



Document A310™ - 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Krause Construction, Inc.
3330 Edison Avenue
Blue Island, IL 60406

SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company: New York Corporation
605 Highway 169 North, Suite 800
Plymouth, MN 55441

OWNER:

(Name, legal status and address)

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

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

BOND AMOUNT: Ten Percent of the Amount of Bid----- (--10%--)

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

PROJECT:

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

CPAC Modernization Project Phase 1; General Site Renovations at 15600 West Avenue, Orland Park, IL 60462

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 6th day of June, 2024.

(Witness)

See Attached Jurat

(Witness)

Krause Construction, Inc. 
(Principal) _____ *(Seal)*

(Title) **CEO**

Atlantic Specialty Insurance Company

(Surety) _____ *(Seal)*

(Title) Lucianne Bischoff, Attorney In Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Surety Company Acknowledgement

STATE OF **ILLINOIS**
COUNTY OF **COOK** SS:

On this 6th day of June, 2024, before me personally appeared **Lucianne Bischoff**, to me known, who, being by me duly sworn, did depose and say: that (s)he resides at **Schaumburg, Illinois** that (s)he is the **Attorney in Fact** of Atlantic Specialty Insurance Company, the corporation described in and which executed the annexed instrument; that (s)he knows the corporate seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that (s)he signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.

Natalie M. Nedza
Notary Public in and for the above County and State

My Commission Expires: 09/30/24





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Lucianne Bischoff, Samantha Bradtke, Carol A. Dougherty, Christine Eitel, Courtney A. Flaska, Kirk Liskiewicz, Mike Pohl, Robert B. Schutz, Brien Spoden, James L. Sulkowski**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

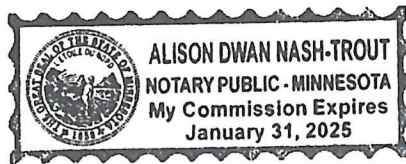
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 6th day of June, 2024



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

PROPOSER SUMMARY SHEET
RFP #24-014
CPAC Modernization Project – Phase 1

Business Name: KRAUSE CONSTRUCTION INC
Street Address: 3330 EDISON AVE
City, State, Zip: BLUE ISLAND, IL 60408
Contact Name: PAIGE RUFFNER
Title: PROJECT MANAGER / ESTIMATOR
Phone: 815-592-3398 Fax: _____
E-Mail address: pruffner@krausecsi.com

Price Proposal

BASE BID PRICE	\$ <u>1,927,700.00</u>
Must include all Allowances in Section 012100	
ALTERNATE #1 PRICE	\$ <u>456,422.00</u>
GRAND TOTAL PROPOSAL PRICE	\$ <u>2,384,122.00</u>

AUTHORIZATION & SIGNATURE

Name of Authorized Signee: RACHELLE MAHONEY
Signature of Authorized Signee: Rachelle Mahoney
Title: CFO Date: 06/06/2024


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 RACHELLE MAHONEY,
 (Enter Name of Person Making Certification)

as CFO
 (Enter Title of Person Making Certification)

and on behalf of KRAUSE CONSTRUCTION, INC
 (Enter Name of Business Organization)

certifies that Proposers is:

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

Federal Employer I.D. #: 80-0942739
 (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 NV 7/2013
 (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
- Women-Owned
- Veteran-Owned
- Disabled-Owned
- Small Business [\(SBA standards\)](#)
- Prefer not to disclose
- Not Applicable

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 []
- Women-Owned []
- Veteran-Owned []
- Disabled-Owned []
- Small Business [] (SBA standards)
- Prefer not to disclose []
- Not Applicable

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: _____

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:

Rachelle Mahoney

Signature of Authorized Officer

RACHELLE MAHONEY

Name of Authorized Officer

CFO

Title

06/06/2024

Date

REFERENCES

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

Proposer's Name: KRAUSE CONSTRUCTION INC.
(Enter Name of Business Organization)

1. ORGANIZATION VILLAGE OF ORLAND PARK
ADDRESS 14700 S. RAVINIA AVE ORLAND PARK, IL
PHONE NUMBER 708-403-6108
CONTACT PERSON MIKE MAZZA
YEAR OF PROJECT 2023 + 2024

2. ORGANIZATION DKA DESIGN
ADDRESS 125 N. HALSTED SUITE 301 CHICAGO, IL
PHONE NUMBER 312-878-0608
CONTACT PERSON DOMINICK DEMONICA
YEAR OF PROJECT 2023 + 2024

3. ORGANIZATION GOVERNORS STATE UNIVERSITY
ADDRESS 1 UNIVERSITY PKWY UNIVERSITY PARK, IL
PHONE NUMBER 630-643-7935
CONTACT PERSON MIKE SULLIVAN
YEAR OF PROJECT 2023 + 2024



ORLAND PARK

INSURANCE REQUIREMENTS

Please sign and provide a policy Specimen Certificate of Insurance showing current coverages.

If awarded the contract, all Required Policy Endorsements noted in the left column in **red bold** type **MUST** be provided.

Standard Insurance Requirements	Please provide the following coverage if box is checked.
<p><u>WORKERS' COMPENSATION & EMPLOYER LIABILITY</u> 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</p> <p><u>AUTOMOBILE LIABILITY</u> (ISO Form CA 0001) \$1,000,000 – Combined Single Limit Per Occurrence Bodily Injury & Property Damage. Applicable for All Company Vehicles.</p> <p><u>GENERAL LIABILITY</u> (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</p> <p><u>ADDITIONAL INSURED ENDORSEMENTS:</u> <i>(Not applicable for Goods Only Purchases)</i></p> <ul style="list-style-type: none"> • ISO CG 20 10 or CG 20 26 (or Equivalent) Commercial General Liability Coverage • CG 20 01 Primary & Non-Contributory (or Equivalent) The Village must be named as the Primary Non-Contributory which makes the Village a priority and collects off the policy prior to any other claimants. • Blanket General Liability Waiver of Subrogation - Village of Orland Park A provision that prohibits an insurer from pursuing a third party to recover damages for covered losses. 	<p><u>LIABILITY UMBRELLA</u> (Follow Form Policy) <input checked="" type="checkbox"/> \$1,000,000 – Each Occurrence \$1,000,000 – Aggregate <input type="checkbox"/> \$2,000,000 – Each Occurrence \$2,000,000 – Aggregate <input type="checkbox"/> Other: _____ EXCESS MUST COVER: General Liability, Automobile Liability, Employers' Liability</p> <p><u>PROFESSIONAL LIABILITY</u> <input type="checkbox"/> \$1,000,000 Limit – Claims Made Form, Indicate Retroactive Date <input type="checkbox"/> \$2,000,000 Limit – Claims Made Form, Indicate Retroactive Date <input type="checkbox"/> Other: _____ Deductible not-to-exceed \$50,000 without prior written approval</p> <p><input type="checkbox"/> <u>BUILDERS RISK</u> Completed Property Full Replacement Cost Limits – Structures under construction</p> <p><input type="checkbox"/> <u>ENVIRONMENTAL IMPAIRMENT/POLLUTION LIABILITY</u> \$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</p> <p><input type="checkbox"/> <u>CYBER LIABILITY</u> \$1,000,000 Limit per Data Breach for liability, notification, response, credit monitoring service costs, and software/property damage</p> <p><input type="checkbox"/> CG 20 37 ADDITIONAL INSURED – Completed Operations (Provide only if box is checked)</p>

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 6 DAY OF JUNE, 2024

Rachelle Mahoney
Signature

Authorized to execute agreements for:

RACHELLE MAHONEY, CFO
Printed Name & Title

KRAUSE CONSTRUCTION, 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 Organization(s)	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. 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", "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(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;
whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

SAMPLE

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)
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", "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

performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**: The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

SAMPLE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance Condition** and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

SAMPLE

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".



AIA Document A305

Contractor's Qualification Statement

1986 EDITION

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Village of Orland Park

ADDRESS: 14700 S. Ravinia Avenue
Orland Park, IL 60462

SUBMITTED BY: Krause Construction Inc. Corporation

NAME: Daniel J. Krause Partnership

ADDRESS: 3330 Edison Street Individual
Blue Island, Illinois 60406

PRINCIPAL OFFICE: 3330 Edison Street Joint Venture
Blue Island, Illinois 60406 Other

Project: Future Work

TYPE OF WORK (file separate form for each Classification of Work):

- General Construction HVAC
- Plumbing Electrical
- Other _____
(please specify)

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1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor?

39 Years

1.2 How many years has your organization been in business under its present business name?

10 Years

1.2.1 Under what other or former names has your organization operated?

Dan Krause Builders, Inc. (1984)
Krause Construction Services, Inc. (2001)
Krause Construction, LLC (2003)

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: July 14, 2013

1.3.2 State of incorporation: Nevada

1.3.3 President's name: Matthew Lepper

1.3.4 Vice-president's name(s): N/A

1.3.5 Secretary's name: N/A

1.3.6 Treasurer's name: N/A

1.4 If your organization is a partnership, answer the following:

1.4.1 Date of organization:

1.4.2 Type of partnership (if applicable)

1.4.3 Name(s) of general partner(s):

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization

1.5.2 Name of owner:

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable:

City of Chicago	Blue Island	Joliet
New Lenox	Calumet City	Midlothian
Downers Grove	Oak Lawn	Chicago Ridge
Evergreen Park	Orland Park	Park Ridge
Frankfort	Worth	Alsip
Glenwood	Hazel Crest	Western Springs
Palos Heights	Bolingbrook	Manhattan
Thornton	Wheeling	Mettawa

List jurisdictions in which your organization's partnership or trade name is filed:

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Project/Construction Management/Estimating
General Supervision
General Labor/Demolition

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it? No

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? No

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) No

3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of the project, owner, architect, contract amount, percent complete and scheduled completion date.

3.4.1 State total worth of work in progress and under contract:

\$ 13,628,667

- 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of the project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See Client Portfolio attached as part of this package

- 3.5.1 State average annual amount of construction work performed during the past five years:

\$ 16,789,441

- 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See Principal Individual Qualifications attached as part of this package

4. REFERENCES

- | | | | |
|-----|-------------------|---|---------------------------------------|
| 4.1 | Trade References: | George Roll & Sons
2258 W. Vermont
Blue Island, IL 60406 | Attn: Brian Roll

708-385-0175 |
| | | JMC Construction.
10319 Vans Drive, Unit 2B
Frankfort, IL 60423 | Attn: John Pinto

815-464-1999 |
| | | GT Mechanical
15729 Annico Drive
Homer Glen, IL 60491 | Attn: Lisa Thomas

708-645-7400 |
| | | Palos Electric Company
4630 W. 138 th Street
Crestwood, IL 60445 | Attn: Tom Bulow

708-385-0063 |

Additional references available upon request

- | | | | |
|-----|------------------|---|---|
| 4.2 | Bank References: | Old National Bank
7800 W. 95 th Street
Hickory Hills, IL 60457 | Attn: Jack Flemming

708-499-2062 |
|-----|------------------|---|---|

4.3 Surety:

4.3.1 Name of bonding company: DSP Insurance

4.3.2 Name and address of agent: Kirk Liskiewitz
1900 E. Golf Road, Suite 650
Schaumburg, IL 60173

5. FINANCING

5.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Statement to be provided upon request
Rachelle Mahoney
Krause Construction
3330 Edison Street
Blue Island, Illinois 60406

5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes, if requested

5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

5.2 Will the organization whose financial statement is attached, act as guarantor of the contract for construction?

Yes

6. SIGNATURE

6.1 Dated at this 3rd
6.2 day of June, 2024
6.3

Name of Organization: Krause Construction

By: Daniel J. Krause

Title: CEO

6.2 Mr. Daniel J. Krause being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 3rd day of June, 2024

Notary Public: Rachelle Mahoney

My Commission Expires: June 24, 2024



CAUTION: You should sign an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

CLIENT PORTFOLIO

HIGHER EDUCATION

Governors State University University Park, IL	Social Justice Institute General Contract (in progress)	\$ 2,360,646.00
IL Institute of Technology Chicago, IL	McCormick Dining Facility General Contract (2019)	\$ 472,072.00
	Herman Hall Hood Replacement General Contract (2020)	\$ 347,597.00
Moraine Valley Comm College Palos Hills, IL	Building B X-Ray Renovation General Contract (2023)	\$ 148,144.00
	NDT Lab General Contract (in progress)	\$ 125,952.00

FOOD SERVICE INDUSTRY

Nature's Fynd Chicago, IL	Hygienic Zone Improvements General Contract (2023)	\$ 979,999.00
Connie's Pizza Chicago, IL	Kitchen Renovation General Contract (2018)	\$ 97,679.00
	Freezer / Drive-Thru Addition General Contract (2019)	\$ 1,445,091.00
Richelieu Foods Wheeling, IL	White Eagle – Crust Line General Contract (2020)	\$ 3,353,639.00
	Office Renovation General Contract (2021)	\$ 1,197,908.00
	Line 4 Expansion General Contract (2022)	\$ 9,714,230.00
	Beaver Dam IMP Ceiling Replacement General Contract (2021)	\$ 310,153.00
Coolab Foods LLC Franklin Park, IL	Spiral Freezer General Contract (2021)	\$ 365,984.00
	Freezer / Cooler Renovation General Contract (2022)	\$ 3,209,672.00
Al Gelato Franklin Park, IL	New Location Renovation General Contract (2018)	\$ 928,247.00
Nino's Pasta LLC Bloomington, IL	New Location Renovation General Contract (2018)	\$ 12,105,054.00

Popeye's Summit, IL	New Store Location General Contract (2017)	\$ 2,295,627.00
Popeye's Lansing, IL	New Store Location General Contract (2018)	\$ 2,147,565.00

HEALTH CARE INDUSTRY

Advocate Good Samaritan Hospital Downers Grove, IL	Spine Center / IL Bone & Joint General Contract (2020)	\$ 649,574.00
	Pharmacy Renovation General Contract (2019)	\$ 309,698.00
	POB Breast Center Renovation General Contract (in progress)	\$ 525,992.00
	ED Exam Room Renov – Phase II General Contract (2018)	\$ 202,029.00
	ED Triage General Contract (2020)	\$ 120,282.00
	Pharmacy Med Carousel General Contract (2020)	\$ 333,430.00
Advocate Lutheran General Hospital Park Ridge, IL	Pharmacy Med Carousel General Contract (2021)	\$ 439,440.00
	Fluoroscopy Renovation General Contract (2020)	\$ 115,693.00
	CAC Pharmacy Renovation General Contract (2020)	\$ 227,773.00
	Main Pharmacy Renovation General Contract (2020)	\$ 141,501.00
Advocate Medical Group Downers Grove, IL	AMG Good Sam POB Suite 5H/5M General Contract (2022)	\$ 895,066.00
	Parkside 5 th & 6 th Floor Bathrooms General Contract (2021)	\$ 427,953.00
	Knapp Center Acquisition General Contract (2021)	\$ 314,187.00
	AMG Plainfield Parking Lot General Contract (2021)	\$ 129,771.00

	Multi-Site Telepresence General Contract (2018)	\$ 218,366.00
	AMG Parkside Suite 660 General Contract (2019)	\$ 242,812.00
	AMG Parkside Suite 610/640 General Contract (2019)	\$ 259,309.00
	AMG Parkside Suite 145 MFM General Contract (2023)	\$ 1,619,293.00
	AMG Elgin Suite 260 Office General Contract (2023)	\$ 33,797.00
	AMG 890 Garfield General Contract (2018)	\$ 220,555.00
	AMG 890 Garfield Suite 103 General Contract (2019)	\$ 515,528.00
Advocate Dreyer Medical Aurora, IL	Oncology Hood General Contract (2020)	\$ 693,505.00
	Oswego PT Renovation General Contract (2019)	\$ 152,383.00
Advocate Condell Medical Gurnee, IL	Gurnee CT Replacement General Contract (2022)	\$ 264,406.00
	Steris Trailer General Contract (2021)	\$ 689,200.00
	SIM Lab General Contract (2019)	\$ 1,169,081.00
	Sterilizer Replacement General Contract (2022)	\$ 1,157,010.00
Edward Elmhurst Hospital Oak Park, IL	Suite 150 Renovation General Contract (2022)	\$ 217,645.00
Heart Care Centers of IL	Ambulatory Surgical Treatment General Contract (2019)	\$ 1,038,051.00
Edwards-Elmhurst Healthcare	Plainfield Bldg. B Renovation General Contract (2020)	\$ 288,105.00
Access Community Health	Arlington Heights Renovation General Contract (in progress)	\$ 3,508,988.00
	Blue Island Renovation General Contract (in progress)	\$ 2,889,852.00

University Of Chicago	Cal City FCC 2 nd Floor Oncology General Contract (2023)	\$ 435,606.00
	CCD CSP Equipment Replacement General Contract (in progress)	\$ 1,326,366.00

COMMERCIAL CONSTRUCTION

Impact Networking Bolingbrook, IL	Office Renovation General Contract (2021)	\$ 3,378,927.00
	New Security Operations Bldg. General Contract (2022)	\$ 8,706,852.00
One Digital Chicago, IL	Tenant Relocation General Contract (2024)	\$ 1,126,176.00
City of Brookfield Brookfield, IL	Public Works Bldg. Roof General Contract (2024)	\$ 220,580.00
Village of Orland Park Orland Park, IL	FLC Renovation General Contract (2024)	\$ 589,068.00
Village of Orland Park Orland Park, IL	Athletics Operations Bldg. General Contract (in progress)	\$ 2,890,871.00
CBRE – Impact Networking Chicago, IL	150 N Michigan – Office Renovation General Contract (2022)	\$ 1,965,975.00
JLL - State of Illinois Chicago, IL	555 Monroe Building Renovation General Contract (2023)	\$ 4,109,385.00
Seneca Petroleum Crestwood, IL	New Headquarters General Contract (2019)	\$ 3,886,732.00
DeLaney, DeLaney & Voorn Oak Brook, IL	Office Multi Suite Renovation General Contract (2019)	\$ 1,081,742.00
J & J Snack, LLC Alsip, IL	Nitrogen Pad General Contract (2019)	\$ 75,139.00
	Freezer Floor General Contract (2019)	\$ 27,719.00

CLIENT REFERENCES

Advocate Health Care
Attn: Gary Pece
3075 Highland Parkway
Downers Grove, IL 60515

Phone: 630-275-2051
Email: gary.pece@aah.org

Elmhurst Hospital
Attn: Dave Lutz
155 E. Brush Hill Road
Elmhurst, IL 60126

Phone: 331-221-0635
E-Mail: dlutz@emhc.org

Shirley Ryan Ability Lab (RIC)
Attn: Lamar Davis
355 E. Erie Street
Chicago, IL 60611

Phone: 773-619-4346
E-Mail: ldavis@ric.org

Bathing Brands
Attn: Dave Sadowski

Phone: 847-971-2406
E-Mail: dsadowski@accurateindustries.com

Miniat
Attn: Kevin Antonelli
16250 S. Vincennes Road
South Holland, IL 60473

Phone: 708-589-2489
E-mail: kantonelli@miniat.com

University of Chicago
Attn: Alder DeRose
850 E. 58th Street; 4th Floor (MC0953)
Chicago, IL

Phone: 773-834-5222
E-mail: alder.derose@uchicagomedicine.org

IWS Family Health
Attn: Jerry Isikoff
3600 W. Fullerton Avenue
Chicago, IL 60647

Phone: 773-782-5023
E-Mail: IsikoffJ@iwsfamilyhealth.org

JLL
Attn: Terry McGuffage

Phone: 773-255-3852
E-Mail: Terry.McGuffage@jll.com

Chicago, IL
CBRE
Attn: Cara Dunleavy
Chicago, IL

E-Mail: Cara.Dunleavy@cbre.com

Impact Networking
Attn: Mike Borchew
Lake Forest, IL 60045

Phone: 312-940-8731
E-Mail: mborchew@impactnetworking.com

Richelieu Foods
Attn: Eric Konken
Wheeling, IL 60090

Phone: 217-418-9818
E-Mail: ekonken@richelieufoods.com

One Digital
Attn: Stan Bukowski
Chicago, IL

Phone: 708-205-6037
E-Mail: stan.bukowski@onedigital.com

Mondelez
Attn: Dennis Garrison

Phone: 616-392-2383
E-mail: dennis.garrison@mdlz.com

Nippon USA
Attn: Michael Dwyer

Phone: 708-868-7245
E-mail: Michael.dwyer@nipponpaint.us

Miracapo Pizza
Attn: Anthony Raschillo

Phone: 847-631-7266
E-mail: araschillo@miracapopizza.com

ARCHITECT / DESIGN/BUILD AFFILIATIONS

Jensen & Halstead Ltd.
Attn: Mr. David Dastur
358 West Ontario Street
Chicago, IL 60654

Phone: 312-664-7557

E-Mail: ddastur@jensenandhalstead.com

SMNG-A Architects.
Attn: Todd Niemiec
936 W. Huron St.
Chicago, IL 60642

Phone: 312-829-3355

E-Mail: taniemiec@smng-arch.com

Anderson Mikos Architects
Attn: Mr. George Franceschina
1111 22nd Street
Suite 315
Oak Brook, IL 60523

Phone: 630-573-5149

E-Mail: gfranceschina@andersonmikos.com

MG2A
Attn: Mr. Brian Hertz
25620 S. Gougar Road
Manhattan, IL 60442

Phone: 815-478-9680

E-Mail: bhertz@mg2a.com

Partners in Design
Attn: Werner Briske
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015

Phone: 847-940-0300

E-Mail: wernerb@pidarchitects.com

RKG Design Group LLC
Attn: Mr. Bob Goes
15255 S. 94th Avenue
Orland Park, IL 60462

Phone: 708-403-1812

E-Mail: bgoes@rkqdesigngroup.com

HED
Attn: Mr. Aaron Shephard
1 East Wacker Drive, Suite 200
Chicago, IL 60601

Phone: 312-952-2560

PRINCIPAL INDIVIDUAL QUALIFICATIONS

Daniel J. Krause – CEO

General Qualification Summary

Founder and CEO of Krause Construction with over thirty years of experience in the development and construction of a variety of Health Care, Commercial and Residential projects. Specialized in the Health Care and Food Service Industry with an extensive background in land acquisition, land planning and facility management.

Employment

1984 – Present	Krause Construction President
1984 – 2001	Popeye's Chicken & Biscuits Franchise Owner / Operator
1980 – 1984	Palos Electric Company Journeyman Electrician; I.B.E.W. Local #124
1976 – 1980	National Electric Company Apprentice Electrician

Professional Licenses

State of Illinois Licensed Electrician

Professional Affiliations

2005 – Present	Blue Cap; Current Board Member
2005 – Present	American Heart Association; Current Heart Ball Board Member
2005 – Present	BI Community HealthCare Foundation (formerly St. Francis Hospital); Current Foundation Board Member

Certifications/Memberships

American Society for Healthcare Engineering (ASHE)
Hospital Engineers Society of Northern Illinois (HESNI)

Project Experience

Please reference Client Portfolio included as part of this package

Matt Lepper – President

General Qualification Summary

Outcome oriented, hands-on construction project manager with more than 5 years of experience in the healthcare construction industry. Verifiable track record for the successful completion of projects from coordinating through developing partnerships and building positive rapport with architects, local officials, vendors and clients while maintaining costs. Versed in contract negotiations, project estimating, document preparation, building requirements and permit process, material purchasing and site management through occupancy. Proven success in planning, construction and completion of projects ranging in cost from \$60M to \$1.5 Billion.

Employment

2018 – Present	Krause Construction Project Manager
2018 – 2017	Power Construction Project Manager
2017 – 2016	Power Construction Asst. Project Manager
2016 – 2013	Power Construction Project Engineer
2013 – 2012	Kiewit Southwest District Estimator

Education

BA – Construction Management – December 2011 – Western IL University
Minor in Finance

Project Experience

905 Orleans – 18 Story Apartment Building	\$ 56,000,000
IIT Kaplan Innovation Center	\$ 30,000,000
Advocate South Suburban Hospital Procedural Center	\$ 51,000,000
Loyola CTRE	\$ 109,000,000
DOT SOC Cybersecurity	\$ 8,565,992
Richelieu Line 4 Addition	\$ 9,023,160
State of IL 555 Monroe Floor Renovations	\$ 4,109,385

Stephen Adamson – Sr. Project Manager / Health Care / Commercial

General Qualification Summary

Knowledgeable in all aspects of construction management. Specializes in pre-construction, safety audits, RFI's and the close-out process.

Employment

2020 – Present	Krause Construction Project Manager
2020– 2014	James McHugh Construction Asst. Project Manager

Education

BA – Construction Management – Purdue University

Project Experience

Lutheran General Parkside Suite 145 Renovation	\$ 1,591,585
AMG Oak Lawn BlueStone Suites	\$ 533,320
Advocate Good Sam POB 5H/5M Suite Renovation	\$ 901,897
Lutheran General Parkside 5 th & 6 th Floor Bathrooms	\$ 427,953

Bruce Sorensen – Project Manager / Commercial

General Qualification Summary

Experienced and results-driven Project Manager with proven expertise in maximizing productivity and safeguarding all project milestones and standards. Qualifications include: Multiple, multi-million dollar project planning/coordination, including design, definition of project scope, construction site supervision/inspection, budgeting, cost containment and expediting on-time completion. Development of action plans and the coordination of all associated resources and professional services to maintain compliance with contract specifications. All aspects of the bidding process, proposal development/review and contract negotiation/administration. Materials management and promoting full resource utilization. Manpower planning and strong team building, leadership, motivation.

Employment

1999 – Present	Krause Construction Project Manager/Field Superintendent
1994 – 1999	Meadow Brook Golf Corporation Facilities Project Manager
1987 – 1994	Venterra Sales & Management Corporation Construction Project Manager
07/2005 – 12/2005	Ceco Concrete Construction Construction Engineer/Intern

Education

1974-1986 Carpenter Apprentice/Foreman for General Contractors in Chicago Area

Project Experience

Please reference Client Portfolio included as part of this package. Bruce has assisted with and/or developed and overseen some of the Health Care projects listed since joining the company in 1999, here are a few projects he has managed.

Holly Court, 10-story congregate care facility Oak Park IL

Single story & multi story adult living facilities Chicago Heights & Chicago IL

Advocate Hospital multiple interior renovations Chicago area.

Additions & Interior Renovations for Manor Care Palos Heights IL & Elk Grove Village IL

Access Community Health 6000 s.f. addition & interior renovations

St. Francis Hospital, Blue Island IL, New CATH Lab

Tom Beltrame – Project Superintendent

General Qualification Summary

Professional site manager (29 years) with proven proficiency in OSHA compliance, crew supervision and cost control. Committed to on-time project completions, cost effective budgeting and superb work quality.

Employment

2020 – Present	Krause Construction Project Superintendent
2016 – 2020	Leopardo Construction Project Superintendent
2015-2016	Weiss Construction Project Superintendent
2013-2015	Valenti Builders Project Superintendent
1992-2013	Pepper Construction Carpenter, Carpenter Foreman, Superintendent

Education

Chicago District Council of Carpenters Trade School

Project Experience

Oak School District 68	100000 SF Remodel	\$	2,500,000
Hill Mechanical build out	New fab warehouse / office	\$	3,500,000
Morgan Stanley Call Center Utah	Data Center Mission Critical	\$	2,000,000
Searle Hall Northwestern	4 level addition 55000SF remodel	\$	26,000,000
3 Harris Banks	New Construction	\$	6,000,000
Wintrust Bank	New Construction Lead Silver	\$	3,000,000
Harley Davidson	Tenant Build out	\$	1,200,000
Lowes Home Improvement	New Construction 100000SF	\$	6,000,000
Lexus of Naperville	Exterior remodel	\$	800,000
2 Biomat Plasma Centers	Tenant Build out	\$	4,000,000
2 Clear Choice Dental	Tenant Build out	\$	3,500,000
Dry Goods Nashville TN	Tenant Build out	\$	1,750,000
Advocate Health Care	Call Center Build out	\$	2,000,000
McMaster Carr	Data Center Mission Critical	\$	2,500,000

Dave VanVossen – Project Superintendent

General Qualification Summary

Professional site manager with proven proficiency in OSHA compliance, crew supervision and time management. Committed to on-time project completions, cost effective budgeting and superb work quality.

Employment

2024 – Present	Krause Construction Project Superintendent
2024 – 2019	CCC Holdings, Inc. Superintendent / Safety Coordinator
2019 - 2016	Morgan Harbor Project Superintendent
2016 - 2015	Express Kitchen and Bath Carpenter
2015 - 2013	Durkin Construction Carpenter Foreman

Project Experience

UIC Neuropsychiatric Institute	Façade Restoration	\$	15,000,000
UIC Biological Research Lab	Mechanical Upgrade	\$	14,500,000
Crete Monee District 201	Ground Up Addition	\$	13,000,000
UIC Flames Field	Soccer Field Renovation	\$	5,500,000
NorthPark University	Student Housing Renovation	\$	600,000
UIC Parking Garage	6 Story Parking Garage Renovation	\$	4,500,000
UIC Lecture Center	Renovation	\$	1,500,000
Centrepoint Land Dev	Farmland Redevelopment	\$	8,500,000
Prime Medical Imaging	Tenant Build out	\$	4,500,000
IHerb Food Grade	Tenant Build out	\$	8,000,000
Wells Fargo	Office Build out	\$	2,200,000

Equal Employment Opportunity

Krause Construction provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, handicap, or status as a Vietnam-era or special disabled veteran in accordance with applicable federal state and local laws governing nondiscrimination in employment. This policy applies to all terms and conditions of employment, including, but not limited to, hiring, placement, promotion, termination, layoff, recall, leaves of absence, compensation and training.

Further, Krause Construction is committed to a comprehensive program of affirmative action to insure access, equality, and fairness in employment for minorities, women, the handicapped, and Vietnam-era and special disabled veterans. Krause Construction expressly prohibits any form of unlawful employee harassment based on race, color, religion, sex, national origin, age, handicap, or status as a Vietnam-era or special disabled veteran.



CPAC Phase 1 Modernization Clarifications

Division 01 – General Clarifications

1. Proposal excludes any engineering or design services, including engineer stamps, calculations, etc. for all scopes of work.
2. Proposal excludes any testing or inspecting agencies, to be by owner.
3. Proposal includes all work to be performed during normal business hours, 6 am – 2 pm, Monday – Friday. No overtime is included.
4. Proposal excludes any permit costs. Krause will gather required documents and applications and submit for permit.
5. Proposal includes construction clean at the conclusion of the project. Final “White Glove” clean is excluded.
6. Other than the voluntary allowances mentioned below, this proposal includes \$420,000 in allowances that were discovered in the specifications. Anything above this amount is excluded.
7. Proposal excludes contaminated soils and soil testing.
8. Proposal excludes winter conditions, with a scheduled start in September we feel winter conditions will not be necessary.
9. Proposal includes street sweeping.
10. Proposal includes private utility locating.

Division 02 — Existing Conditions

11. Proposal excludes any abatement for asbestos or lead.
12. Proposal includes temporary site fencing for the duration of construction in the alternate.
13. Proposal includes GPR for the concrete floor slab to be removed.
14. Proposal excludes removal of fill below the slab on grade.

Division 03 — Concrete

15. Proposal includes new locker base, slab on grade, new flag pole base, slab at the added man door, and sealing the concrete.

Division 04 — Masonry

16. Proposal includes new 4” CMU wall in the family restroom.
17. Proposal excludes decorative CMU and colored mortar.

Division 06 – Carpentry

18. **Proposal includes a voluntary allowance of \$2,500.00 for patching the existing wood structure after the new lights are installed.**

Division 08 – Glass and Glazing

19. Proposal includes existing window sills to be reused.
20. Proposal includes Safewood Designs Level 3 aluminum frame transaction windows.
21. Proposal includes all glazing is level 1.



Division 09 - Finishes

- 22. Proposal includes epoxy wall base in the family restroom.
- 23. Proposal includes patch and painting exposed wall surfaces.
- 24. Proposal includes prep and paint for the existing steel gate, frame, and posts.

Division 10 - Specialties

- 22. Proposal includes polymer floor mounted and overhead braced toilet partitions.
- 23. Proposal includes phenolic lockers and benches.
- 24. Proposal includes 1 new family restroom sign.
- 25. Proposal includes new grab bars.

Division 22 – Plumbing

- 26. Proposal includes removal of existing shower.
- 27. Proposal includes furnish and install new shower valve.

Division 26- Electrical

- 28. Proposal includes demolition of the existing light fixtures, lighting controls, and speakers.
- 29. Proposal includes furnish and install new light fixtures and controls.
- 30. Proposal includes furnish and install new speakers, poles, concrete bases and grounding.
- 31. Proposal includes new PA system rack and its accessories per the specifications.
- 32. Proposal includes new whips for light fixtures only. Existing conductors and conduits are to be reused.
- 33. Proposal excludes fire alarm and security work.

Division 32- Exterior Improvements

- 34. Proposal includes furnish and installation of greenwood fence including aluminum frame gates, metal rolling gate, double drive gate, and hayward turnstiles in the base bid.
- 35. Proposal includes furnish and installation of 8' tall omega secur fence in black with 8' opening maintenance gates, 18' opening operated sliding gate, and pedestrian gate in the alternate.
- 36. Proposal includes temporary site fencing in the alternate.
- 37. Proposal excludes landscape removal for fence installation for the alternate.
- 38. Proposal includes furnish and installation of Sentry II series flagpole black anodized.
- 39. Proposal includes all plant material specified on the landscape plans and in the plant list.
- 40. Proposal includes 60 days of maintenance of the plant material and turf areas following the landscape plan.
- 41. Proposal excludes topsoil and assumes the existing topsoil is suitable for plant establishment.
- 42. Proposal includes fine grading for landscape areas.
- 43. Proposal includes trellis system from Greenwood.