

PROPOSER SUMMARY SHEET
RFP #24-011
Police Department Firing Range and EOC Facility Project

Business Name: Harbour Contractors, Inc.

Street Address: 23830 West Main Street

City, State, Zip: Plainfield, IL 60544

Contact Name: Chris Kozak

Title: VP-Construction

Phone: (815) 325-7635 Fax: N/A

E-Mail address: ckozak@harbour-cm.com

Price Proposal

GRAND TOTAL PROPOSAL PRICE \$ **9,943,040.00**
**(Include all Allowances in Price)*

***ALLOWANCES (TO BE INCLUDED IN GRAND TOTAL PROPOSAL PRICE)**

Include \$20,000 Site Work allowance allocated for work modifications as determined by the Village of Orland Park.
Include \$10,000 Rough Carpentry allowance for work modifications as determined by the Village of Orland Park.
Include \$10,000 Electrical allowance for work modification as determined by the Village of Orland Park.
Include \$10,000 Mechanical allowance for work modifications as determined by the Village of Orland Park.
Include \$15,000 Switch Gear allowance for work modifications as determined by the Village of Orland Park.
Include \$15,000 Sign allowance for signage as determined by the Village of Orland Park.

AUTHORIZATION & SIGNATURE

Name of Authorized Signee: Chris Kozak

Signature of Authorized Signee: 

Title: VP-Construction Date: 3/19/24

 ORLAND PARK
CERTIFICATE OF COMPLIANCE

Proposals shall complete this Certificate of Compliance. Failure to comply with all submission requirements may result in a determination that the Proposals is not responsible.

The undersigned Chris Kozak,
(Enter Name of Person Making Certification)

as VP-Construction
(Enter Title of Person Making Certification)

and on behalf of Harbour Contractors, Inc.,
(Enter Name of Business Organization)

certifies that Proposers is:

1) **A BUSINESS ORGANIZATION:** Yes ☒ No ☐

Federal Employer I.D. #: 36-3237550
(or Social Security # if a sole proprietor or individual)

The form of business organization of the Proposer is (*check one*):

☐ Sole Proprietor
☐ Independent Contractor (*Individual*)
☐ Partnership
☐ LLC
☒ Corporation Illinois 5/19/83
(State of Incorporation) *(Date of Incorporation)*

2) **STATUS OF OWNERSHIP**

Illinois Public Act 102-0265, approved August 2021, requires the Village of Orland Park to collect "Status of Ownership" information. This information is collected for reporting purposes only. Please check the following that applies to the ownership of your business and include any certifications for the categories checked with the proposal. Business ownership categories are as defined in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act, 30 ILCS 575/0.01 *et seq.*

Minority-Owned ☐	Small Business ☐ (SBA standards)
Women-Owned ☐	Prefer not to disclose ☐
Veteran-Owned ☐	Not Applicable ☒
Disabled-Owned ☐	

How are you certifying? Certificates Attached ☐ Self-Certifying ☒

STATUS OF OWNERSHIP FOR SUBCONTRACTORS

This information is collected for reporting purposes only. Please check the following that applies to the ownership of subcontractors.

Minority-Owned ☐	Small Business ☐ (SBA standards)
Women-Owned ☐	Prefer not to disclose ☐
Veteran-Owned ☐	Not Applicable ☒
Disabled-Owned ☐	

3) AUTHORIZED TO DO BUSINESS IN ILLINOIS: Yes ☒ No ☐

The Proposer is authorized to do business in the State of Illinois.

4) ELIGIBLE TO ENTER INTO PUBLIC CONTRACTS: Yes ☒ No ☐

The Proposer is eligible to enter into public contracts, and is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.

5) SEXUAL HARASSMENT POLICY COMPLIANT: Yes ☒ No ☐

Please be advised that Public Act 87-1257, effective July 1, 1993, 775 ILCS 5/2-105 (A) has been amended to provide that every party to a public contract must have a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4) and includes, at a minimum, the following information:

(I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department of Human Rights (the "Department") and the Human Rights Commission (the "Commission"); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act). (emphasis added). Pursuant to 775 ILCS 5/1-103 (M) (2002), a "public contract" includes "...every contract to which the State, any of its political subdivisions or any municipal corporation is a party."

6) EQUAL EMPLOYMENT OPPORTUNITY COMPLIANT: Yes ☒ No ☐

During the performance of this Project, Proposer agrees to comply with the "Illinois Human Rights Act", 775 ILCS Title 5 and the Rules and Regulations of the Illinois Department of Human Rights published at 44 Illinois Administrative Code Section 750, et seq.

The Proposer shall:

(I) not discriminate against any employee or applicant for employment because of race, color,

religion, sex, marital status, national origin or ancestry, age, or physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; (II) examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization; (III) ensure all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, or physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; (IV) send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Vendor's obligations under the Illinois Human Rights Act and Department's Rules and Regulations for Public Contract; (V) submit reports as required by the Department's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and Department's Rules and Regulations for Public Contracts; (VI) permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and Department's Rules and Regulations for Public Contracts; and (VII) include verbatim or by reference the provisions of this Equal Employment Opportunity Clause in every subcontract it awards under which any portion of this Agreement obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor.

In the same manner as the other provisions of this Agreement, the Proposer will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Proposer will not utilize any subcontractor declared by the Illinois Human Rights Department to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

"Subcontract" means any agreement, arrangement or understanding, written or otherwise, between the Proposer and any person under which any portion of the Proposer's obligations under one or more public contracts is performed, undertaken or assumed; the term "subcontract", however, shall not include any agreement, arrangement or understanding in which the parties stand in the relationship of an employer and an employee, or between a Proposer or other organization and its customers.

In the event of the Proposer's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Human Right Act, or the Rules and Regulations for Public Contracts of the Department of Human Rights the Proposer may be declared non-responsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this agreement may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed or remedies involved as provided by statute or regulation.

7) PREVAILING WAGE COMPLIANCE: Yes ☒ No ☐

In the manner and to the extent required by law, this RFP is subject to the Illinois Prevailing Wage Act and to all laws governing the payment of wages to laborers, workers and mechanics of a Proposer or any subcontractor of a Proposer bound to this agreement who is performing services covered by this contract. If awarded the Contract, per 820 ILCS 130 et seq. as

amended, Proposer shall pay not less than the prevailing hourly rate of wages, the generally prevailing rate of hourly wages for legal holiday and overtime work, and the prevailing hourly rate for welfare and other benefits as determined by the Illinois Department of Labor or the Village and as set forth in the schedule of prevailing wages for this contract to all laborers, workers and mechanics performing work under this contract (available at <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx>).

The undersigned Proposer further stipulates and certifies that it has maintained a satisfactory record of Prevailing Wage Act compliance with no significant Prevailing Wage Act violations for the past three (3) years.

Certified Payroll. The Illinois Prevailing Wage Act requires any contractor and each subcontractor who participates in public works to file with the Illinois Department of Labor (IDOL) certified payroll for those calendar months during which work on a public works project has occurred. The Act requires certified payroll to be filed with IDOL no later than the 15th day of each calendar month for the immediately preceding month through the Illinois Prevailing Wage Portal—an electronic database IDOL has established for collecting and retaining certified payroll. The Portal may be accessed using this link: <https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/certifiedtranscriptofpayroll.aspx>. The Village reserves the right to withhold payment due to Contractor until Contractor and its subcontractors display compliance with this provision of the Act.

8) PARTICIPATION IN APPRENTICESHIP AND TRAINING PROGRAM: Yes ☒ No ☐

Proposer participates in apprenticeship and training programs applicable to the work to be performed on the project, which are approved by and registered with the United States Department of Labor's Office of Apprenticeship.

Name of A&T Program: _____

Brief Description of Program: _____

Harbour Contractors does not self perform any trade labor.

All sub contractors will be union contractors and participate in union apprenticeship programs

9) TAX COMPLIANT: Yes ☒ No ☐

Proposer is current in the payment of any tax administered by the Illinois Department of Revenue, or if it is not: (a) it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or (b) it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

AUTHORIZATION & SIGNATURE:

I certify that I am authorized to execute this Certificate of Compliance on behalf of the Proposer set forth on the Proposer Summary Sheet, that I have personal knowledge of all the information set forth herein and that all statements, representations, that the proposal is genuine and not

collusive, and information provided in or with this Certificate are true and accurate.

The undersigned, having become familiar with the Project specified in this RFP, proposes to provide and furnish all of the labor, materials, necessary tools, expendable equipment and all utility and transportation services necessary to perform and complete in a workmanlike manner all of the work required for the Project.

ACKNOWLEDGED AND AGREED TO:



Signature of Authorized Officer

Chris Kozak

Name of Authorized Officer

VP-Construction

Title

3/19/24

Date

REFERENCES

Provide three (3) references for which your organization has performed similar work.

Proposer's Name: Harbour Contractors, Inc.

(Enter Name of Business Organization)

- | | |
|-----------------|---|
| 1. ORGANIZATION | <u>City of Sandwich</u> |
| ADDRESS | <u>308 E. College Street Sandwich, IL 60548</u> |
| PHONE NUMBER | <u>(708) 935-3342</u> |
| CONTACT PERSON | <u>Jim Bianchi</u> |
| YEAR OF PROJECT | <u>2022</u> |
| | |
| 2. ORGANIZATION | <u>Village of Woodridge</u> |
| ADDRESS | <u>725 Janes Avenue Woodridge, IL 60517</u> |
| PHONE NUMBER | <u>(630) 742-8256</u> |
| CONTACT PERSON | <u>Dennis Brinkman</u> |
| YEAR OF PROJECT | <u>2023</u> |
| | |
| 3. ORGANIZATION | <u>County of Will</u> |
| ADDRESS | <u>302 N. Chicago Street Joliet, IL 60432</u> |
| PHONE NUMBER | <u>(815) 207-0774</u> |
| CONTACT PERSON | <u>Dave Tkac</u> |
| YEAR OF PROJECT | <u>Multiple Projects 2008 to 2023</u> |

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

OWNER:

(Name, legal status and address)

Village of Orland Park
14700 South Ravinia Avenue
Orland Park, IL 60462

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
215 Shuman Blvd
Naperville, IL 60563
Mailing Address for Notices
1411 Opus Place Suite 450
Downers Grove, IL 60515

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: \$ 10% Ten Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Police Department Firing Range and EOC Facility - Project #24-011

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 19th day of March, 2024

(Witness)

(Witness)

Tariese M. Pisciotto

Harbour Contractors, Inc.

(Principal)

(Seal)

By:

(Title)

Travelers Casualty and Surety Company of America

(Surety)

(Seal)

By:

James I. Moore

Attorney-in-Fact



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint James I. Moore of Downers Grove, IL, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond:

Surety Bond No.: Bid Bond
OR

Principal: Harbour Contractors, Inc.
Obligee: Village of Orland Park

Project Description: Police Department Firing Range and EOC Facility - Project #24-011

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

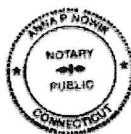
By: 
Robert L. Raney, Senior Vice President

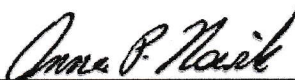
City of Hartford ss.

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

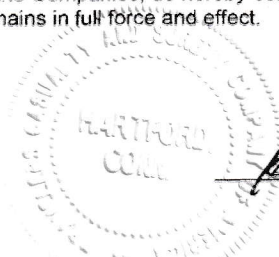
FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

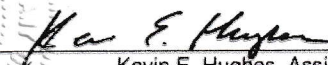
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 19th day of March, 2024.




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

State of IL

County of DuPage

SURETY ACKNOWLEDGEMENT (ATTORNEY-IN-FACT)

I, Tariese M. Pisciotto Notary Public of DuPage County, in the State of IL,
do hereby certify that James I. Moore Attorney-in-Fact, of the Travelers Casualty and
Surety Company of America who is personally known to me to be the same person whose
name is subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that he signed, sealed and delivered said instrument, for and on behalf of the
Travelers Casualty and Surety Company of America for the uses and purposes therein set forth.

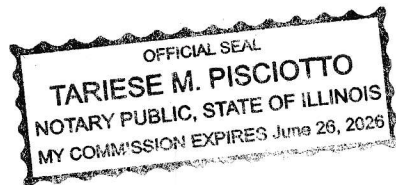
Given under my hand and notarial seal at my office in the City of Downers Grove in
said County, this 19th day of March, 2024.



Notary Public

Tariese M. Pisciotto

My Commission expires: June 26, 2026





ORLAND PARK

INSURANCE REQUIREMENTS

Please provide a policy Specimen Certificate of Insurance showing current coverage's along with this form

WORKERS' COMPENSATION & EMPLOYER LIABILITY

Full Statutory Limits - Employers Liability
\$500,000 – Each Accident \$500,000 – Each Employee
\$500,000 – Policy Limit
Waiver of Subrogation in favor of the Village of Orland Park

AUTOMOBILE LIABILITY (ISO Form CA 0001)

\$1,000,000 – Combined Single Limit Per Occurrence
Bodily Injury & Property Damage

GENERAL LIABILITY (Occurrence basis) (ISO Form CG 0001)

\$1,000,000 – Combined Single Limit Per Occurrence
Bodily Injury & Property Damage
\$2,000,000 – General Aggregate Limit
\$1,000,000 – Personal & Advertising Injury
\$2,000,000 – Products/Completed Operations Aggregate
Additional Insured Endorsements: *(not applicable for Goods Only)*
ISO CG 20 10 or CG 20 26
and
CG 20 01 Primary & Non-Contributory
Blanket Waiver of Subrogation in favor of the Village of Orland Park

☐ CG 20 37 Additional Insured – Completed Operations (provide if box is checked)

In addition to the above, please provide the following coverage, if box is checked.

☒ **LIABILITY UMBRELLA (Follow Form Policy)**
☐ \$1,000,000 – Each Occurrence \$1,000,000 – Aggregate
☐ \$2,000,000 – Each Occurrence \$2,000,000 – Aggregate
☒ Other: \$5,000,000 – Each Occurrence \$5,000,000 – Aggregate

EXCESS MUST COVER: General Liability, Automobile Liability, Employers' Liability

☐ **PROFESSIONAL LIABILITY**
☐ \$1,000,000 Limit – Claims Made Form, Indicate Retroactive Date
☐ \$2,000,000 Limit – Claims Made Form, Indicate Retroactive Date
☐ Other: _____
Deductible not-to-exceed \$50,000 without prior written approval

☐ **BUILDERS RISK**
Completed Property Full Replacement Cost Limits – Structures under construction

☐ **ENVIRONMENTAL IMPAIRMENT/POLLUTION LIABILITY**
\$1,000,000 Limit for bodily injury, property damage and remediation costs
resulting from a pollution incident at, on or mitigating beyond the job site

☐ **CYBER LIABILITY**
\$1,000,000 Limit per Data Breach for liability, notification, response,
credit monitoring service costs, and software/property damage

Any insurance policies providing the coverages required of the Consultant, excluding Professional Liability, shall be specifically endorsed to identify **"The Village of Orland Park, and their respective officers, trustees, directors, officials, employees, volunteers and agents as Additional Insureds on a primary/non-contributory basis with respect to all claims arising out of operations by or on behalf of the named insured."** The required

Additional Insured coverage shall be provided on the Insurance Service Office (ISO) CG 20 10 or CG 20 26 endorsements or an endorsement at least as broad as the above noted endorsements as determined by the Village of Orland Park. Any Village of Orland Park insurance coverage shall be deemed to be on an excess or contingent basis as confirmed by the required (ISO) CG 20 01 Additional Insured Primary & Non-Contributory Endorsement. The policies shall also contain a Waiver of Subrogation in favor of the Additional Insureds in regard to General Liability and Workers' Compensation coverage. The certificate of insurance shall also state this information on its face. Any insurance company providing coverage must hold an A-, VII rating according to Best's Key Rating Guide. Each insurance policy required shall have the Village of Orland Park expressly endorsed onto the policy as a Cancellation Notice Recipient. Should any of the policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions. Permitting the contractor, or any subcontractor, to proceed with any work prior to our receipt of the foregoing certificate and endorsements shall not be a waiver of the contractor's obligation to provide all the above insurance.

Consultant agrees that prior to any commencement of work to furnish evidence of Insurance coverage providing for at minimum the coverages, endorsements and limits described above directly to the Village of Orland Park, 14700 S. Ravinia Avenue, Orland Park, IL 60462. Failure to provide this evidence in the time frame specified and prior to beginning of work may result in the termination of the Village's relationship with the contractor.

ACCEPTED & AGREED THIS 19 DAY OF March, 2024



Signature
Chris Kozak - VP - Construction

Printed Name & Title

Authorized to execute agreements for:
Harbour Contractors, Inc.

Name of Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Or _____ :	Location s Of Covered O erations
SAMPLE	
Information re uired to com lete this Schedule, f:ttpfshown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is' rn,naed to include as an additional insure,d_1be person(s) or organization(s) shown in the {Sc ghte, ,but only with respect to liability for "bodlly_1njury"i "property damage" or "personal and ady r\$sing injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 26 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)
SAMPLE
Information required to complete this Schedule --if not-shown above, will be shown in the Declarations.

Section II - Who Is An Insured: is permitted to include as an additional insured the person(s) or organization(s) shown in the Schedule. With respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A.** In the performance of your ongoing operations; or
- B.** In connection with your premises owned by or rented to you.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS -AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II - Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render,

any professional architectural, engineering or surveying services, including:

- a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
- b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS- COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization s :	Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury, or property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".



HARBCON-01

BHOLAWAY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER TASK Insurance, LLC 1821 Walden Office Square Suite 350 Schaumburg, IL 60173	CONTACT NAME:		
	PHONE (A/C, No, Ext): (847) 440-2320	FAX (A/C, No): (847) 430-5307	
	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Valley Forge Insurance Company		
INSURED Harbour Contractors, Inc. 23830 W. Main St. Plainfield, IL 60544	INSURER B : The Continental Insurance Company		35289
	INSURER C : National Fire Insurance Company of Hartford		20478
	INSURER D : AXA XL, a division of AXA		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X	X	7018614056	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 EBL AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	7018622593	5/1/2023	5/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$	X	X	7018622397	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	7018622500	5/1/2023	5/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Errors & Omissions			PEC002628215	5/1/2023	5/1/2024	Professional Occ/Agg 5,000,000
D	Errors & Omissions			PEC002628215	5/1/2023	5/1/2024	Pollution \$5 Occ/Agg 8,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Leased/Rented Equipment \$500,000 and Contractors Equipment scheduled \$3,648,892 in CNA/National Fire Ins Package Policy #7018614056 5/1/23-24

Crime \$1,000,000 limit in Travelers Casualty & Surety Company of America Mgmt Lines Policy #107620839 5/1/23-24

Additional insureds on a primary and non-contributory basis on the general liability and automobile liability policies when required by written contract.
A Waiver of Subrogation applies to the General Liability, Auto liability and Workers Compensation Policies per written contract. Umbrella Follows Form.

CERTIFICATE HOLDER

CANCELLATION

****Proof of Insurance****

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Municipal and Public Safety Project Experience

HARBOUR CONTRACTORS, INC.

**23830 West Main Street
Plainfield, IL 60544**

(815) 254 - 5500 | harbour.us

Harbour Contractors, Inc.

CONSTRUCTION EXCELLENCE

In May of 1959, Red Harbour formed the "I.C. Harbour Construction Company," as a Veteran founded company.

Red served in WWII in the Army Corps. of Engineers, stationed in the Philippines, building runways at the Del Monte airfield. Upon state-side return, he oversaw the Illinois Tollway projects building various highways west of the City of Chicago. Red eventually met a developer while building I-88, who encouraged him to start his own business.

In its early years, I.C. Harbour participated in notable projects, including the Chicago Skyway and the Dan Ryan Bridges over the Chicago River. In the early 1960s and 70s, Harbour built most of the buildings in Oak Brook, Illinois, including the Drake Hotel, Drake Offices, Oak Brook Shopping Center, and the Butler National Golf Club.

Since then, we have made our mark across the region and industry, heading up the construction of projects like Chicago Logistics Park in Elwood, 311 South Wacker Drive in Chicago, and the International Terminal 5 at Chicago's O'Hare International Airport.

We are incredibly proud of our deep roots and work daily to uphold Red's legacy of quality craftsmanship and integrity. With our eyes on the future, we continue to innovate and grow, owing our continued success to over six decades of construction experience.



Photographed from left to right

Zachary M. Harbour, *Executive Vice President*

Patrick S. Harbour, *President*

Patrick C. Harbour, *CEO*



FAMILY-OWNED & OPERATED
EST. 1959



PROFESSIONAL TEAM OF
100+ EMPLOYEES



HEADQUARTERED IN
PLAINFIELD, IL



INDUSTRY-LEADING SAFETY RECORD
ZERO FATALITIES



CONSTRUCTION PROJECTS IN
20 STATES



SUPPORTING OUR COMMUNITIES
GIVING BACK

Municipal and Public Safety Project Experience — Select Project List

Project Name	Owner	Delivery Method	Cost	Description
Kendall County Public Safety Center (Phase I)	Kendall County Sheriff's Department	Construction Management	\$11 Million	85,000 SF Adult Detention Facility
O'Hare Fire Rescue	Chicago Department of Aviation	Construction Management	\$6.5 Million	Airport Fire Rescue Station
Museum Campus	Chicago Park District	Construction Management	\$9.5 Million	Construction of 61+ Acres of Museum Campus; Landscape and Walkways
Will County Adult Detention Facility Expansion and Renovation	Will County Public Building Commission	Construction Management	\$67.8 Million	150,000 SF Addition
Kendall County Public Safety Center (Phase II) Addition	Kendall County Sheriff's Department	Construction Management	\$6.25 Million	50,000 SF Addition
Chicago's 23rd (Now 19th) District Police Station	Public Building Commission of Chicago	General Contractor	\$29.8 Million	44,000 SF Police Station LEED® Certified to the Gold Level
Chicago's 12th (Near West) District Police Station	Public Building Commission of Chicago	General Contractor	\$21.7 Million	44,000 SF New Police Station LEED® Certified to the Gold Level
Oakbrook Terrace Police Station	City of Oakbrook Terrace	Construction Management	\$8 Million	19,000 SF New Police Station
Morris Municipal Services Facility	City of Morris	General Contractor	\$8.5 Million	87,000 SF City Administration and Municipal Services Facility
Sycamore Police Station Renovation and Addition	City of Sycamore	General Contractor	\$3.185 Million	21,000 SF Renovation and Addition
Burr Ridge Police Station	Village of Burr Ridge	General Contractor	\$5.1 Million	19,000 SF New Police Station
Oak Brook Municipal Center Reconstruction	Village of Oak Brook	General Contractor	\$8.5 Million	32,000 SF Reconstruction
Oak Brook Public Library	Village of Oak Brook	General Contractor	\$5 Million	26,000 SF Public Library
Burnham Park and 18th Drive Roadway	Chicago Department of Transportation	Design-Build	\$4.8 Million	Construction of 598 Acre Burnham Park and Relocation of Lake Shore Drive
Romeoville Athletic and Event Center	Village of Romeoville	Construction Management	\$9.9 Million	70,000 SF Community Center
Chicago Fire Stadium (Toyota Park) [Now Seatgeek Stadium]	City of Bridgeview	Owner's Representative	\$120 Million	Pre-Construction and RFP Management
Darien Sportsplex Ice Arena and Field House	Darien Park District	Developer/Construction Management	\$9 Million	135,000 SF Multi-Use Sports Facility
DuPage Airport Executive Hangar	DuPage Airport Authority	Construction Management	\$3.7 Million	48,000 SF Addition
Scott R. Triphahn Community Center and Ice Arena	Hoffman Estates Park District	Construction Management	\$10.5 Million	84,000 SF Multi-Use Sports Facility
Will County Animal Control Center and Will County Emergency Management Services	Will County Public Building Commission	Construction Management	\$6.6 Million	25,000 Total SF
Sandwich Police Department Renovation	City of Sandwich	Design-Build	\$3 Million	12,870 SF Police Department
Berwyn Police Department and Fire Department	City of Berwyn	Design-Build	TBD	Ongoing Project
Woodridge Police Department, Public Works, Cold Storage, and Salt Dome	Village of Woodridge	Design-Build	TBD	Ongoing Project



SANDWICH POLICE DEPARTMENT RENOVATION

CLIENT

- The City of Sandwich

LOCATION

- 1252 East 6th St., Sandwich, IL 60548

ROLE / HIGHLIGHTS

- **Role:** Professional Services
- **Contract:** GMP
- **Cost:** \$3,078,882
- **Fee:** Lump Sum
- **Start Date:** August 9, 2021
- **Completion:** November 2022
- (5) Detention Cells
- (2) Bay Sally Port
- Male and Female Cells
- Roll Call
- Training Room
- Bag Tag and Evidence Storage
- Juvenile/Interrogation Room
- Exercise and Locker Space
- Records and Patrol Rooms
- Armory and Gun Cleaning

REFERENCE

- **Jim Bianchi**, Chief of Police
- jbianchi@sandwich.il.us
- (708) 935 - 3342

PROJECT DESCRIPTION

Harbour recently completed the renovation of an approximately 12,870 SF existing building for the new City of Sandwich Police Department. The new facility will replace and provide a modern, more updated police department for the City of Sandwich due to the growth of their community. This project includes construction renovations as well as site work modifications for ADA Compliance and to provide room for future expansion as necessary. The precast building renovations include an existing 1,922 SF mezzanine and adding a 3,528 SF masonry addition to accommodate detention functions. The addition will be single-story, slab on grade, flat roof with wood timber framing prefabricated wood roof decking. The exterior walls will be bearing, and a new stand-alone HVAC System will be supplied for the detention holding area, while also utilizing the existing HVAC System for the remainder of the space. The facility also includes Men and Women's Cells, Roll Call and Training Room, Exercise and Locker Space, Records and Patrol Rooms, and Armory and Gun Cleaning.

SANDWICH POLICE DEPARTMENT

CHIEF JAMES BIANCHI 308 EAST COLLEGE STREET, SANDWICH ILLINOIS 60548

Harbour Contractors

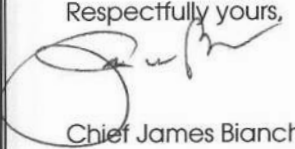
January 4, 2023

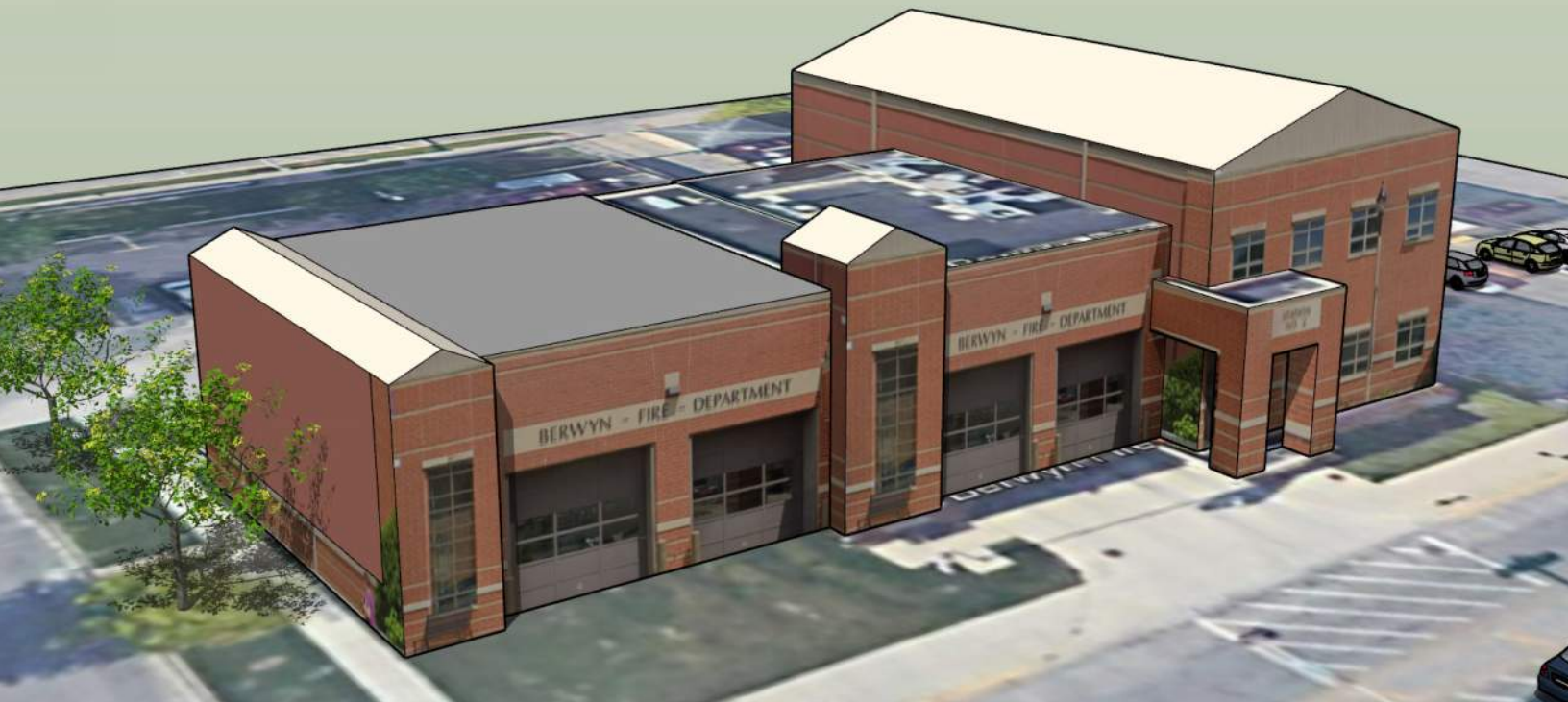
September 17, 2013, I became the Chief of Police for the City of Sandwich. The first project given to me was to identify a location and build a new police station. I had no idea that building a new police station was such an undertaking. A few days later I met a member of Harbour's team, Chris Kozak. Chris and my journey of providing a state of the art, yet affordable, building led us in many directions. Chris suggested that we seek the expertise of Williams Architects out of Itasca.

The newly formed team spent many hours, weeks and months working on creating what has become the new Sandwich Police Public Safety Building. Through the many obstacles thrown at us and little support provided to us, Chris and your staff's professionalism, support and patience played a major role in the success of the project. During the build-out phase, Chris suggested that John Becker and Damian Skawiniak from Harbour were the men I needed on-site, if I wanted the project to be completed accurately. Again, Chris did not fail us. John and Damian's oversight made sure that every aspect of the project was performed to the highest of standards.

Harbour's patience, professionalism and high standards of performance were not only shown during the buildout, Harbour's standards were seen every day during the 9 plus years it took to complete this project. I have never in my 38 years of law enforcement heard of such devotion to a single project for a small Police Department. Harbour Construction is an amazing partner. I will unconditionally recommend Harbour Construction for any type of construction project. Harbour Construction was a true partner in getting our project successfully completed.

Respectfully yours,


Chief James Bianchi
Sandwich Police Department



BERWYN POLICE DEPT. & FIRE DEPT. MAINTENANCE STORAGE FACILITY

CLIENT

- The City of Berwyn

LOCATION

- 6700 26th Street, Berwyn, IL 60402

ROLE / HIGHLIGHTS

- **Role:** Design-Build
- **Duration:** Aug. 2022 - Ongoing
- Multi-Phased Project
- Police Department and Fire Station

REFERENCE

- **Thomas Hayes**, Fire Chief
- thayes@ci.berwyn.il.us
- (708) 749-6474

PROJECT DESCRIPTION

In May 2022, Harbour Contractors was selected as the design-builder for two municipal projects for the City of Berwyn. The two projects include renovations and/or additions to the Emergency Services Facility, as well as an addition to the city's Fire Department Maintenance Storage Facility.

The City of Berwyn Emergency Services building, built in 2001, is 43,000 SF of space shared between the Police Department, Fire Department, and Public Works. The department has been faced with new state 9-1-1 legislation, expectations from the elected officials and public to move more community policing, and expanded State mandated training for law enforcement, and Harbour is excited to help increase the city's municipal efficiencies while staying on budget and on schedule.



WOODRIDGE POLICE DEPT., PUBLIC WORKS, COLD STORAGE, & SALT DOME

CLIENT

- The Village of Woodridge

LOCATION

- 7215 Janes Ave., Woodridge, IL 60517

ROLE / HIGHLIGHTS

- **Role:** Design-Build
- Multi-Phased Project
- Police Department, Public Works, Cold Storage, and Salt Dome

REFERENCE

- **Dennis Brinkman**, *Sergeant*
- dbrinkman@woodridgeil.gov
- (630) 719-4727

PROJECT DESCRIPTION

With over 63-years of industry experience, we fully understand the complexity of multiple phase projects, which is why Harbour was awarded Design-Builder for the Village of Woodridge's Police Department, Public Works, Cold Storage, and Salt Dome project. Harbour's approach to cost-effective delivery, with the least amount of disruption to any existing operations, is producing a detailed Master Project Schedule that includes: all Design, Pre-Construction, Long-Lead Procurement, Bidding, Construction, Project Commissioning, and Owner Occupancy; for each individual phase of the project, and in alignment with the entirety of the overall project. Harbour broke ground in May 2022.



CHICAGO'S 12TH (NEAR WEST) DISTRICT POLICE STATION

CLIENT

- The Chicago PBC

LOCATION

- 1412 S. Blue Island Ave., Chicago, IL 60608

ROLE / HIGHLIGHTS

- **Role:** General Contractor
- **Building:** (2) Story 44,000 SF
- **Cost:** \$21.7M
- **Fee:** 4%
- (20) Detention Cells
- Electric Vehicle (EV) Charging Stations
- **LEED® Certified to the Gold Level**

PROJECT DESCRIPTION

Harbour was selected as the General Contractor for the new 12th (Near West) District Police Station, constructed on a previously developed site. The new (2) story 44,000 SF masonry prototype located on a 4.0-acre site. The facility is five times the size of the building it replaced, built to accommodate a staff of 450 people over three shifts, with spaces that accommodate: male & female locker rooms, roll call room, exercise room, sally-port, holding cells, interview rooms, evidence areas, 100 seat community room, administrative offices, and a 150-foot communications tower.

Chicago's 12th (Near West) District Police Station is LEED® Certified to the Gold Level and includes a turbine generator waste heat recovery system, green roof over 50%, roof and paving selected to reduce heat island effects, environmentally friendly and recycled material usage, and a sophisticated building management system.



CHICAGO'S 23RD (NOW 19TH) DISTRICT POLICE STATION

CLIENT

- The Chicago PBC

LOCATION

- 850 West Addison, Chicago, IL 60613

ROLE / HIGHLIGHTS

- **Role:** General Contractor
- **Building:** (2) Story 44,000 SF
- **Cost:** \$29.8M
- **Fee:** 5.2%
- Electric Vehicle (EV) Charging Stations
- (20) Detention Cells
- **LEED® Certified to the Gold Level**

REFERENCE

- **James Harrell**, *Project Manager*
- (630) 749-8017

PROJECT DESCRIPTION

Harbour was selected as the General Contractor for the new 23rd District Police Station, replacing the existing police station from the 1930s, which could no longer meet the needs. The new (2) story 44,000 SF masonry prototype was built to accommodate a staff of 450 people over three shifts, with spaces that accommodate: male & female locker rooms, roll call room, exercise room, sally port, holding cells, interview rooms, evidence ares, 100 seat community room, administrative offices, and a 150 foot communications tower. The site also includes a 4 level pre-cast parking structure due to the density of the immediate area surrounding Wrigley Field.

The Chicago 23rd (Now 19th) Police Station project is LEED® Certified to the Gold Level and includes a turbine generator waste heat recovery system, heat island effect reduction pavement, drought resistant landscaping, and a sophisticated building energy management system. **This municipal project also received the 2011 Chicago Architecture Foundation Patron of the Year Nomination Award.**



Public Building Commission of Chicago

Program Management Office (PMO)
50 West Washington Street
Chicago, IL 60606

DATE: October 12, 2009

RE: Harbour Contractor, Inc.
23rd District Police Station and Parking Structure

To whom it may concern,

Harbour Contractor, Inc is the general contractor for the construction of the New 23rd District Police station and Parking Garage for the Public Building Commission. The project consist of a new 44,000 square foot masonry and steel construction prototype Police Station and a 361 car four (4) level cast in place post tension Parking Garage. The total cost of the project is \$30,800,000.00. The project is also a LEED Gold project.

This project has been extremely challenging do to the space limitation, coordination of the vast number of subcontractors and the handling and coordination of specialized subcontractors. Harbour has performed an outstanding job insuring that these difficult areas are performed efficiently and effectively.

I would welcome the opportunity to work with Harbour on other projects.

If you have any questions, please do not hesitate to contact me at (773) 225-6033.

Very truly yours,

A handwritten signature in black ink that reads "James Harrell".

James Harrell
Project Manager
Public Building Commission
Project Management Office



BURR RIDGE POLICE STATION

CLIENT

- The Village of Burr Ridge

LOCATION

- 7700 County Line Road, Burr Ridge, IL 60527

ROLE / HIGHLIGHTS

- **Role:** General Contractor
- **Building:** (2) Story 18,000 SF
- **Cost:** \$5.1 Million
- **Completion:** 2010
- (6) Detention Cells
- (50) Person Training Room
- (4) Male and (2) Female Detention Cells
- Locally Sourced Construction Materials
- Alternative Transportation Accessibility
- Juvenile Holding Room
- Interrogation Room
- Increased Indoor Air Quality
- Innovative Wastewater Technology
- Fortification

PROJECT DESCRIPTION

Harbour served as the General Contractor for the new Burr Ridge Police Station which replaced an existing police station. The existing station was home to Village Administration and the Police Department, and no longer had adequate space or amenities to serve both entities.

The new station is a single story 19,000 SF masonry building with cedar and stone accents, providing the Police Department with one location to house all of their administrative and record keeping needs while also providing spaces for investigation, patrolling, and (6) cells for detention. The station accommodates training needs and an inviting public reception area to allow the police department to better serve the Village of Burr Ridge. The project was designed to accommodate all staff members over three shifts and contains male/female locker rooms, roll call room, sally port, interview rooms, evidence areas, training room, administrative and general offices, and a communications tower.



SYCAMORE POLICE STATION ADDITION & RENOVATION

CLIENT

- The City of Sycamore

LOCATION

- 535 Dekalb Ave., Sycamore, IL 60178

ROLE / HIGHLIGHTS

- **Role:** General Contractor
- **Contract:** Lump Sum Public
- **Building:** 22,000 SF Addition/Reno.
- **Cost:** \$3.1M
- **Completion:** Spring 2011
- **Fee:** 4.2%
- (3) Detention Cells
- (5) Interview Rooms
- Multi-Phased Sequenced Project
- Built to Last 50-60 Years
- Impound Bay Next to Sally Port

REFERENCE

- **Bill Nicklas**, Former Sycamore City Manager
- bill.nicklas@cityofdekalb.com
- (815) 748 - 2391

PROJECT DESCRIPTION

Harbour was selected by the City of Sycamore to expand and perform renovations to the existing 4,000 SF Police Department. The expansion is a two-story 18,000 SF masonry structure with a basement below grade. Harbour created a multi-phased logistics plan to allow operations of existing facility to commence during construction.

The addition includes a training room / EOC and separate locker rooms for men and women. The main level includes interview rooms, records and reception, sergeants' office, roll call, report / writing rooms, sally port, booking room, three holding cells, evidence / property processing, and storage area. The second floor includes administrative offices, a large conference room, detective work area with interview room, and shell space for future needs. The facility is built to support a staff of (50) officers.

To ensure that the budget was met, Harbour priced out alternatives that did not succumb to the overall design intent and/or project quality.



KENDALL COUNTY PUBLIC SAFETY CENTER (PHASES I & II)
POLICE STATION, COURTHOUSE, & ADULT JAIL FACILITY

CLIENT
The Kendall County Sheriff's Dept.
LOCATION
1102 Cornell Lane, Yorkville, IL 60560
ROLE / HIGHLIGHTS
Role: Construction Manager Contract: GMP Phase I Cost: \$11 Million Phase II Cost: \$7 Million Completion: 2005
REFERENCE
Richard A. Randall, Sheriff (630) 553 - 7500

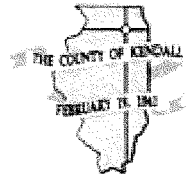
PROJECT DESCRIPTION
Harbour built the Kendall County Sheriff's Department a state-of-the-art Public Safety Center. The Complex includes a Police Station, Courthouse, and an Adult Jail Facility. The jail houses (90) individual cells and was expanded to house an additional (90) cells within a 50,000 SF footprint. As the project's Construction Manager, Harbour provided a GMP contract, meeting both the aggressive schedule and budget for Kendall County. After Phase I's success, Harbour felt right at home when returning to the recently completed Kendall County Public Safety Center in Yorkville to start the addition to the adult jail facility. The previously successful Harbour Team jumped right in and attacked the aggressive schedule and budget, and was once again able to exceed the goals set forth completing the project on time and within budget. This project included the addition of 90 cells housed within 50,000 SF. Once again, a Construction Management contract with a GMP was selected for the addition and our client walked away with an excellent, cost-effective building meeting their needs. The initial complex included: 38,000 SF Sheriff's Office 42,000 SF Jail 3,000 SF 911 Center The expansion included a 50,000 SF Jail (4) Additional Pods (4) Additional Dormitories



OFFICE OF THE SHERIFF

Kendall County
1102 Cornell Lane • Yorkville, IL 60560-9597

630-553-7500
FAX 630-553-1972



October 27, 2005

To Whom It May Concern:

The following is a concise summary of the process Kendall County, Illinois used to resolve the issue of building a county facility in an efficient and cost effective manner.

A three year process of determining our needs, designing a facility that would fulfill those needs, and deciding on a method of construction for the new building followed our decision that a new building was needed. A major issue for a governmental entity that must also be considered is the need to comply with the multitude of Federal, State, County and Local ordinances that pertain to the construction of a new facility. Every step of the project, from choosing an architect to manage the project to bidding out the project to a general contractor, was studied and debated at great length.

Our search for a company that would best fulfill all of our needs and requirements led us to the construction management firm of Harbour Contractors, Inc. of Plainfield, Illinois. As our construction manager, Harbour Contractors, Inc. provided a "Guaranteed Maximum Price" (GMP) for the project. After careful review of the project documents, Harbour Contractors, Inc. clearly explained the process of breaking out the specific responsibilities (ie: electrical, plumbing, security, structural steel, concrete, excavation). The process of value engineering was used by Harbour Contractors, Inc. in conjunction with input from the owner, user and architect. Harbour Contractors, Inc. also utilized the process of "fast tracking", which provided for smooth and efficient coordination of the subcontractors and the work they were doing. In my opinion, Harbour Contractors, Inc. was extremely successful in its effort to coordinate the equipment, materials and workers needed to meet scheduled deadlines.

Harbour Contractors, Inc. was successful not only in completing the project, but also in proving its dedication and concern for both the owner and user of the facility, which, in this case, are the citizens of Kendall County. Phase one of the construction, the original jail, was completed in 1992. Phase two, the addition to the jail, was completed in 2005.

I am pleased to report that both "Phase One in 1992" and "Phase Two in 2005" projects were brought in "one time" and "under budget" maintaining a high level of quality and coordination by the expertise of Harbour Contractors, Inc. That is why I highly recommend the "Construction Management" approach in dealing with the complexities of projects such as these in maintaining creditability to the citizens we serve.

A handwritten signature in cursive script, reading "Sheriff Richard A. Randall".

Sheriff Richard A. Randall



MORRIS MUNICIPAL SERVICES FACILITY

POLICE STATION, CITY HALL, ADMINISTRATION, & COUNCIL CHAMBERS

CLIENT

- The City of Morris

LOCATION

- 200 East Chapin Street, Morris, IL 60450

ROLE / HIGHLIGHTS

- **Role:** General Contractor
- **Contract:** Lump Sum Public
- **Building:** (2) Story 52,000 SF
- **Cost:** \$8.5M
- **Fee:** 3.5%
- **Completion:** 2010
- (1) Detention Cell
- (3) Interview Rooms
- (4) Bay Sally Port
- (5) Holding Cells
- Training Classrooms
- Evidence Processing and Storage Rooms
- Booking Area

PROJECT DESCRIPTION

Harbour was recommended and selected as the General Contractor for the new Morris Municipal Services Facility. The 52,000 SF masonry facility combines the Police Department with City Hall and supporting administrative offices. The City of Morris obtained the property from an elementary school and applied Tax Increment Financing (TIF) to fund the project. By delaying the construction process for a year due to the economy, city leaders were able to take advantage of cost-savings in the bidding process. Harbour was integrated from the beginning to meet and manage all milestones necessary to apply TIF to the project. The new facility includes a sally port, processing room, three interview rooms, evidence lockers, reporting room, roll call, and five holding cells to service the Morris Police Department. The facility is also the home for City Administration, the Mayor's office, the council room, the council chamber, and community room; fulfilling the current needs for the City of Morris and their municipal services.



320 WAUPONSEE STREET
MORRIS, ILLINOIS 60450

CITY OF MORRIS

Richard P. Kopczick

Mayor

(815) 942-5438
FAX: (815) 942-0216

10/09/09

To Whom It May Concern:

Please allow this letter to serve as my personal and professional recommendation for Harbour Contractors, Inc. for your upcoming construction project.

Harbour is currently involved the construction of our new Municipal Services Facility. This facility will be the future home of the City of Morris Police Department and our City Hall administration offices. Harbour has demonstrated a high level of construction expertise as related to Police facilities and the public building process. They have also done an excellent job in making sure that the project is on schedule and within budget.

I am very happy to have Harbour working with the City of Morris on this project and would be available to answer any questions regarding their performance or my recommendation. Please feel free to contact me at (815) 942 – 5438. Thank you.

Sincerely,



Richard P. Kopczick, Mayor
City of Morris



OAKBROOK TERRACE POLICE STATION & CITY HALL

CLIENT

- The City of Oakbrook Terrace

LOCATION

- 17W261 Butterfield Rd., Oakbrook Terrace, IL 60181

ROLE / HIGHLIGHTS

- **Role:** Construction Management
- **Building:** 19,000 SF
- **Cost:** \$8M
- **Completion:** 2015
- (19) Sworn Officers and (9) Civilians
Serving a Community of 2 Square Miles
- Sustainability

REFERENCE

- **Casey Cavello**, *Chief of Police*
- ccavello@oakbrookterrace.net
- (630) 941-8320

PROJECT DESCRIPTION

In the City of Oakbrook Terrace, Harbour was brought on to the Police Station and City Hall project during schematic design to help with constructability review, value engineering, scheduling, and cost management.

The facility is a single-story, 19,000 SF structure and includes five cells, a booking area, armory and gun cleaning area, bag and tag area with evidence processing, evidence vault, three interview rooms, and a sally port. This project was completed in 2015. The City of Oakbrook Terrace Police Station and City Hall Facility meets LEED® Certifications to the Silver Level, but the Owner opted to not apply.



OAK BROOK PUBLIC LIBRARY

CLIENT

- The Village of Oak Brook

LOCATION

- 600 Oak Brook Road, Oak Brook, IL 60523

ROLE / HIGHLIGHTS

- **Role:** Construction Manager
- **Building:** 26,000 SF
- **Cost:** \$6 Million
- **Completion:** 2002
- Access to SWAN Library Services
- Event Meeting Rooms
- Children's Areas with Activity Rooms

PROJECT DESCRIPTION

Harbour served as construction manager for the Oak Brook Public Library project. The 26,000 SF library was completed in 2002 with the Oak Brook Municipal and Fire Station project. The library's design is geometrically unique in that it is circular in plan with a serpentine perimeter hexagonal in geometry. Due to the uniqueness of the design, the building has a sun-screen required to reduce the solar loads, which cantilevers out from the perimeter wall. The construction of the facility's exterior features horizontal lapped cedar combined with aluminium and glass. The main feature of the library is its fabricated steel frame dome ceiling.



OFFICE OF THE PRESIDENT

VILLAGE OF OAK BROOK

KEVIN QUINLAN
PRESIDENT

October 31, 2005

To Whom It May Concern:

Please consider this transmittal as a recommendation for Harbour Contractors, Inc.

Harbour Contractors have been working in the Oak Brook area for most of the company's 46 year history. Some of their past notable projects include the Lincoln Center, Drake Oak Brook Plaza, AT&T Building, Citicorp Building and Butler National Golf Course to name but a few.

Very recently, the Village of Oak Brook retained Harbour as the construction manager for both our new library and our new municipal complex.

In all cases Harbour delivered the projects in a professional and cost-effective manner.

Sincerely,

Kevin Quinlan
President, Village of Oak Brook

KQ/db



WILL COUNTY ADULT DETENTION FACILITY EXPANSION & RENOVATION

CLIENT

- The Will County PBC

LOCATION

- 95 South Chicago St., Joliet, IL 60436

ROLE / HIGHLIGHTS

- **Role:** Construction Manager
- **Building:** 150,000 SF Addition/Reno.
- **Cost:** \$67 Million
- **Completion:** Spring 2009
- Occupied Renovation
- Over 36,000 Bookings During Construction
- New General Population Pods Housing Increased from 830 to 1,100 Inmates
- New Medical Detention Pod
- Off-Site Video Visitation
- Zero Security Incidents

REFERENCE

- **Jim Moustis**, Will County Board Member
- jmoustis@willcountyillinois.com
- (815) 469 - 4907

PROJECT DESCRIPTION

Harbour was Construction Manager for the successfully completed expansion and renovations to the Will County Adult Detention Facility (ADF). The original 156,000 SF building was expanded to ±390,000 SF, adding 10 new housing units and increasing capacity of the jail from 322 inmates to over 1,000 inmates.

The podular architecture clusters inmate cells around a common day room, exercise area, and visitation room. This architectural style is complimented by an inmate management style referred to as direct supervision. Direct Supervision requires that staff closely supervise inmates in the day room of a housing pod that allows staff direct unobstructed contact with the inmates. The project was contracted and completed in Spring of 2009.



PAUL J. KAUPAS
WILL COUNTY SHERIFF

Will County Courthouse
14 W. Jefferson Street
Joliet, Illinois 60432

Telephone: 815/727-8895
Fax: 815/727-8565
Website: www.willcosheriff.org

October 14, 2009

Woodridge Police Department
One Plaza Drive
Woodridge, Illinois 60517
Attention: Chief Steven Herron

Dear Chief Herron:

Please allow this letter to serve as my personal and professional recommendation for Harbour Contractors, Inc for the Woodridge Police Department Project.

Harbour Contractors were partnered with Gilbane Building Company as the Construction Manager Team for the expansion at the Will County Adult Detention Facility. I found Harbour to be extremely knowledgeable in working with our needs as a detention facility, and would be more than happy to answer any questions you may have regarding our experience with the Harbour Team affiliated with our project.

If you have any questions, feel free to contact me at (815) 740-5570.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael O'Leary".

Michael O'Leary
Chief Deputy/Warden
Will County Sheriff's Office
Adult Detention Facility



WILL COUNTY OFFICE BUILDING RENOVATIONS

SECURITY ENTRANCE ADDITION & BUILDING RENOVATIONS

CLIENT

- The Will County PBC

LOCATION

- 302 North Chicago, Joliet, IL 60432

ROLE / HIGHLIGHTS

- **Role:** Construction Manager
- **Building:** 80,000+ SF Multi-Story
- **Cost:** \$4,168,414

REFERENCE

- **Dave Tkac**, Deputy Chief Staff
- dtkac@willcountyillinois.com
- (815) 207 - 0774

PROJECT DESCRIPTION

Harbour served as the Construction Manager for Will County PBC's 302 North Chicago Street in Joliet's interior renovations and security entrance addition. The project consisted of an approximately 900 SF addition and Interior Renovations of the existing 80K+ SF Multi-Story Facility (3 Stories, including Basement). Major work on this Will County project consisted of New Security Check Point Entrance, New IT Conferencing Technologies, New Conference Rooms, Renovations and Relocations of IT Offices, Auditors Offices, HR Offices, Executive Offices, Board Room Rework, and more.



WILL COUNTY EMERGENCY MANAGEMENT AGENCY

VEHICLE MAINTENANCE FACILITY

CLIENT

- The Will County PBC

LOCATION

- 22452 S. Cherry Hill Rd., Joliet, IL 60433

ROLE / HIGHLIGHTS

- **Role:** Design-Build
- **Building:** (2) Single Story Buildings
25,000 TSF with Parking
- **Cost:** \$4,396,166.00
- **Completion:** Spring 2020
- (43) On-Site Parking Spaces
- Storm-Water Management Pond
- Rip-Rap

REFERENCE

- **Dave Tkac**, Deputy Chief Staff
- dtkac@willcountyillinois.com
- (815) 207 - 0774

PROJECT DESCRIPTION

The Will County Emergency Management Agency is responsible for coordinating the emergency and disaster mitigation, as well as preparedness, planning response and recovery efforts of the County in conjunction with the State of Illinois and other entities. The Will County EMA was previously operating out of two separate buildings that were not their own to house their vehicle fleet as well as a training program. The County needed a facility to protect their significant investment in emergency vehicles, as well as a training center for their staff and volunteers in their mission of continued enhancement of public safety. The new EMA facility beautifully displays a contemporary usage of masonry.

Harbour was awarded two projects by the Will County Board that were built simultaneously, an Emergency Management Agency with Vehicle Maintenance Facility, and an Animal Control Center. The Emergency Management Agency is a new single-story 18,000 SF insulated masonry and glazing facility with storage mezzanine, climate controlled (7) vehicle bays, offices, and a large training room.

With both projects built simultaneously on a condensed project site, Harbour developed site management and construction logistics plans to organize the job-site and schedule ensuring both projects reached successful completion in less than a year.



WILL COUNTY ANIMAL CONTROL CENTER

CLIENT

- The Will County PBC

LOCATION

- 22452 S. Cherry Hill Rd., Joliet, IL 60433

ROLE / HIGHLIGHTS

- **Role:** Design-Build
- **Building:** (2) Single Story Buildings
25,000 TSF with Parking
- **Cost:** \$4,396,166.00
- **Completion:** Spring 2020
- (43) On-Site Parking Spaces
- Storm-Water Management Pond
- Rip-Rap

REFERENCE

- **Dave Tkac**, Deputy Chief Staff
- dtkac@willcountyillinois.com
- (815) 207 - 0774

PROJECT DESCRIPTION

Harbour was awarded two projects by the Will County Board that were built simultaneously, an Emergency Management Agency with Vehicle Maintenance Facility, and an Animal Control Center.

With both projects built simultaneously on a condensed project site, Harbour developed site management and construction logistics plans to organize the job-site and schedule ensuring both projects reached successful completion in less than a year.

The Animal Control Center is a new single-story 7,500 SF insulated cement panel cladding and glass facility with administrative offices, locker rooms, cages, labs, a laundry room, pressure washing room, and (2) vehicle bays equipped with storage space.



O'HARE FIRE RESCUE AIRPORT FIRE STATION

CLIENT

- Chicago Department of Aviation

LOCATION

- O'Hare International Airport

ROLE / HIGHLIGHTS

- **Role:** Construction Manager
- **Building:** 32,000 SF
- **Cost:** \$6.5 Million
- **Completion:** 1998

PROJECT DESCRIPTION

Harbour was selected as the Construction Manager for the O'Hare Fire Rescue Station. The facility was designed to maximize user-performance by means of optimized spatial organization. The O'Hare Air Rescue and Fire Station project was composed as a series of zones with strategically layered spaces in modes of extracurricular activity, sleeping-quarters, and rescue dispatch for Chicago's O'Hare International Airport.



O'HARE AIRCRAFT RESCUE & FIRE-FIGHTING STATION NO. 2

CLIENT

- The Chicago Department of Aviation

LOCATION

- O'Hare International Airport

ROLE / HIGHLIGHTS

- **Role:** Design-Bid-Build
- **Building:** 25,000 SF
- **Cost:** \$15.5 Million

PROJECT DESCRIPTION

O'Hare's newly relocated Aircraft Rescue and Fire-Fighting Station (ARFF No. 2) is a new 25,000 SF fire-house built for use by the Chicago Fire Department (CFD) at the O'Hare International Airport Operations Division.

The building consists of 15,000 SF living, dining, training, recreation, dormitory, locker, and office spaces. The facility also includes (4) drive-thru vehicle apparatus bays capable of accommodating (8) vehicles and CFD equipment staging and maintenance.

Construction of the ARFF No. 2 building was coordinated with the airport's 9C Runway Project, which presented significant challenges on a limited construction footprint. The construction was phased in the East and West halves of the building, delineating the space into the "living quarters" and the "apparatus bay."



ROMEOVILLE ATHLETIC & EVENT CENTER

CLIENT

- The Village of Romeoville

LOCATION

- 55 Phelps Ave., Romeoville, IL 60446

ROLE / HIGHLIGHTS

- **Role:** Construction Manager
- **Building:** (2) Story 76,000 SF Multipurpose Turf Hard Courts
- **Cost:** \$9.9 Million
- **Completed:** Spring 2014

REFERENCE

- **Dawn Caldwell**, Village Manager
- dcaldwell@romeoville.org
- (815) 886-0279

PROJECT DESCRIPTION

Harbour was selected as the Construction Manager for the much-anticipated Romeoville Athletic and Event Center. The facility is a 76,000 SF community center that includes open space design to house indoor baseball, football, lacrosse, soccer, volleyball, and basketball, as well as classroom space, (5) multipurpose rooms, (2) changing rooms, and concession areas. The space is also flexible to accommodate events such as home or boat shows and seasonal festivals.

This project was completed as a Guaranteed Maximum Price with \$518,000.00 Credited Back to the Owner in Project Savings.

The project was financed through Construct Leaseback wherein the Village paid to build the center and own it, but will lease it back to Harbour to manage and rent out for indoor sports activities.

Expansions to this facility were also completed successfully by Harbour in Summer 2021 and include an additional 23,000 SF.

The project was recognized with the 2015 Outstanding Facility and Park Award from the Illinois Park and Recreation Association. The award recognizes public agencies for exceptional and unique achievements in design, construction, and development.



ROMEOWILLE ATHLETIC & EVENT CENTER EXPANSION

CLIENT

- The Village of Romeoville

LOCATION

- 55 Phelps Ave., Romeoville, IL 60446

ROLE / HIGHLIGHTS

- **Role:** Construction Manager at Risk
- **Building:** (2) Story 76,000 SF Multipurpose Turf Hard Courts
- **Cost:** \$8 Million
- **Completed:** Fall 2021

REFERENCE

- Dawn Caldwell, Village Manager
- dcaldwell@romeoville.org
- (815) 886-0279

PROJECT DESCRIPTION

When the Village of Romeoville considered adding a second building to the Romeoville Athletic and Event Center, they made sure to call in the Harbour Team to ensure project success.

The existing 76,000 SF facility built by Harbour opened in 2014, and Harbour expanded the facility with an addition to the south of the existing building. The addition is approximately 23,225 SF and includes a hardwood floor for one center NBA Court, which can also be utilized for (4) cross-court going north/south or (2) main courts going east/west, with bleacher seating for 227 spectators.

The addition also includes a separate lobby, restroom facilities, and 3,250 SF of storage space. Improvements to the existing structure included the revitalization of the existing turf field, new flooring throughout, freshly painted walls, a new concessions stand and seating area on the first floor, and a sports bar area on the mezzanine level.



ROMEOVILLE AQUATIC CENTER & SPLASH PAD

CLIENT

- The Village of Romeoville

LOCATION

- 630 Townhall Dr., Romeoville, IL 60446

ROLE / HIGHLIGHTS

- **Role:** Construction Manager
- **Building:** 22,000 SF
Lap Pool
Lazy River
Zero Entry Kids Play Area
Splash Pad
Flume Slide
- **Cost:** \$16.5 Million
- **Start Date:** September 2021
- **Completion:** Expected Spring 2023

REFERENCE

- **Dawn Caldwell, Village Manager**
dcaldwell@romeoville.org
(815) 886-0279

PROJECT DESCRIPTION

The Romeoville Aquatic Center and Splash Pad is a 22,000 SF building with a natatorium, party rooms, locker rooms, and ancillary spaces for the Village of Romeoville. The pool contains a lap pool, lazy river, zero entry kids play area, various water features, and a large flume slide. Construction for the project broke ground earlier this fall, and foundations and site work are well underway. The total project is 22,000 SF, with 11,000 SF dedicated to the function of indoor aquatics.

The mechanical/aquatics filtration room services the pool and the outdoor splash pad, located just North of the facility. The site work includes site utilities, a parking lot, splash pad, green space, and roadway improvements to adjacent streets.

The location of this building is next to the athletic center, which is an area that the Village of Romeoville has redeveloped over the last decade to revitalize their downtown area. The construction schedule is driven by the long procurement duration of the precast panels. The site work and foundations began in 2021 so that Harbour can receive the additional precast panels as soon as they are available for delivery in August 2022.

Upon completion, the new facility will provide the local Romeoville community with:

- An immersive “underwater” themed natatorium environment with color-changing LED lighting, themed ambient sound system, and complementing accents
- A 3-lane, 20-yard lap pool
- A current channel and vortex pool for both leisure and exercise activities
- A children’s play feature with zero-depth entry, custom deck spray, and water geyser features
- 42” deep activity pool with a volleyball net and basketball hoops
- 20” tall internally illuminated translucent fiberglass body slide, featuring a 150’ ride length
- (2) multi-purpose/party rooms and a dedicated snack area with direct access and views of the pool



LYONDELLBASELL BLAST-PROOF OPERATIONS FACILITY

CLIENT

- LyondellBasell

LOCATION

- 8805 Tabler Road, Morris, IL 60450

ROLE / HIGHLIGHTS

- **Role:** Design-Build
- **Building:** Single Story 90,000 SF
- **Cost:** \$29,342,174
- **Final Cost:** \$29,383,445
- **Completion:** Winter 2019
- Extensive Construction Logistics Plan
- Blast-Resistant Construction
- On-Site Parking for 300 Vehicles
- Ten Overhead Cranes
- Technologically Advanced Control Room

REFERENCE

- **Paul Przekwas**, Project Manager
- paul.przekwas@lyondellbasell.com
- (708) 769-8642

PROJECT DESCRIPTION

Harbour was awarded the design-build contract for a new operations facility at LyondellBasell's plant in Morris, Illinois. The project consists of a new free-standing 90,000 SF multi-purpose facility that consolidates several plant divisions under one roof, maximizing internal efficiencies and communications.

Harbour created construction logistics plans that were successfully executed to build while having no interference with day-to-day operations of the existing facility. The exterior walls were constructed of 18" thick blast-proof precast concrete panels, with blast-resistant glazing and doors.

The Morris Manufacturing Complex includes a state-of-the-art explosion-resistant control room, laboratories, offices, maintenance shops, conference rooms, and various support facilities. The new building provides a collaborative work environment for the more than 500 employees at the plastic resin manufacturing site.

- 5,800 SF dedicated to a technologically advanced Control Room, the first of its kind for LyondellBasell
- 140kW of uninterruptible power supply battery storage



**How can we help?
Let's talk!**

HARBOUR CONTRACTORS, INC.

**23830 West Main Street
Plainfield, IL 60544**

(815) 254 - 5500 | harbour.us



CHRIS KOZAK

PROJECT EXECUTIVE – 23 YEARS AT HARBOUR

31 years of experience managing all phases of construction management projects, Chris has held various key roles as an Estimator, Project Manager, Superintendent, and Project Executive. At Harbour, he takes charge of crucial aspects such as cost estimating, pre-construction, and field operations. Chris's continuous involvement throughout the entire project life-cycle, from the conceptual phase to the final close-out, ensures consistent adherence to our proven project delivery systems. Chris remains dedicated to upholding our unwavering focus on safety, quality, schedule, cost control, and ensuring client satisfaction.

BACKGROUND

Purdue University

- ▶ B.S. — Construction Technology
- ▶ A.A.S. — Architectural Engineering

Joliet Junior College

- ▶ A.A.S. — Construction Technology

OSHA 30 Hour Construction Certified

Contractors Association of Will and Grundy County Member

EXPERTISE

- ▶ Bidding
- ▶ Constructibility Analysis
- ▶ Construction Management
- ▶ Cost Control
- ▶ Design Assist
- ▶ Estimating
- ▶ Lead Time and Procurement
- ▶ Pre-Construction
- ▶ Project Development
- ▶ Project Documentation
- ▶ Project Management
- ▶ Public Safety
- ▶ Quality Assurance/Quality Control
- ▶ Safety Management
- ▶ Value Engineering



RELEVANT EXPERIENCE

● Morris, IL. – LyondellBasell

- Design Build – GMP
- 90,000 SF New Blast Resistant Precast building
- Explosion Proof Laboratory

● Village of Woodridge – Police Station & Public Works

- Design Build – GMP
- 35,000 SF Police Station, 100,000 SF future Public Works

● City of Chicago – Police Station District 12

- Construction Manager – GMP
- (2) story 44,000 SF masonry LEED gold police station

● City of Berwyn – Police Station & Fire Station Expansions

- Design Build – GMP – Under Construction
- 19,000 SF Police Station & Traffic Court, 8,000 SF Fire Station
- (2) Separate Projects managed simultaneously

● City of Morris – Municipal Services Facility

- Construction Manager – GMP
- 52,000 SF New City Hall and Police Department

● Will County – Emergency Management Agency & Animal Control Center

- Construction Manager – GMP
- 18,000 SF EMA, 7,500 SF ACC – Built simultaneously

● City of Sandwich – Public Safety Complex

- Construction Manager – GMP
- 12,870 SF retrofit of existing building into new Public Safety

● Kendall County – Public Safety Center

- Construction Manager – GMP
- Police Station, Courthouse, and Adult Jail facility



(815) 942-7508

rberry@harbour-cm.com

harbour.us

RYAN BERRY

PROJECT MANAGER - 10 YEARS AT HARBOUR

Ryan brings over 20 years of construction experience and more than 15 years of project management and estimating expertise to Harbour. He plays a crucial role from the Pre-Construction Phases to Project Completion, offering valuable insights on Design Development, Estimating Project Costs, Constructibility, and Project Logistics, all while adhering to the latest construction standards. With Shawn's professional communication and seamless integration, our team ensures a smooth flow throughout your project.

BACKGROUND

Illinois State University

- ▶ B.S. — Construction Technology

OSHA 30 Hour Construction Certified

EXPERTISE

- ▶ Owner Client Relationships
- ▶ Constructibility Analysis
- ▶ Construction Inspection
- ▶ Construction Logistics
- ▶ Construction Standards
- ▶ Cost Control
- ▶ Design Assist
- ▶ Documentation & Daily Reports
- ▶ Estimating
- ▶ Labor & Material Budgeting
- ▶ On-Site Delegation
- ▶ Owner & Client Relationships
- ▶ Pre-Construction
- ▶ Public Safety
- ▶ Project Management
- ▶ Permit Procurement
- ▶ Safety Management
- ▶ Subcontractor Coordination



RELEVANT EXPERIENCE

● Morris, IL. - LyondellBasell

- Design Build - GMP
- 90,000 SF New Blast Resistant Precast building
- Explosion Proof Laboratory

● Village of Woodridge - Police Station & Public Works

- Design Build - GMP
- 35,000 SF Police Station, 100,000 SF future Public Works

● Will County - Office Renovations

- Construction Manager - GMP
- (3) story 80,000 SF County Office building renovated

● City of Berwyn - Police Station & Fire Station Expansions

- Design Build - GMP - Under Construction
- 19,000 SF Police Station & Traffic Court, 8,000 SF Fire Station
- (2) Separate Projects managed simultaneously

● City of Morris - Municipal Services Facility

- Construction Manager - GMP
- 52,000 SF New City Hall and Police Department

● Will County - Emergency Management Agency & Animal Control Center

- Construction Manager - GMP
- 18,000 SF EMA, 7,500 SF ACC - Built simultaneously

● City of Sandwich - Public Safety Complex

- Construction Manager - GMP
- 12,870 SF retrofit of existing building into new Public Safety

● Village of Romeoville - Athletic & Event Center Expansion

- Construction Manager - GMP
- 30,000 SF expansion to existing building



(815) 782-1302

sthompson@harbour-cm.com

harbour.us

SHAWN THOMPSON

LEAD ESTIMATOR - 6 YEARS AT HARBOUR

Shawn brings over 20 years of construction experience and more than 15 years of project management and estimating expertise to Harbour. He plays a crucial role from the Pre-Construction Phases to Project Completion, offering valuable insights on Design Development, Estimating Project Costs, Constructability, and Project Logistics, all while adhering to the latest construction standards. With Shawn's professional communication and seamless integration, our team ensures a smooth flow throughout your project.

BACKGROUND

Morrison Institute of Technology

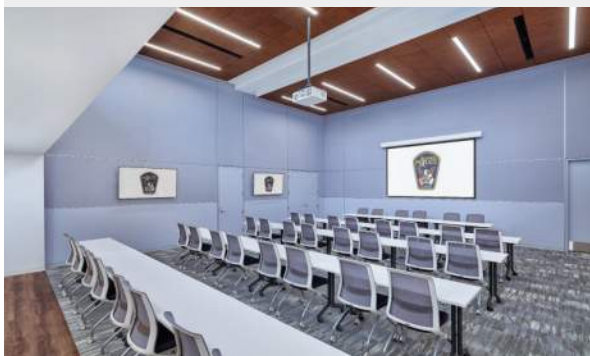
- ▶ B.S. — Architecture

OSHA 30 Hour Construction Certified

NACBD Certified

EXPERTISE

- ▶ Bidding
- ▶ Constructability Analysis
- ▶ Construction Inspection
- ▶ Construction Logistics
- ▶ Construction Standards
- ▶ Cost Control
- ▶ Design Assist
- ▶ Documentation & Daily Reports
- ▶ Estimating
- ▶ Labor & Material Budgeting
- ▶ On-Site Delegation
- ▶ Owner & Client Relationships
- ▶ Pre-Construction
- ▶ Public Safety
- ▶ Project Management
- ▶ Permit Procurement
- ▶ Safety Management
- ▶ Subcontractor Coordination



RELEVANT EXPERIENCE

● Morris, IL. - LyondellBasell

- Design Build - GMP
- 90,000 SF New Blast Resistant Precast building
- Explosion Proof Laboratory

● Village of Woodridge - Police Station & Public Works

- Design Build - GMP
- 35,000 SF Police Station, 100,000 SF future Public Works

● Will County - Office Renovations

- Construction Manager - GMP
- (3) story 80,000 SF County Office building renovated

● City of Berwyn - Police Station & Fire Station Expansions

- Design Build - GMP - Under Construction
- 19,000 SF Police Station & Traffic Court, 8,000 SF Fire Station
- (2) Separate Projects managed simultaneously

● City of Morris - Municipal Services Facility

- Construction Manager - GMP
- 52,000 SF New City Hall and Police Department

● Will County - Emergency Management Agency & Animal Control Center

- Construction Manager - GMP
- 18,000 SF EMA, 7,500 SF ACC - Built simultaneously

● City of Sandwich - Public Safety Complex

- Construction Manager - GMP
- 12,870 SF retrofit of existing building into new Public Safety

● City of Crest Hill - City Hall | Police Station | Traffic & Civil Court

- Construction Manager - GMP
- 60,000 SF City Complex Center



(815) 575-4090

mpawelic@harbour-cm.com

 harbour.us

MARK PAWELIC

SUPERINTENDENT - 14 YEARS AT HARBOUR

Mark is a seasoned construction superintendent with over 25-years of experience in site management on construction management projects. Mark is a meticulous and solution-oriented professional who effectively communicates with all trades and construction professionals. His "hands on" project management and supervision approach helps to maintain focus on our goal of "executing construction in a safe and timely manner with the utmost respect for the Client's time and money."

BACKGROUND

Illinois State University

- ▶ B.S. — Construction Technology

OSHA 30 Hour Construction Certified

EXPERTISE

- ▶ Subcontractor Management
- ▶ Construction Scheduling
- ▶ Construction Inspection
- ▶ Construction Logistics
- ▶ Construction Standards
- ▶ Quality Assurance
- ▶ Quality Control
- ▶ Project Documentation
- ▶ Daily Reports
- ▶ Construction Coordination
- ▶ On-Site Delegation
- ▶ Public Construction Projects
- ▶ Job-Site Safety Management



RELEVANT EXPERIENCE

● Village of Woodridge – Police Station & Public Works

- Design Build – GMP
- 35,000 SF Police Station, 100,000 SF future Public Works

● City of Chicago – Police Station District 12

- Construction Manager –GMP
- (2) story 44,000 SF masonry LEED gold police station

● City of Berwyn – Police Station & Fire Station Expansions

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- 19,000 SF Police Station & Traffic Court, 8,000 SF Fire Station
- (2) Separate Projects managed simultaneously

● City of Morris – Municipal Services Facility

- Construction Manager – GMP
- 52,000 SF New City Hall and Police Department

● Will County – Emergency Management Agency & Animal Control Center

- Construction Manager – GMP
- 18,000 SF EMA, 7,500 SF ACC – Built simultaneously

● Village of Romeoville – Athletic & Event Center Expansion

- Construction Manager – GMP
- 30,000 SF expansion to existing building

● Village of Woodridge – Existing Building Upgrades

- Construction Manager – GMP
- Renovated existing building while maintaining operations

● Will County – Adult Detention Facility Expansion & Upgrades

- Construction Manager – GMP
- 318,00 SF addition

March 20, 2024

Our Proposal is based on the following Clarifications and / or Qualifications:

- We have included addendum 1 to 8.
- All permit costs / fees are to be paid for by Owner.
- Builders risk insurance shall be provided by the Owner.
- Any utility company connection fees or excess facility charges and utility usage fees during construction are to be paid for by Owner.
- Proposal does not Include any costs or schedule impacts for unsuitable soils, rock excavation or hazardous materials.
- Security, Sound and Access Control Cabling, Devices, Terminations, Programming and Testing and to be furnish and installed by Owner.
- Proposal includes utilizing the specified Range Equipment Vendor, Action Target.
- Proposal includes Clean Agent System meeting NFPA 13 and Local Codes.
- We have included Solid Precast Planks at the Storm Shelter. Re-Design may be required to meet Loading Requirements.
- Lead time for Emergency Generator and HVAC Equipment is not guaranteed at this time.

- We Offer the following Value Engineering Alternates for your consideration:
 - Alternate #1 – Provide 4" Expanded Polystyrene Insulation in lieu of Extruded Polystyrene
DEDUCT - \$27,500.00
 - Alternate #2 – Provide Embed Deck and Joist Bearing Angles in lieu of Symmetrically Spaced Cast-in Embed Plates
ADD: \$16,500.00
 - Alternate #3 – Provide Endcott Thin Brick and Corner Brick in lieu of Glen-Gery Brick
DEDUCT: \$99,750.00