience building everything from shopping centers and office buildings to distribution centers, manufacturing facilities and medical office space, to lead the build its new distribution facility. The result: a \$25 million, 113,000-square-foot, state-of-the-art facility with 32-foot clear heights on 11 acres in Chicago's Archer Heights neighborhood. It includes 34,000 square feet of office and wellbeing areas over two floors, a 22,000-square-foot mezzanine, 67,000 square feet of freezers and a convertible cooler to support 6,500 pallets by means of a DX Ammonia system, plus a 5,300-square-foot standalone maintenance building. The project is one of the largest in-city food projects in recent years. It also included a significant MBE participation requirement from the City of Chicago. A fine example of adaptive reuse, this project transformed an old 11-acre rail yard with environmental issues – a community eyesore -- into a thriving industrial center, creating 150 union construction jobs and 50 full-time corporate jobs in the process. It also had a positive economic impact on the City of Chicago because it put the property back on the city's tax rolls and increased its tax base. The Amigos building was a true spec design-build project that required the collaboration of all parties – R.F.M., Amigos, NAI Hiffman, DSI, Arete, Woolpert and others - to achieve a successful result. The property was originally designed and laid out by the architect and Amigos, and refined by DSI. Working together with the engineer and architect, the team was able to implement a critical value-engineering process to deliver a property suitable to the end user - despite environmental issues that required soil remediation and resulted in delays. The building includes space for future expansion. Financing for the project was provided by Rosemont, Ill.-based Wintrust, which has had a longstanding relationship with Amigos.



Amigos Foods site



Amigos Walk-In 1

Build To Suit Project of the Year

Entry Name

Berner Food and Beverage 675K SF Logistics Center in Rock 39 Industrial Park, 5778 Baxter Road, Cherry Valley, IL

Nominee

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Executive Summary:

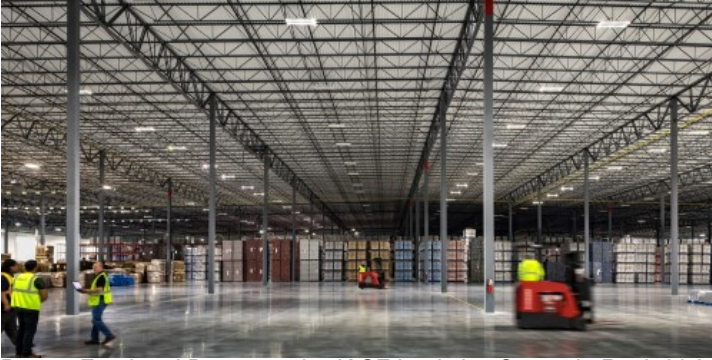
The 675,270 square foot Berner Food and Beverage facility is valued at approximately \$41 million facility and is located at Rock 39 Industrial Park in Cherry Valley, IL. Rock 39 is a 323-acre development located ¼ mile from the four-way interchange of I-39 and Baxter Road. This state-of-the-art distribution center will allow Berner to more efficiently service their manufacturing operation in nearby Dakota, IL. This project both retained and expanded jobs in the State of Illinois. Berner is a leading private label and contract manufacturing supplier of food and beverage products. It makes shelf stable dips, sauces, aerosol cheese, milk-based ready-to-drink coffee and other beverages for retailers, including Wal-Mart Stores Inc., and large consumer packaged goods companies such as Mondelez International Inc. and Monster Energy Co. The developer worked with local government to provide incentives that both enticed Berner from relocating to another community and provided a significant positive impact to the community through job creation and increased tax revenue. Given all obstacles including poor weather and the securing of incentives, the facility was still completed in under one year. Venture One and Clayco's prior collaborations enabled the entire team to work together in a streamlined and efficient manner on this project. Because of this, the developer was able to assemble a team including The Lamar Johnson Collaborative (architect), Jacob & Hefner (civil engineer) and Wells Fargo (construction lender) that were familiar with the Park and Village of Cherry Valley. The approximately 41-acre site was being farmed and the property was assessed as agricultural land. This new facility will bring a significant increase to the tax base of the Village of Cherry Valley and other local taxing bodies when the new building is fully assessed as an industrial building. The tenant required a short construction time frame to meet their operational needs. In order to meet the schedule the permits were phased to be able to break ground as soon as possible. Completing the earthwork was a challenge due to the wet weather that we experienced during construction. Venture One anticipated this and limed the site in anticipation of this to be able to keep the project on schedule. The site presented challenges as well. The boundaries for the site were constrained on all sides by the easements and the boundaries of the park. A balance had to be struck fitting the required detention while still maintaining an efficient site that meets Berner's operational needs. Rock 39 Industrial Park is located in a tax increment financing district and Venture One worked with Winnebago County to execute a redevelopment agreement that incorporates this savings for the tenant. This will provide the Tenant with significant real estate tax savings estimated at more than \$4 million over the term of their lease. Sewer and water are being extended to the site and Venture One has obtained funding from the County to cover \$285,000 in host fee revenue and a waiver of access fees to help defray the cost.



Berner Food and Beverage 675K SF Logistics Center in Rock 39 Industrial Park, 5778 Baxter Road, Cherry Valley, IL



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Build To Suit Project of the Year

Entry Name
Columbia College Chicago Student
Center

Nominee

Columbia College Chicago Student Center Andy Dutil 754 south Wabash
Chicago, IL 60605

The Gensler logo is displayed in a bold, red, sans-serif font.

Executive Summary:

Founded in 1890 Columbia College Chicago has been integrally woven into the cultural fabric of the city from the very beginning. Today the college provides over 100 unique majors and programs that blend creative and media arts, liberal arts, and business from a campus spread across the South Loop Neighborhood. The urban campus is hidden from view within a sea of dated office buildings and nondescript condo developments. As part of Columbia's strategic vision for the future, the school partnered with Gensler to design a new five story, 114,000 square feet, \$50,000,000 Student Center aimed at providing a distinct central heart to the expansive urban campus. The new student center is only the second purpose-built building in the school's 130 year history and was not only designed to provide an emphatic center to the disparate campus but to magnifying the energy and creativity found within in it. "Today, more than ever, it is critical to provide students a place to come together and collaborate across disciplines while experiencing the diversity and creativity that makes Columbia unique" says Kwang-Wu Kim, D.M.A., the president and chief executive officer of Columbia College Chicago. Rather than focusing on recreational activities, the new building is meant to be a flexible creation space where students, regardless of major, have access to dance studios, meeting rooms, state of the art digital maker labs, and gritty workshop shop and studio spaces. To further bring the student community together, the new building is planned to accommodate social outdoor spaces and an 800-person multi-purpose event space, meant to support large scale student functions as well as external events. The vibrant student activity and artwork are set against the buildings neutral backdrop of translucent glass, concrete and black stained wood. Recognizing that one size does not fit all, unexpected spaces are activated providing students with choice between open, closed, large, small, noisy, and quite spaces. By creating visual awareness and opportunities for spontaneous interaction within the building, students "sample" from a multitude of distinct perceptivities and "remix" their own thinking with a new set connections, thoughts, and ideas To achieve this, the design took the conventional idea of a building atrium and simply turned it inside-out, making the active and purposely ambiguous student spaces visible to the city rather than internalized. Pushing the hyper-connected atrium space and labyrinth like circulation to the perimeter, the building provides inter-floor connectivity while enhancing its dialogue back out to the surrounding campus. The façade's patchwork of translucent glass strategically and playfully expresses the activity and student artwork back out to activate the street while the meandering stair embraces the students, creating spaces to gather, play, and perform, while constantly shifting its user's perspective of the city, the students and the building's program. Ultimately the new building must prismatic, the students may enter the building with a singular point of view, but leave with a new understanding of many.



Wabash Street



Wabash Elevation



Lobby 1



Lobby 2

Build To Suit Project of the Year

Entry Name

Esperanza Brighton Park 4700 S. California Ave. Chicago, IL 60632

Nominee

Joe Pecoraro Project Executive & Partner Skender 1330 West Fulton, Suite 200, Chicago IL 60607 708-516-2996
jpecoraro@Skender.com



Executive Summary:

Esperanza Health Centers opened its newest facility at 4700 South California Ave. in Chicago's Brighton Park neighborhood in May 2019. The two-story built-to-suit project, designed by internationally-recognized architect Juan Gabriel Moreno of JGMA, managed by McNitt Consulting and built by Skender, is a bright, modern architectural masterpiece that is providing improved access to health care services for local residents who have been designated as medically underserved with a health professional shortage by the Health Resources and Services Administration. The 26,000-square-foot building is fully accessible, providing critical services that were previously lacking in this southwest area of Chicago, which includes Brighton Park, Gage Park, Back of the Yards and Archer Heights. By teaming up with local specialty care and community-based organizations including Mujeres Latinas en Acción (MLEA), the oldest Latina-led social services organization in the country, the Esperanza Brighton Park building houses comprehensive medical and wellness services and, utilizing forward-thinking design, features a dynamic façade comprised of color-shifting metal panels, to attract and unite the surrounding community. Esperanza Health Centers sought to create a community oasis that weaves together wellness, medical care, social services and recreation for residents of the area, which will serve as a catalyst to transform the community and bring renewed vitality and pride to Brighton Park. The new facility includes clinical office space, 30 exam rooms, space for additional diagnostic and treatment services, a retail pharmacy, a teaching kitchen, community gardens, a playground, as well as 69 parking spaces. One of the top-ranked Federally Qualified Health Centers in the nation, Esperanza Health Centers offers a full range of family services at this new location, including adult medicine, behavioral health, pediatrics, OBGYN, laboratory services, and youth and parent support. The project team worked closely together from the project's beginning. The project was originally designed as a larger, 3-story building, but the loss of a funding source required the team to reduce the project scope and complete several rounds of value engineering to bring the project within the new budget without compromising on construction or service quality. Skender and JGMA were successfully able to reduce the scope of the project in a way that still met Esperanza Health Centers' high standards of patient service and care. Esperanza Brighton Park serves more than 20,000 patients.



Esperanza Brighton Park



Esperanza Brighton Park



Esperanza Brighton Park

Build To Suit Project of the Year

Entry Name

S&S Activewear Prologis Park 355 Building 2
16427 W. Prologis Parkway Lockport, IL 60441

Nominee

Britt Casey Vice Chair Cushman & Wakefield 9500 W. Bryn Mawr Ave., Suite 600 Rosemont, IL 60018 Phone: 847.518.3280 britt.casey@cushwake.com



Executive Summary:

As one of the nation's largest distributors of sportswear apparel, S&S Activewear recently completed its three-year rollout of new regional U.S. distribution centers to continue its commitment to 24-hour customer delivery. For this final regional distribution facility assignment, Cushman & Wakefield's Britt Casey – who has built a 22-year relationship with S&S – was charged with strategically advising S&S's local Chicago expansion, culminating in a relocation from 448,000-sf in Bolingbrook to a 750,314-sf build-to-suit at Prologis Park in Lockport. The goal was to provide S&S with a bigger, brighter space, that was better equipped to handle its growing product offerings. Ultimately, the expansion has resulted in high-level job retention and job creation as S&S Activewear will add more than 100 positions and employ over 350 employees once the new facility is fully occupied. S&S's nationwide footprint is now 3.5 MSF. S&S designed the Lockport distribution facility to support its mission of providing customers with increased access to the latest fashion-forward styles while remaining committed to sustainability. The facility's eco-design and characteristics are aligned with customers' desire for environmental stewardship. The property incorporates industry leading technologies, such as a wide slab, 36' clear height, 185' truck courts and a photovoltaic system on the roof. Along with solar panels, high-efficiency L.E.D. lights with motion sensors throughout the Lockport facility help minimize the company's carbon footprint—an ongoing priority for the S&S team. A radiant heating system and increased airflow will keep team members comfortable throughout the year. S&S Lockport has also become the first distribution center in Illinois to install efficient, hands-free, waterless urinals, which will save up to 1 million gallons of water each year. Because of the efforts of S&S and Prologis, the facility's landlord, the distribution center has earned a Silver LEED rating. An initiative of the U.S. Green Building Council, the LEED building certification program focuses on encouraging a more sustainable approach to how buildings are designed, built and operated. The LEED program is made up of five main categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources and Indoor Environmental Quality. The site is located at the I-355 and the 143rd street four-way interchange which provides immediate access off the highway, as well as highway visibility for the building. Given the brutal winter and one of the wettest Springs on record in 2019, the facility was still completed on time and on budget. The opening of the Lockport facility was several years in the making and was a complete collaborative effort between Cushman & Wakefield, S&S Activewear and Prologis.



S&S Activewear Build-to-Suit

Build To Suit Project of the Year

Entry Name
United Airlines North Airfield
Campus Program O'Hare
International Airport

Nominee

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Executive Summary:

The JLL Industrial PDS team took on its largest aviation project by working on the complex United Airlines North Airfield Campus Program (NAP) as part of the O'Hare Modernization Program (OMP). With 19 client stakeholder groups, JLL assembled a diverse, well-rounded team of subject matter experts in aviation, ground up construction and industrial applications. This program alone encompassed nearly 2M square feet, impacted over 1,000 employees and included stringent coordination with various government agencies, utilities & IT contractors. Despite numerous challenges throughout the project, including a restricted \$155M budget and 16-month schedule, the unique project staffing combined with JLL's forward-thinking approach resulted in the successful completion of seven facilities, including:

- Ground Equipment Maintenance - 132,000 SF new facility
- Facility Maintenance - 35,000 SF new facility
- Airport Operations Support - 38,000 SF new facility
- Apron - 1M SF new aprons
- Inflight Training - 60,000 SF relocation and remodel
- 180 Day - 1,600 SF new storage facility
- Hangar - 78,000 SF new hangar

Innovation - The team produced several new tools across the project including the first ever Industrial PDS Safety Management Plan, client friendly PCO tracking and a project controls playbook. Our Aviation SME led a value engineering effort that resulted in JLL's invitation to speak at this year's ACC/AAAE Design and Construction Symposium in Denver, Colorado. Our revised approach to apron construction has since been accepted by the FAA for building Runway & Taxiways across the country. Cost Savings - There were several cost saving measures implemented during this program that accumulated to over \$15.5M in savings for United. JLL worked with partners to ensure the various NAP projects were delivered at the highest quality and speed with the smallest impact to the program's bottom line.

- Re-use of on-site aggregate and asphalt millings and value engineering pavement structure = \$7M
- Relocate the equipment storage yard adjacent to new the Apron = \$2.8M
- Change method of delivery from GMP to Cost Plus = \$1.6M
- Pre-engineering metal building in lieu of on-site steel for new Hangar = \$1.6M
- Challenged the Contractor's General Conditions = \$1.5M
- Challenged the Contractor's Site Requirements and Site Services = \$1M

Total costs JLL saved United = \$15.5M

Sustainability - Along with various cost saves, there were also several ways the team made less impact on the environment. Faced with removing approximately 125,000 cubic yards of asphalt grindings, crushed concrete, leftover aggregate and embankment, United Airlines, JLL and Burns & McDonnell found a way to transform the displaced material into the project's building material that included the re-use of asphalt grindings, crushed concrete, leftover aggregate and embankment. Using this displaced material, the team created a new pavement sub-base for the apron as well as other project building material uses. Even more, the team's blend performed better in testing than the typical Illinois Base Course Aggregates. It has since caught the attention of the Chicago Department of Aviation and is planned for future use. With these innovations, the team was able to provide the following:

- Eliminated 44,000 off-airport truck trips
- Eliminated 4,500 tons of CO2 emissions
- Saved 7,000 tons of virgin aggregate



United Northfield Air Campus aerial



United GEM facility



United and JLL team



United hangar