1720 CHICAGO AVENUE

Development Analysis

September 30, 2016
September 30, 2016

Mr. Paul Zalmezak
Economic Development Coordinator
City of Evanston
2100 Ridge Avenue #3600
Evanston, IL 60201
pzalmezak@cityofevanston.org

RE: 1720 Chicago Avenue, Evanston, IL

Dear Paul,

Torburn Partners is genuinely interested in developing the next Class A office building in downtown Evanston that satisfies the requirements of today’s office tenants. We have thoroughly analyzed the market, identified pre-lease tenants, and concluded that adequate demand exists to develop a Class A building in the downtown area.

After extensive review of the 1720 Chicago Avenue site, an in depth analysis of construction costs, and an optimal design for the property, we have unfortunately concluded that an office development is not financially feasible on this site. The following document provides a version of our office building that we evaluated for the site.

Enclosed please find the overview of the Torburn team which has the experience and the resources to execute an office development in downtown Evanston. We have equity capital to invest and bank financing available. We remain interested in pursuing office developments on other sites within the City in an effort to accommodate the pent up demand that we see for modern class A office space in the City.

Sincerely,

TORBURN PARTNERS, INC.,

Michael K. Burns, President
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BUILDING CONCEPT

Project Description
Situated mid-block on Chicago Avenue, the site offers tenants a unique and connected location directly adjacent to downtown Evanston’s bustling retail, public transportation, and lakefront amenities. While tree-lined and serene, the nature of this site is multi-faceted – its neighbors include large multi-family structures, bustling student housing facilities, smaller-scale office use, the Evanston Women’s Club and the Evanston Public Library. This Class A office building is intended to further build on the complex nature of the area by providing space for both small and large-scale office tenants, who will become valuable patrons of neighboring shops and restaurants.

Varying from colonial to mid-century modern, the architectural language of the context is as diverse as its range of uses. Building upon this eclecticism, 1714-20 Chicago poses an architecture that is of its time and that speaks to the contemporary office tenant’s needs. Despite this stance, the design exudes respect to its neighbors through several deliberate moves:

- Maintaining the generous front yard setback established by the Women’s Club
- Emphasizing the base of the building through the design of a low-scaled plinth. The plinth highlights a beautiful office lobby and carefully screens the parking with a panelized system.
- Connecting the life of the building to the life of the street through the creation of two accessible outdoor terraces at Level 4 and Level 11.

The proposed design continues the already-established diversity, quality and forward-thinking characteristics of Evanston- all while symbolizing a highly functional crossroads for the City, the University, the neighborhood and tenants alike.
### ZONING ANALYSIS

**R6 TO D3**

Based on proximity to the adjacent D3 district, we're proposing to use D3 as the revised underlying zoning for this PD.

**DEVELOPMENT SUMMARY**

- **Built Area** - 211,349 GSF
- **FAR Area** - 146,563 GSF
- **FAR** - 5.48

Parking Provided: 143 SPACES

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#### AS-OF-RIGHT REQUIREMENT

<table>
<thead>
<tr>
<th>TOPIC</th>
<th>R6</th>
<th>D3</th>
<th>D3</th>
<th>PROVIDED</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPOSED ZONING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office area</td>
<td>PD</td>
<td>special use</td>
<td>permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PD minimum area threshold for office</td>
<td>20,000 sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Area Total</td>
<td>28,790 sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR)</strong></td>
<td>N/A</td>
<td>8.0*</td>
<td>5.48*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildable FAR Area</td>
<td>20,600</td>
<td></td>
<td>146,563</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Area</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Max Lot Coverage</strong></td>
<td>N/A</td>
<td>50%</td>
<td>50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yard setbacks</td>
<td>Front</td>
<td>27 ft</td>
<td>27 ft</td>
<td>27 ft</td>
<td>Note: 27 ft to match neighboring front yards.</td>
</tr>
<tr>
<td></td>
<td>Rear</td>
<td>25 ft</td>
<td>0 ft</td>
<td>0 ft</td>
<td>Per D3 zoning; no required setback. Per BSC 2012, 15' side yards allow for 75% facade openness.</td>
</tr>
<tr>
<td></td>
<td>Side (Office)</td>
<td>3 ft</td>
<td>0 ft</td>
<td>15 ft</td>
<td>Per D3 zoning; no required setback. Per BSC 2012, 15' side yards allow for 75% facade openness.</td>
</tr>
<tr>
<td></td>
<td>Side (Garage)</td>
<td>3 ft</td>
<td>0 ft</td>
<td>0 ft</td>
<td>Per D3 zoning; no required setback. Per BSC 2012, 0 setback required if garage wall meets 1 hr fire rating.</td>
</tr>
<tr>
<td><strong>Building Height Limitation</strong></td>
<td>85 ft</td>
<td>170 ft*</td>
<td>153 ft</td>
<td></td>
<td>Note: with PD, D3 max building height increases from 85 to 170.</td>
</tr>
</tbody>
</table>

#### PARKING AND LOADING

| Office - off street parking         | 2/1000 sf required | 293 spaces | 229 spaces | Per D3 zoning; 20% parking reduction allowed and first 3,000 sf exempt |
| Public parking (per BFP)            | 74 spaces         | 74 spaces  |          |         |
| Time                                | 367 spaces        | 364 spaces | 143 spaces |         |
| ADA stall requirements              | 5 spaces          | 0 spaces   | 0 spaces  |         |
|                                    | 6 spaces          | 0 spaces   | 0 spaces  |         |
|                                    | 7 spaces          | 0 spaces   | 0 spaces  |         |
| Offs - loading                      | 10,000 - 200,000 sf | (1) 10x45' | (1) 10x45' |         |

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*Note, 27 ft is intended to match neighboring front yards.*

*Note, with PD, D3 max FAR increases from 4.5 to 8.0.*

*Note, with PD, D3 max FAR increases from 4.5 to 8.0.*

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*Note, with PD, D3 max FAR increases from 4.5 to 8.0.*

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1714-20 Chicago Avenue

**EVANSTON, IL**

DATE: September 30, 2016  Project Number: 16089
LEVEL 3
SCALE: 1"=20'-0"

22,563 GSF

27'-3"
30'-0"
30'-0"
30'-0"
30'-0"
17'-6"
17'-10"
48'-2"
48'-2"
17'-6"

50 SPACES

DN

OKW ARCHITECTS
Project Number: 16089
DATE: September 30, 2016

1714-20 Chicago Avenue
Evanston, IL
# THE DEVELOPMENT TEAM

**Developer**

<table>
<thead>
<tr>
<th>Torburn Partners</th>
<th>Title / Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Burns</td>
<td>President &amp; CEO</td>
</tr>
<tr>
<td>Robert Horne</td>
<td>Development Management</td>
</tr>
<tr>
<td>Robert Winter</td>
<td>Development Management</td>
</tr>
<tr>
<td>Adam Keldermans</td>
<td>Asset Management</td>
</tr>
<tr>
<td>Patrick Keenan</td>
<td>Finance and Operations</td>
</tr>
</tbody>
</table>

**Design Team**

<table>
<thead>
<tr>
<th>OKW Architects, Inc.</th>
<th>Lead Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jon Talty</td>
<td>Chairman &amp; CEO</td>
</tr>
<tr>
<td>Michael Lubbers</td>
<td>Principal</td>
</tr>
<tr>
<td>Katie Lambert</td>
<td>Senior Associate</td>
</tr>
<tr>
<td>Kimley Horn</td>
<td>Civil Engineer</td>
</tr>
<tr>
<td>Dean Antony</td>
<td>Partner, Land Develop</td>
</tr>
<tr>
<td>Lesley Netzer</td>
<td>Sr. Professional Engi</td>
</tr>
</tbody>
</table>

**KJWW**

- MEP Engineer

**General Contractor**

<table>
<thead>
<tr>
<th>Power Construction</th>
<th>Title / Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bob Gallo</td>
<td>Project Executive</td>
</tr>
<tr>
<td>Jeff Thomas</td>
<td>Senior Project Manager</td>
</tr>
</tbody>
</table>

**Legal**

<table>
<thead>
<tr>
<th>The Selig Law Firm, P.C.</th>
<th>Title / Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Randal Selig</td>
<td>Real Estate Attorney</td>
</tr>
<tr>
<td>Scott Weisenberg</td>
<td>Real Estate Attorney</td>
</tr>
</tbody>
</table>

**Zoning Legal**

<table>
<thead>
<tr>
<th>Meltzer, Purtill &amp;Stelle, LLC</th>
<th>Title / Role</th>
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<tbody>
<tr>
<td>Hal Franke</td>
<td>Partner</td>
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</table>

**Leasing**

<table>
<thead>
<tr>
<th>Cushman &amp; Wakefield</th>
<th>Title / Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin Clifton</td>
<td>Executive Vice President</td>
</tr>
</tbody>
</table>
THE TORBURN ADVANTAGE

Torburn Partners acquires properties that offer unique development opportunities. Together with its small group of highly experienced professionals, Torburn assembles the expertise and resources required to deliver the most effective combination of on-site technical expertise and off-site, national resources that will ensure the success of 1720 Chicago Avenue, Evanston’s newest office addition.

Torburn has assembled a nimble, highly responsive group of local professionals for every group within the project team. From engineering and architecture to legal, leasing, and property management, every functional area includes team members who deliver the highest level of resources and expertise necessary to complement the on-site team. The benefits are obvious with Power Construction, which has completed over 8 million sf of office facilities throughout the Chicago metropolitan area; OKW Architects and Kimley Horn engineers have extensive experience completing similar projects with equal or greater complexity, and over the past 5 years, OKW Architects has worked with Power Construction on over 1 million square feet of projects.

The Torburn Team brings extensive Evanston experience. Bob Horne was an important member of the Church Street Plaza development team and the primary developer of Central Station mixed use project. Bob Winter was the president of the Charles Shaw Companies and completed several office buildings in the Evanston Research Park. OKW Architects has completed numerous design assignments in Evanston including Sherman Plaza, Church St Station, Central Station, Music Institute, Trader Joes Evanston, and Presbyterian Homes. Power Construction, one of the strongest contractors in Chicago, has constructed numerous Evanston projects including many of the newest buildings on Northwestern University campus, the Chicago Main Apartments, the Kellogg Cancer Center at Northshore Hospital, and The Mather. Power Construction, one of the strongest contractors in Chicago, has constructed numerous Evanston projects including The Mather. Kevin Clifton, leading the leasing team, has extensive Evanston experience, including leasing and sales of 1033 University, 847 Chicago, 1301 Central, 1740 Ridge, 1800 Ridge, Rotary Center, 500 Davis, and 1840 Oak.

Relationships bring it all together. Throughout the Torburn Team, there are relationships that create trust and efficiency. The principals of Torburn, OKW Architects, Power Construction, and the Cushman & Wakefield team are long-time colleagues and friends who have worked together on several prior projects. These strong relationships, with both internal and external parties, allow the team to operate effectively in all circumstances.

The result is an enormously successful collaborative team. Over the past three years, Torburn has been developing the Northwest Crossings campus in Arlington Heights, IL. Torburn purchased the 64 acre, 1.1 million SF campus from Nokia Siemens. They
consolidated Nokia Siemens into its own 24 acre parcel on the south campus. Torburn has parcelized the remaining 40 acres into two deals of 21 and 19 acres. They have signed HSBC to a long-term lease to occupy 83% of the 19 acre campus complete with a new lobby, cafeteria, coffee shop, fitness center and central plant. This project has been selected as a finalist for the 2016 NAIOP suburban office development of the year and suburban office lease of the year. The same team that executed this deal is being proposed for 1720 Chicago Avenue.

Over the same period, the Torburn team acquired a similar corporate campus in Plantation, FL. The project won the 2015 South Florida NAIOP Office Lease Transaction of the Year and Economic Impact of the Year awards. In the nine months following acquisition, the Torburn team leased 100% of the 845,000 SF of office space to Amsurg Holdings, Magic Leap, Motorola Solutions and Baptist Health Care for long-term deals. Additionally, Torburn is 100% leased on 36,000 SF of ground-up development retail, establishing long term deals with Starbucks, AT&T, McAlister’s Deli, Walgreens, Chipotle, Panda Express, Pieology and Habit Burger. High credit tenants and exceptional amenities have created significant value for all parties involved, specifically the cities in which Torburn has partnered. It is these principles, experience and partnership that are envisioned for 1720 Chicago Avenue and the city of Evanston.
CORPORATE AND INDIVIDUAL BIOGRAPHIES

The following pages provide background information on each of the key team members who play an active role in the strategic planning and implementation of the 1720 Chicago Avenue development.

TORBURN PARTNERS, DEVELOPER

Robert Winter, Jr., Development Management

Bob oversees development activities for Torburn’s 525,000 SF office redevelopment in Arlington Heights, IL. Bob recently served as the Director of Real Estate at Kinship Capital (Searle Family office) and was responsible for overseeing all aspects of the real estate investment program and training two young Searle family members to be co-directors. He lead the team to select operating partners, source and evaluate potential investments, execute transactions, provide asset management and deliver positive results as set out in the strategy of Kinship. When the Searle family members stepped up an advisory board was formed and Bob moved onto that board. Previously, Mr. Winter served as Executive Vice President of Development for Equity Office Properties, the nation’s largest REIT and publicly held owner of office properties, from 2001 until June of 2008. Blackstone acquired Equity Office in February 2007 and Mr. Winter stayed to finish major development projects, including 1095 Avenue of the Americas, a 1.3 million SF office renovation and lease-up in New York City.

Mr. Winter has worked in the real estate industry for over 40 years. In addition to working for Equity Office Properties, Mr. Winter was President of The Shaw Company, a nationally recognized development firm; President & COO of Stein and Company, a Chicago based real estate services company and CEO of AMLI Commercial Properties Trust, a Chicago based REIT focused on the development, management, and ownership of office and industrial properties in the suburbs surrounding Chicago.

During his career, Mr. Winter has developed, renovated and owned over $3.5 billion of real estate investments. This total value is broken down into the following property types: office – 6.1 million SF; hotel – 3,400 rooms; industrial – 2.0 million SF; and housing – 1,900 units, multi- and single-family, for sale and rental. He has developed properties throughout the United States with concentrations in Chicago, New York and San Francisco.

Robert Horne, Development Management

Robert Horne oversees the re-development activities of Torburn’s Plantation Pointe redevelopment project in Plantation, FL. His responsibilities include management of municipal approvals, coordination of construction activities, and oversight of the
retail leasing and development. Robert’s prior recent projects include: Central Station Apartments, Evanston, IL, a mixed use project with apartments and ground floor retail; 512 Green Bay Road, Kenilworth, IL, a 12,000 square foot professional office building; Shops at Surfside, Cape Coral, FL, a 180,000 SF shopping center; and Dodge Cantera, Warrenville, IL: a development anchored by Super Target store with numerous outlots that include McDonalds, Chipotle Grill, and Buffalo Wild Wings, Bank of America, Starbucks, Potbelly Sandwich Works, and a Hilton Garden Inn Hotel.

Prior to forming Dodge Capital in 2002, Mr. Horne was a Senior Vice President with Jones Lang LaSalle and the Development Director for the Midwest Region. From 1991-1992, he was the Project Executive for the Cantera Business Park, a 650 acre mixed-use development in Warrenville, IL. He was responsible for the development of the 150,000 headquarters for Exelon Nuclear. In addition, Mr. Horne, in partnership with Globe Corporation and McShane Corporation developed six office buildings in the Cantera business park totaling 515,000 SF. Additionally, on behalf of Globe Corporation, Mr. Horne was responsible for the development of a 45,000 SF. regional training facility for American Honda Motors at Prairie Stone in Hoffman Estates, IL completed in April, 2002.

Prior to joining Jones Lang LaSalle, Mr. Horne was Vice President of Arthur Hill & Co., where he was the Project Executive of the Church Street Plaza project, a major mixed-use development in downtown Evanston, Illinois. This project includes approximately 186,000 SF. of retail, including a six screen art cinema and a twelve screen general audience cinema, a 205 unit luxury condo tower developed by Optima, a 180 room Hilton Garden Inn, and a 1,420 car public parking garage. In that role, he was responsible for winning the RFP and then overseeing the municipal negotiations, pre-development, and pre-leasing.

Previously, Mr. Horne was the Office Development Director for Homart Development Company in Chicago, Illinois. In his ten years at Homart, he focused on office development and business park disposition. From 1989-1994, he managed the disposition of eight business parks totaling over 600 acres of land in the Chicago, Atlanta, Houston, Dallas and Minneapolis markets. From 1985-1989, Mr. Horne was a project manager for several office projects including the predevelopment for Franklin Center, a planned 65 story office building in downtown Chicago, the Discover Card headquarters in Riverwoods, IL, the Sears headquarters in Hoffman Estates, IL, Preston Park South in Plano, TX, and Ten Bank Street in White Plains, NY.

Mr. Horne received a BA from Boston College and received an MBA from the Kellogg Graduate School of Management at Northwestern University.
Adam Keldermans, Asset Management

Adam oversees Torburn’s property management team while interacting with clients, tenants and vendors on a daily basis. The combination of his financial background and direct experience offers him the ability to provide a unique element to the management sector. Adam has several years of commercial real estate property management experience. Prior to joining Torburn, he oversaw a portfolio for Jones Lang LaSalle totaling over three million square feet of Class A office and industrial assets, and he managed over twelve million of industrial, office and retail complexes in over twenty states for InSite Real Estate.

Patrick Keenan, Finance & Operations

Patrick has more than 20 years of real estate experience involving acquisitions, financing, asset management, and partnership operations related to commercial properties and development projects. Previously, as Director of Finance and Operations for a Chicago-based family office, he managed finance and portfolio activities for a diversified portfolio of commercial real estate of multi-family, retail, industrial, and land assets. He was also a Principal with V3 Realty Company, a land investment and development company, where he managed finance and investor relations for a series of five investment funds. He was also a Vice President role at Jupiter Realty Corporation, a privately held investment company with a diverse portfolio of commercial real estate and management companies, where his responsibilities included evaluation of acquisition opportunities, due diligence, and asset management. Patrick also has extensive valuation experience through prior work with Duff & Phelps LLC, an investment banking and financial advisory firm where he provided valuation and advisory services to corporate clients, and previous work as a commercial real estate appraiser.

Patrick is a licensed CPA and has an MBA in finance, real estate, and entrepreneurship from the Kellogg Graduate School of Management at Northwestern University.

Michael Burns, President & CEO

Michael manages all of Torburn’s development, ownership, management and financial activities. Prior to forming the company in 2008, he worked with two of the leading office and industrial brokerage firms in Chicago where, over a 15-year period, he assisted large corporations in developing and implementing strategic real estate plans.

OKW ARCHITECTS, INC., ARCHITECT

OKW Architects is a multi-disciplined architectural, interior design, landscape architecture and land planning firm that has served a wide range of clients and
markets for over 50 years. OKW brings highly relevant experience to the Plantation Pointe project through prior engagements such as development of a master plan for the redevelopment and renovation of a 72-acre industrial site and re-purposing 900,000 SF of manufacturing and warehouse space in Munster, IN, and the New City project in Chicago, IL, where OKW provides serves as architect and land planner, guiding the site planning, building and interior design and landscape design for the 1.1 million square foot mixed use development. OKW completed the following Evanston Projects:

- Sherman Plaza
- Church St Station
- Central Station
- Music Institute
- Trader Joes Evanston
- Evanston Friends Meeting House
- Retail Development @ Central & Crawford

**Jon Talty, Chairman & CEO**

Jon is responsible for the day-to-day management of OKW along with helping develop and institutionalize the company’s vision and mission, and articulate and promote the company values throughout the organization. Jon helps to drive the firm’s objective to be a leading practitioner of the art of building and space making. After graduating from University of Notre Dame, Jon worked in commercial real estate and architecture before coming to OKW in 1990 in the capacity of Marketing Director. In 1992 Jon became a partner of the firm and was elected president in 1995. In 2007, Jon assumed the role of Chairman & CEO.

**Michael J. Lubbers, Design Principal**

Michael is the Creative Director for OKW Architects with over 20 years of experience. A thoughtful visionary and skilled communicator, he earns the trust of clients through his hands-on and inclusive approach to the design process. Michael, along with his teams and clients, have successfully planned, designed and constructed projects in the following markets: Workplace, Education, Municipal, Not-For-Profit, Commercial, Retail, Residential and Mixed-Use/Multi-Family. An Evanston resident, Michael’s understanding of the urban environment and development process will allow him to guide the entire team to a thought-provoking and exciting solution.

**Katie Lambert, Senior Designer**

Offering 12 year of design expertise, Katie is a Registered Architect in the State of Illinois. She works as a Senior Project Designer at OKW and takes on roles as diverse as facilities programming, architectural design, interior design, and overall project
management. Recent projects include an office building and the design of a highly collaborative environment for a technology developer in downtown Chicago.

**KIMLEY HORN, CIVIL ENGINEER**
Kimley-Horn and Associates, Inc. (Kimley-Horn) is a private, multi-disciplined engineering and planning firm with more than 1,700 employees in 63 offices nationwide (with 11 in California), including our three Bay Area offices in Pleasanton, Oakland, and San Jose. We provide a wide range of engineering (planning and design) including stormwater, hydrology/hydraulics, highway, roadway, environmental, landscape architecture, and traffic consulting services to municipalities, counties, and state departments of transportation throughout California and the United States.

**KJWW ENGINEERING CONSULTANTS, MEP ENGINEER**
KJWW is an international engineering consulting firm providing innovative engineering solutions for building systems planning and design. Ranked by BD+C among the Top 20 engineering firms in the U.S., KJWW specializes in efficient, high performing building systems for the corporate, commercial, healthcare, education, government and industrial markets. Services include mechanical, electrical, technology, structural, acoustics, medical equipment planning, architectural lighting, energy modeling and commissioning for an integrated building performance. Founded in 1961, KJWW is an employee-owned company with 450 employees in offices worldwide, including Chicago, Cincinnati, Des Moines, Indianapolis, Kansas City, Madison, Naperville, Phoenix, Quad Cities, San Francisco, St. Louis, Wausau, Dubai (UAE) and Ahmedabad (India).

**POWER CONSTRUCTION, GENERAL CONTRACTOR**
Power Construction is an 90 year-old, management-owned firm operating exclusively around the northern Illinois markets. For the past 11 years, almost 80% of Power’s work has involved the renovation/expansion of existing facilities, including core and shell renovations, corporate interiors and central plants which total over 8 million square feet — all in the northern Illinois area. Corporate projects range from small, fast-track office and lobby construction to extensive renovation to large, downtown headquarters projects for some of the area’s most prominent companies including: Fifth Third Bank, Plante Moran, Crowe Horwath, Astellas Pharma US, American Express, Calamos Investments, DLA Piper, ABN AMRO, Discover Financial Services, Hyatt Development, McDougal Littell, Mesirow Financial, Pritzker, Walgreens and Wm. Wrigley, Jr.

**Bob Gallo, Project Executive**
As Executive Vice President and Partner with Power, Bob is recognized as a leader that not only has a thorough knowledge of the construction industry but

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demonstrates a commitment to our company values on a daily basis. His strengths and input regarding budgeting, MEP analysis, logistics planning, and scheduling will be extremely helpful to the project team. Since joining Power, Bob has been involved with numerous large and complex projects. Bob has been with Power for 29 years and has a B.S. in Construction Management from Bradley University.

Jeff Thomas, Senior Project Manager

Jeff has been with Power for seven years and has a successful track record as a Project Executive managing budgeting, scheduling, value engineering, constructability studies, document review and coordination, bidding and procurement, GMP development, negotiating / awarding / preparing all subcontracts, cost control, project reporting and documentation. Prior projects include the renovation of the Marwen Arts Campus, an existing masonry and timber framed building featuring new arts studios, technology suites, exhibition areas, and expanded office areas. The project also included a new 1,000 sf lobby structure and sitework improvements including site utilities, permeable paver parking lot, and landscaping. Jeff earned a B.S. in Construction Engineering and Management from Purdue University.

CUSHMAN & WAKEFIELD, LEASING

Kevin Clifton, Executive Vice President

Kevin specializes in the acquisition and disposition of office properties. Kevin’s thirty year career has focused on the strategic planning and implementation process to achieve optimal real estate solutions for his clients. Kevin has participated in over 2,500 office lease and sale transactions, totaling in excess of 20 million square feet.

Kevin has a unique multi-faceted background that has included the representation of corporations, property owners, investors, and developers. Kevin combines his significant experience in the leasing, sale, development, and ownership of office properties, with his financial and analytical skills to provide his clients with optimal financial and functional results.

Kevin is among the highest producers of C&W’s professionals and is recognized as an office industry expert. He has been the recipient of numerous industry awards including the NAIOP office transaction of the year, SIOR office transaction of the year, Crain’s Chicago Business Broker of the Year, and when he was with CBRE, CBRE’s Colbert Coldwell Circle (top 3% of the national sales force).
MELTZER, PURTILL, & STEELE LLC, ZONING LEGAL

Harold Francke, Partner

Mr. Francke concentrates his practice in zoning, tax increment and special service area financing, business district development and redevelopment, and general real estate development matters. Recognized as one of the leading zoning lawyers in the Chicago metropolitan area, he has worked extensively on zoning matters throughout the region. He is well published on land use matters.