

# CAMOSY

## THE PLUMBLINE

VOLUME 2012



Indian Trail High School & Academy  
Additions and Renovations  
page 10

# WELCOME

January 2012



Volume 2012

## Chairman

Raymond Camosy, AIC, CPC

## President and CEO

John Camosy, AIC, CPC

## Vice President – Preconstruction Services and Estimating

Todd Peyron

## Vice President – Special Projects Division

Todd Knop, AIC, CPC

## Vice President – Construction Services

Bob Nikolai, AIC, CPC

## Vice President – Construction Services

Tim Drewry, AIC, CPC

## Controller and CFO

Becky Edwards, CAPP, CPP

## Human Resources Manager

Barb Judeika

## Director of Business Development

John Bosman, AIA, ALA, LEED AP

## Wisconsin

12795 120th Avenue  
Kenosha, WI 53142-7326

(262) 552-9440 Wisconsin Telephone  
(262) 552-0480 Wisconsin Fax

## Illinois

43451 N. US Highway 41  
Zion, IL 60099-9455

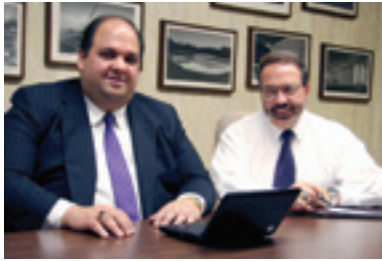
(847) 395-6800 Illinois Telephone  
(847) 395-6891 Illinois Fax

**"BUILDING TRUST SINCE 1910"**

*The Plumbline* is published by  
Innovative Publishing Ink.  
10629 Henning Way, Suite 8  
Louisville, Kentucky 40241  
502.423.7272  
[www.ipipub.com](http://www.ipipub.com)

Innovative Publishing Ink specializes in  
creating corporate magazines for businesses.  
Please direct all inquiries to Aran Jackson,  
[ajackson@ipipub.com](mailto:ajackson@ipipub.com).

**innovativepublishingink**



For this year's edition of *The Plumbline*, we selected six Camosy projects that range widely in size and comprise a remarkable variety of building types. During 2011, we delivered a linear accelerator to a hospital, an outdoor band shell to a park district, a very large high school addition and renovation to a school district, a strip mall to a developer, a renovated train station to a city transportation department, and a

comprehensive center to a boys and girls club. We hope you will enjoy reading these stories as much as we enjoyed living them.

To appropriately describe these six delightful projects within what is developing into a 20-page format, we needed to virtually eliminate advertising and restrict contributions from our other departments. We are interested in knowing how you feel about these tentative changes, so that we can add more to your future enjoyment of *The Plumbline*.

Another change we are experimenting with in this issue is the inclusion of personal commentaries about our projects from other members of our construction teams, in addition to those of our clients. We asked some of our project managers, several architects and two of our field superintendents to share with us their impressions from participating on our teams, and their personal observations have been added to their project's story. It has been an overwhelming experience for us to witness the gratifying things that our construction partners have had to say about our performances, and we feel honored by their eagerness to express them. We are also anticipating that you will find it as fascinating as we did to see those projects through their eyes. Again, if this change is of interest to you (or even if it is not), we will very much appreciate hearing your comments, suggestions and recommendations.

On the inside back cover, we provide a glimpse of what types of projects we see moving ahead. Remodeling and renovation projects have recovered to their pre-2008 levels, but new-building construction continues to pause and remains dominated by the government and nonprofit sectors. Although we feel grateful to be engaged in as many projects as we are, now is an excellent time to buy construction services from Camosy Construction. Material and subcontractor prices remain fiercely competitive, and a significant amount of high-quality capacity remains underutilized in all sectors of the construction market. There are terrific bargains out there just waiting for a savvy buyer.

Though the overall market news has not been the greatest, we nevertheless want to take this opportunity to wish everyone a safe, happy and healthy year in 2012.

**John P. Camosy, AIC, CPC**  
President and CEO

**Raymond J. Camosy, AIC, CPC**  
Chairman





# CONTENTS

- 2 Welcome
- 4 Boys & Girls Club of Kenosha
- 8 Downers Grove Park District
- 10 Indian Trail High School & Academy
- 14 Kenosha Metra Station Renovation
- 16 Prairie Ridge Crossings
- 18 United Hospital Systems – Linear Accelerator
- 19 Future Projects...

ON THE COVER: Indian Trail High School & Academy, Kenosha, Wisconsin, pg. 10



South and partial west building elevations

# BOYS & GIRLS CLUB of KENOSHA



“ *What continues to impress me about Camosy is their attention to the details and the quality and consistency of their work. I think about their clean corners, their neat floor joints with walls and their precise block coursing. And then their finishing of the project — which is one of the more challenging things that always need to be done — to get all those little details right and finished to complete the project. From the field construction standpoint, Camosy is excellent.* ”

— John F. Schmidbauer, P.E., Kueny Architects, LLC

The Kenosha Community Health Center, the Spanish Center, the Kenosha Unified School District, the city of Kenosha and the Kenosha Police Department partnered with the Boys & Girls Club, Kueny Architects, Camosy Construction, and the Southeastern Wisconsin Building and Construction Trades Council to help bring into reality a new facility that will benefit many Kenosha families. Years of planning, the dedicated service and generous support of numerous people, and the redevelopment of a “brownfield” industrial site coalesced into a modern and beautiful building complex that opened to the public in June 2011. The common-sense logic of this impressive undertaking has resulted in a winning situation for everyone in the community.

John Schmidbauer of Kueny Architects recalls that detailed input from Wally Graffen and certain size-to-population ratios determined by the national Boys & Girls Club organization provided Kueny Architects with a dependable initial program for the design. Schmidbauer praised Graffen’s efforts to absorb and coordinate the diverse needs of the partnering organizations who were to share the building with the Boys & girls Club: “Wally was very good at sorting out the needs and desires of his many



constituencies, incorporating the advice of the Building Committee, and then channeling the information to us in ways that made our job easier.”

A major building component came from an unexpected source as Schmidbauer explained, “Camosy was brought aboard as our construction manager almost midway through design. They suggested an important feature that produced a dramatic impact on our final design. They invited the team to Round Lake to visit a sports center they had built, which contained an indoor soccer field. We learned that we could build such a soccer field, with the equivalent high-quality artificial turf, for the same or less cost than the cost of a second gymnasium. Everyone immediately recognized the exciting potential for enhancing the Boys & Girls Club’s mission by offering soccer, lacrosse and football on an all-weather basis. These are the kinds of activities that you cannot do well in a gymnasium, and there are so very few indoor soccer venues for the kids in our area.”

The new building, which encloses nearly four times the amount of space as the two Boys & Girls Club locations it replaces, also incorporates exciting features that offer services in a number of important areas.

The **Youth Center** focuses on 6-to-12-year-olds, where brightly colored walls set off the one wall that is dedicated to budding artists who want a big place upon which to create their own designs. A computer room is available for children to do their homework and to become comfortable with computing technology. Equipped with an Xbox 360, a Wii, and pool and game tables, the Youth Center is also becoming a destination for those who are seeking a safe place for entertainment. An art room and a full-service kitchen contribute to the services available for this age group.

Intentionally separated from the Youth Center in both distance and in color scheme is the **Teen Center**. This area contains most of the same features found in the Youth Center, but a concession



Basketball/volleyball court, with temporary stage and bleacher equipment in background

stand replaces the kitchen, and a music room with a lighted theater stage has been added. This portion of the building also includes an employment opportunities office and two other offices dedicated to advising youths on making positive life choices.

Indoor sports facilities include basketball, volleyball, soccer and football areas. The **basketball/volleyball court** holds two full-sized basketball courts, four mid-sized courts or several volleyball courts. The volleyball nets and basketball backstops can be lowered from the ceiling on motorized carriers, and the



Indoor soccer arena with bleacher seating



Commercial kitchen, with counter looking out to youth center



First-floor youth center

assistance, help for students with learning disabilities, neighborhood watch and adult safety programs.

One might imagine that building a new building in a public redevelopment area, which was intended to serve and be funded by differing public constituencies and whose tenants could be signing on at different times, would necessarily have brought with it an assortment of particularly acute problems. Although there were lots of multifaceted details to attend to, the main construction problem to prevail over was the site itself. Field Superintendent Bob Dobbert remembered, "On this job, our main problem was the site. Since more than three-quarters of the soil turned out to be unsuitable, we attempted to obtain the amount of clay we needed from the suitable portions of the ground in order to establish a proper building pad. We also needed to be cautious when replacing and compacting the suitable clay soils that we did find in order to avoid exposing them to rain. Without

#### Client

Boys & Girls Club of Kenosha

#### Construction Manager

Camosy Construction

#### Architect

Kueny Architects, LLC

#### Construction Cost

\$8,100,000

#### Area of Construction

Building – 80,000 Square Feet  
Site Development – 5.8 Acres

#### Construction Duration

12 Months

floor construction is cushioned wood. A **full-sized soccer/60-yard football field** is available, which features an artificial-turf surface that looks and feels strikingly similar to natural turf.

Located on the first floor are several **community rooms**, which are available for rent to local organizations, and these rooms contain interior-view windows that were designed to overlook the sports fields. The largest of these rooms is a multipurpose room; it can be subdivided into as many as three separate rooms. The **Community Partner Rooms** are located on the second floor, and they provide specifically tailored hosting places for community service providers such as medical doctors, English language training, energy

# An Owner's Perspective

such extreme care, waiting for what could easily become 'wet clay' to dry could easily have consumed a lot more time than searching for the good soils did. I was proud to have been able to efficiently use the resources at hand to head off what could've become a very expensive problem."

Camosy Project Manager Josh Johnson summarized the overall effort by saying, "The many extraordinary struggles which successfully delivered this building ahead of schedule and below budget have resulted in a permanent testament to the high levels of skill and responsibility exhibited by the whole Boys & Girls Club building team."



**“ What I will remember most about my time with Camosy is the opportunity to work with so many skilled and hard-working people, who had a strong desire to do a good job — and to have participated in so many meaningful building projects. ”**

— Bob Dobbert, Project Superintendent,  
Camosy Construction

*Bob Dobbert retired after completing his assignment as the project superintendent of the Boys & Girls Club. During his successful construction career with Camosy, Bob accumulated 36 years of service as a laborer, carpenter, foreman and field superintendent.*



by Wally Graffen,  
President and CEO,  
Boys & Girls Club  
of Kenosha

The Boys & Girls Club of Kenosha had never undertaken the task of constructing a major new building, and my experience in this realm was limited. So I went along with my building committee's recommendation that we hire a construction manager to be our construction process advisor, our construction cost consultant and our advocate during the construction phase of our new facility. Bringing together Camosy's qualifications and expertise with the advantages of the construction management process proved to be one of the best decisions we could possibly have made. Our project finished under budget and slightly ahead of schedule, I was kept firmly in control of a complicated process that I was not initially familiar with, and we were consistently enabled to do the right things at the right times and in the right ways.

On this project, it was my job to help coordinate our building committee's work, keep our donors and contributors informed, pay attention to the needs of my staff and volunteers, seek out the needs of our various community partners, participate in communicating to our architect the many purposes that we needed our building to achieve, conduct a transparent process for our other community stakeholders, and accomplish all of these things while behaving as good stewards of the assets that were entrusted to us. With Camosy as my partner, I was very well able to successfully discharge all of these many different kinds of duties in what I consider to be a professional and efficient manner.

From the beginning, Camosy was actively involved with us in our planning process. They became the source of some very innovative ideas that I believe make this center one of the most outstanding in the area. Some of their ideas involved the indoor soccer field, which was a product we had not seen until they introduced us to the concept that had been successfully developed in other community centers. This knowledge helped to open our eyes to significant opportunities that were available to us. Since nearly every room seems to have been intended to serve more than one purpose, we often relied upon Camosy's construction expertise to help us make certain that what we were planning to do in each room was being done as best as it could be done, that we had specified the most advantageous materials, that we purchased the most cost-effective equipment, and that we used the most efficient layout.

The best part of working with the Camosy firm is how easy they are to work with. They are open to suggestions, and they offer suggestions of their own. This makes it easy to see that you are working with a group of people who genuinely appreciate your input. Because they valued our partnership, I was always kept informed of what was going on, and I was made aware of any change that was being contemplated — and why. It was a pleasure for me to work with people like Camosy who listen, who are interested in what I have to say, and who are always courteous and treat people with respect. All of my building committee members agreed that Camosy put together a great team of professionals who were a pleasure for all of us to work with.

I would not hesitate to recommend the construction management process for the procuring of a new building, and I can strongly endorse Camosy Construction as a very reliable partner who is well able to skillfully carry out the duties of your construction manager.



# DOWNERS GROVE PARK DISTRICT

## VETERANS MEMORIAL PAVILION AT FISHEL PARK

Downers Grove, Illinois



“ *Camosy did an incredible job for us on the actual execution of this project. I would certainly recommend them for other projects, as they performed very well in all aspects of this building.* ”

— Sean J. Ehlke, Project Architect,  
Ehlke Lonigro Architects

On June 21, 2011, under a glistening summer sky and gently windblown trees, more than 500 concertgoers enjoyed a grand opening concert as the kickoff to the Downers Grove Park District's 2011 Tuesday Night Family Concert Series. The venue for this event was a brand new band shell at the Fishel Park site, and the featured musical performance was delivered by a Chicagoland band known as Maggie Speaks. As the selected entertainers for the first scheduled concert, Maggie Speaks appropriately treated those in attendance to five decades' worth of memorable, energetic and dynamic music.

Because the original Fishel Band Shell had been diagnosed by engineers with impending and potentially severe structural problems, it was determined that a replacement project was the most

sensible response to safely resolve the issue. The Downers Grove Park District then came up with the innovative idea of involving the local community in deciding on the design of the new band shell by offering the public a rare opportunity to vote on its favorite from among five different design solutions. The Downers Grove community preferred the prairie-style design that was soon to be crafted into a three-dimensional reality. When the design phase of the project was complete and approved, Camosy Construction was chosen to build the new facility by virtue of having submitted the most attractive bid proposal.

The new pavilion perfectly blends into its surrounding natural park setting by making use of natural stone and green colors for several major design elements. Most of the structure is constructed of

Grand Opening Concert on June 21, 2011





stone and masonry units, with a cantilevered roof/ceiling system that gives the impression from some angles that the roof is almost floating in space. The new ceiling provides an increased range of lighting options, and the stage includes a backdrop that can be used during performances or stowed to create more entertainment space. The new facility, unlike its predecessor, provides a "green room" for the performers' use and restroom facilities for the use of audiences and park visitors.

Director of Parks Todd Reese took note of the fact that, "Our site was a very tight one, with the presence of many mature trees, which severely limited the construction zone. There was also a narrow alley serving commercial traffic on the east side of the building, and downtown Downers Grove was merely a half-block away. The flow of construction materials, the location of staging areas and the need for parking for the construction workers all presented logistical problems, which were solved in a manner that was satisfactory to the district."

Project Architect Sean Ehlke added, "This pavilion, as you can observe it now, looks fairly uncomplicated in its overall form and geometry. But what you are really looking at are the pavilion's finished surfaces, and these surfaces compose the skin that envelops a structural framing system, which is actually quite complex. There are four separate supporting elements, two front towers and two rear structures, and these four elements support the four corners of a sloping ceiling

that projects the acoustics out to the park. What you cannot see are the intricate structural steel frames, which project a curving outer ceiling and form an arching inner ceiling. Of particular interest was one massive beam that measured 75 feet in length and 30 inches deep, which weighed roughly 13,000 pounds. This unusually cumbersome framing member was precisely set by the erection crew in exactly the correct spot between the two front towers!"

Ninety percent of this project required the use of outdoor construction operations, and this restriction was to become the source of challenges to many members of the building team. This spring, the project was confronted with the highest amounts of rainfall ever recorded in the area. Nevertheless, despite the number of record-breaking storms and their resulting complications, the team persevered. By means of extremely close coordination of the work and by overlapping of what

were originally intended to be many separate activities, the Downers Grove Park District's new pavilion opened as scheduled. Camosy's Project Manager Josh Johnson observed, "The relentless spring rains caused a concentrated push at the end of this project the likes of which I have never seen. To have been associated with a talented team that willingly worked hand-in-hand for long hours in order to meet the district's need was a magnificent experience. The final 14 days of construction at Fishel will remain permanently etched in my memory as a triumph of human will over the forces of nature."

"This pavilion, as you can observe it now, looks fairly uncomplicated in its overall form and geometry. But what you are really looking at are the pavilion's finished surfaces, and these surfaces compose the skin that envelops a structural framing system, which is actually quite complex".



**“ I have been in this business for 35 years, with 30 years of that time on the owner's side of the table and five years as a consultant for a large planning firm. I have worked with a lot of contractors, and I have to say that Camosy really did an outstanding job for us. Their professionalism was just terrific, and I would definitely place them in my All-Time Top Five. ”**

– Todd Reese, RLA, ASLA, Executive Director,  
Downers Grove Park District

**Client**  
Downers Grove Park District

**General Contractor**  
Camosy Construction

**Architect**  
Ehlke Lonigro Architects, Ltd.

**Construction Cost**  
\$1,400,000

**Area of Construction**  
4,200 Square Feet

**Construction Duration**  
Nine Months

# INDIAN TRAIL HIGH SCHOOL & ACADEMY

## ADDITIONS AND RENOVATIONS



August 2011 aerial view looking to the northeast enclosing the nearly complete Indian Trail High School and its related site development. The 56th Street expansion and the tennis courts are also near completion.



The original Indian Trail Academy, completed by Camosy Construction in 1998



**“ It has been a pleasure to work with the Camosy team. Their dedication to the project was unfaltering from the first day throughout all three years. ”**

– Patrick Finnemore, PE, Director of Facilities,  
Kenosha Unified School District No. 1

Early in 2008, Kenosha’s Unified School District No. 1 (KUSD) was facing serious overcrowding problems. The district’s overall enrollments had grown to become the third-largest in the state of Wisconsin at more than 22,000 students, and the KUSD’s only two comprehensive high schools were operating with student populations that were 20 percent higher than their design capacities. Projected enrollments predicted continuing growth in the high school student population, and the growth rate was expected to accelerate beginning in 2012. If nothing were to be done, the two high schools would be attempting to operate at almost 45 percent higher than their design capacities by 2016.

The most cost-effective solution was to substantially expand and renovate the district’s existing Indian Trail Academy facility, which possessed the required amount of land and several other important features in which good use could

be made in converting the building into a third comprehensive high school. In addition to being the most fiscally responsible choice to relieve the overcrowding problems, building a third high school would provide more access for students in grades nine through 12 for athletic programs, the performing arts and co-curricular activities. The district was also in the fortunate financial position of being on the verge of debt service reductions, which could be used to offset the full cost of the new high school — without increasing the property tax rate.

The taxpayers agreed with the KUSD Board’s recommendation and approved a new high school referendum in February 2008. Approval of this referendum charged the district with the daunting tasks of designing, building, equipping and delivering a new comprehensive high school ready for students in September 2011 — while simultaneously engaging the community in design decisions; main-



taining Indian Trail Academy's operations; and performing all of these tasks within the fixed, voter-approved budget.

Within 30 days' time, the school board had secured the services of Bray Associates Architects as the design professional and selected Camosy Construction to join the KUSD's building team as the construction expert. Camosy had established a proven record as the successful builder of the district's two other comprehensive high schools, as well as the original Indian Trail Academy building. Since 1953, Camosy had delivered construction performances — which were on or below budget and on or ahead of schedule — on all 24 of the major projects that Camosy had undertaken on behalf of the district. Continuing speed was essential to deliver the KUSD's newest high school at the appointed time, so it was crucial that field construction begin by spring 2009.

The original Indian Trail Academy building was intended to be a 171,000-square-foot, two-story classroom-type building that included three commons areas and a cafeteria as amenities. The new Indian Trail High School complex would add 250,000 square feet

of new construction, while the existing academy would receive extensive renovation work in order to bring it up to 21st-century educational standards. Converting the academy to a comprehensive high school also required the addition of amenities essential to comprehensive high schools.

While adding the much-needed new academic spaces on both the north and south ends of the original building, the high school also received a 1,200-seat performing arts center/auditorium, band practice rooms, a new commons/cafe-teria area, a competition-sized gymnasium with bleachers and locker rooms, a fitness center/weight room and administrative offices. Every summer required eight to 10 weeks of intensive demolition and renovation operations. Scheduling during these times needed to be incredibly precise, and nearly all of the work needed to be accomplished safely during the times when summer school was in session. During the course of three summers, a substantial portion of the existing building was almost completely refitted to properly coordinate with the new building's uses.

And, outside the building, a massive site development package provided new

#### Client

Kenosha Unified School  
District No. 1

#### Construction Manager

Camosy Construction

#### Architect

Bray Associates Architects

#### Construction Cost

\$45,800,000

#### Area of Construction

New Construction –  
250,000 Square Feet  
Renovated Construction –  
100,000 Square Feet  
Site Development –  
40 Acres

#### Construction Duration

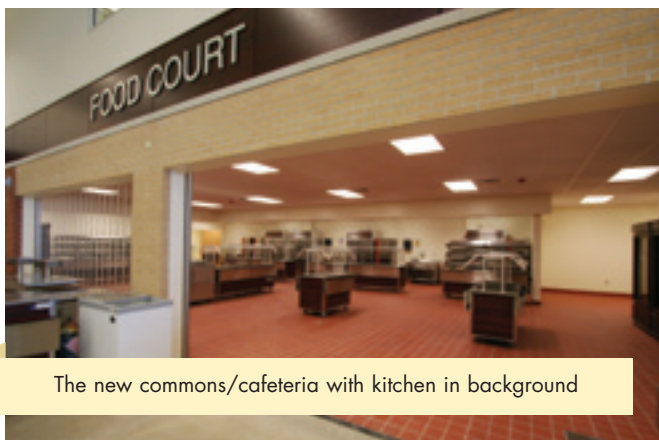
30 Months



The new 1,200-seat performing arts center/auditorium



The new competition-sized gymnasium



The new commons/cafeteria with kitchen in background



Reception area for the main office



“ A project of this size, with so many construction and logistical challenges, requires a working team of experienced professionals in many trades. As the project superintendent, I have the satisfaction of knowing that everyone who worked on this job brought their personal dedication and highest skills to every aspect of the work, thus making Indian Trail a very successful project. ”

– Mark Simes, Project Superintendent,  
Camosy Construction

facilities for several outdoor sports. A baseball complex was to be built, including two competition fields, two practice fields, a press box and a concession area. Football players would use a competition football field, two new practice football fields and a team building, while football fans would be treated to new bleachers. Also included on the grounds would be a soccer field, eight tennis courts, and additional parking and storage areas.

Working around an active school required close coordination with the school's principal as well as with representatives of the district's facilities department. In addition to making certain that students, faculty members and staff members were being properly protected, material delivery schedules were carefully coordinated so as to avoid intersecting with the school's bus schedules. Even the school's marching band met regularly for practices during summertime, so these kinds of challenges persisted throughout the academy's vacation times.

Camosy's Project Manager Bob Nikolai commented, "Because there was frequent communication with the owner and archi-

tect, we were able to work together very effectively as a team. This was the key to assuring that the outcome of a very challenging project would be a highly successful one and that the whole experience would be both gratifying and fun for the whole building team."

By means of a lot of hard work by many people, an excellent display of effective teamwork, accurate conceptual budgeting, a cost-efficient design, careful pre-planning and an energetic owner, the new Indian Trail High School opened its doors to students as scheduled in September 2011. The district was able to obtain its wish list for the project and returned considerably more than \$2 million in unspent contingency money to the taxpayers.

Indian Trail's students are currently enjoying a modern high school facility, which will be proficient in serving the educational needs of Kenosha's families for many years to come.





**KENOSHA UNIFIED SCHOOL DISTRICT NO. 1**  
FACILITIES SERVICES  
3600 52ND STREET • KENOSHA, WISCONSIN 53144-2697 • PHONE 262-359-6329

August 22, 2011

To Whom It May Concern

RE: Letter of Recommendation – Camosy Construction

Kenosha Unified School District and Camosy Construction have worked together on numerous school projects over the past several decades; I have been involved in those projects for the last 11 years. Our most recent project with Camosy has been a \$50M project to construct major additions and renovations at the Indian Trail High School and Academy which was completed in August of 2011.

Camosy brings a great deal of expertise and care to everything they do for us as a construction manager, some examples include:

- **Design Development** – Camosy staff members are actively involved in our design committee work in developing conceptual and final designs. Camosy provides input on areas such as constructability, identifying coordination issues, value engineering, and others in helping the committee come up with the best possible design.
- **Cost Estimating** – The conceptual and detailed cost estimates developed by Camosy are some of the most accurate I have ever seen. On public projects, having accurate and detailed cost estimates are invaluable in making decisions about scope as we worked with a very fixed level of funding.
- **Bid Process** – Camosy does an excellent job in managing the bid process from issuing documents to answering questions to receiving and clarifying bids. We always see excellent bid coverage on Camosy projects because subcontractors enjoy working with them.
- **Construction Process** – Camosy has several great teams of project managers and job superintendents. We worked with Bob Nikolai and Mark Simes on our Indian Trail project and they are an excellent team. They work well with people from all aspects of our organization and have a genuine interest in understanding and meeting our needs.

We have enjoyed our partnership with Camosy on numerous past projects and look forward to working with them again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick M. Finnemore'.

Patrick M. Finnemore  
Director of Facilities



East and partial north elevations of the renovated Kenosha Metra Station



“ *Camosy delivered a modern facility that will serve thousands for years to come without compromise to the historic integrity of a landmark building.* ”

– Ronald D. Iwen, Kenosha Transit Director

## KENOSHA METRA STATION RENOVATION

### Kenosha, Wisconsin

Kenosha’s “Metra” Station is the northern terminus of the Union Pacific’s North Line from Chicago, and it is Metra’s only railroad station in the state of Wisconsin. The original building was erected in the 1800s and was remodeled several times. Today, the site finds itself located adjacent to the Kenosha County Public Safety Building, is linked to Kenosha’s Streetcar System, and serves as a connection point for Kenosha’s city buses and Coach USA’s commuter buses.

In March 2011, the city of Kenosha celebrated the grand opening of its newly renovated Kenosha Metra Station. Metra passengers were treated to a modern railroad station that captures and preserves much of the original building’s character. Elements from the original building’s design, some dating to the Civil War era, have been reprised in the transformed structure. The exterior

of the building was embellished with a pyramid-style steeple, Dutch-style gable ends gracing the façade, attractive columns with cedar-wrapped capitals and stone-wrapped bases, careful restoration of stone surfaces, and new windows and doors throughout the building.

Today’s Metra passengers also have the choice of either indulging at Sparti’s Express Restaurant, which is located inside the station, or sitting in a comfortable adjacent area that includes the ticket booth, waiting space and modern restroom facilities.

Interesting construction challenges were posed by the fact that the renovation had to be performed in public access areas where people, cars and buses could be constantly coming or going. Nevertheless, the whole project team worked together effectively to provide a





A "before" image of the Metra Station's interior



The new commercial kitchen serving Sparti's Express



The "after" image of the renovated station's interior. This photo is taken from nearly the same perspective as the "before" image. The new ticket office can be seen near the center of the background area.

safe work site by strategically scheduling equipment moves, screening off work areas, and building protective structures and platforms to provide the proper safeguards for all pedestrian and other traffic. Camosy Project Manager Todd Knop recalled, "Working with a team of dedicated people to deliver a pleasant and useful space, which would significantly improve the services available to Kenosha's commuters, provided me with a satisfying and energizing experience."

Kenosha Transit Director Ronald D. Iwen commented, "We had a trustful relationship on both sides; Camosy employees worked with our needs, and we trusted them to provide us with a finished project that we could all be proud of. They did

a very good job on all aspects of the project, and they offered many helpful suggestions, which added to the quality outcome we enjoy today. This building is a gateway to Kenosha, and we have renewed a fine structure in tandem with a good restaurant, which raises the level of quality in the whole area. You had to take a good look at the station prior to the renovation to understand what an excellent job Camosy performed for the city of Kenosha."

Camosy Construction is honored to have been granted the opportunity to work with the city of Kenosha and Partners in Design Architects to help preserve and restore one of Kenosha's historic and functional buildings.

#### Client

City of Kenosha

#### Construction Manager

Camosy Construction

#### Architect

Partners In Design Architects

#### Construction Cost

\$837,000

#### Area of Construction

2,500 Square Feet

#### Construction Duration

Five Months

Exterior view showing the north and east building elevations



# PRAIRIE RIDGE CROSSINGS

Pleasant Prairie, Wisconsin



“ *We are a broad-based firm in terms of the buildings we design, and Camosy is a broad-based firm in terms of the buildings they construct. Consequently, we are fortunate to have shared mutual clients who have given us the opportunity to work together over and over again. Since we have successfully completed so many projects together over the last 20 years, there is a kind of smoothness to our projects that enhances the quality of each building and increases the value received by our clients.* ”

– Mark A. Molinaro Jr., AIA, ALA, LEED AP,  
Partners in Design Architects, Inc.

The core building team members on this project share a history that dates back almost three decades. Due to an unusual confluence of events, the developer, the architect and the project manager are all personal friends who attended high school in Kenosha together. After graduation in 1983, Gene Ventura became a developer, Mark Molinaro became an architect, and John Camosy became a builder. All three established themselves as successful businessmen in their own fields and in different building types before joining forces to develop commercial projects in the Kenosha area in 1999. The wide variety of their past experiences would prove to be valuable assets in producing a series of successes from their new endeavors.

Although the idea of developing, designing and building multitenant buildings together never crossed their minds before that time, between 1999 and 2007, this team of experts successfully created six new retail properties. Every project they've attempted has been a success, which probably had something to do with the recent decision to attempt another retail development during an uncertain time when few developers were willing to assume such a risk.

The upscale strip mall's newest tenants include an AT&T store, a Panda restaurant and the Aspen Dental Clinic. Starting in fall 2010 and enduring a





Interior view of AT&T's new retail store



Interior image of the new Panda Express restaurant in operation

winter that posted record snow storms, the construction schedule became an intense challenge that was overcome by a resolute determination from each team member to never let one another down.

Mark Molinaro recently expanded on this theme: "Because of our long relationship with Camosy, we have learned to trust their input on issues of constructability and cost early in the design process. This knowledge helps us to recognize and clearly understand when we are heading in the right direction. During construction, Camosy also demonstrates a high level of sensitivity to our client's needs by anticipating what might cause problems and by contributing practical solutions to unanticipated developments. They are proactive on a project from the beginning to the end."

When John Camosy was asked, as the president of Camosy Construction, why he willingly takes on the role of a project manager, he replied, "Our personal relationship goes back so far that I have great difficulty in asking another project manager to substitute for me. But I also very much enjoy the thrill of being a project manager, and I relish the opportunity to work with these talented people, who are so skillful at what they do."

It is easy to see that the health and quality of Kenosha's commercial community are also benefiting from the continuing success of this highly capable relationship.

#### Client

BAB Investors, LLC

#### Construction Manager

Camosy Construction

#### Architect

Partners In Design Architects, Inc.

#### Construction Cost

\$1,300,000

#### Area of Construction

9,000 Square Feet

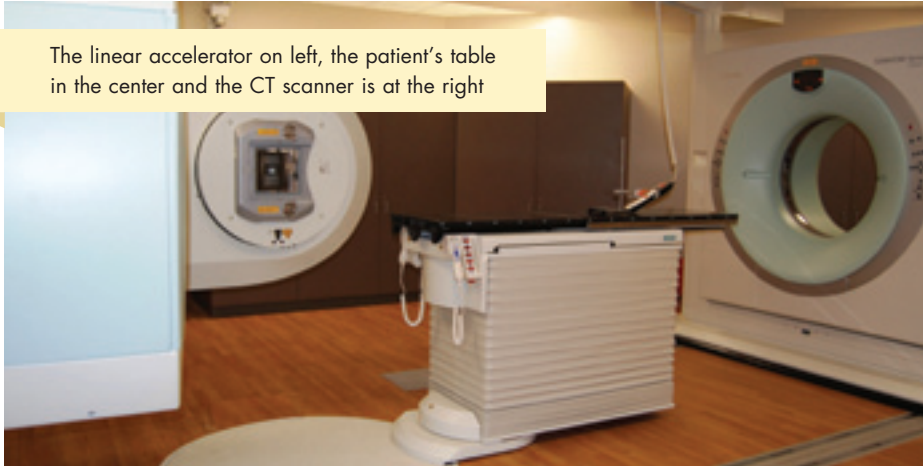
#### Construction Duration

Eight Months

# UNITED HOSPITAL SYSTEMS – LINEAR ACCELERATOR

Pleasant Prairie, Wisconsin

The linear accelerator on left, the patient's table in the center and the CT scanner is at the right



Because technology tends to constantly improve over time, it is often advantageous to rework an existing space in order to accommodate an advancing technology, and thus make use of the most up-to-date equipment faster. In January 2011, Camosy Construction began the conversion of what had been a storage vault into a mechanical suite housing a state-of-the-art linear accelerator and a CT scanner for the cancer center located at the St. Catherine's Medical Center Campus.



“Camosy's part in the project moved along smoothly and with good communication. Whenever a problem occurred, it was solved quickly. The working team members all demonstrated a very professional performance and an enthusiastic attitude towards the project from the start to the finish.”

– Ed Ross, Project Architect,  
Epstein Uhen Architects

Radiation therapy is one of the more advanced types of cancer treatment in the arsenal of cancer fighting technologies that exist today. St. Catherine's Cancer Center uses a linear accelerator (linac) and a CT scanner when radiation therapy is indicated as the appropriate cancer treatment option. This type of procedure is provided to patients on an outpatient basis and involves the patient lying horizontal and stationary on a special table while high energy X-rays are directed at the cancer cells in order to prevent them from dividing. Unlike the more commonly known chemotherapy treatments, which are systemwide procedures that travel throughout the body, radiation therapy is an external, localized procedure that specifically targets only the affected area of the body.

Since a linac involves the use of radiation, this type of treatment facility must be carefully designed and constructed in order to properly position radiation shields in ways that prevent exposure of the medical staff and the general public to unnecessary levels of radiation. Project Architect Ed Ross pointed out, “There is a physicist on staff at St. Catherine's who reviewed the drawings to make sure we had provided all of the necessary shielding. Fortunately, the vault had been built in a way that satisfied many shielding requirements, so most of the new shielding involved positioning the new equipment in order to take advantage of the existing roof shielding and to provide a protective baffle near the door where the new plumbing and mechanical lines pierced the wall.”

But the biggest problem that this project needed to overcome was time — the hospital wanted to begin using its new equipment as quickly as possible. Ross remarked, “The team communicated well, anticipated things that could become a problem later and then brought them to my attention so we could solve them together as a matter of course — rather than waiting for them to grow into more difficult problems in the future. I appreciated that and the fact that there was a lot of attention to detail that was coordinated quite well.”

Ross went on to say, “Even though our client wanted this to be a fairly small and quick project, there is one incident that stands out in my mind. The specifications required the entire concrete floor slab to be removed, and we had anticipated this slab would be four to five inches thick. What was totally unexpected by anyone was to encounter a slab that was eight to 12 inches thick — a condition that could very easily be perceived as a significant problem. Instead, as big a problem as it undoubtedly was, the crew considered it as just another step in a process of many steps that needed to be accomplished in order to get the job done on schedule. This potentially serious predicament was remedied without making it into a big deal.”

## Client

United Hospital Systems

## General Contractor

Camosy Construction

## Architect

Epstein Uhen Architects

## Construction Cost

\$310,000

## Area of Construction

5,300 Square Feet

## Construction Duration

Four Months





# Future Projects . . .

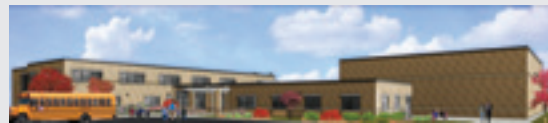
Projects are selected for *The Plumbline* on the basis of several criteria. Projects responding to demanding construction challenges or projects that solved challenging design problems are preferred. Even so, any distinctive type of structure and those projects that positively impact their community are also given serious consideration. As of this writing, the following projects are under consideration for the 2013 edition of *The Plumbline*:



Eau Claire Area School District –  
Putnam Heights Elementary School  
Eau Claire, Wisconsin  
Architect – Bray Associates Architects



Palatine Police Headquarters  
Palatine, Illinois  
Architect – SRBL Architects



Eau Claire Area School District –  
Robbins Elementary School  
Eau Claire, Wisconsin  
Architect – Bray Associates Architects



Eau Claire Area School District –  
Sherman Elementary School  
Eau Claire, Wisconsin  
Architect – Bray Associates Architects



Glendale Heights Police Station and  
Civic Center Improvements  
Glendale Heights, Illinois  
Architect – SRBL Architects



Carol Stream Park District –  
McCaslin Park Improvements  
Carol Stream, Illinois  
Architect – Hitchcock Design Group

Camosy Construction  
43451 N. US Highway 41  
Zion, IL 60099-9455

PRESORTED STANDARD  
US POSTAGE  
PAID  
KENOSHA, WI  
PERMIT NO. 1184



Building owners in southern Wisconsin and northern Illinois who require superior construction service together with on-time and within-budget project deliveries have been selecting Camosy Construction as their professional constructor for more than 100 years. In the beginning, these owners came to Camosy to help them build their new homes, and today, they come from both the public and private sectors with a wide variety of intriguing projects.

Over the years, the results have remained consistent — Camosy projects are delivered on time and within budget — and they are delivered with exceptional construction service. Though the Camosy firm has grown in both size and in capability over the last century, the family commitment to first serve its clients' best interests continues to be the foremost consideration.

This is why the Camosy Construction has been trusted by so many people for so many years and why the Camosy firm can confidently say that it has consistently been:

**“BUILDING TRUST SINCE 1910.”**



[www.camosy.com](http://www.camosy.com)