CAMOSY

THE PLUMBLINE

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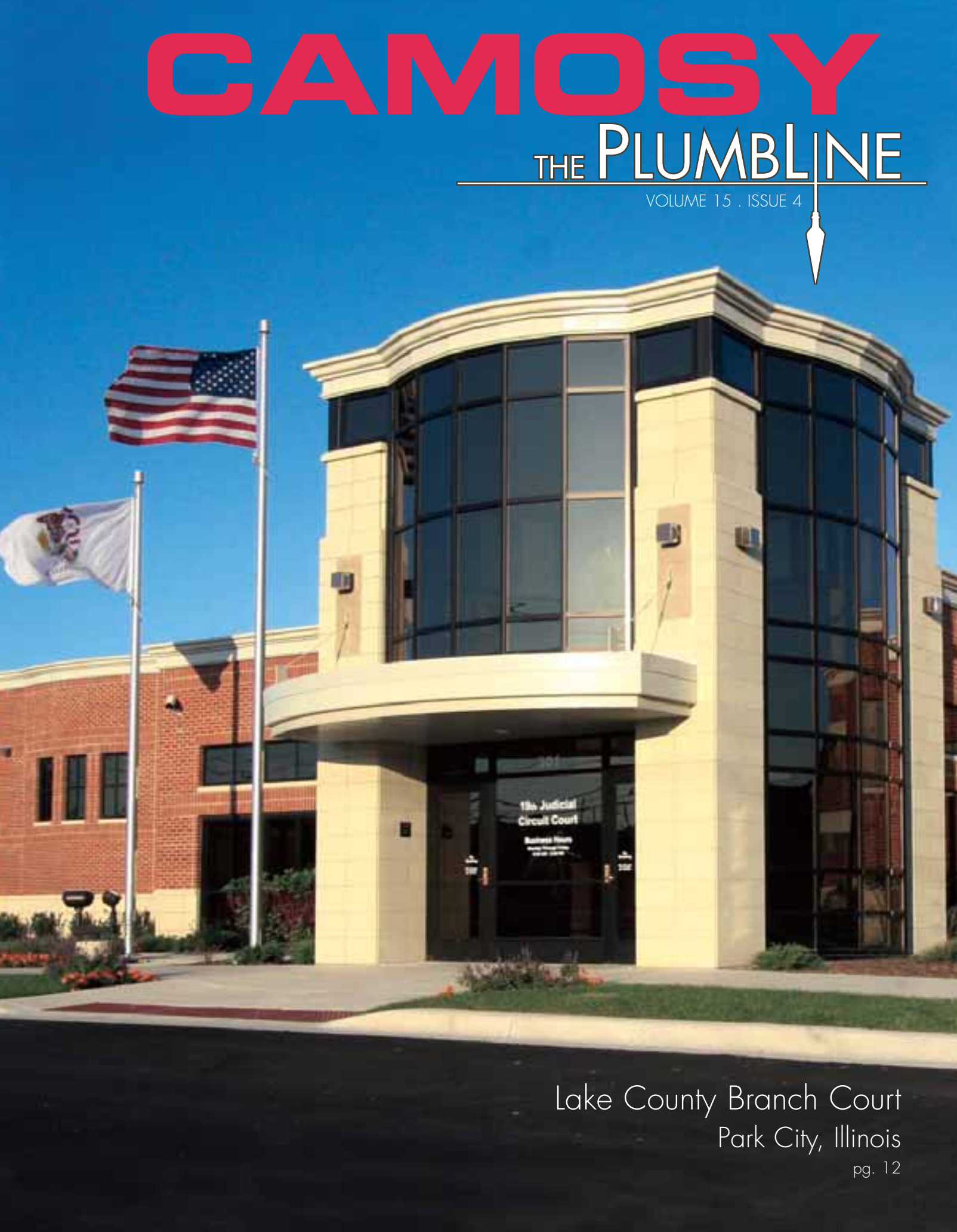

Lake County Branch Court

Park City, Illinois

pg. 12

WELCOME

Welcome, readers!

Our 98th year turned out to be a more fascinating one than we could have imagined, and this issue of *The Plumbline* illustrates what a wonderfully eclectic assortment of projects we recently delivered to our clients. In 2008, we completed construction of one new courthouse, two new fire stations, a new big-box retail facility, and substantial additions and renovations to both a marina and a town hall. The stories behind these six attractive projects are reported on the following pages.

Starting with this issue, we are adding another feature, entitled, "Coming Up in 2009," which is a brief look at the projects we anticipate including in next year's issue of *The Plumbline*. Thank you, readers, for another first-rate idea which is now prominently positioned on the inside of our back cover. Also in this issue, we are experimenting with another new suggestion. This one involves acquainting you with one Camosy person each year who participates in an interesting hobby, side business, civic leadership position or community organization that is not related to our regular construction business. We will be paying close attention to your comments on this idea as well.

Another 2008 change that is making its first appearance in this issue is Camosy's new logo. We changed the six words, "Construction Managers • Design/Builders • General Contractors," written small to the one word, "Construction," written large. We believe this change will speed the public's perception of who Camosy is in an uncomplicated and straightforward way.

CAMOSY
Construction Managers • Design/Builders • General Contractors

CAMOSY
CONSTRUCTION

We could not be continuously improving the quality of *The Plumbline* each year without the support of our advertisers. We rely on the many technical services provided by these subcontractors, suppliers and business associates every day, so we can confidently recommend them to you to provide the kinds of competencies that your businesses may someday need. Since the firms listed on the following page work efficiently and cooperatively with us, you have good reason to expect they will perform in the same ways for you.

Raymond J. Camosy, AIC, CPC
Chairman

CAMOSY
CONSTRUCTION

Volume 15 . Issue 4

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Mike Hirvela, Safety Director

SAFETY FIRST

The Real Learning Curve

Before the Occupational Safety and Health Act (OSHA) was established, most construction workers learned their trade on the job by working alongside and under the watchful eye of a more experienced worker. Today, the additional training that construction workers receive on construction subjects is more formal, often taking place inside a classroom or within a controlled jobsite environment. Happily, there are many excellent safety-training opportunities that are readily available to us in this area. Several labor unions have established training centers for their members. Many, if not all, contractors' associations regularly conduct training sessions on individual safety subjects. Camosy Construction holds training sessions at our headquarters on topics we identify as important to the kinds of exposures we face, and we host both the "10-hour" and the "30-hour" formal OSHA courses. Many insurance companies have produced valuable seminars for us that explain the "best practices" they've seen being used from among their many client firms. Also, we are quite fortunate to be working near the Chicagoland Construction Safety Council (CCSC), which is located in Hillside, Illinois. The CCSC conducts classes on various safety-related subjects throughout the year and has recently added FREE online training sessions over the Internet on certain subjects, with more subjects being planned for the future. Now we can choose to learn from the comfort of our easy chairs at home. I believe we are witnessing only a small portion of the new and creative ways safety training will be delivered to us in the future.

So has on-the-job training gone the way of the dodo? Hardly. On-the-job training remains popular because it helps us to reinforce our "book learning," as we physically implement those rules and requirements that we've learned and see for ourselves that we really are working safer, better, smarter, and performing more often at our personal best. And on-the-job experience brings with it two obvious benefits: (1) it teaches us which methods do not work as well as others do; and (2) it teaches us which methods work even better than those we have learned elsewhere.

View showing the east basement foundation wall and the first floor's concrete slab for Carthage College's Oaks Building 4. Shoring for the second floor's slab is also shown. Note the extensive use of safety guardrails on the perimeter of both floors.

Our two Oaks Student Residence Hall projects at Carthage College provide a case in point. Currently we are building Oaks Building 4, which is similar in most respects to Oaks Building 1, which we delivered to the college in 2006. The Oaks Building 4 foundations are complete, and the superstructure of the building is now rising, floor by floor. Interestingly, the members of our construction crews who are building Oaks Building 4 are not the same people who manned our crews on Oaks Building 1. Nevertheless, our 2008 construction crew takes full advantage of the benefits from being able to tap into the know-how that was proven by our 2006 construction crew.

So, even today, we still supplement the basic knowledge that we've learned in the classroom with our practical on-the-job experiences. And we are still using the lessons that we've learned on our past projects to inform us as to which methods will work best on our similar current projects. Consequently, we truly have every right to expect that today's construction tasks will be accomplished more safely and more effectively than they were before — and this is exactly what we are seeing.

Keep us safe out there.

Mike Hirvela
Safety Director

BEST BUY Store No. 1191

Kenosha, Wisconsin

When Gene and Karen Ventura trusted Camosy Construction to deliver this building according to the strict terms of their development contract with Best Buy, they knew that their building was being placed in good hands because of so many other successful construction projects they had built with Camosy. Nevertheless, building a new big-box retail store in only six months' time and enduring in the process one of the most severe winter weather seasons in several decades posed a more than rigorous test to Camosy's project team.

continued on pp 6-7

North elevation showing main entrance

Interior view of retail space showing attractive use of modern signage hung from the ceiling

The building itself is of a fairly conventional design, which includes several types of large retail spaces, product storage facilities and loading docks. The exterior walls were prefabricated off-site using precast concrete insulated panels that featured both smooth and exposed aggregate finishes. A thermoplastic overlay (TPO) roof system was used along with heating, ventilating and air-conditioning units mounted on top of a steel roof structure. With the building carefully positioned to accommodate future highway expansions, the site development consisted of relocated and new underground utilities, with asphalt paving and outdoor lighting serving the drives and parking areas.

The project team faced one of its most severe challenges when confronted with more than six inches of solid ice that covered the whole site and a grand opening that was scheduled only eight weeks away. The thick ice sheet was aggressively removed, and what suddenly and unexpectedly then became rain-saturated terrain was successfully treated with a fly-ash soils stabilization process. The fast application of this special soil treatment made it possible to install a proper granular base for the concrete floors, asphalt drives and parking lots.

Completed within budget, one week ahead of schedule, and with zero lost-time accidents; the project team — comprised of Kirkwood Partners/GM Investors, LLC, Best Buy, Partners In Design Architects and Camosy Construction — is thrilled to rate this project as an unqualified success. Kenosha's shoppers are happy to have a Best Buy store located conveniently in their midst and no more traveling to Racine, Wisconsin, or Gurnee, Illinois, to purchase Best Buy products. Best Buy now enjoys a new store which is located on one of the area's busiest street corners and is situated within one of the busiest business corridors in the nation. An added bonus is that Best Buy Store No. 1191 can be very clearly identified from both directions of traffic traveling on Interstate Highway 94.

Client
Kirkwood Partners/GM Investors, LLC

Construction Manager
Camosy Construction

Architect
Partners In Design Architects, Inc.

Construction Cost
$3,600,000

Area of Construction
30,062 Square Feet

Construction Duration
Nine Months

"I have worked with many contractors, but Camosy's dedication, honesty and integrity is incomparable."

Gene and Karen Ventura
Kirkwood Partners, Ltd.
Lake Forest, Illinois

GREENWICH PLACE
KENOSHA, WISCONSIN

WILLIAMS CORNER
KENOSHA, WISCONSIN

WINDSOR POINTE
KENOSHA, WISCONSIN

SUNSHINE CORNER
KENOSHA, WISCONSIN

Lake Villa Satellite Fire

When the Lake Villa Township Fire Protection District decided to build a new satellite fire station to serve the growing population of its protection area, it chose Camosy Construction as its professional construction partner for this exciting project. Acting as "construction manager at risk," Camosy provided a complete menu of construction services — starting with cost estimating during early conceptual design and then ending with a beautifully completed facility in January of 2008.

Precisely set near an expanding residential area, the station's appearance complements the character of the neighborhood while still being very much a fire station to everyone who sees it. The final design includes a three-wide, double-deep drive-through apparatus bay, a hose tower, a kitchen, a day room, a dining room, a training room, a fitness room, and bunk rooms for six. Evacuation of vehicle exhaust gases from the apparatus bay is accomplished by six, state-of-the-art, ceiling-mounted, "AirMATION" filtration units. In addition, a hydronic heating system was specified for enhanced efficiency and longevity.

With the benefit of Camosy's concise, complete and accurate budgets, and combined with Camosy's skillful and experienced field supervision, it became feasible to execute a swift bidding process, a masterful project management plan, aggressive milestone scheduling, and accident-free construction. The delightful result is a new satellite fire station project that was completed under budget and one month early; with $34,000 being returned to the owner.

Station

Lake Villa, Illinois

The successful outcome of this fire station construction project can be traced to the excellent collaborative effort that always existed among SRBL Architects, the Lake Villa Fire Protection District, and Camosy Construction; and the hands-on involvement of the owner's representative. These two favorable circumstances enabled the owner's needs and desires to be clearly, quickly and effectively communicated to the construction team whenever they were needed.

We are proud to be associated with the Lake Villa Satellite Fire Station project because it is a shining example of how the winning approach that construction management at risk offers can be applied to any project — including yours.

Editors Note: This project was featured in the "Safety First" column in last year's edition of The Plumbline *as a role model for a "best practices" method of erecting longspan wood trusses.*

West elevation of the fire station showing the apparatus bay's overhead doors and the hose tower

Client
Lake Villa Fire Protection District

Construction Manager
Camosy Construction

Architect
SRBL Architects

Construction Cost
$3,500,000

Area of Construction
15,586 Square Feet

Construction Duration
10 Months

EMPLOYEE **Profile**

Tim Staples

Project Manager/Estimator,
Special Projects Division

The new couple at a World Championship Horse Show in 1987

Registering as one of the most senior supervisors among many active veterans serving on the Camosy team, Tim began his long construction career in 1974 as a laborer. His first project was a new Illinois Bell Switching Station in Waukegan, where he became unusually proficient at mixing concrete by hand due to a strike.

Later choosing carpentry as his trade, Tim "paid his dues" as an apprentice while also being required to attend three years of classes at Chicago's Washburn Trade School. Earning his rating as a journeyman, Tim's career path moved him up the ranks from foreman to superintendent and finally to project manager/estimator in Camosy's Special Projects Division. For many years, Tim Staples has actively represented Camosy at the Lake County Contractors' Association, serving on their Education Committee, Board of Directors and Board of Governors.

Tim displaying his horsemanship skills in addition to his judging ability

Tim says he most enjoys the "people" aspect of his job, citing the many valued friendships he has enjoyed with Camosy's clients, subcontractors and mentors with whom he has worked over the years.

In addition to carrying out his professional duties in the firm, Tim somehow managed to meet and successfully woo his future wife, who was serving as a project coordinator in Camosy's Special Projects Division. She was known to us then as Mary Michael "Mikey" Ogden, who was the friendly and dependable person who kept the paperwork on many projects from overwhelming the supervisors in Tim's division. Although everybody was going to miss Mikey's future contributions and many business skills acquired from more than eight years with the company, nobody could question her sound judgment in choosing Tim as her husband.

After marrying, Tim and Mikey purchased the Rusty Gate Farm in Antioch, where Mikey changed her full-time career to raising, training and showing horses. She attends 15 nationwide shows each year, and together they maintain about 40 horses — mostly horses that Mikey is training. Tim's own interest in horses has resulted in his becoming certified by the American Buckskin Registry Association, qualifying him to judge horse shows in Illinois, Wisconsin, Missouri and Iowa. Along with his busy schedule, Tim finds the time to Judge five to six 4-H shows per year.

Tim is also passionate about golf. He credits his father for encouraging him to learn the sport, and today, his handicap varies between 14 and 18. One of the big advantages Tim sees in participating in this sport is that he can use his time on the links for either pleasure or business as the situation demands — being very happy in either situation.

After 34 years with Camosy Construction, what is the one thing that keeps Tim coming to work? Tim says he most enjoys the "people" aspect of his job, citing the many valued friendships he has enjoyed with Camosy's clients, subcontractors and mentors with whom he has worked over the years. He still finds it fun to come to work every day!

LAKE COUNTY Branch

Park City, Illinois

Interior view of the 150-seat courtroom

This impressive new masonry and steel structure replaces the Lakehurst Branch Traffic Court for the 19th Judicial Circuit of Lake County, Illinois. In addition to the two 150-seat courtrooms, the building includes a monumental atrium, two judge's chambers, a 50-person multi-purpose room for use by the Probation Department and for classroom training, break and restroom facilities, clerical facilities for more than 20 staff members, and a lighted and fully landscaped parking area for 320 vehicles. The building is arranged to serve those persons who require only administrative processing by means of service counters conveniently located in the main lobby.

Support facilities include an automatic fire sprinkler system, alarm systems, a package X-ray scanner, a walk-through metal detector, wheelchair lifts for handicapped judges, and 2.4 acres of new native plantings in the water detention and compensatory storage basins. These plantings provide an attractive and functional buffer between the new courthouse and the adjacent residential neighborhood. An added feature is 760 lineal feet of bio-infiltration swales to collect and treat stormwater runoff from the parking area.

With construction operations commencing in November 2007, the foundations, structural steel, structural

Court

The service counter in the main lobby

studs, and the TPO Roof System were all installed during the worst winter in the last 30 years. The characteristically wet site conditions were often saturated by an incredibly wet spring, but the soils were nevertheless stabilized and work proceeded throughout the summer. Complex and sometimes unique architectural details usually associated with ultra-high-quality courtroom designs contributed to the challenges, which were all successfully overcome by the Branch Court's construction team. A true spirit of cooperation yielded many creative solutions when Lake County's project manager, Camosy Construction's project manager and field superintendent, and the assigned representatives of Daniel Robison Architects effectively brought their exceptional technical skills together to work out each problem.

No lost-time accidents were recorded, due to constant safety awareness displayed by all of the building trade supervisors under sometimes trying weather conditions.

The Lake County Branch Court is providing a major improvement to the visual appeal of the Park City community along Greenleaf Street. The citizens of both Park City and Lake County are also able to take much civic pride in their impressive new courthouse, whose location and design adds to their convenience while serving the needs of their growing community.

Client
Lake County, Illinois

General Contractor
Camosy Construction

Architect
Daniel Robison Architects

Construction Cost
$3,800,000

Area of Construction
14,175 Square Feet

Construction Duration
Nine Months

Town of Paris Safety Building

Glass-walled conference room with skylight

By means of winning a design/build competition, Camosy Construction was selected to provide both the design and the construction services as needed to help bring this renovation project into a 21st century reality. The assignment involved assisting the town of Paris in identifying and prioritizing all of their existing Public Safety Building's needs, solving the design and technical problems that these needs presented, and then executing those solutions within a predetermined construction budget. Although the successful coordinating and carrying out of all these intricate duties may seem to be a rather complex undertaking for one firm, these are precisely the kinds of services that Camosy's design/build managers pride themselves on providing for our clients.

Renovation

Southwest elevation of the new west addition, showing the relocated main entrance. The middle canopy was the previous main entrance, and at the far right is a two-bay addition, which Camosy added in 1999.

Since this safety building's original design concept was limited to one large community room, a severely restricted amount of office space, a minimum area for the volunteer fire department's functions, and very nominal supporting spaces; several alternative building upgrade models were examined and priced. Initially, suggestions for enlarging the private conference room, increasing the amount of general office space, providing work stations for Board members, and the dedicating of a specific area for file storage were easily identified. The more difficult to identify needs for mechanical, electrical, plumbing and security system upgrades were also planned for and cost estimated. Even a suggestion for changing the roof system from a flat roof to a pitched and shingled roof was thought out and priced. The pre-construction effort can be best characterized as a comprehensive approach to taking advantage of the conversion opportunities that the existing spaces offered, and then judiciously adding only that amount of extra space as needed to complete the assignment. Four complete cost estimates and several partial estimates were employed to determine a functional master plan, with a corresponding guaranteed maximum price being established for the renovation of this building.

The design and technical solutions set forth many different kinds of upgrades that would eventually route themselves over, under, around and through the entire building. The construction effort successfully integrated many of the more easily seen improvements for this 20-year-old building. These improvements included: (1) enlarging and relocating the administrative offices; (2) adding a new conference room; (3) remodeling the existing kitchen and day room; (4) moving the main entrance from the south side to the west side of the building; (5) a complete re-roofing and upgrading of the roof flashings on top of the entire building; (6) a renovation of the community room and the south entry; (7) the addition of a new, full-sized emergency generator capable of servicing the entire facility; (8) upgrading the entry drive into the War Veterans' Memorial; (9) providing additional parking spaces at the west drive; and (10) the phased pulverizing and replacing all of the existing asphalt pavements.

Some of the major improvements that were not so easily seen were: (11) electrical, telephone and computer data system upgrades; (12) a new water-filtration system; (13) a new fire alarm system; (14) new heating, ventilating and air-conditioning rooftop units; (15) the underpinning of portions of the original foundations and the installation of new retaining walls; (16) the reworking and rerouting of feeder lines as needed to connect to a new septic system; and (17) the replacing of an outmoded architectural feature at the top of the building's exterior walls.

All of these improvements were installed while the existing Public Safety Building's administrative and fire protection areas were kept safe and actively occupied. The entire demolition, reconstruction, remodeling, and new construction operations were also safely completed without incurring any lost time accidents.

As work progressed, Camosy kept the town of Paris' representatives informed of the current status of the project's contingency budget, as well as the status of additional money that was being accumulated from on site production efficiencies. Ultimately, $60,000 in production cost savings were combined with $50,000 from the contingency budget. This happy circumstance permitted the town's "wish list" to be incorporated into the project. At the conclusion of the project, the sum of

Renovated community room

Relocated clerk/treasurer's office

$3,000 was returned to the taxpayers, as the cost of construction, including the added wish list items, came in under the amount that was provided for in Camosy's guaranteed maximum price.

The residents of the town of Paris are enjoying a more versatile, more attractive, more efficient, and far better protected Public Safety Building than ever before. The upgrades and improvements have not only added to the efficiency in the delivery of many of the town's governmental services, but they are also making this building a preferred rental site for larger types of private celebrations and other activities.

Although our commercial and industrial buildings often witness this kind of success story, we find that the design/build method is too often ignored in public-sector buildings. We commend the town of Paris for having the wisdom and open-mindedness to seriously consider making use of the design/build delivery method on their renovation project. Moreover, we also wish to express the huge amount of respect we have for the town of Paris' representatives who were assigned to this project. Without their central, capable, and personal commitment to carrying out the role of the owner's representative, we know the complete success everyone is so proud of would never have come to pass.

Client
Town of Paris, Wisconsin

Design/Builder
Camosy Incorporated

Architect
Butterfield, Rudie & Seitz

Construction Cost
$1,300,000

Area of Construction
Addition = 2,150 Square Feet
Renovation = 5,200 Square Feet

Construction Duration
Seven Months

TOWN OF PARIS

Kenosha County
16607 Burlington Rd. Union Grove, WI 53182, Phone: (262) 859-3006, Fax: (262) 859-3008
Office Hours: Monday & Wednesday 9:00 a.m. - 5:00 p.m. • Friday 9:00 a.m. - Noon
First Saturday of the Month: 9:00 a.m. - Noon

In the Spring of 2007, the Town of Paris hired Camosy Construction to do a building addition and remodeling of our safety building.

Camosy set up meetings for the Town with the architect, sub-contractors, and any other personnel on an as needed basis.

The Town office was able to remain open and function through all the hustle and bustle of the remodeling. Camosy's superintendent, Mr. Mark Willkomm, worked very closely with the Town officials and our fire department so the day to day operation would continue on a smooth and even keel at our safety building.

The citizens of Paris have made many positive comments about our new West entrance, town offices, and remodeled meeting room.

Thank you Camosy Construction for the beautiful addition to our safety building.

TOWN OF PARIS,

By: _____

VIRGIL GENTZ -Chairman

North Point Marina – ADA Compliance

New handicap accessible slips and connecting dock

Camosy's goal for this project was to convert 19 boat slips to fully handicap accessible structures, so as to allow handicapped persons to take advantage of Winthrop Harbor's public marina. Three new design elements were needed to successfully accomplish this feat. These elements included a main handicap accessible ramp leading from the roadway to the piers, handicap accessible interconnecting piers, and ADA compliant modifications to the boat slips themselves.

Years of weathering and settlement had taken their toll on parts of the marina's infrastructure long before the project started, and the lowering of Lake Michigan's water level resulted in the sloping of the piers, which became too steep to meet the ADA's standards. In addition, the existing head piers were sagging under the combined loads of both the gangways and the utility lines servicing the slips, which threatened to create a long-term potential for failure of the head piers as well.

The design solution included the use of a special steel lifting module, which was intended to actually lift each head pier. An "H" shaped lifting frame was inserted underneath the existing head piers and then used to physically lift the head piers to their original elevations. Integral to this design concept was the separation of the head piers from the connecting piers, which would allow each pier to move independently of the others. The final design also permitted the free movement of the piers to respond to the forces of wind and ice.

Winthrop Harbor, Illinois

Each section of pier was removed from the delivery truck by fork-lift and then carefully moved down a boat launch ramp to be towed by a specially outfitted pontoon boat. The pontoon boat then maneuvered itself into a position where the pier section could be secured in the correct position.

The main handicap ramp was constructed on steel piles driven into the lake bottom with a concrete buttress that was field cast on the top. An 80 foot aluminum ramp spanned to the floating dock area, creating a convenient pathway for handicapped persons to move from their automobiles to the area of the piers and boat slips and, of course, to their boats.

No lost time accidents occurred during this marine construction project because of special concerns for safety which were exercised throughout the project. One of the main reasons why this project finished successfully was the close cooperation achieved by members of the building team. Camosy Construction, Allen Dock Manufacturing, Metzger Metal Fabricators, Infrastructure Engineering, and North Point Marina worked together to help ensure a safe and quality project; which will serve the citizens of Lake County for many years to come.

Client
North Point Marina and the State of Illinois Capital Development Board

General Contractor
Camosy Construction

Architect
Infrastructure Engineering Incorporated

Construction Cost
$1,000,000

Construction Duration
Seven Months

Eighty-foot aluminum gangway and handicap accessible connecting dock

What Makes Great Buildings *Great?*

by Judy Kienle

History repeats itself in many ways. Architectural styles of the past are being resurrected into modern design for any number of reasons today, not the least of which is that classic designs have stood the test of time.

That raises the question, "What is great design?" Are there architectural elements, construction techniques or structural principles that are essential to greatness? There is probably no individual professional with all the answers; it takes a multi-disciplinary team to accomplish the feat of building a truly great structure that will stand the test of time.

Although subjective, there are some interesting opinions that deserve a closer look. Jackie Craven, a widely published writer who specializes in architecture, shares her top ten picks for the greatest buildings of the 20th century. Perhaps a review of the venerable structures on her list will give us some clues about what makes a great building.

1) Whimsy. Casa Milà Barcelona, designed by Spanish surrealist Antoni Gaudí from 1906 to 1910 in Barcelona, Spain, today is used for cultural expositions. It was designed as an apartment building, and, according to Craven, has "…a fanciful aura. Wavy walls made of rough-chipped stone suggest fossilized ocean waves, while doors and windows look like they are dug out of sand. A comical array of chimney stacks dances across the roof."

2) Luxurious use of material finishes. Grand Central, New York, was designed in 1913 by Reed and Stern and Warren and Wetmore and "featured lavish marble work and a domed ceiling with 2,500 twinkling stars." Although the building fell into disrepair in the latter part of the 20th century, the public supported the preservation of this historic landmark.

3) Stature and composition. Architect William Van Alen designed The Chrysler Building, New York, in 1930 that for a few months was the tallest building in the world, until the Empire State Building eclipsed it in 1931. Reaching 1,046 feet, this Art Deco skyscraper "was also one of the first buildings composed of stainless steel over a large exposed surface."

4) Iconic in nature. Standing tall at 1,250 feet, the Empire State Building, designed by architects Shreve, Lamb and Harmon in 1931, broke world records for building height. Beloved by many in person and on the silver screen, "This building not only became an icon of New York City, it became a symbol of twentieth century man's attempts to achieve the impossible."

5) Pushing the envelope of design. Frank Lloyd Wright's Fallingwater, Pennsylvania, was built to the astonishment of many in 1935. "Fallingwater may look like a loose pile of concrete slabs about to topple into the stream … but there is no danger of that! The slabs are actually anchored through the stonework of the hillside. Also, the largest and heaviest portion of the house is at the rear, not over the water. And, finally, each floor has its own support system."

6) Redefinition of space. Another reminder of Wright's brilliance, the Johnson Wax Building in Wisconsin, built from 1936 to 1939, almost defies description. Craver says it succinctly: "Inside the Johnson Wax Building, opaque layers of glass tubes admit light and create the illusion of openness." In his book, *In the Realm of Ideas*, Wright adds, "There in the Johnson Building you catch no sense of enclosure whatever at any angle, top or sides.… Interior space comes free, you are not aware of any boxing in at all. Restricted space simply is not there. Right there where you've always experienced this interior constriction you take a look at the sky!"

7) Atypical application of materials. Between 1946 and 1950, Mies van der Rohe created the design for a nearly transparent house, the Farnsworth House in Illinois. Craven says, "Often celebrated as his most perfect expression of the International Style, all the exterior walls are glass, and the interior is entirely open except for a wood paneled area containing two bathrooms, a kitchen and service facilities. The floors and exterior decks are Italian travertine limestone. The steel is sanded smooth and painted a gleaming white."

8) Unconventional structure. The Sydney Opera House, Australia, designed by Jorn Utzon and completed by other designers (1957-1973) broke all the rules for conventional design. "Overlooking the harbor, the Sydney Opera House is a freestanding sculpture of spherical roofs and sail-

like shells sheathed in white ceramic tiles. Stabilizing this unconventional structure required innovations in construction techniques," Craven says.

9) Classical design. The Seagram Building in New York was design collaboration between Ludwig Mies van der Rohe and Philip Johnson in 1958. Devoid of ornamentation, the design is both classic and stark. "Metallic beams emphasize the height of the 38-story skyscraper, while a base of granite pillars leads to horizontal bands of bronze plating and bronze-tinted glass. The glass-enclosed lobby is two stories high."

10) Light, economical and iconic. Minoru Yamasaki studied over 100 models before designing the World Trade Center, in New York City. Developed between 1970 and 1977, the World Trade Center consisted of two 110-story buildings and five smaller buildings before being demolished by terrorist attacks. "The buildings were light, economical structures designed to keep the wind bracing on the outside surfaces" and were among the world's tallest buildings.

Words such as iconic, atypical, classic, whimsical, unconventional and others aptly describe the attributes of great buildings. Like architects of the past and present, architects of the future have giants in history to study and ponder as they create the next century of the world's greatest buildings.

Bartlett Satellite Fire Station No. 3

Bartlett, Illinois

With a history of delivering successful projects of all shapes and sizes and possessing an extensive portfolio of fire station work, Camosy Construction was selected early in the development of this project as the construction manager. Working closely with the owner and the architect, it was this project team's goal from the very beginning to ensure a smooth and successful project, to design a great looking and functional fire station and to have the new building delivered on schedule and within budget. As the "construction manager at risk," Camosy provided a complete scope of services that included: pre-construction estimating, constructability reviews, bidding, contracting, field supervision during construction, and warranty services — as well as the providing of a guaranteed maximum price.

This very attractive building presents a pleasing and modern design statement that features two separated three-wide apparatus bays, a kitchen, a dining room, a day room, a training room, a battalion chief's office, locker rooms, and bunk rooms. Special design details include magnificently stained concrete floors in the kitchen, dining room, and corridors; attractive stainless steel fixtures, appliances and countertops in the kitchen; and separate refrigerators and food pantries dedicated specifically for the firefighters in each of three shifts.

In addition to the unique design created by fire station design specialist, SRBL Architects, the owner was unique in the sense that there were two of them! By means of an interagency agreement, the village of Bartlett and the Bartlett Fire Protection District each became co-owners of this modern fire station.

Located on a growing commercial corridor at the edge of the village of Bartlett, the Station's construction activities ran through one of the most inhospitable winters recorded in the last 30 years. While each milestone date was being successfully met throughout challenging winter weather conditions; a sudden trial emerged when the structural steel subcontractor, a well-known firm of long standing, unexpectedly declared bankruptcy. Being a hands-on experienced contractor as well as the construction manager, Camosy was able to immediately step in by utilizing its own forces to complete this firm's work without serious disruption to the project. The final result was that Bartlett's newest fire station was delivered on schedule, within budget, and with zero lost time accidents.

The village of Bartlett and the Bartlett Fire Protection District are now the proud owners of what can without doubt be described as a great looking building. Some have referred to this fire station as "ultra-contemporary," "non-traditional," "sharp," and even (by one observer) as "Harley-Davidson-esque."

Client
Bartlett Fire Protection District and the Village of Bartlett, Illinois

Construction Manager
Camosy Construction

Architect
SRBL Architects

Construction Cost
$ 4,200,000

Area of Construction
15,078 Square Feet

The north view of the fire station showing the larger three-door apparatus bay

BARTLETT FIRE PROTECTION DISTRICT

234 N. Oak Avenue • Bartlett, Illinois 60103 • Phone: 630-837-3701 • Fax: 630-837-4052

October 13, 2008

Mr. John Camosy, Sr. V.P. & Chief Operating Officer
Camosy Incorporated
P.O. Box 1070
Waukegan, IL 60079-1070

Dear John:

On behalf of the Bartlett Fire Protection District, and the residents of our village, I extend our most sincere thanks for the services your company provided in building our fire station located at 1575 W. Bartlett Road in Bartlett.

The Bartlett Fire Protection District Board of Trustees and my staff were very impressed with Camosy during the initial interview process, and we continued to be impressed throughout the entire construction project. It was very reassuring knowing you are a 3rd generation construction company and your team consists of certified constructors.

Please convey our appreciation to Todd Peyron, Chief Estimator, Robert Nikolai, Vice President and Craig Kreuser, Superintendent for the outstanding job they did on our project.

I received a great number of compliments on the station from residents at our Open House/Station Dedication on Sunday, October 12, 2008.

Again, I would like to extend my sincere appreciation and thanks to you and your staff. I will highly recommend your company to my fellow Chiefs.

Sincerely,

Kevin D. Heine
Fire Chief
Bartlett Fire Protection District

COMING UP *in 2009 . . .*

Projects are selected for inclusion in *The Plumbline* on the basis of several criteria. All Camosy-built projects achieving substantial completion between October 1 of the prior calendar year and September 30 of the current calendar year are eligible. Projects possessing demanding construction challenges and/or difficult design problems are preferred, but any unique type of structure or any project that positively impacts the surrounding community is also given full consideration. As of this writing, the following projects are under consideration for inclusion in our 2009 edition of the *The Plumbline*:

Carthage College – Tarble Arena Renovations
Kenosha, Wisconsin
Hastings + Chivetta Architects, Inc.

City of Northlake – New Police Station
Northlake, Illinois
SRBL Architects, Ltd.

Carthage College – Oaks Building 4 Student Residences
Kenosha, Wisconsin
Lohan Anderson, LLC

Seventh Day Adventist Church Addition
Gurnee, Illinois
Partners In Design Architects, Inc.

Forest City Community Center
Great Lakes, Illinois
Partners In Design Architects, Inc.




For three generations, Camosy Construction has built a solid reputation based on trust, excellence, and client care. Today, Camosy continues to be a dynamic, growth-oriented company, serving the construction needs of Southeastern Wisconsin and Northeastern Illinois for 98 years.

Our long-standing and consistent record of technological accomplishment, administrative capacity and financial strength place Camosy Construction among the select few contracting firms who are capable of undertaking nearly any building construction project. This triad blends all of the assets of the entire Camosy organization and employs these assets to most effectively and economically meet the needs and objectives of every individual customer.

Our buildings are a constant reminder that, like our reputation, quality lasts and never goes out of style. We are a trusted builder and friend to business and industry, to churches and schools, and to government on all levels. We are justifiably proud of our work and our greatest strength is our diversity.

Come, join the many satisfied customers who are proud to own a Camosy-Built Building.

CAMOSY CONSTRUCTION

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Camosy Construction
PO Box 1070
Waukegan, IL 60079-1070