

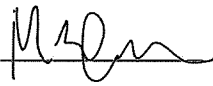
PROPOSER SUMMARY SHEET
RFP #25-007
Police Department Evidence Storage Room Project

Business Name: Construction Inc.
Street Address: 449 Eisenhower Ln S
City, State, Zip: Lombard, IL 60148
Contact Name: Matthew Cosenza
Title: Authorized Agent
Phone: 630-546-5432 Fax: -
E-Mail address: matt@buildwithci.com

Price Proposal

GRAND TOTAL PROPOSAL PRICE \$ \$329,000.00
*All project allowances shall be included in the
Grant Total Proposal Price. See Allowance
Schedule in Section 01 21 00 – 1.06 in Exhibit B
- Project Manual, for list of Allowances.*

AUTHORIZATION & SIGNATURE

Name of Authorized Signee: Matthew Cosenza
Signature of Authorized Signee: 
Title: Authorized Agent Date: 03/05/2025

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Construction, Inc.
449 Eisenhower Ln S
Lombard, IL 60148

SURETY:

(Name, legal status and principal place of business)

Siriuspoint America Insurance Company
1 World Trade Ctr, 285 Fulton St, 47th Fl
New York, NY 10007

OWNER:

(Name, legal status and address)

Village of Orland Park
14700 Ravinia Ave.
Orland Park, IL 60462

BOND AMOUNT: * TEN PERCENT OF ACCOMPANYING BID *****

PROJECT:

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

Village of Orland Park Police Department Evidence Storage Room

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.

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 5th day of March, 2025


(Witness)

Construction, Inc.

(Principal)

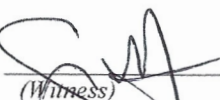
(Title)

Siriuspoint America Insurance Company

(Surety)

(Title) David Kotula, Attorney-in-Fact




(Witness)

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.

Init.

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ss.

STATE OF IL

COUNTY OF WILL

I, Brandie Catlin, Notary Public of Will County, in the State of Illinois, do hereby certify that David Kotula Attorney-in-fact, of the Siriuspoint America Insurance Company, 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 Siriuspoint America Insurance Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of Lockport in said County, this 5th day of March A.D. 2025.



Brandie Catlin

Brandie Catlin

Notary Public

**POWER OF ATTORNEY
SIRIUSPOINT AMERICA INSURANCE COMPANY
NEW YORK**

KOTCHI01_0523

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company (the "Company"), a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted on August 27, 2024 by Unanimous Written Consent of the Board of the Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or the Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as co-surety.

Does hereby nominate, constitute and appoint:

David Kotula, Brian DiPaola

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) and to bind the Company thereby as fully and to the same extent as of same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$62,687,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary may from time to time and at any time remove such appointee and remove the power given to him or her.

The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of these present, shall be binding under said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, SiriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its President this tenth day of October, 2024.

SiriusPoint America Insurance Company

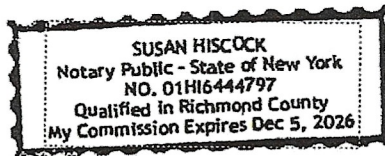


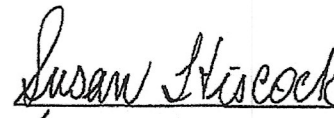

Paul Mihulka
President

State of New York
County of New York

On this tenth day of October 2024, before me a Notary Public of the State of New York, in and for the County of New York, duly commissioned and qualified, came Paul Mihulka, President, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.




Notary Public
My Commission expires Dec. 5, 2026

STATE OF New York
COUNTY OF New York

I, Paul Mihulka, President of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true and correct copy of Power of Attorney, is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 5th day of March, 2025




Paul Mihulka
President

 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 Matthew Cosenza,
(Enter Name of Person Making Certification)

as Authorized Agent
(Enter Title of Person Making Certification)

and on behalf of Construction Inc.
(Enter Name of Business Organization)

certifies that Proposers is:

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

Federal Employer I.D. #: 30-1276720
(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 09/03/2013
(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 ☐ 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) **EMPLOYMENT OF ILLINOIS WORKERS ON PUBLIC WORKS ACT:** Yes ☒ No []

In the manner and to the extent required by law, this ITB/RFP is subject to the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 *et seq.*). If awarded the Contract, per 820 ILCS 130 *et seq.* as amended, and if the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01) is in effect, Proposer shall maintain full compliance with its requirements.

9) **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: _____

Construction Inc. does not participate in apprenticeship programs, but our Subcontractors do.

10) **TAX COMPLIANT:** Yes ☒ No []

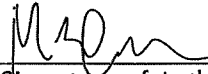
Proposer is current in the payment of any tax administered by the Illinois Department of Revenue, or if it is not: (a) it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or (b) it has entered into an agreement with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

Matthew Cosenza

Name of Authorized Officer

Authorized Agent

Title

03/05/2025

Date

REFERENCES

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

Proposer's Name: Construction Inc.
(Enter Name of Business Organization)

1. ORGANIZATION

SEE A305

ADDRESS

PHONE NUMBER

CONTACT PERSON

YEAR OF PROJECT
2. ORGANIZATION

SEE A305

ADDRESS

PHONE NUMBER

CONTACT PERSON

YEAR OF PROJECT
3. ORGANIZATION

SEE A305

ADDRESS

PHONE NUMBER

CONTACT PERSON

YEAR OF PROJECT



ORLAND PARK

INSURANCE REQUIREMENTS

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

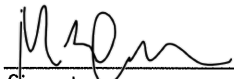
If awarded the contract, all Required Policy Endorsements noted in the left column in **red bold** type **MUST** be provided.

Standard Insurance Requirements	Please provide the following coverage if box is checked.
<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	<u>LIABILITY UMBRELLA</u> (Follow Form Policy) ☐ \$1,000,000 – Each Occurrence \$1,000,000 – Aggregate ☐ \$2,000,000 – Each Occurrence \$2,000,000 – Aggregate ☐ Other: _____ EXCESS MUST COVER: General Liability, Automobile Liability, Employers' Liability
<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.	<u>PROFESSIONAL LIABILITY</u> ☐ \$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
<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	☐ <u>BUILDERS RISK</u> Completed Property Full Replacement Cost Limits – Structures under construction
<u>ADDITIONAL INSURED ENDORSEMENTS:</u> <i>(Not applicable for Goods Only Purchases)</i> 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.	☐ <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
	☐ <u>CYBER LIABILITY</u> \$1,000,000 Limit per Data Breach for liability, notification, response, credit monitoring service costs, and software/property damage
	☐ CG 20 37 ADDITIONAL INSURED – Completed Operations (Provide only if box is checked)

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 5 DAY OF March, 2025



Signature
Matthew Cosenza - Authorized Agent

Printed Name & Title

Authorized to execute agreements for:
Construction Inc.

Name of Company



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/18/2024

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 JJ Doorhy and Associates 1000 Burr Ridge Parkway Suite 202 Burr Ridge IL 60527	CONTACT NAME: Tracy Cavallo PHONE (A/C, No, Ext): 630-861-7959 E-MAIL ADDRESS: certificates@jjdoorhy.com	FAX (A/C, No): 844-361-2986
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Selective Insurance Company		19259
INSURER B : Liberty Mutual Insurance		
INSURER C : INSURANCE CO OF THE WEST		27847
INSURER D : Tokio Marine Specialty Insurance Company		
INSURER E :		
INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 1958865129**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 ☒ PRO-JECT ☐ LOC ☐ OTHER:			S 2619293	7/29/2024	7/29/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 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 \$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			S 2619293	7/29/2024	7/29/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			S 2619293	7/29/2024	7/29/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	WIL 5076836 00	3/31/2024	3/31/2025	☒ 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 B	Professional/Pollution Liab Builder Risk/Installation Floater			PPK2586054 BMO66462848	7/29/2024 12/15/2023	7/29/2025 12/15/2024	Occurrence/Aggregate \$1,100,000 Limit \$2mm/\$2mm \$2,500 Ded.

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

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

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Contracting, Installation, Service and Repair General Liability Extended ElitePac® Endorsement

COMMERCIAL GENERAL LIABILITY
CG 79 88 10 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. BLANKET ADDITIONAL INSURED

1. Ongoing Operations

SECTION II — WHO IS AN INSURED is amended to include as an additional insured:

- a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and
- b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph 1. above;

If the written contract, written agreement, or written permit requires the additional insured be added with respect to liability arising out of your ongoing operations, or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Scheduled Person Or Organization endorsement CG 20 10 10-01 edition or its equivalent, such person or organization is an additional insured only with respect to liability arising out of your ongoing operations performed under that contract, agreement, or permit.

If the written contract, written agreement, or written permit does not require that the additional insured be added with respect to liability arising out of your ongoing operations, or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Scheduled Person Or Organization endorsement CG 20 10 07-04 (or subsequent edition or its equivalent, then such person or organization is an additional insured only with respect to "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by your ongoing operations performed under that contract, agreement, or permit.

2. Completed Operations

SECTION II — WHO IS AN INSURED is amended to include as an additional insured:

- a. Any person or organization for whom you are performing or have performed operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and
- b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph 1. above;

If the written contract, written agreement, or written permit requires the additional insured be added with respect to liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard", or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Completed Operations endorsement CG 20 37 10-01 edition or its equivalent, such person or organization is an additional insured only with respect to their liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard".

If the written contract, written agreement, or written permit does not require that the additional insured be added with respect to liability arising out of "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard", or requires coverage for the additional insured to be included by the use of ISO's Additional Insured - Owners, Lessees or Contractors - Completed Operations endorsement CG 20 37 07-04 (or subsequent) edition or its equivalent, then 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 "your work" performed under that contract, agreement, or permit and included in the "products-completed operations hazard".

3. The insurance afforded to the additional insureds in Paragraphs 1. and 2. above:

- a. Does not apply unless the written contract or written agreement has been signed by the Named Insured or written permit issued prior to the "bodily injury", "property damage" or "personal and advertising injury";
- b. Only applies to the extent permitted by law; and
- c. Will not be broader than that which you are required by the written contract, written agreement, or written permit to provide to such additional insured.

4. Exclusions

- a. With respect to the insurance afforded to additional insureds under **a. Ongoing Operations** the following is added to **2. Exclusions** under **SECTION I — COVERAGE A — BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" 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 site 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.

b. With respect to the insurance afforded to these additional insureds under a. Ongoing Operations and b. Completed Operations, the following is added to 2. Exclusions under SECTION I — COVERAGE A — BODILY INJURY AND PROPERTY DAMAGE LIABILITY:

This insurance does not apply to:

"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:

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

5. Conditions

With respect to the insurance afforded to these additional insureds under **a. Ongoing Operations** and **b. Completed Operations** the following is added to Paragraph 4. **Other Insurance, a. Primary Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

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

- a. The additional insured is a Named Insured under such other insurance; and

- b. You have agreed in a written contract, written agreement or written permit that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

B. PROPERTY DAMAGE CARE, CUSTODY OR CONTROL

1. The following is added to **Exclusion j.** under **SECTION I — COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Paragraphs (4) and (5) of this exclusion do not apply for the limited purpose of providing the coverage and sub-limits of liability as set forth below.

We will pay those sums that the insured becomes legally obligated to pay as damages because of "property damage" to:

- a. Personal property, including keys, in the care, custody or control of an insured; and
- b. That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the "property damage" arises out of those operations.

The most we will pay under **a.** and **b.** above in any one "occurrence" or for all damages during any one policy period is a sub-limit of \$100,000.

These limits are included in and not in addition to the Limits of Insurance shown in the Declarations of the Commercial General Liability Policy.

Our right and duty to defend the insured against any "suit" for damages under **a.** and **b.** above ends when we have used up the applicable sub-limit of liability in the payment of judgments or settlements under it.

2. With respect this provision only, the following is added to Definition 17. under **SECTION V — DEFINITIONS**:

"Property damage" also includes adjustment of locks to fit new keys or the cost of new locks, including their installation, when replacing keys covered in Paragraph 1.(a) above provided that such "property damage" is not a result of any dishonest act on the part of any insured, or the insured's employees or agents, whether acting alone or in collusion.

C. OTHER INSURANCE AMENDMENT — SUPPLEMENTAL COVERAGE FOR INSURED'S INVOLVEMENT IN A CONTROLLED (WRAP-UP) INSURANCE PROGRAM

1. The following is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 4. **Other Insurance b. Excess Insurance (1)(a)**:

- (v) That is covered by a "controlled (wrap-up) insurance program" in which you are enrolled for your ongoing operations or operations included within the "products-completed operations hazard", unless such "controlled (wrap-up) insurance program" is specifically excluded from coverage on this policy.

2. The following is added to **SECTION V — DEFINITIONS**:

"Controlled (wrap-up) insurance program" means a centralized insurance program under which one party has secured either insurance or self-insurance covering some or all of the contractors or subcontractors performing work on one or more specific project(s).

D. FELLOW EMPLOYEE EXTENSION

Under **SECTION II — WHO IS AN INSURED** Paragraphs 2.a. and 2.a. (1) are replaced by the following:

- a. Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture, or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these "employees" or "volunteer workers" are insureds for "bodily injury" or "personal and advertising injury" arising out of his or her providing or failing to provide professional health care services.

With respect to this provision only, Subparagraph (1) of Exclusion 2. **e. Employer's Liability** under **SECTION I — COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** does not apply.

E. CONTRACTUAL LIABILITY (RAILROADS)

Definition 9. under **SECTION V — DEFINITIONS** is amended as follows:

1. Paragraph **c.** is deleted in its entirety and replaced by the following:
 - c.** Any easement or license agreement;
2. Paragraph **f.(1)** is deleted in its entirety.

F. CONTRACTUAL LIABILITY AMENDMENT — (PERSONAL AND ADVERTISING INJURY)

If it is required in a written contract, written agreement or written permit with the insured that any contractual liability exclusion for personal injury be removed from the policy, then Exclusion **e. Contractual Liability** under **COVERAGE B PERSONAL AND ADVERTISING INJURY, 2. Exclusions** is deleted in its entirety and replaced by the following:

e. Contractual Liability

“Personal and advertising Injury” for which the insured has assumed liability in a contract or agreement arising out of an “advertisement”. This exclusion does not apply to liability for damages that the insured would have in the absence of the contract or agreement”.

G. WAIVER OF GOVERNMENTAL IMMUNITY

We will waive, both in the adjustment of claims and in the defense of “suits” against the insured, any governmental immunity of the insured, unless the insured requests in writing that we not do so.

Waiver of immunity as a defense will not subject us to liability for any portion of a claim or judgment in excess of the applicable limit of insurance.

H. DAMAGE TO PREMISES RENTED TO YOU

The Limit of Insurance for Damage To Premises Rented To You is increased to \$1,000,000.

ElitePac®

General Liability Extension Endorsement

COMMERCIAL GENERAL LIABILITY
CG 73 00 10 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies the insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The **SECTIONS** of the Commercial General Liability Coverage Form identified in this endorsement will be amended as shown below. However, if (a) two or more Coverage Parts of this policy, or (b) two or more forms or endorsements within the same Coverage Part apply to a loss, coverage provision(s) with the broadest language will apply, unless specifically stated otherwise within the particular amendment covering that loss.

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

COVERAGES — Amendments

SECTION I — COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY

EXCLUSIONS

Employer's Liability Amendment

(This provision is not applicable in the State of New York).

The following is added to Exclusion **e. Employer's Liability** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions**:

This exclusion also does not apply to any "temporary worker".

Non-Owned Aircraft, Auto or Watercraft

A. Paragraph (2) of Exclusion **g. Aircraft, Auto Or Watercraft** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is deleted in its entirety and replaced with the following:

(2) A watercraft you do not own that is:

- (a) Less than 26 feet long and not being used to carry persons or property for a charge; or
- (b) At least 26 feet, but less than 60 feet long, and not being used to carry persons or property for a charge. Any person is an insured who uses or is responsible for the use of such watercraft with your expressed or implied consent. However, if the insured has any other valid and collectible insurance for "bodily injury" or "property damage" that would be covered under this provision, or on any other basis, this coverage is then excess, and subject to Condition **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**.

B. The following is added to Exclusion **g. Aircraft, Auto Or Watercraft** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions**:

This exclusion does not apply to:

- (6) Any aircraft, not owned or operated by any insured, which is hired, chartered or loaned with a paid crew. However, if the insured has any other valid and collectible insurance for "bodily injury" or "property damage" that would be covered under this provision, or on any other basis, this coverage is then excess, and subject to Condition **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**.

Damage To Premises Rented to You

A. The last paragraph of Paragraph **2. Exclusions** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE** is deleted in its entirety and replaced with the following:

Exclusions **c. through n.** do not apply to damage by fire, lightning or explosion to premises rented to you or temporarily occupied by you with the permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III — LIMITS OF INSURANCE**.

B. Paragraph 6. under **SECTION III — LIMITS OF INSURANCE** is deleted in its entirety and replaced with the following:

6. Subject to Paragraph 5. above, the most we will pay under **COVERAGE A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage caused by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner, for all such damage caused by fire, lightning or explosion proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of the three, is the amount shown in the Declarations for the Damage To Premises Rented To You Limit.

C. Paragraph a. of Definition 9. "Insured contract" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced with the following:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning or explosion to premises while rented to you or temporarily occupied by you with the permission of the owner is not an "insured contract";

Electronic Data Liability

A. Exclusion p. **Access or Disclosure Of Confidential Or Personal Information And Data-related Liability** under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is deleted in its entirety and replaced by the following:

p. **Access or Disclosure Of Confidential Or Personal Information And Data-related Liability**

Damages arising out of:

- (1) Any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information or any other type of nonpublic information; or
- (2) The loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data" that does not result from physical injury to tangible property.

This exclusion applies even if damages are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of that which is described in Paragraph (1) or (2) above.

B. The following paragraph is added to **SECTION III — LIMITS OF INSURANCE**:

Subject to 5. above, the most we will pay under **COVERAGE A** for "property damage" because of all loss of "electronic data" arising out of any one "occurrence" is a sub-limit of \$100,000.

SECTION I — COVERAGE C MEDICAL PAYMENTS EXCLUSIONS

Any Insured Amendment

Exclusion a. **Any Insured** under **COVERAGE C MEDICAL PAYMENTS, 2. Exclusions** is deleted in its entirety and replaced with the following:

a. **Any Insured**

To any insured.

This exclusion does not apply to:

- (1) "Not-for-profit members";
- (2) "Golfing facility" members who are not paid a fee, salary, or other compensation; or
- (3) "Volunteer workers".

This exclusion exception does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded by another endorsement to this Coverage Part.

Product Amendment

Exclusion f. **Products-Completed Operations Hazard** under **COVERAGE C MEDICAL PAYMENTS, 2. Exclusions** is deleted in its entirety and replaced with the following:

f. **Products-Completed Operations Hazard**

Included within the "products-completed operations hazard".

This exclusion does not apply to "your products" sold for use or consumption on your premises, while such products are still on your premises.

This exclusion exception, does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded by another endorsement to this Coverage Part.

SECTION I — SUPPLEMENTARY PAYMENTS — COVERAGES A AND B

Expenses For Bail Bonds And Loss Of Earnings

A. Subparagraph 1.b. under **SUPPLEMENTARY PAYMENTS — COVERAGES A AND B** is deleted in its entirety and replaced with the following:

b. Up to \$5,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

B. Subparagraph 1.d. under **SUPPLEMENTARY PAYMENTS — COVERAGES A AND B** is deleted in its entirety and replaced with the following:

- d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$1,000 a day because of time off from work.

SECTION II — WHO IS AN INSURED — Amendments Not-for-Profit Organization Members

The following paragraph is added to **SECTION II — WHO IS AN INSURED**:

If you are an organization other than a partnership, joint venture, or a limited liability company, and you are a not-for-profit organization, the following are included as additional insureds:

1. Your officials;
2. Your trustees;
3. Your members;
4. Your board members;
5. Your commission members;
6. Your agency members;
7. Your insurance managers;
8. Your elective or appointed officers; and
9. Your "not-for-profit members".

However only with respect to their liability for your activities or activities they perform on your behalf.

Employees As Insureds Modified

- A. Subparagraph 2.a.(1)(a) under **SECTION II — WHO IS AN INSURED** does not apply to "bodily injury" to a "temporary worker" caused by a co-"employee" who is not a "temporary worker".
- B. Subparagraph 2.a.(2) under **SECTION II — WHO IS AN INSURED** does not apply to "property damage" to the property of a "temporary worker" or "volunteer worker" caused by a co-"employee" who is not a "temporary worker" or "volunteer worker".
- C. Subparagraph 2.a.(1)(d) under **SECTION II — WHO IS AN INSURED** does not apply to "bodily injury" caused by cardio-pulmonary resuscitation or first aid services administered by a co-"employee".

With respect to this provision only, Subparagraph (1) of Exclusion 2. e. **Employer's Liability** under **SECTION I — COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** does not apply.

Newly Formed Or Acquired Organizations

- A. Subparagraph 3.a. under **SECTION II — WHO IS AN INSURED** is deleted in its entirety and replaced with the following:

- a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier. However, **COVERAGE A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization.

- B. The following paragraph is added to **SECTION II — WHO IS AN INSURED**, Paragraph 3:

If you are engaged in the business of construction of dwellings three stories or less in height, or other buildings three stories or less in height and less than 25,000 square feet in area, you will also be an insured with respect to "your work" only, for the period of time described above, for your liability arising out of the conduct of any partnership or joint venture of which you are or were a member, even if that partnership or joint venture is not shown as a Named Insured. However, this provision only applies if you maintain or maintained an interest of at least fifty percent in that partnership or joint venture for the period of that partnership or joint venture.

This provision does not apply to any partnership or joint venture that has been dissolved or otherwise ceased to function for more than thirty-six months.

With respect to the insurance provided by this provision, **Newly Formed or Acquired Organizations**, the following is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY**, Paragraph 4. **Other Insurance**, Subparagraph b. **Excess Insurance**:

The insurance provided by this provision, **Newly Formed or Acquired Organizations**, is excess over any other insurance available to the insured, whether primary, excess, contingent or on any other basis.

(All other provisions of this section remain unchanged)

Blanket Additional Insureds — As Required By Contract

- A. Subject to the **Primary and Non-Contributory** provision set forth in this endorsement, **SECTION II — WHO IS AN INSURED** is amended to include as an additional insured:
1. **Owners, Lessees or Contractors/Architects, Engineers and Surveyors**
 - a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional insured on your commercial general liability policy; and

- b. Any other person or organization, including any architects, engineers or surveyors not engaged by you, whom you are required to add as an additional insured under your policy in the contract or agreement in Paragraph a. above:

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 of omissions of those acting on your behalf;

in the performance of your ongoing operations performed for the additional insured in Paragraph a., above.

However, this insurance does not apply to:

"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 by or for you, including:

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

Professional services do not include services within construction means, methods, techniques, sequences and procedures employed by you in connection with your operations in your capacity as a construction contractor.

A person or organization's status as an additional insured under this endorsement ends when your operations for the person or organization described in Paragraph a. above are completed.

2. Other Additional Insureds

Any of the following persons or organizations with whom you have agreed in a written contract, written agreement or written permit that such persons or organizations be added as an additional insured on your commercial general liability policy:

a. Lessors of Leased Equipment

Any person or organization from whom you lease equipment, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

b. Managers or Lessors of Premises

Any person or organization from whom you lease premises, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by you or those acting on your behalf in connection with the ownership, maintenance or use of that part of the premises leased to you.

This insurance does not apply to any "occurrence" which takes place after you cease to be a tenant of that premises.

c. Mortgagees, Assignees or Receivers

Any person or organization with respect to their liability as mortgagee, assignee or receiver and arising out of the ownership, maintenance or use of your premises.

This insurance does not apply to any "occurrence" which takes place after the mortgage is satisfied, or the assignment or receivership ends.

d. Any Person or Organization Other Than A Joint Venture

Any person or organization (other than a joint venture of which you are a member), 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 of omissions of those acting on your behalf in the performance of your ongoing operations or in connection with property owned by you.

e. State or Governmental Agency or Political Subdivision — Permits or Authorizations

Any state or governmental agency or subdivision or political subdivision, but only with respect to:

- (1) Operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization; or

(2) The following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

- (a) The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures;
- (b) The construction, erection or removal of elevators; or
- (c) The ownership, maintenance or use of any elevators covered by this insurance.

This insurance does not apply to:

- i. "Bodily injury" or "property damage" arising out of operations performed for the federal government, state or municipality; or
- ii. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

With respect to Paragraphs **2.b.** through **2.d.**, this insurance does not apply to structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

B. The insurance coverage afforded to the additional insureds in this coverage extension:

- 1. Does not apply unless the written contract or written agreement has been signed by the Named Insured or written permit issued prior to the "bodily injury" or "property damage" or "personal and advertising injury";
- 2. Only applies to the extent permitted by law; and
- 3. Will not be broader than that which you are required by the written contract, written agreement, or written permit to provide to such additional insured.

Broad Form Vendors Coverage

Subject to the **Primary and Non-Contributory** provision set forth in this endorsement, **SECTION II — WHO IS AN INSURED** is amended to include as an additional insured any person or organization (referred to below as vendor) for whom you have agreed in a written contract or written agreement to provide coverage as an additional insured under your policy. Such person or organization is an additional insured only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business. However, the insurance afforded the vendor does not apply to:

- a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement; however this exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- b. Any express warranty unauthorized by you;
- c. Any physical or chemical change in the product made intentionally by the vendor;
- d. Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
- e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business in connection with the sale of the product; or
- f. Products which, after distribution or sale by you, have been labeled or re-labeled or used as a container, part of ingredient of any other thing or substance by or for the vendor; however this insurance does not apply to any insured person or organization, from who you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

The provisions of this coverage extension do not apply unless the written contract or written agreement has been signed by the Named Insured prior to the "bodily injury" or "property damage".

Incidental Malpractice

Subparagraph **2.a.(1)(d)** under **SECTION II — WHO IS AN INSURED** is deleted in its entirety and replaced with the following:

- (d)** Arising out of his or her providing or failing to provide professional health care services.

This does not apply to nurses, emergency medical technicians or paramedics if you are not in the business or occupation of providing any such professional services.

This also does not apply to "bodily injury" caused by cardio-pulmonary resuscitation or first aid services administered by a co-"employee".

This provision does not apply if you are a Social Service or Senior Living risk.

SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS — Amendments

Knowledge Of Occurrence, Claim, Suit Or Loss

The following is added to Paragraph **2. Duties in the Event of Occurrence, Offense, Claim or Suit** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

The requirements under this paragraph do not apply until after the "occurrence" or offense is known to:

1. You, if you are an individual;
2. A partner, if you are a partnership;
3. An "executive officer" or insurance manager, if you are a corporation;
4. Your members, managers or insurance manager, if you are a limited liability company; or
5. Your elected or appointed officials, officers, members, trustees, board members, commission members, agency members, or your administrator or your insurance manager if you are an organization other than a partnership, joint venture, or limited liability company.

Primary and Non-Contributory Provision

The following is added to Paragraph **4. Other Insurance, b. Excess Insurance** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

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

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

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

Unintentional Failure To Disclose Hazards

The following is added to Paragraph **6. Representations** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

However, if you should unintentionally fail to disclose any existing hazards in your representations to us at the inception date of the policy, or during the policy period in connection with any additional hazards, we shall not deny coverage under this Coverage Part based upon such failure to disclose hazards.

Waiver Of Transfer Of Rights Of Recovery

The following is added to Paragraph **8. Transfer of Rights Of Recovery Against Others To Us** under **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

We will waive any right of recovery against a person or organization because of payments we make under this Commercial General Liability Coverage Part. This waiver applies only if the insured has agreed in a written contract or written agreement to:

1. Waive any right of recovery against that person or organization; or
2. Assume the liability of that person or organization pursuant to a written contract or written agreement that qualifies as an "insured contract"; and
3. Include such person or organization as an additional insured on your policy.

Such waiver by us applies only to that person or organization identified above, and only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

Liberalization

The following condition is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If we revise this Coverage Part to provide more coverage without additional premium charge, subject to our filed company rules, your policy will automatically provide the additional coverage as of the day the revision is effective in your state.

Two or More Coverage Parts or Policies Issued By Us

(This provision is not Applicable in the state of New York or Wisconsin).

The following condition is added to **SECTION IV — COMMERCIAL GENERAL LIABILITY CONDITIONS:**

It is our intention that the various coverage parts or policies issued to you by us, or any company affiliated with us, do not provide any duplication or overlap of coverage. We have exercised diligence to draft our coverage parts and policies to reflect this intention. However, if the facts and circumstances that will respond to any claim or "suit" give rise to actual or claimed duplication or overlap of coverage between the various coverage parts or policies issued to you by us or any company affiliated with us, the limit of insurance under all such coverage parts or policies combined shall not exceed the highest applicable limit under this coverage, or any one of the other coverage forms or policies.

This condition does not apply to any Excess or Umbrella policy issued by us specifically to apply as excess insurance over this coverage part or policy to which this coverage part is attached.

SECTION V — DEFINITIONS

Discrimination

(This provision does not apply in New York).

A. The following is added to Definition 14. "Personal and advertising injury":

"Personal and advertising injury" also means "discrimination" that results in injury to the feelings or reputation of a natural person, however only if such "discrimination" or humiliation is:

1. Not done by or at the direction of:
 - a. The insured; or
 - b. Anyone considered an insured under **SECTION II — WHO IS AN INSURED;**
2. Not done intentionally to cause harm to another person.
3. Not directly or indirectly related to the employment, prospective employment or termination of employment of any person or persons by any insured.
4. Not arising out of any "advertisement" by the insured.

B. The following definition is added to **SECTION V — DEFINITIONS:**

"Discrimination" means:

- a. Any act or conduct that would be considered discrimination under any applicable federal, state, or local statute, ordinance or law;

- b. Any act or conduct that results in disparate treatment of, or has disparate impact on, a person, because of that person's race, religion, gender, sexual orientation, age, disability or physical impairment; or
- c. Any act or conduct characterized or interpreted as discrimination by a person based on that person's race, religion, gender, sexual orientation, age, disability or physical impairment.

It does not include acts or conduct characterized or interpreted as sexual intimidation or sexual harassment, or intimidation or harassment based on a person's gender.

Electronic Data

The following definition is added to **SECTION V — DEFINITIONS:**

"Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cell, data processing devices or any other media which are used with electronically controlled equipment. For the purpose of the Electronic Data Liability coverage provided by this endorsement, Definition 17. "Property damage" is deleted in its entirety and replaced by the following:

17. "Property damage" means:

- a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or
- b. Loss of, loss of use of, damage to, corruption of, inability to access, or inability to properly manipulate "electronic data", resulting from physical injury to tangible property. All such loss of "electronic data" shall be deemed to occur at the time of the "occurrence" that caused it.

For the purpose of the Electronic Data Liability coverage provided by this endorsement, "electronic data" is not tangible property.

Employee Amendment

Definition 5. "Employee" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced by the following:

5. "Employee" includes a "leased worker", or a "temporary worker". If you are a School, "Employee" also includes a student teacher.

Golfing Facility

The following definition is added to **SECTION V — DEFINITIONS:**

"Golfing facility" means a golf course, golf club, driving range, or miniature golf course.

Mental Anguish Amendment

(This provision does not apply in New York).

Definition 3. "Bodily injury" under **SECTION V — DEFINITIONS** is deleted in its entirety and replaced with the following:

3. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time. This includes mental anguish resulting from any bodily injury, sickness or disease sustained by a person. (In New York, mental anguish has been determined to be "bodily injury").

Not-for-profit Member

The following definition is added to **SECTION V — DEFINITIONS**:

"Not-for-profit member" means a person who is a member of a not-for-profit organization, including clubs and churches, who receives no financial or other compensation.

ILLINOIS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Illinois is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy: We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule. The premium for this endorsement is shown in the Schedule.

Schedule

1. () Specific Waiver

Name of person or organization

(X) Blanket Waiver

Any person or organization for whom the named insured has agreed by written contract to furnish this waiver.

2. Operations: **ILLINOIS OPERATIONS ONLY**

3. Premium

The premium charge for this endorsement shall be 2 percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Minimum Premium

5. Advance Premium

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective **03/31/2024** Policy No. **WIL 5076836 00**

Endorsement No.

Insured **CONSTRUCTION INC**

Premium \$ **INCL.**

Insurance Company **INSURANCE COMPANY OF THE WEST**

Countersigned By _____

ElitePac®

Commercial Automobile Extension

COMMERCIAL AUTO
CA 78 09 04 23

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Business Auto Coverage Form apply unless modified by the endorsement.

AMENDMENT TO SECTION I — COVERED AUTOS COVERAGES AND SECTION II — COVERED AUTOS LIABILITY COVERAGE

If this policy provides Auto Liability coverage for Owned Autos, the following extension is applicable:

EMPLOYEE OWNED AUTOS - BUSINESS USE

Solely for purposes of the coverage extended by this endorsement:

A. The following is added to **SECTION I, A. Description of Covered Auto Designation Symbols**:

Coverage symbols 1, 2, 3, 4, 5, 6 and 7 are amended to include the following:

Any "auto" owned by an "employee" specifically described on the Declarations page or on file with us when issued on a non-specified "auto" basis is considered an "auto" you own and not a covered "auto" you hire, borrow or lease; and

B. The following is added to **SECTION II, A.1. Who Is An Insured**:

An "employee" who is the owner of a specifically described "auto" on the Declarations page or on file with us when issued on a non-specified "auto" basis is an "insured".

If the "employee" owned "auto" is used:

1. Without your permission;
2. Outside the scope of any policies and procedures your business has for acceptable vehicle usage;
3. For any purpose other than the conduct of your business; or
4. By anyone other than the "employee" who owns the "auto", except another "employee",

the limits of liability available to the "employee" or anyone other than a named "insured" under all coverages shall be limited to the higher of:

1. \$250,000; or
2. The compulsory or financial responsibility law limits where the "auto" is licensed and principally garaged.

AMENDMENTS TO SECTION II — LIABILITY COVERAGE

- A. If this policy provides Auto Liability coverage for Owned Autos, the following extensions are applicable accordingly:

NEWLY ACQUIRED OR FORMED ORGANIZATIONS

The following is added to **SECTION II, A.1. — Who Is An Insured**:

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no similar insurance available to that organization. However:

1. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;
2. Coverage does not apply to "bodily injury" or "property damage" resulting from an "accident" that occurred before you acquired or formed the organization.

No person or organization is an "insured" with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

EXPENSES FOR BAIL BONDS AND LOSS OF EARNINGS

Paragraphs (2) and (4) of **SECTION II, A.2.a. — Supplementary Payments** are deleted in their entirety and replaced with the following:

- (2) Up to the Limit of Insurance shown on the ElitePac Schedule for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" covered under this policy. We do not have to furnish these bonds.

- (4) All reasonable expenses incurred by the “insured” at our request. This includes actual loss of earnings because of time off from work, which we will pay up to the Limit of Insurance shown on the ElitePac Schedule.

EMPLOYEE INDEMNIFICATION AND EMPLOYER’S LIABILITY AMENDMENT

The following is added to **SECTION II, B.4. — Exclusions:**

This exclusion does not apply to a “volunteer worker” who is not entitled to workers compensation, disability or unemployment compensation benefits.

FELLOW EMPLOYEE COVERAGE

The **Fellow Employee** Exclusion, **SECTION II, B.5. —** is deleted in its entirety.

CARE, CUSTODY OR CONTROL AMENDMENT

The following is added to **SECTION II, B.6. — Exclusions:**

This exclusion does not apply to property owned by anyone other than an “insured”, subject to the following:

1. The most we will pay under this exception for any one “accident” is the Limit of Insurance stated in the ElitePac Schedule; and
2. A per “accident” deductible as stated in the ElitePac Schedule applies to this exception.

- B.** If this policy provides Auto Liability coverage for Owned Autos, Non-Owned Autos or Hired Autos, the following extensions are applicable accordingly:

LIMITED LIABILITY COMPANIES

The following is added to **SECTION II, A.1. — Who Is An Insured:**

If you are a limited liability company, your members and managers are “insureds” while using a covered “auto” you don’t own, hire or borrow during the course of their duties for you.

BLANKET ADDITIONAL INSURED — As Required By Contract

The following is added to **SECTION II, A.1. — Who Is An Insured:**

Any person or organization whom you have agreed in a written contract, written agreement or written permit that such person or organization be added as an additional “insured” on the Business Auto Coverage Part on your policy is an additional “insured”, but only with respect to liability for “bodily injury” or “property damage” caused, in whole or in part, by your ownership, maintenance or use of a covered “auto”. This coverage shall be primary and non-contributory with respect to the additional “insured”. This provision only applies if:

1. It is required in the written contract, written agreement or written permit identified in this section;
2. It is permitted by law; and

3. The written contract or written agreement has been executed (executed means signed by a named insured) or written permit issued prior to the “bodily injury” or “property damage”.

- C.** If this policy provides Auto Liability coverage for Non-Owned Autos, the following extension is applicable accordingly:

EMPLOYEES AS INSURED

If this policy provides Auto Liability coverage for Non-Owned Autos, the following is added to **SECTION II, A.1. — Who Is An Insured:**

Any “employee” of yours is an “insured” while using a covered “auto” you don’t own, hire or borrow in your business or your personal affairs.

An “employee” of yours is an “insured” while operating an “auto” hired or rented under a contract or agreement in that “employee’s” name with your permission, while performing duties related to the conduct of your business.

AMENDMENTS TO SECTION III — PHYSICAL DAMAGE COVERAGE

For those covered “autos” for which Comprehensive, Specified Causes of Loss or Collision coverage shown in the Declaration, the following extensions of coverage are applicable:

TOWING AND LABOR

SECTION III, A.2. — Towing is deleted in its entirety and replaced with the following:

We will pay all reasonable towing and labor costs up to the applicable Limit of Insurance shown on the ElitePac Schedule per tow each time a covered “Private Passenger Auto”, “Social Service Van or Bus”, “Light Truck” or any commercial “auto” with a gross vehicle weight or gross combination weight greater than 10,000 pounds is disabled.

For labor charges to be eligible for reimbursement the labor must be performed at the place of disablement.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

GLASS BREAKAGE DEDUCTIBLE

The following is added to **SECTION III, A.3. — Glass Breakage — Hitting A Bird Or Animal — Falling Objects or Missiles:**

If damaged glass is repaired rather than replaced, no deductible will apply for such repair. This extension does not apply to Emergency Services Organizations and Governmental Entities.

ADDITIONAL TRANSPORTATION EXPENSES
SECTION III, A.4.a. — Transportation Expenses is deleted in its entirety and replaced with the following:

We will pay up to the Limit of Insurance shown on the ElitePac Schedule for temporary transportation expenses that you incur because of any "loss" to a covered "auto", but only if the covered "auto" carries the coverages and meets the requirements described in Paragraphs 1. or 2. below:

1. We will pay temporary transportation expenses for total theft of a covered "auto". We will only pay for such expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".
2. For "loss" other than total theft of a covered "auto" under Comprehensive or Specified Causes of Loss Coverage, or for any "loss" under Collision Coverage to a covered "auto", we will only pay for those temporary transportation expenses incurred during a period of time reasonably required to repair or replace the covered "auto", even if that time period extends beyond the policy expiration date.

Paragraph 2. of this extension does not apply while there are spare or reserve "autos" available to you for your operations.

The 24 hour waiting period found on any other form endorsed onto the Auto Coverage part does not apply for any covered Rental Reimbursement "loss".

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

HIRED AUTO PHYSICAL DAMAGE COVERAGE

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. — Coverage Extensions**:

Physical Damage coverage is hereby extended to apply to Physical Damage "loss" to "autos" leased, hired, rented or borrowed without a driver. We will provide coverage equal to the broadest coverage available to any covered "auto" shown on the Declarations; however, the most we will pay for "loss" to each "auto" under this coverage extension is the lesser of:

1. The Limit of Insurance stated in the ElitePac Schedule; or
2. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
3. The actual cost of repairing or replacing the damaged or stolen property with other property of like kind and quality. A part is of like kind and quality when it is of equal or better condition than the pre-accident part. We will use the original equipment from the manufacturer when:
 - (a) The operational safety of the vehicle might otherwise be impaired;
 - (b) Reasonable and diligent efforts to locate the appropriate rebuilt, aftermarket or used part have been unsuccessful; or

- (c) A new original equipment part of like kind and quality is available and will result in the lowest overall repair cost.

For each leased, hired, rented or borrowed covered "auto" our obligation to pay each applicable "loss" will be reduced by the hired "auto" deductible on this policy. If there is no hired "auto" coverage symbol 8 for physical damage coverage on the policy, our obligation to pay for each "loss" will be reduced by the deductible equal to the highest deductible applicable to any owned "auto" for that coverage. No deductible will be applied to any "loss" caused by fire or lightning.

SECTION IV, B.5. Other Insurance Condition, Paragraph 5.b. is deleted in its entirety and replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

1. Any covered "auto" you lease, hire, rent, or borrow; and
2. Any covered "auto" hired or rented by your "employee" under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

HIRED AUTO LOSS OF USE COVERAGE

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. — Coverage Extensions**:

We will pay expenses for which you are legally responsible to pay for loss of use of a leased, hired, rented or borrowed "auto" if it results from an "accident". The per day limit in the Business Auto Coverage form does not apply and the most we will pay per "accident" is the Limit of Insurance shown on the ElitePac Schedule.

Loss of Use Expense limits afforded by any endorsement added to the commercial auto policy shall apply in excess of the coverage afforded by this ElitePac form.

This coverage extension does not apply to Emergency Services Organizations, Governmental Entities, and Schools.

AUTO LOAN/LEASE GAP COVERAGE (Not Applicable in New York)

If Comprehensive, Specified Causes of Loss or Collision coverage applies to a covered "auto", the following is added to **SECTION III, A.4. — Coverage Extensions**:

In the event of a total "loss" to a covered "auto" we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

1. The amount paid under the Physical Damage Coverage Section of the policy; and
2. Any:
 - a. Overdue lease/loan payments at the time of "loss";
 - b. Financial penalties imposed under a lease for excessive use, abnormal wear and tear, high mileage or similar charges;
 - c. Security deposits not refunded by the lessor or financial institution;
 - d. Costs for extended warranties, credit life, health, accident, or disability insurance purchased with the loan or lease; and
 - e. Carry-over balances from previous leases or loans.

You are responsible for the deductible applicable to the "loss" for the covered "auto".

PERSONAL EFFECTS

The following is added to **SECTION III, A.4. — Coverage Extensions:**

If this policy provides Comprehensive Coverage for a covered "auto" you own and that covered "auto" is stolen, we will pay up to the Limit of Insurance shown on the ElitePac Schedule, without application of a deductible, for lost personal effects that were in the covered "auto" at the time of theft. Personal effects do not include jewelry, tools, money, or securities. This coverage is excess over any other collectible insurance.

AIRBAG COVERAGE

The following is added to **SECTION III, B.3.a. — Exclusions:**

Mechanical breakdown does not include the accidental discharge of an airbag.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

EXPANDED AUDIO, VISUAL, AND DATA ELECTRONIC EQUIPMENT COVERAGE

SECTION III, B.4. — Exclusions

This exclusion does not apply to the following:

1. Global positioning systems;
2. "Telematic devices"; or
3. Electronic equipment that reproduces, receives or transmits visual or data signals and accessories used with such equipment, provided such equipment is:
 - a. Permanently installed in or upon the covered "auto" at the time of the "loss";

- b. Removable from a housing unit that is permanently installed in the covered "auto" at the time of the "loss";
- c. Designed to be solely operated by use of power from the "auto's" electrical system; or
- d. Designed to be used solely in or upon the covered "auto".

For each covered "loss" to such equipment, a deductible of \$50 shall apply, unless the deductible otherwise applicable to such equipment is less than \$50, at which point the lower deductible, if any, will apply.

COMPREHENSIVE DEDUCTIBLE — LOCATION TRACKING DEVICE

The following is added to **SECTION III, D. - Deductible:**

Any Comprehensive Coverage Deductible shown in the Declarations will be reduced by 50% for any "loss" caused by theft if the covered "auto" is equipped with a location tracking device and that device was the sole method used to recover the "auto".

PHYSICAL DAMAGE LIMIT OF INSURANCE

SECTION III, C. — Limit Of Insurance is deleted in its entirety and replaced with the following:

The most we will pay for a "loss" in any one "accident" is the lesser of:

1. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

This coverage extension does not apply to Emergency Services Organizations and Governmental Entities.

GREEN AUTOMOBILE REPLACEMENT COVERAGE

In the event of a total "loss" to an owned "auto" that is a "gasoline powered auto" for which Comprehensive, Specified Causes of Loss, or Collision coverage applies, Physical Damage coverage will be amended as follows:

If the owned "gasoline powered auto" is replaced by you with a "green auto", we will pay an additional 10% of the "gasoline powered auto's" actual cash value up to a maximum of \$3,000, provided the "auto" is replaced and a copy of a bill of sale or new lease agreement is received by us within 60 calendar days of the date of the "loss".

Regardless of the number of "autos" deemed a total loss, the most we will pay under this coverage extension for any one "loss" is \$10,000.

AMENDMENTS TO SECTION IV — BUSINESS AUTO CONDITIONS

DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The following is added to **SECTION IV, A.2.a. — Duties In The Event Of Accident, Claim, Suit Or Loss**:

The notice requirements for reporting “accident” claim, “suit” or “loss” information to us, including provisions related to the subsequent investigation of such “accident”, claim, “suit” or “loss” do not apply until the “accident”, claim, “suit” or “loss” is known to:

1. You, if you are an individual;
2. A partner, if you are a partnership;
3. An executive officer or insurance manager, if you are a corporation;
4. Your members, managers or insurance manager, if you are a limited liability company;
5. Your elected or appointed officials, trustees, board members or your insurance manager, if you are an organization other than a partnership, joint venture or limited liability company.

However, this section does not amend the provisions relating to notification of police or protection or examination of the property that was subject to the “loss”.

WAIVER OF SUBROGATION

SECTION IV, A.5. — Transfer Of Rights Of Recovery Against Others To Us is deleted in its entirety and replaced with the following:

We waive any right of recovery we may have against any person or organization because of payments we make for “bodily injury” or “property damage” resulting from the ownership, maintenance or use of a covered “auto” but only when you have assumed liability for such “bodily injury” or “property damage” in an “insured contract”. In all other circumstances, if a person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us.

MULTIPLE DEDUCTIBLES

The following is added to **SECTION IV, A. — Loss Conditions**:

If a “loss” from one event involves two or more covered “autos” and coverage under Comprehensive or Specified Causes of Loss applies, only the highest applicable deductible will be applied.

CONCEALMENT, MISREPRESENTATION OR FRAUD

The following is added to **SECTION IV, B.2. — Concealment, Misrepresentation Or Fraud**:

If you should unintentionally fail to disclose any existing hazards in your representations to us prior to the inception date of the policy or during the policy period in connection with any newly discovered hazards, we will not deny coverage under this Coverage Form based upon such failure.

POLICY PERIOD, COVERAGE TERRITORY

SECTION IV, B.7. — Policy Period, Coverage Territory is deleted in its entirety and replaced with the following:

Under this Coverage Form, we cover “accidents” and “losses” occurring:

- a. During the policy period shown in the Declarations; and
- b. Within the “Coverage Territory”.

We also cover “loss” to or “accidents” involving a covered “auto” while being transported between any of these places.

TWO OR MORE COVERAGE FORMS OR POLICIES ISSUED BY US — DEDUCTIBLES

The following is added to **SECTION IV, B.8. — Two Or More Coverage Forms Or Policies Issued By Us**:

If a “loss” covered under this Coverage Form also involves a “loss” to other property resulting from the same “accident” that is covered under this policy or another policy issued by us or any member company of ours, only the highest applicable deductible will be applied.

AMENDMENTS TO SECTION V — DEFINITIONS

BODILY INJURY INCLUDING MENTAL ANGUISH (Not Applicable in New York)

The definition of bodily injury is deleted in its entirety and replaced by the following:

“Bodily injury” means bodily injury, sickness, or disease sustained by a person, including death resulting from any of these. “Bodily injury” includes mental anguish resulting from bodily injury, sickness or disease sustained by a person.

ADDITIONS TO SECTION V — DEFINITIONS COVERAGE TERRITORY

“Coverage Territory” means:

1. The United States of America (including its territories and possessions), Canada and Puerto Rico; and
2. Anywhere in the world, except for any country or jurisdiction that is subject to trade or other economic sanction or embargo by the United States of America, if a covered “auto” is leased, hired, rented, or borrowed without a driver for a period of 30 days or less, and the insured’s responsibility to pay “damages” is determined in a “suit” on the merits in and under the substantive law of the United States of America (including its territories and possessions), Puerto Rico, or Canada, or in a settlement we agree to.

If we are prevented by law, or otherwise, from defending the “insured” in a “suit” brought in a location described in Paragraph 2. above, the insured will conduct a defense of that “suit”. We will reimburse the “insured” for the reasonable and necessary expenses incurred for the defense of any such “suit” seeking damages to which this insurance applies, and that we would have paid had we been able to exercise our right and duty to defend.

GASOLINE POWERED AUTO

An “auto” that is designed to be solely powered by petroleum-based fuel.

GREEN AUTO

An “auto” that is designed to be powered by both petroleum-based fuel and electric power; or solely by electricity or any other renewable energy source.

LIGHT TRUCK

“Light Truck” means a truck with a gross vehicle weight rating of 10,000 pounds or less.

PRIVATE PASSENGER AUTO

“Private Passenger Auto” means a four-wheel “auto” of the private passenger or station wagon type. A pickup, panel truck or van not used for business is included within the definition of a “private passenger auto”.

SOCIAL SERVICE VAN OR BUS

“Social Service Van or Bus” means a van or bus used by a government entity, civic, charitable or social service organization to provide transportation to clients incidental to the social services sponsored by the organization, including special trips and outings.

TELEMATIC DEVICE

“Telematic Device” includes devices designed for the collection and dissemination of data for the purpose of monitoring vehicle and/or driver performance. This includes Global Positioning System technology, wireless safety communications and automatic driving assistance systems, all integrated with computers and mobile communications technology in automotive navigation systems.

VOLUNTEER WORKER

“Volunteer worker” means a person who performs business duties for you, for no financial or other compensation.

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Commercial Automobile Extension

COMMERCIAL AUTO
CA 78 16 04 23

SCHEDULE OF COVERAGE EXTENSIONS AND LIMITS OF INSURANCE

This ElitePac Schedule is a summary of additional coverages, coverage modifications and corresponding Limits of Insurance that supplements the Business Auto Coverage Form. No coverage is provided by this summary. Refer to the actual endorsement for changes affecting your insurance protection.

DESCRIPTION	
AMENDMENTS TO SECTION I — COVERED AUTOS COVERAGES AND SECTION II — COVERED AUTOS LIABILITY COVERAGE	
Employee Owned Autos - Business Use	Coverage Extension
AMENDMENTS TO SECTION II — LIABILITY COVERAGE	
Newly Acquired Or Formed Organizations	Coverage Extension
Expenses For Bail Bonds And Loss Of Earnings	
Bail Bonds	\$3,000 Per "Accident"
Loss Of Earnings	\$1,000 Per Day
Employee Indemnification and Employer's Liability Amendment	Coverage Extension
Fellow Employee Coverage	Coverage Extension
Care, Custody Or Control Amendment	\$1,000 Per Accident \$500 Deductible Per "Accident"
Limited Liability Companies	Coverage Extension
Blanket Additional Insureds	Coverage Extension
Employees As Insureds	Coverage Extension
AMENDMENTS TO SECTION III — PHYSICAL DAMAGE COVERAGE	
Towing And Labor	Coverage Extension
Private Passenger Auto, Social Service Van or Bus, Light Truck Commercial Auto With GVW or GCW Greater Than 10,000 Pounds	\$75 Per Tow \$150 Per Tow
Glass Breakage Deductible	Coverage Extension
Additional Transportation Expenses	\$60 per day up to a maximum of \$1,800
Hired Auto Physical Damage Coverage	\$75,000 per "loss"
Hired Auto Loss of Use Coverage	\$750 Per "Accident"
Auto Loan/Lease Gap Coverage (Not Available in New York)	Coverage Extension

DESCRIPTION	
AMENDMENTS TO SECTION III — PHYSICAL DAMAGE COVERAGE — Continued	
Personal Effects	\$500 Per "Accident"
Airbag Coverage	Coverage Extension
Expanded Audio, Visual, And Data Electronic Equipment Coverage	Coverage Extension
Comprehensive Deductible - Location Tracking Device	Coverage Extension
Physical Damage Limit Of Insurance	Coverage Extension
Green Automobile Replacement Coverage	10% up to \$3,000 per "auto", \$10,000 maximum per "loss"
AMENDMENTS TO SECTION IV — BUSINESS AUTO CONDITIONS	
Duties In The Event Of Accident, Claim, Suit Or Loss	Coverage Extension
Waiver of Subrogation	Coverage Extension
Multiple Deductibles	Coverage Extension
Concealment, Misrepresentation Or Fraud	Coverage Extension
Policy Period, Coverage Territory	Coverage Extension
Two Or More Coverage Forms Or Policies Issued By Us - Deductibles	Coverage Extension
AMENDMENTS TO SECTION V — DEFINITIONS	
Bodily Injury Including Mental Anguish (Not Applicable in New York)	Broadened Definition
Coverage Territory	Broadened Definition



AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

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

SUBMITTED TO

ADDRESS:

SUBMITTED BY:

NAME: CONSTRUCTION INC

ADDRESS: 449 EISENHOWER LN S, LOMBARD, IL 60148

PRINCIPAL OFFICE: 449 EISENHOWER LN S, LOMBARD, IL 60148

☒ Corporation

☐ Partnership

☐ Individual

☐ Joint Venture

☐ Other

NAME OF PROJECT (if applicable):

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

☒ General Construction

☐ HVAC

☐ Electrical

☐ Plumbing

☐ Other (please specify)

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 11

§ 1.2 How many years has your organization been in business under its present business name? 11

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

N/A

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

§ 1.3.1 Date of incorporation: 9-03-2013

§ 1.3.2 State of incorporation: ILLINOIS

§ 1.3.3 President's name: MICHAEL GRANDOLFO

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

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 AIA or AGC.

§ 1.3.4 Vice-president's name(s)

§ 1.3.5 Secretary's name: FRANK NELSON

§ 1.3.6 Chief Financial Officer's name: SANDRA GRANDOLFO

§ 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:

N/A

§ 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 CONTRACTOR LICENSE #TGC130939, COOK COUNTY GENERAL

CONTRACTOR LICENSE #057555, HVAC LICENSE #057556, ELECTRICAL LICENSE #057628

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed. ILLINOIS

§ 3. EXPERIENCE

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

DEMOLITION, ROUGH CARPENTRY

§ 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?

N/A

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

N/A

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

N/A

§ 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.)

N/A

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

Construction Inc. does not have a substantial amount of work in progress that would prevent it from successfully completing this project under the terms withing the given contract.

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

\$39,409,166.00 in lump sum contracts, \$378 mil in term contracts.

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

See "Completed Work."

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

\$25-50 MIL

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

SEE RESUMES

§ 4. REFERENCES

§ 4.1 Trade References:

MARK INDUSTRIES
BANDWIDTH MANAGEMENT INC
DEFRANCO PLUMBING

§ 4.2 Bank References:

ATTN: BILL PROVAN
AMERICAN COMMERCIAL BAND & TRUST
1475 E. WOODFIELD RD. STE. 100
SCHAUMBURG, IL 60173

§ 4.3 Surety: \$80,000,000 bonding capacity, \$40,000,000 Single

§ 4.3.1 Name of bonding company: KOTULA GROUP

§ 4.3.2 Name and address of agent:

DAVE KOTULA
220 N. GREEN STREET
CHICAGO, IL 60607

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 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:

PORTE BROWN LLC

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

N/A

§ 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 27th day of September 2024

Name of Organization: CONSTRUCTION INC

By: MATT COSENZA

Title: AUTHORIZED AGENT

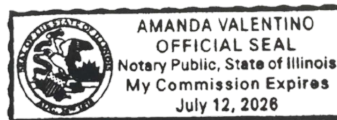
§ 6.2

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 27th day of September 2024

Notary Public: AMANDA VALENTINO

My Commission Expires: July 12, 2026





Franklin Nelson

As senior project manager, Frank supports all phases of construction. His duties include coordination oversight, awarding of contracts, scheduling, conducting and documenting all project meetings, processing all change order requests, and closely monitoring the progress schedule. Frank has an exceptionally strong background in construction management, Lean methodologies and healthcare environments. These specializations have earned him a strong reputation for delivering projects that meet his clients' respective needs and expectations. Frank's most recent project experience includes:

PARTNER CONSTRUCTION INC.

Certifications OSHA 30-hour

American Hospital Associate Healthcare Construction Certificate

US Army Corps of Engineers Construction Quality Management for Contractors

Industry Experience 20 Years

COOK COUNTY, VARIOUS LOCATIONS

- Rosemont Transit Center Expansion and Reconfiguration
- Central Ave. and Southwest Hwy. road widening and traffic signal replacement
- Structural Bridge Reinforcement of East Lake Ave. bridge over the Chicago River
- Central Ave. Bridge partial concrete deck replacement over the MWRD Stickney Plant
- New, 26,000 sq. ft. Outpatient Clinic for Cook County Health, NorthRiverside
- 30,000 sq. ft., 1st and 2nd floors pharmacy and outpatient clinicsrenovation, Stroger Hospital
- 17,000 sq. ft., 3rd floor inpatient surgery renovation, Stroger Hospital
- Entry renovations and storefront replacement, Stroger Hospital
- Replacement of 1000 kVA and 750 kVA generators, Provident Hospital

CHICAGO DEPARTMENT OF TRANSPORTATION, CHICAGO IL

- Roosevelt Road Bridge Drive Replacement
- Chicago Riverwalk Esplanade Site Improvements
- North Park Village Senior Housing Structural Foundation Repairs

CHICAGO TRANSIT AUTHORITY, CHICAGO IL

- Brown Line Capacity Expansion – Paulina, Southport, Wellington and Diversey Station and Track Structure Replacement
- Brown Line Capacity Expansion – Belmont and Fullerton Station and Track Structure Replacement

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 93

- 10,000 sq. ft. STEM Lab addition and renovation, Jay Stream School
- 5,500 sq. ft. Innovation Center and front entry addition, Jay Stream School
- 2,800 sq. ft. Innovation Center and front entry addition, Heritage Lakes Elementary School
- 6,000 sq ft. Innovation Center and site improvements, Western TrailsElementary School



Paul Petit

As superintendent, Paul is responsible for coordinating and creating a work environment where different trades of construction can effectively work together and maximize their potential. Respect and teamwork are Paul's core principles in creating a more collaborative culture where project safety, quality and lean construction are the standard.

PARTNER CONSTRUCTION INC.

Education

Carpenters Local 54 Apprenticeship

Certifications

OSHA 510-Hour

OSHA 30-hour

OSHA Competent Person: Fall Protection, Confined Space and Silica

ICRA – Best Practices in Health Care Construction

American Society for Health Care Engineering – NFPA 91 and 101

American Hospital Associate Healthcare Construction Certificate

US Army Corps of Engineers Construction Quality Management for Contractors

Industry Experience

35 Years

COOK COUNTY JOC, VARIOUS LOCATIONS

- Rosemont Transit Center Expansion and Reconfiguration
- Central Ave. and Southwest Hwy. road widening and traffic signal replacement
- Structural Bridge Reinforcement of East Lake Ave. bridge over the Chicago River
- Central Ave. Bridge partial concrete deck replacement over the MWRD Stickney Plant
- New ground up 25,000 sq. ft. outpatient Clinic with 30 exam rooms for Cook County Health, Belmont-Cragin
- New, 26,000 sq. ft. Outpatient Clinic for Cook County Health, NorthRiverside
- 30,000 sq. ft., 1st and 2nd floors pharmacy and outpatient clinicsrenovation, Stroger Hospital
- 17,000 sq. ft., 3rd floor inpatient surgery renovation, Stroger Hospital
- Entry renovations and storefront replacement, Stroger Hospital
- Replacement of 1000 kVA and 750 kVA generators, Provident Hospital

CHICAGO DEPARTMENT OF TRANSPORTATION, CHICAGO IL

- Chicago Riverwalk Esplanade Site Improvements
- North Park Village Senior Housing Structural Foundation Repairs
- Lakeshore Drive and Randolph street installation of shoring towers and emergency repairs
- Lakeshore Drive replacement of transverse and longitudinal expansion joints
- Lakeshore Drive systematic repair to concrete bridge deck support piers
- Webster Avenue Bridge Stabilization, replacement of deteriorating bridge gussets, installation of additional supports and replacement of bascule bridge channels.
- Albany Park storm water pump replacement

UNIVERSITY OF ILLINOIS, CHICAGO IL

- Arthington Mall 37,000 sq. ft., hardscape renovation including replacement of storm water retention and permeable parking lot.
- Harrison Street and Morgan Street raised crosswalk and intersection



Matt Cosenza

As project manager, Matt orchestrates and manages all phases of construction. His duties include coordination oversight, awarding of contracts, scheduling, conducting and documenting all project meetings, processing change order request and closely monitoring the progress schedule. Matt utilizes his extensive experience and education to successfully deliver projects that exceed his clients expectations and create lifelong raving fans.

PARTNER CONSTRUCTION INC.

Education

BS; Construction Management
Illinois State University

Certifications

FMI Project Manager Academy 2020

OSHA 30-hour

American Hospital Associate Healthcare
Construction Certificate

US Army Corps of Engineers
Construction Quality Management for
Contractors

Industry Experience

13 Years

COOK COUNTY, VARIOUS LOCATIONS

- Rosemont Transit Center Expansion and Reconfiguration
- Central Ave. and Southwest Hwy. road widening and traffic signal replacement
- Structural Bridge Reinforcement of East Lake Ave. bridge over the Chicago River
- Central Ave. Bridge partial concrete deck replacement over the MWRD Stickney Plant
- New, 26,000 sq. ft. Outpatient Clinic for Cook County Health, NorthRiverside
- 30,000 sq. ft., 1st and 2nd floors pharmacy and outpatient clinicsrenovation, Stroger Hospital
- 17,000 sq. ft., 3rd floor inpatient surgery renovation, Stroger Hospital
- Entry renovations and storefront replacement, Stroger Hospital
- Replacement of 1000 kVA and 750 kVA generators, Provident Hospital

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 93

- 10,000 sq. ft. STEM Lab addition and renovation, Jay Stream School
- 5,500 sq. ft. Innovation Center and front entry addition, Jay Stream School
- 2,800 sq. ft. Innovation Center and front entry addition, Heritage Lakes Elementary School
- 6,000 sq ft. Innovation Center and site improvements, Western TrailsElementary School

CHICAGO PUBLIC SCHOOLS, CHICAGO IL

- 2020 Summer Critical STEM Lab Renovations, Marine and Foreman Academy.
- 2019 Summer Critical STEM Lab Renovations, Claremont, Jungman, Solorio, Crane and Infinity Schools
- New underground drainage and synthetic field at Prescott School

UNIVERSITY OF ILLINOIS

- Emergency repairs and upgrades to Green Street
- Armory Building renovations and improvements
- Illini union 3,300 sq. ft. tenant build out



**CHIEF ESTIMATOR
CONSTRUCTION INC.**

Education

BS; Civil Engineering
Illinois Institute of Technology

Industry Experience

17 Years

Alfred Ladores

As chief estimator, Alfred has the overall responsibility for the creation of budgets and estimates for all incoming construction projects. Alfred is responsible for the oversight of the estimating process for all projects bid and awarded, and will establish standardized procedures, methods, and processes for estimating and training. Utilizing his previous experience, Alfred will oversee the analysis of past performance on projects and establish estimating standards for all future estimates and assist in oversight of the historical cost database and bid management and estimating software.

CAPITAL DEVELOPMENT BOARD, CHICAGO IL

- \$15M – demolition & replacement of roof, security, and life safety improvements, replacement of fire alarm system, lighting and interior renovations, Michael A. Bilandic Building Interiors
- \$10M – Improvements to buildings elevator systems, replacement of damaged or deteriorated equipment, penthouse level additional, and hoist way repairs, Malcom X College

CHICAGO TRANSIT AUTHORITY, CHICAGO IL

- \$200M – engineer, design, and build of new north and south passenger terminals, 95th Street Terminal

HOSPITALITY, VARIOUS LOCATIONS

- \$2M 15,000 SF, phased renovation of first floor offices and lobby conference room, 18th floor suits and fitness center, and the conversion of second floor offices into 15 guest rooms, Westin River North
- \$2M 13,200 SF, demolition of an existing pool and guest amenity spaces and the build-out of a new fitness center, ballroom, conference and meeting rooms, renovation of bathrooms, and installation of new windows and front entry doors, Swissotel Chicago
- \$15M 80,000 SF, new construction of a 4-story, all suite hotel on top of an existing parking garage with 148 rooms and featuring a first floor lobby, reception, gym, breakfast room and meeting room, SpringHill Suites Chicago Chinatown

OFFICE BUILDING CONSTRUCTION, VARIOUS LOCATIONS

- \$3M 55,012 SF, warehouse addition of cold storage, a breakroom, bathrooms and new loading docks to existing warehouse, TLC Ingredients
- \$3M 31,000 SF, core and shell renovation of existing 3-story office building with subsequent full tenant build-out, 156 N Jefferson



Steve Keith

As Superintendent, Steve is responsible for supervising and coordinating projects to ensure all build out and construction elements meet the design and project standards. Steve effectively creates channels of communication for on-site construction staff including Owners, Architects, and trades personnel alike. He is a multi-tasker with several supervisory training programs mastered, who can solve problems quickly and efficiently in a busy environment. Steve's talent has carried through a vast amount of interior and exterior build outs, single as well as multi floor office renovations. Steve's most recent project experience includes:

SUPERINTENDENT CONSTRUCTION INC.

Education

Carpenters Local 13 Apprenticeship

Certifications

OSHA 30-hour

OSHA Fall Protection

Heartsaver First Aid CPR AED

Industry Experience

33 Years

DOWNERS GROVE GRADE SCHOOL DISTRICT 58

- 6,400 sq ft Interior and exterior renovation of administrative offices
- Work consisted of new MEP systems, interior finishes, and parking lot asphalt paving.

LISLE – WOODRIDGE FIRE PROTECTION DISTRICT STATION 54

- 8,000 sq ft phased renovation of 24/7 operational fire station
- Work consisted of new sleeping quarters, fitness center, kitchen, and bathrooms.

MORTON COLLEGE, CICERO IL

- 20,000 sq ft phased interior renovation of multiple administrative offices and libraries to provide new Student Services space.

HAMILTON PARTNERS, DOWNERS GROVE IL

- 4,100 sq ft interior office build out
- Work consisted of a hospitality area and four conference rooms.

HAMILTON PARTNERS, LISLE IL

- 6,000 sq ft interior office build out
- Work consisted of new offices, common areas, reception areas and bathrooms.

COLLEGE OF LAKE COUNTY, GRAYSLAKE IL

- 17,000 sq ft interior renovation of classrooms and bathrooms.

UNIVERSITY OF ILLINOIS, CHICAGO IL

- Physicians Practice 2nd Floor, 5,000 sq ft interior build out of medical office space.



Kyle Dietz

As project manager, Kyle plans and oversees the projects from initiation to close. His duties include building and staying within the budget, collaborating with all members of the project from engineers to architects, owners, various subcontractors, and vendors. Kyle has a vast knowledge about regulations, permits, and project management methodology to successfully achieve clients' goals and deliver projects that exceed expectations. He always has the best interest of the owner in mind. Kyle's most recent project experience includes the following:

PROJECT MANAGER CONSTRUCTION INC.

Education

BS; Applied Engineering Technology
Eastern Illinois University

Certifications

OSHA 30-hour

Industry Experience

12 Years

CAPITAL DEVELOPMENT BOARD, CHICAGO IL

- \$15M – demolition & replacement of roof, security, and life safety improvements, replacement of fire alarm system, lighting and interior renovations, Michael A. Bilandic Building Interiors
- \$10M – Improvements to buildings elevator systems, replacement of damaged or deteriorated equipment, penthouse level additional, and hoist way repairs, Malcom X College

CHICAGO TRANSIT AUTHORITY, CHICAGO IL

- \$200M – engineer, design, and build of new north and south passenger terminals, 95th Street Terminal

CHICAGO PUBLIC SCHOOLS, CHICAGO IL

- One-for-one rooftop mechanical replacement, and minor interior renovations, McDowell Elementary & Caldwell Math and Science Academy
- 2020 Summer Critical STEM Lab Renovations, Marine and Foreman Academy.
- 2019 Summer Critical STEM Lab Renovations, Claremont, Jungman, Solorio, Crane and Infinity Schools

DARIEN-WOODRIDGE FPD HQ, DARIEN IL

- Interior renovation, roof replacement and sidewalk repair, Fire Protection District Head Quarters

PARK RIDGE PUBLIC LIBRARY, PARK RIDGE IL

- Replacement of the mechanical masonry screen wall, 2022 Exterior Improvements

AMERICAN AIRLINES

- 90,000 SF ground up building, Ground Equipment Maintenance (GEM) Facility at O'Hare
- Renovation of the existing fire protection system including (36) new foam generations, Hangar 1 at O'Hare



construction inc.
building relationships

List of References

Cordogan Clark & Associates
Craig Welter
(630) 896-4678
cwelter@cordoganclark.com

DLA Architects
Ryan Kelley
(617) 833-3855
r.kelley@dla-ltd.com

Wold Architects
Justin Wendt
(847) 241-6100
jwendt@woldae.com

Waukegan CUSD 60
Robert Adamik
(847) 309-9251
radamik@wps60.org

Tesla, Inc.
Heather Macfie
(775) 813-2067
hmacfie@tesla.com

Downers Grove SD #58
Geoff Neustadt
(630) 768-4163
Gneustadt@dg58.org

Plano School District
#88 Bryan Appel
(630) 746-1548



Plano Community Unit School District No. 88

Mr. Tony Baker ▪ Superintendent
Dr. Tracy Thurwanger ▪ Assistant Superintendent
Mrs. Abby Alvarez ▪ Director of EL Services and Assessments

15 February 2023

During the summer of 2022, the Plano School District recently completed a large renovation project at our high school with Construction, Inc. The project finished on-time and on-budget. Steve, Matt, and the rest of their team did an outstanding job. Their professionalism and diligence was excellent. Steve ran a safe and tidy jobsite and Matt's follow-through was great. I would recommend their services. In fact, we have another large construction project with Construction, Inc. during the summer of 2023.

I would be happy to answer any questions.

Bryan Appel
Director of Operations
bappel@plano88.org



LISLE-WOODRIDGE FIRE DISTRICT

Headquarters and Station 51
1005 School Street
Lisle, Illinois 60532-1897

EMERGENCY - 911

Administration 630-353-3000 Fax 630-353-3099
Fire Prevention 630-353-3030 Fax 630-353-3098
www.lwfd.org

ISO Protection Class 1
Over 50 years of service

February 15, 2023

To Whom It May Concern,

Toward the end of 2021, the Fire District went out to competitive bid for the renovation of one of our existing fire stations. Construction, Inc. (CI) was the lowest responsive bidder. At our first meeting to review the scope of work, and project timeline, it was clear that CI was organized, professional, and capable of managing the project.

CI clearly defined a project timeline, and ensured that the renovation stayed on schedule. Their onsite superintendent, Steve Keith was prompt, professional, and always made certain we were aware of any issues when they arose. Furthermore, CI always verified that the work area was clean and safe at the end of each workday.

One of the major issues facing the project was a potential delay in the delivery of products and materials due to significant supply chain problems plaguing the Country. CI provided us options that met our quality expectations while allowing the project to remain on schedule.

We are happy with the finished product. CI demonstrated a high level of commitment to quality, safety, and customer service. We would recommend their services.

If you have any questions or require additional information, do not hesitate to contact me.

Respectfully,

Steve Demas
Deputy Fire Chief



DOWNERS GROVE GRADE SCHOOL DISTRICT 58

February 15, 2023

To Whom it may concern,

I recently worked with Construction, Inc. on a construction project, and I can't speak highly enough about their professionalism and workmanship. The team was incredibly knowledgeable, efficient, and courteous and showed a passion for their craft. They kept me informed throughout the project, and I appreciated their transparency and attention to detail. They were always available to answer any questions and ensured that the project was completed to my Satisfaction. One of the most essential characteristics of this project was that the project was completed on time and within budget.

Construction Inc. used many trades, and all workflow scheduling and organizing were done smoothly. The subcontractors and other parties involved in our project were vetted, and quality organizations followed through with the work proposed and the project's specifics. Construction Inc managed all of the work positively and cooperatively with the owner.

They demonstrated a high commitment to quality, safety, and customer service, and I recommend their services to anyone looking for a trusted construction partner. I would be happy to discuss my recommendation further; feel free to contact me at the information listed below.

Respectfully,

Geoff Newstadt

Assistant Director of Buildings and Grounds
Downers Grove Grade School District #58
District Service Center {DSC}
1860 63rd St
Downers Grove, IL 60516
630-719-5859 office
630-768-4163 mobile
gneustadt@dg58.org



DARIEN~WOODRIDGE

Fire Protection District

7550 Lyman Avenue ■ Darien, Illinois 60561 ■ 630.910.2200 ■ Fax 630.910.2203

February 15, 2023

To whom it may concern:

The Darien-Woodridge Fire Protection District is currently working with Construction, Inc. on a construction project, and we can confidently say that they are continuing to exceed our expectations in every way. Their entire team has been extremely professional, knowledgeable, and dedicated to delivering high-quality workmanship. The team continues to demonstrate an unwavering commitment to excellence and are always available to answer any questions we have. We have been particularly impressed by their attention to detail and their ability to stay on schedule and within budget. Overall, Construction, Inc. provided a seamless and stress-free construction experience, and we would highly recommend their services to anyone in need of a reliable and top-notch construction partner.

Respectfully,

A handwritten signature in black ink, appearing to read "Jimmy Lahanis".

Jimmy Lahanis

Deputy Fire Chief



Section 3.4 List Major Construction Project in progress

Job #	Name of Project	Owner	Architect	Contract Amount	Date of Completion	Date of Completion
016	PHEASANT LAKE ESTATES	ELS	ARCON	804,540	0%	12/31/2023
033	CHARLES R BEGGS ACTIVITY CENTER	WINFIELD PD	WILLIAMS	2,692,926	100%	
043	COOK COUNTY 911 RENOVATIONS	ETSB 911	FGMA	3,197,508	100%	
039	LISLE - WOODRIDGE PROTECTION DISTRICT STATION 54	LWFPD	DEWBERRY	264,205	100%	
063	GREEN HILLS LIBRARY	GREEN HILLS	STUDIO GC	723,392	100%	
077	THSD 214 CURTAIN WALL REPLACEMENT	SD 214	GREEN ASSOCIATES	1,224,714	100%	
081	RENOVATION WORK AT HILLSIDE SCHOOL	SD 214	ARCON	268,000	100%	
092	VITAL SKIN DERMATOLOGY CLINIC	SD 93	KAP	1,079,103	100%	
118	HARPER COLLEGE CNA LAB RENOVATION	HARPER COLLEGE	RATIO	465,687	100%	
122	DARIEN-WOODRIDGE F.P.D HQ RENOVATION	DWFPD	FGMA	873,154	100%	
125	TESLA LINCONSHIRE COLLISION CENTER	TESLA, INC.	CHIPMAN	1,458,151	100%	
130	MORTON COLLEGE BATHROOM RENOVATIONS	MORTON COLLEGE	DKA	44,000	100%	
137	PARK RIDGE PUBLIC LIBRARY	PARK RIDGE	WILLIAMS	155,084	100%	
142	HARPER COLLEGE BUILDING D: HAWKS CARE BUILD OUT	HARPER COLLEGE	LEGAT	285,000	85%	7/28/2023
143	ARNDT AQUATIC & RECREATION FACILITY	DES PLAINES PD	CORDIGAN CLARK	2,792,392	85%	8/18/2023
151	AUDITORIUM UPGRADE PROJECT - HAUSER JR HIGH	SD 96	DLA	1,185,000	50%	8/7/2023
156	BUTLER JR HIGH & BROOK FOREST ELEMENTARY RENOVATIONS	SD 53	CORDIGAN CLARK	83,000	25%	8/7/2023
180	DPPD- LAKEVIEW CENTER IMPROVEMENTS	DES PLAINES PD	CORDIGAN CLARK	199,000	90%	7/14/2023
184	PLANO MAINTENANCE BUILDING	CUSD 88	CORDIGAN CLARK	2,099,000	25%	9/29/2023
185	200 MAIN ST. FIRST & LOWER LEVEL RENOVATION	WEST CHICAGO	GEORGE MATOCHA	1,190,000	30%	10/31/2023
198	PRESCHOOL RENOVATION AT JOHN V. LEIGH SCHOOL	SD 80	STR	180,000	90%	7/28/2023
207	SECURE ENTRY RENOVATIONS AT MULTIPLE SCHOOLS WAUKEGAN SD	SD 60	STR	980,000	40%	8/11/2023
214	CAROL STREAM PARK DISTRICT COMMUNITY PARK	CAROL STREAM PD	WIGHT	2,118,000	10%	11/30/2023
215	TRITON COLLEGE FREEZER COOLER REPLACEMENT	TRITON COLLEGE	ARCON	224,000	10%	7/29/2023
216	214 WASHINGTON DISTRICT OFFICE	SD 60	WOLD	9,398,000	30%	12/15/2023
221	COWHERD MS LIBRARY CLASSROOM REMODEL	EASD 131	FGMA	176,000	10%	8/15/2023
237	DWFPD BUNK ROOMS	DWFPD	FGMA	243,993	10%	9/1/2023
239	BLOSSOMS FAMILY CENTER	SD 60	WOLD	243,993	5%	5/31/2024
01	PAINTING PUERTO RICAN FLAG	CDOT	CDOT	91,372	100%	
02	49TH AND ASHLAND ABATEMENT	CDOT	CDOT	286,472	100%	
04	CITY HALL CROSSWALKS	CDOT	KNIGHT ENGINEERING	43,288	100%	
05	BIKE PROGRAM CONCRETE BUMPERS	CDOT	CDOT	1,533,913	59%	
06	LSD JERSEY WALL REPLACEMENT	CDOT	CDOT	249,479	100%	
11	9911 S WALDEN PAVER REPAIR EM	CDOT	CDOT	8,796	100%	
12	PILSEN TRASH RECEPTACLES	CDOT	CDOT	175,255	100%	
13	130TH AND TORRENCE EJOC	CDOT	CDOT	4,760	100%	
20	WELLS STREET	CDOT	CDOT	144,682	100%	
21	PEREZ PLAZA	CDOT	CDOT	52,946	100%	
26	PAINTING PUERTO RICAN FLAG SUPPLEMENTAL	CDOT	CDOT	91,372	95%	
27	LSD JERSEY WALL REPLACEMENT SUPPLEMENTAL	CDOT	CDOT	40,041	100%	
01	RANDOLPH STREET DECK REPAIRS	CDOT	CDOT	655,238	100%	

02	PLEASANT AVE RETAINING WALL	CDOT	CDOT	264,089	100%	
03	LSD PIER REPAIRS	CDOT	CDOT	940,730	100%	
05	100TH STREET BRIDGE REPAIRS	CDOT	COLLINS	489,273	100%	
06	LSD AT OGDEN SLIP	CDOT	BENESCH	298,671	100%	
07	CHICAGO & HALSTED EM CONCRETE REPAIR	CDOT	COLLINS	775,009	100%	
08	93RD STREET PEDESTRIAN BRIDGE	CDOT	CDOT	97,377	100%	
09	CHICAGO & HALSTED EM CONCRETE REPAIR SUPPLEMENTAL 1	CDOT	COLLINS	439,377	100%	
10	RANDOLPH STREET SUPPLEMENTAL PHASE 1	CDOT	CDOT	2,940,688	100%	
11	RANDOLPH STREET SUPPLEMENTAL PHASE 2	CDOT	CDOT	6,422,467	18%	9/30/2023
14	LSD AT FOSTERS AVE	CDOT	CDOT	3,206,215	100%	
16	WACKER AND STETSON	CDOT	CDOT	363,643	0%	12/31/2023
17	RANDOLPH STREET SUPPLEMENTAL PHASE 1 SUPPLEMENTAL	CDOT	CDOT	843,024	100%	
18	JACKSON AND BALBO EXPANSION JOINTS	CDOT	CDOT	145,171	100%	
21	RANDOLPH THEATRE SHEILDING	CDOT	CDOT	162,027	100%	



EXPERIENCE PROVIDING SIMILAR SERVICES

At Construction, Inc. our history and past performance speaks for itself. We are a company of great pride and tradition and that goes for every project we step foot on. With Construction, Inc's proprietary processes, scheduling and management, we have a superior record of delivering over 97% of our projects on time or ahead of schedule to our owners. From manufacturing facilities to public schools, we understand that every minute counts and work with our clients to ensure their timelines and expectations are kept.

Our key to ensuring projects remain on time and under budget is to eliminate waste and ensure no items are reworked due to quality or error. On all projects we strive for zero lost time incidents, zero reworked items and zero punch list.

214 WASHINGTON DISTRICT OFFICE

WAUKEGAN COMMUNITY UNIT SD #60 | WAUKEGAN, ILLINOIS

**FINAL VALUE:**

TBD

ORIGINAL VALUE

\$9,398,000

SIZE:

62,072 SF

START DATE:

6/5/2023

COMPLETION**DATE:**

12/31/2023

Project Description

The transformation of 214 Washington into the new District Office for Waukegan Community Unit School District #60 and an integrated community center is a testament to our commitment to rejuvenating historical structures and serving the community. This remarkable project involved the complete renovation of a century-old bank building, turning it into a modern and multi-functional space that caters to both the school district and the local community.

Our dedicated team worked tirelessly over seven months to bring this project to life. The scope of work included the complete gut and rehab of the historical bank building. The project consisted of new entrance lobbies and reception, a state-of-the-art boardroom, offices, break and lunch rooms, two new elevators and shafts, exterior facade and curtain walls, structural enhancements, all new MEP's and FP and various other amenities, creating a dynamic and inviting environment for both administrative functions and community engagement.

Architect Reference:

Wold Architects
Justin Wendt, Associate
847.241.6100
jwendt@woldae.com

Owner Reference:

Waukegan CUSD 60
Robert Adamik, Director
847.309.9251
radamik@wps60.org



HAUSER JHS AUDITORIUM UPGRADES

RIVERSIDE SCHOOL DISTRICT 96 | RIVERSIDE, ILLINOIS

**FINAL VALUE:**

\$1,182,990

ORIGINAL VALUE

\$1,185,000

SIZE:

15,576 SF

START DATE:

6/7/2023

COMPLETION

DATE:

8/7/2023

Project Description

This summer critical auditorium and school renovation project consisted of selective demolition, new flooring, concrete, plaster repair, painting, doors and frames, audience seating, AV system, theatre lighting system, electrical system, construction of new sound booth, School logo graphic and more.

In order to complete the project on time Construction Inc. erected a 10,000 SF scaffolding system that was installed approximately 8' below the finished ceiling height for all trades to complete their work on at an accelerated rate. A new concrete slab was poured and framed with decorative millwork for the new sound booth, sound booth included all new AV and theatre lighting controls. Flooring in the entire auditorium was remove and replaced. Painting of all conduits, walls and ceilings was also completed.

The project was delivered on time and under budget for the school year to begin and the students to enjoy.

Architect Reference:

DLA Architects
Ryan Kelley
617.833.3855
r.kelley@dla-ltd.com

Client Reference:

Riverside SD #96
Bill Radtke
708.441.5106
radtkew@district96.org



PLANO HIGH SCHOOL RENOVATIONS

PLANO CUSD 88 | PLANO, ILLINOIS



FINAL VALUE:

\$2,219,279

ORIGINAL VALUE

\$2,170,750

SIZE:

10,120 SF

START DATE:

5/30/2022

COMPLETION

DATE:

8/10/2022

Project Description



This time critical project was completed in less than 10 weeks while school was out for summer recesses. During demolition, the project team ran into asbestos materials that was not previously identified. The project team lost a week in order to remove the ACM. Construction, Inc. was able to accelerate the schedule and complete construction prior to students returning back for class, all while occurring no cost impact to the owner.

Client/Architect Reference:

Plano CUSD 88
Bryan Appel
630.746.1548
bappel@plano88.org

Cordogan Clark
Craig Welter
630.287.0191
cwelter@cordoganclark.com



AIA A305 | CONTRACTOR'S QUALIFICATION STATEMENT

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PLANO MAINTENANCE BUILDING

PLANO CUSD 88 | PLANO, ILLINOIS



FINAL VALUE:

\$2,099,000

ORIGINAL VALUE

\$2,099,000

SIZE:

13,020 SF

START DATE:

6/5/2023

COMPLETION

DATE:

12/1/2023

Project Description



After completing Plano High School Renovations, Construction Inc. was awarded the new ground up maintenance building for CUSD 88. This project consisted of a new ground up pre-engineered metal building. The project consisted of new offices, conference room, kitchen, bathrooms, clean room and three bay maintenance garage for trucks and equipment to be repaired at. This project utilized high efficient walls, roof and MEPs in addition to roof mounted solar panels to achieve a carbon neutral footprint.

Client/Architect Reference:

Plano CUSD 88
Bryan Appel
630.746.1548
bappel@plano88.org

Cordogan Clark
Craig Welter
630.287.0191
cwelter@cordoganclark.com



ASC RENOVATIONS

DOWNERS GROVE SD 58 | DOWNERS GROVE, ILLINOIS



FINAL VALUE:

\$364,000

ORIGINAL VALUE

\$364,000

SIZE:

6,500 SF

START DATE:

10/15/2021

**COMPLETION
DATE:**

12/15/2021

Project Description

This adaptive reuse project consisted of turning an existing storage building into the new school district headquarters and maintenance shop. The project was time critical and required a condensed schedule of 2 months in order to facilitate and relocate school staff from the old headquarters prior to the start of the spring semester. The project included construction of new offices, all new flooring and finishes, new MEPs and more.

Client Reference:

DGCSD #58
Geoff Neustadt
630.768.4163
gneustadt@dg58.org



COWHERD MS REMODEL

EAST AURORA SD #131 | AURORA, ILLINOIS



FINAL VALUE:

\$176,000

ORIGINAL VALUE

\$176,000

SIZE:

8,100 SF

START DATE:

7/7/2023

**COMPLETION
DATE:**

8/4/2023

Project Description

This 8,000 SF remodel of the existing library and classroom. Scope consisted demolition, ACT, flooring replacement, painting, new demising walls, fire protection modifications, new frames and doors

Project duration was from 7/7/23 – 8/4/23. Construction, Inc. completed this project on time and under budget for the school year.

Client Reference:

Cordogan Clark

Luca Muench

612.226.6529

lmuench@cordoganclark.com



AIA A305 | CONTRACTOR'S QUALIFICATION STATEMENT

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TESLA SHOWROOM & SERVICE CENTER

TESLA, INC. | CHICAGO, ILLINOIS



FINAL VALUE:

NDA

ORIGINAL VALUE

NDA

SIZE:

105,359 SF &
84,751 SF

START DATE:

8/15/2022

**COMPLETION
DATE:**

12/31/2022

Project Description



When the worlds 7th largest corporation needed to perform the largest renovation of an active 24/7 facility it trusted Construction, Inc. as its partner. We worked hand in hand with the Tesla and their employees to provide a new 480 and 208 volt electrical service to the building, all new transformers and power upgrades for heavy machinery, equipment and spray booths, a new customer showroom, reception, locker rooms, bathrooms and more.

Client Reference:

Tesla, Inc.
Heather Macfie, Project Manager
775.813.2067
hmacfie@tesla.com



RANDOLPH STREET BRIDGE REPLACEMENT

CDOT | CHICAGO, ILLINOIS

**FINAL VALUE:**

\$10,987,444

ORIGINAL VALUE

\$9,982,393

SIZE:

57,320 SF

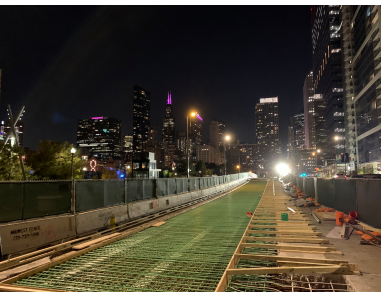
START DATE:

11/18/2022

COMPLETION**DATE:**

9/12/2023

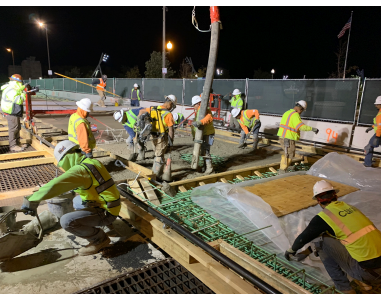
Project Description



When Chicago Department of Transportation needed to replace the Randolph Street Bridge due to critical safety concerns it trusted Construction, Inc. as its partner. We worked hand in hand with CDOT employees and Engineers to provide design-build services. Scope of work included abatement, structural steel repairs, full deck concrete replacement, Asphalt, and site restoration to the surrounding areas all while maintaining existing traffic.

Client Reference:

CDOT
Kevin Frank
312.744.5040
kevin.frank@cityofchicago.org



STUDENT SERVICES RENOVATION

MORTON COLLEGE | CICERO, ILLINOIS



FINAL VALUE:

\$5,899,355

ORIGINAL VALUE

\$5,754,000

SIZE:

65,366 SF

START DATE:

12/20/2021

COMPLETION

DATE:

7/31/2022

Project Description

The project consisted of a complete renovation of the existing student services building at Morton College. The project was completed in multiple phases to reduce downtime and disruption to the students and staff. The project consisted of 25 new offices and study rooms, a cafe and lounge, outdoor courtyard, conference rooms and much more. The Owner awarded additional scope to Construction, Inc. throughout the project as they were extremely pleased and impressed with the overall construction results delivered by Construction, Inc.

Client Reference:

Demonica Kemper Architects
Frank Carello, AIA
312.994.9972
fcarello@dka-design.com



THSD 214 CURTAINWALL REPLACEMENT

THSD 214 | MOUNT PROSPECT & ROLLING MEADOWS, ILLINOIS

**FINAL VALUE:**

\$1,224,714

ORIGINAL VALUE

\$1,157,000

SIZE:

8,448 SF

START DATE:

5/31/2022

COMPLETION**DATE:**

7/22/2022

Project Description

This summer critical k-12 project included the replacement of the aging courtyard curtainwall system. The new system was prefabricated offsite and delivered to the jobsite in modular assemblies to accelerate the project schedule and ensure completion was delivered ontime. Additional work included renovating existing science rooms, classrooms, faculty area and bathrooms.

Client Reference:

GREEN ASSOCIATES

Andrew Jose

847.787.1818

ajose@greenassociates.com



COOK COUNTY ETSB 911 DISPATCH CENTER

COOK COUNTY ETSB | DES PLAINES, ILLINOIS

**FINAL VALUE:**

\$10,157,045

ORIGINAL VALUE

\$10,021,000

SIZE:

50,524 SF

START DATE:

12/15/2021

COMPLETION**DATE:**

11/30/2022

Project Description

Cook County 911 Call Center upgrades included a completely new mechanical system with state of the art dry coolers and 16 independent heat pumps to cool the 30,000 sf call and data center all while fully active. Other upgrades included a new 350 kVA generator, new break room, offices, reception, shower / quite rooms, warrants room and storage room.

Client Reference:

Cook County ETSB
Martin Bennett, ENP
847.294.4744
martin.bennett@ccsheriff.org

**AIA A305 | CONTRACTOR'S QUALIFICATION STATEMENT**

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RESPIRATORY & CNA LAB

HARPER COLLEGE | PALATINE, ILLINOIS



FINAL VALUE:

\$488,500

ORIGINAL VALUE

\$488,500

SIZE:

3,800 SF

START DATE:

10/01/2022

COMPLETION

DATE:

1/30/2023

Project Description



Construction, Inc. was the general contractors for this renovation project at Harper College. The project scope consisted of turning an existing classroom into a new simulation laboratory for medical students. Project was completed while existing school and class was in secession making it critical for Construction, Inc. to limit noise and dust during construction. Construction, Inc. was able to deliver the project on time and on budget, which lead to additional ongoing projects with the College.

Client Reference:



Harper College
Stephen Peterson
847.925.6255
speterse@harpercollege.edu



KANE COUNTY COURTROOM RENOVATIONS

KANE COUNTY | GENEVA, ILLINOIS



FINAL VALUE:

\$765,241

ORIGINAL VALUE

\$765,241

SIZE:

4,131 SF

START DATE:

11/15/2021

COMPLETION

DATE:

3/25/2022

Project Description

Kane County Juvenile Justice Courtroom Renovation project included turning unused office space to a new state of the art court room, complete with video conferencing and recording technologies. Additional updates included the build out of a new MDF closet, renovation of the existing office space and chief judge office, conference rooms and lobby. All work took place during normal hours in a secured building while court continued to operate as normal.

Client Reference:

Cordogan Clark

Rick Krischel

630.746.5774

rkrischel@cordoganclark.com



EPIPHANY CHURCH & EARLY EDUCATION

EPIPHANY EVANGELICAL | ELMHURST ILLINOIS



FINAL VALUE:

\$13,225,150

ORIGINAL VALUE

\$13,118,000

SIZE:

61,500 SF

START DATE:

3/15/2021

COMPLETION

DATE:

3/01/2022

Project Description



Epiphany Church underwent a multi-million dollar interior and exterior renovation. Epiphany Church which also houses a special education school during the weekdays added a new new elevator building, three new canopy entrances and renovated the existing lobby and classrooms all while minimizing impact and allowing the facility to remain operational 24/7.

Client Reference:

ARCON Associates

Gaspere Pitrello

773.550.5565

gppitrello@arconassoc.com



ARNDT AQUATIC & RECREATION FACILITY

DES PLAINES PD | DES PLAINES, ILLINOIS



FINAL VALUE:

\$10,535,000

ORIGINAL VALUE

\$10,535,000

SIZE:

90,732 SF

START DATE:

10/01/2022

COMPLETION

DATE:

8/31/2023

Project Description

Des Plaines Park District with the help of Construction, Inc. and Cordogan Clark created a new park and pool facility for the nearby community to enjoy for years to come. The project consisted of a new two story pool house complete with locker and shower rooms, concessions and commercial kitchen, large gathering/party rooms, storage and more. The project also consisted of an outdoor pool, a playground, sledding hill, walking paths, parking lot, sports courts with basketball and pickle ball, and a renovation to the existing on site cabin.



CHARLES R. BEGGS ACTIVITY CENTER

WINFIELD PD | WINFIELD, ILLINOIS



FINAL VALUE:

\$15,092,145

ORIGINAL VALUE

\$15,201,000

SIZE:

60,824 SF

START DATE:

10/01/2021

COMPLETION

DATE:

5/30/2022

Project Description

Winfield Park District Charles R. Beggs Activity Center Alterations included 3 separate additions totaling 10,000 SF as well as 20,000 SF renovation of the existing building. All while minimizing disruptions to the building as it was occupied by Winfield Park District customers and staff. Project included new pickle ball courts, basketball courts, locker rooms, spin and yoga studios, lobby, kitchen, exterior upgrades and more.



AIA A305 | CONTRACTOR'S QUALIFICATION STATEMENT

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CHICAGO DOT FLATWORK

Value: \$25,000,000.00

Duration: 3 years current

Start Date: 2021

CDOT Flatwork is a Job Order Contract that was awarded to Construction, Inc. in 2021. This 3 year contract with two - 1 year options and has a max capacity of \$25,000,000.00. Projects vary in size and scope from construction of new intersections to historical preservation of national landmarks. Construction, Inc. works closely with the Chicago Department of Transportation to ensure each task order is within the Cities strict budget constraints and often times helps the City meet these constraints by providing value engineering services.



CHICAGO DOT STRUCTURES

Value: \$40,000,000.00

Duration: 3 years current

Start Date: 2021

CDOT Structures is a Job Order Contract that was awarded to Construction, Inc. in 2021. This 3 year contract with two - 1 year options and has a max capacity of \$40,000,000.00. CDOT relies on Construction, Inc. to provide mission critical repairs to its infrastructure including roads and bridges. Projects ranging from expansion joint repairs to full depth bridge replacements, Construction, Inc's response time is critical to CDOT as repairs often required same day service in order to prevent further damage and alleviate public safety concerns. Being CDOT's contractor of choice also requires Construction Inc to work around the clock, repairs of Chicago's famous Lake Shore Drive and Wacker Drive often require Construction, Inc. to coordinate and complete major work events during nights and weekends.

