

CAMOSY

THE PLUMBLINE

VOLUME 2013/2014



Palatine Police Headquarters

page 6



WELCOME

January 2014



As many of you have already heard, we've changed *The Plumbline* from a 12-month publication to a 24-month publication. We believe that, by means of doubling our choices of projects, we will be able to feature more of the kinds of construction projects that appeal to you. Of course, all of the projects we build are breathtakingly interesting and enormously attractive to us, but we know that we publish this magazine for your information, education and entertainment — and that you may not fully appreciate our feeling that all the projects we build are as utterly fascinating as we think they are. We trust that you will enjoy learning about the projects that we have selected.

In this volume, we are featuring nine projects. One project is a lovely interior renovation that we are particularly proud of helping to bring to reality. Then there are two important police station projects that appear quite different architecturally, but were both designed by the same architectural firm. The Eau Claire Area Schools project in west-central Wisconsin is a substantial, multiyear, four-school project consisting of both complex renovations and new building additions. Then we have two community projects located in the village of Lake Villa, Illinois — one is a new fire station, while the other is the Prince of Peace Catholic Church's Parish Life Center addition. You can also learn about two different kinds of exterior construction projects that make effective use of artificial turf — one is the Union Grove High School's athletic field in Wisconsin, and the other is the McCaslin Park improvements in Carol Stream, Illinois. We conclude with a project from our Special Projects Division, the award-winning Madrigano Family Residence Hall renovation at Carthage College.

You may notice that my longtime partner, Raymond Camosy, is not pictured with me in the above photo. Raymond officially retired from active participation in the firm in October of 2012. In January of 2012, he earned a Master of Nonprofit Administration degree (*magna cum laude*) from the University of Notre Dame, and he is currently serving as the president of the University of Wisconsin-Parkside Foundation. Although Raymond will be missed, we wish him well in his future endeavors in the nonprofit sector, which he tells me is twice the size of the construction sector.

I want to also take this opportunity to personally thank our advertisers. Without them, we would not be able to publish this magazine, and with them, we are able to deliver our projects more successfully and to operate our business more professionally. They are well worth considering when you are fulfilling your future business needs.

Please enjoy a safe, happy, healthy and successful year in 2014.

John P. Camosy, AIC, CPC
President and CEO



Volume 2013/2014

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ON THE COVER: Palatine Police headquarters, Palatine, Illinois, pg. 6

MG DESIGN Interior Renovations

PLEASANT PRAIRIE, WISCONSIN



Executive conference room



“ With design being core to our culture and our business, MG Design needed a creative, collaborative partner for our expansion. Camosy brought our vision to life with dynamic new spaces for design, marketing, graphic production and client interaction. ”

– Michael W. Grivas, CEO,
MG Design Associates

Specializing in exhibits, permanent environments, mobile marketing and corporate events, MG Design employs approximately 75 people at its 130,000-square-foot headquarters and plant, which has been located in Pleasant Prairie since 1999. Founded in 1958, the firm has expanded to partner with a remarkable array of diverse clients from many industries, both large and small, and both international and local. MG Design strives to provide innovative solutions for companies that are looking to impactfully engage their audiences face-to-face. The company also maintains offices in Orlando, Las Vegas and San Francisco.

Witnessing an increasing demand for its creative and production-related services, MG Design realized that a major renovation with an associated expansion was in order. The intent was to create dramatically enhanced collaborative spaces as well as to improve its processes, flows and systems in order to maximize the firm's creativity and effectiveness. MG Design selected a design and construction team of Camosy Construction and Partners In Design Architects to work together with MG Design to transform its plant's existing interior spaces so as to not only accommodate its expanding staff but also to create a "WOW" space of its own.

This "WOW" space is known as the "Design Attic." Located over the new graphic production space, the Design Attic pays homage to MG's founder, who began the company in his Chicago

attic. Today, however, this modern Design Attic houses public space; a creative conference area; a lounge; kitchen facilities; and workspaces for designers who conceive exhibits, graphics and digital creations. This space also is home to MG's marketing group.

The renovation concept also includes an executive conference room that houses a technology-rich meeting and collaborating space that can be used for large internal meetings or to comfortably accommodate client meetings and presentations. Additional new spaces were reconstructed from the previously occupied graphic production space and are dedicated to what have become expanded and enhanced controller and accounting departments, as well as the firm's project management, estimating and detailing teams.

Client
MG Design Associates

General Contractor
Camosy Construction

Architect
Partners In Design Architects

Total Construction Cost
\$680,000

Area of Construction
8,000 Square Feet

Construction Duration
Six Months



Exterior of addition

VILLAGE OF GLENDALE HEIGHTS

Police Station and Civic Center Improvements

GLENDALE HEIGHTS, ILLINOIS

This interesting and complex project consists of (1) a 38,000-square-foot addition to the existing Civic Center that serves as the village's new police station, (2) a thorough renovation of the existing Civic Center's former police areas and (3) the modernization of much of the remainder of the Civic Center. FGM Architects' design for the addition to the existing building utilizes load-bearing precast concrete wall panels, precast concrete floor planks, low-VOC paint, skylights and a created space that serves as a pleasant courtyard.

Camosy Construction was selected to serve the village of Glendale Heights as its construction manager as agent by means of a quality-based selection (QBS) process. Under this type of procurement arrangement, the village contracted directly with all of the subcontractors and specialty suppliers. During construction, Camosy served as the village's agent by managing, coordinating and supervising all construction activities on the site.

Project Manager Tim Drewry recalled a critical aspect of the project: "At the connection point between the new and existing building, there was an active elevator that was scheduled to be removed during



"This project presented many challenges during construction. Camosy was able to work through each situation that was introduced in a timely and efficient manner. The combined efforts of Tim and Craig during construction of the project kept this multiphased project moving forward and under budget. Camosy Construction was well represented by these two gentlemen, and they served our interests well over the course of the project."

— Chief Michael S. Marron,
Glendale Heights Police Department

the same time frame when the entire lobby was both being reconstructed and kept available for public use. We had the unenviable task of installing and activating the new elevator while, at the same time, building a bridge that was to service the existing building from above what was to become a new, open atrium lobby — and all of this work had to be completed before the existing elevator could be removed and before the existing lobby could be reconstructed."

Due to the majority of the new building's elements being constructed during the winter and spring months, Camosy provided special weathertight enclosures to protect the existing building for a period of six continuous months. The needed special weather protection was successfully achieved by means of building temporary enclosures that were tied into the roof.

Drewry further commented, "FGM Architects and the village of Glendale Heights proved themselves to be valuable partners in all matters relating to the con-

tractors whom the village had hired. They were always eager to assist one another in the resolving of any complications which arose from the inherent complexities of the various contracted items or from special contractor concerns."

Client
Village of Glendale Heights

Construction Manager
Camosy Construction

Architect
FGM Architects

Total Construction Cost
\$13,200,000

Area of Construction
38,000 Square Feet

Construction Duration
16 Months

PALATINE POLICE HEADQUARTERS

PALATINE, ILLINOIS

The village of Palatine's attractive new police station nearly doubles the size of its old police facility, which was located in the basement of the Village Hall. Interestingly, that structure was built in 1952 as Palatine's high school, and it served that role until 1977. SRBL Architects (later acquired by FGM Architects) was selected as the architectural firm assigned to design a modern, stand-alone, 80,000-square-foot law enforcement facility. The new building possesses state-of-the-art features, which include a firing range, forensic labs, a defensive training center, a fitness center, a training classroom, indoor squad parking, and all of the needed operational and administrative support areas.



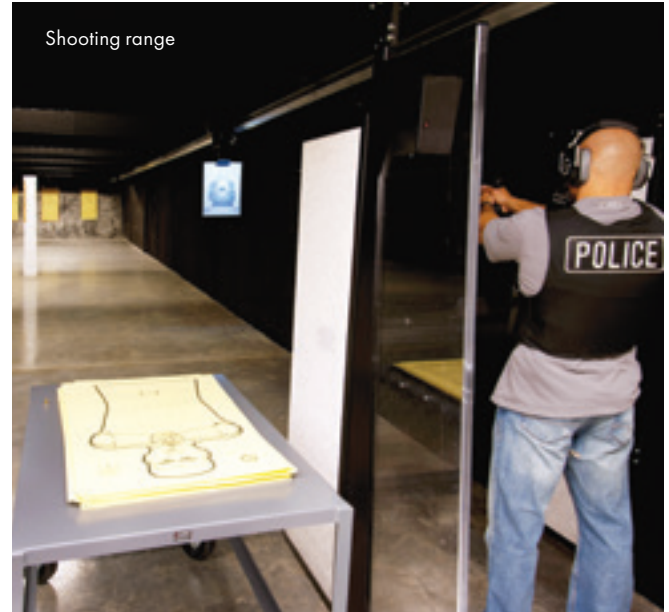
When walking through the front entrance of this police headquarters, one can easily notice the extra efforts that incorporated as many "green" initiatives as possible into the approved budget. Significant green elements that were incorporated into the design include energy-efficient lighting and the use of recycled materials. Camosy Construction also contributed by developing creative ways to reuse the existing parking lot stone base and certain concrete structures, which were scheduled for demolition and removal. These items were reused as fill material, which

reduced the waste that would otherwise have been hauled off the site. These two initiatives suggested by the construction manager provide a clear visual demonstration of an innovative way of minimizing the impact to the environment while simultaneously generating a cost saving for the village.

Camosy's Project Manager Tim Drewry commented, "The Palatine Police headquarters project is a particularly satisfying one to me because we were able to successfully coordinate



Sitting area near second-floor offices



Shooting range

“*The excellent quality of cooperation that existed among the village of Palatine, FGM Architects and Camosy Construction was a virtually seamless effort, and I believe that our success as a team is truly a testament to the skill, work ethic and care exhibited by every member of these three organizations. This intense level of collaboration is not encountered on every project.*”

– Tim Drewry, Project Manager,
Camosy Construction



the demolition of an existing facility and the building of a new facility on the same site while concurrently recycling, repurposing and integrating much of the existing building's material into the new construction. It is just so gratifying to be able to reuse old materials instead of sending them to a landfill, thus allowing the builders to contribute their part toward improving our environment.”

Like many projects, the Palatine Police Station began with some budgetary hurdles. The total space requirement, as initially programmed, exceeded by several thousand square feet what the project budget could incorporate. In response to this fact, the team worked together to develop some creative cost-saving ideas to maximize the square footage for the building while maintaining the approved budget. In one particular case, the parking garage's wall structure was changed to a precast panel system that integrated a brick veneer that matched the brick used in the main part of the building. This resourceful rethinking of a wall system generated a sufficient savings in cost so that the village

of Palatine could thereby obtain its full 50-space indoor parking garage, which will prolong the useful lives of its motor vehicles.

Project Architect Brian Wright stated, “The team from Camosy was actively engaged in the design phases of the project, coordinating details, offering input on construction and providing insight on potential cost savings. The Camosy estimating team was very accurate with the budget, which allowed us to proceed and not lose time redrawing. The team worked diligently to eliminate or reduce change-orders in the field. Certainly, no one wants unnecessary change-orders. The team did well in the field to work through potential change-orders and issues to minimize them.”

Wright went on to say, “Police stations are a complex building type. The detention cells, security and specialized training areas present construction challenges that not many construction managers or contractors are aware of. Camosy's experience in this typology runs deep, and the team is able to plan ahead and anticipate subcontractor issues or questions before they become problems. Their experience in police stations makes the construction process run much smoother.”

Client

Village of Palatine

Construction Manager

Camosy Construction

Architect

SRBL Architects,
acquired by FGM Architects

Total Construction Cost

\$18,900,000

Area of Construction

80,000 Square Feet

Construction Duration

14 Months



“ *I was impressed with Camosy from day one of our construction manager selection process. It was clear to me they were salt-of-the-earth people intent on giving us the best building possible. They were large enough to get the job done but also took pride in creating a cohesive team with our police department family. Camosy insisted on being brought into our planning process early and worked well with our architects. Throughout the project, their innovative ideas saved us thousands upon thousands of dollars. Even with lower-than-expected bids, they still brought the building in almost a million dollars under budget. I and the group of police officers that participated in this project still consider those we worked with from Camosy to be friends today, and cops don't make friends easily. I cannot say enough good things about this company — they are top-rate professionals who accomplished more than we asked. We have always been a proud group here, and, because of this new facility that Camosy built, we are beaming with pride over our new home as well.* ”

— Chief John Koziol,
Palatine Police Department

FGM ARCHITECTS



Two Different Police Stations: An Architect's Perspective

by Brian Wright, AIA, LEED AP, Senior Associate, Project Manager, FGM Architects

In 2009, the villages of Palatine and Glendale Heights both undertook the design and construction of a new police station for their communities.

It was important for both Palatine and Glendale Heights to engage with a design team that specializes in this type of facility because police stations are very complicated buildings with very specific requirements. Such requirements include detention cells, differing security considerations and specialized training areas. The materials used must be extremely durable, and the facility itself must portray the look of a civic building, possessing a very safe and welcoming lobby and entrance.

And this is where the similarities between these two communities' police stations end.

The village of Palatine required a new, stand-alone police station, and the village of Glendale Heights needed to connect a new police station to its existing Civic Center.

For both projects, we completed thorough studies of the surrounding context and vernacular of each community's buildings and neighborhood. A design that reflects both the individual vision and the goals of each department, while simultaneously fitting in with the character and landscape of the community, separates these two projects from each other.

Palatine's vision was to match the character of their police station to the other buildings located in its downtown area. Our design solution presents a two-story red brick and limestone structure that respects the historical "feel" of other buildings in

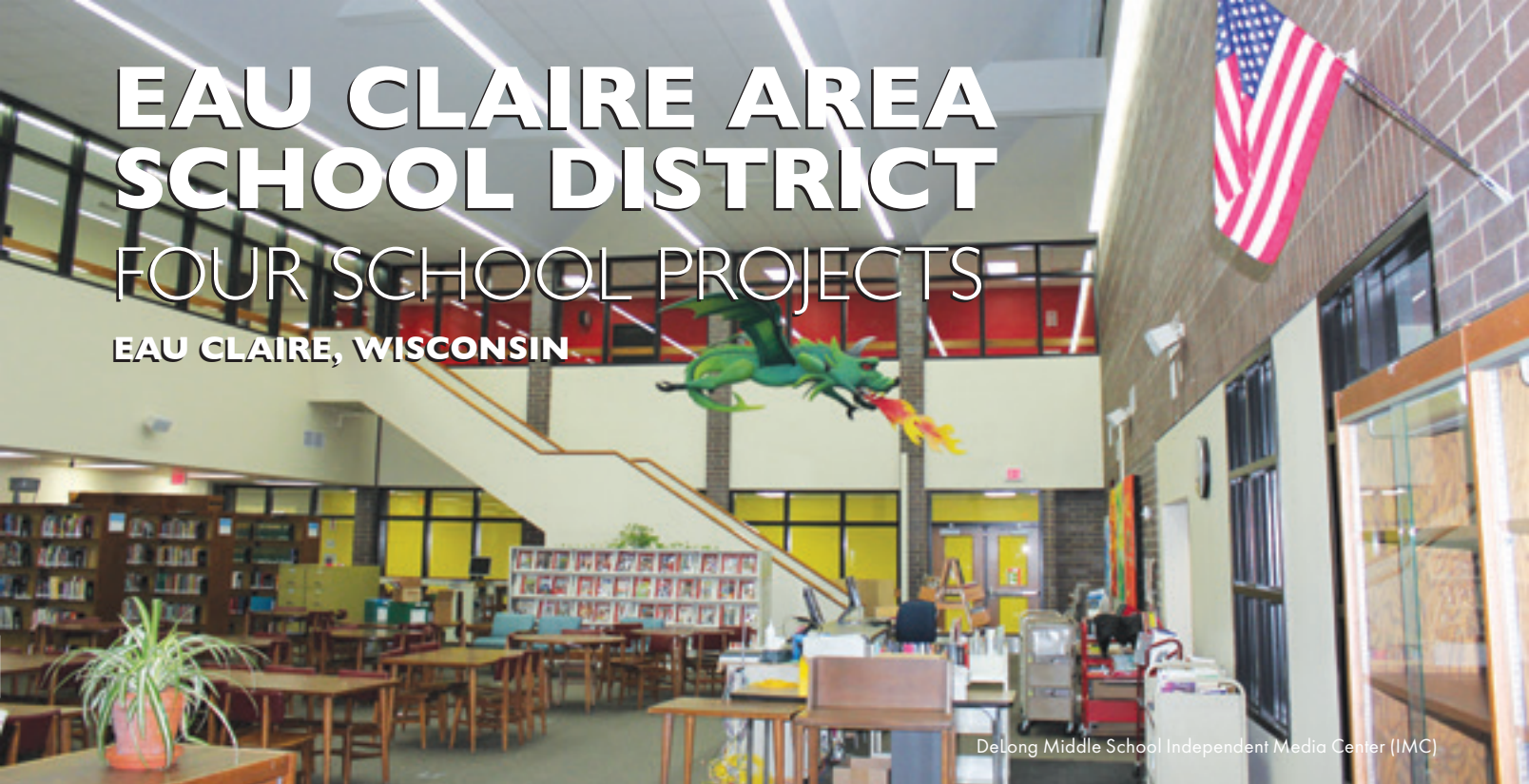
revitalized downtown Palatine. The layout is balanced, but not quite symmetrical, which draws attention to a distinctive two-story entry. A new grocery store was planned for the adjacent site, prompting the FGM team to work with the grocery store's designers to match the materials and colors of the store's exteriors to those of the police station. The pleasant result is a new police station that blends well with the character of Palatine's downtown area.

Glendale Heights began with an existing municipal campus from a 1970s-era, two-story, precast-concrete-panel Civic Center structure, which posed quite a design challenge. The FGM team was tasked with creating a design solution that would blend in with the character of the adjacent building while, at the same time, enhancing the overall campus. Following an in-depth study and careful analysis, the selected solution was a 40,000-square-foot addition to be attached to the north end of the adjacent building that was designed to blend in with the adjacent building as much as possible. At the same time, FGM developed a new façade and entry for what was to become a combined building. The introduction of brick warmed the look of the existing precast building and connected the entry to the other campus buildings. FGM successfully created a unified campus for the village of Glendale Heights by means of borrowing materials from existing campus elements.

FGM devises solutions that are subtle, dramatic or somewhere in between. Whatever our client's goal, FGM's designs reflect the vision of our client and ultimately provide buildings that enhance the community.

EAU CLAIRE AREA SCHOOL DISTRICT FOUR SCHOOL PROJECTS

EAU CLAIRE, WISCONSIN



DeLong Middle School Independent Media Center (IMC)

On April 5, 2011, residents of the Eau Claire Area School District (ECASD) approved Referendum Question No. 1. This referendum question addressed the increasing elementary school enrollments in selected areas of the school district that were causing overcrowding and also focused on certain aging facility upgrades that had become necessary but could not be funded from the district's general budget.

In June 2011, the Eau Claire Area School District hired Camosy Construction as its construction manager as adviser to oversee nearly \$52 million worth of construction projects to be performed at four different schools. The names of these projects are: Putnam Heights Elementary School, Robbins Elementary School, Sherman Elementary School and DeLong Middle School. All three elementary

schools are currently seeking LEED certification under the 2009 LEED requirements for Schools: New Construction and Major Renovations. Construction was completed on the three elementary schools in August 2012. The DeLong Middle School is also seeking a LEED certification, but construction started at DeLong in June 2012 and was completed in August 2013.

During construction, Camosy employed four student interns from the University of Wisconsin – Stout's Science and Technology Building Department (Brad Konkel, Cody Weber, Jeff Tanner and Jordan Johnson). Each intern worked at one of the four Eau Claire Area School District projects.

Intern Brad Konkel shared, "The experience I've gained through Camosy Construction over the past year and a half has been greater than any student intern could hope for. Having a background in civil/structural engineering and a general understanding of construction documents really became viable assets, which I was able to incorpo-



"In successfully delivering these four complicated projects, all on schedule and all within budget, let's just say that the last two years of my life have gone by in a flash. I sometimes hesitate to ask Jerry Jamieson, Bryan Hammond and Gabe Schiavi how they enjoyed their summer 'vacations.' And I cannot possibly forget the diligent efforts displayed by our project coordinator, Tracy Lange, who worked as long and hard as any of us did on this project."

– Robert Nikolai, Project Manager,
Camosy Construction



DeLong Middle School Auditorium



Sherman Elementary classroom

rate throughout the Eau Claire Area School District projects. Though these skills benefited me throughout the projects, my greatest resources proved to be my superiors. Working under Mark Simes on the DeLong Middle School project and Robert Nikolai on all four Eau Claire Area School District projects provided me an excellent work atmosphere, as well as a learning environment where I could grow as a professional. I will always remember these great individuals whom I was fortunate enough to work under and who were willing to share their expertise with me. I am truly grateful to have formed working relationships with these men, as well as being given the opportunity to work for an industry leader such as Camosy Construction."

The **Putnam Heights Elementary School** project consisted of both a building addition and a renovation, totaling approximately 79,700 gross square feet housed in a single-story facility with mechanical mezzanines. The facility serves approximately 500 students in kindergarten through fifth grade and provides public space that can be used by the community. New construction consisted of load-bearing masonry supporting a steel roof structure. The floors consist of concrete slabs on grade with precast concrete plank topped with concrete in the mezzanine areas. The sitework package included new parking spaces, drives and utilities. The HVAC system includes air-handling units with a rooftop chiller. The entire building project included a fire

protection system, plumbing, new electrical service, electrical distribution equipment replacements, light fixture replacement, a new fire alarm system, a new intercom and clock system, extensive revisions to structured cabling systems, and modification to existing security and access-control systems.

The **Robbins Elementary School** project also consists of both a building addition and a renovation, with this project's effort totaling approximately 95,500 gross square feet in a two-story facility with mechanical mezzanines. The facility serves approximately 600 students in kindergarten through fifth grade and also provides space that can be utilized by the community. Construction consisted of load-bearing masonry supporting a steel roof structure. The ground floor is composed of a concrete slab on grade, and the second-floor structure is precast concrete plank topped with concrete. The sitework package also includes new parking, drives and utilities. The HVAC system contains air-handling units served by a rooftop chiller. The entire building project includes a fire protection system, plumbing, new electrical service, electrical distribution equipment replacements, light fixture replacement, a new fire alarm system, new intercom and clock systems, extensive revisions to structured cabling systems, and modifications to existing security and access-control systems.

Sherman Elementary School is also an addition and renovation that encloses approximately 88,000 gross square feet. This project includes the demolition of an 18,000-square-foot portion of the existing building, as well as a 49,000-square-foot, two-story addition and 28,000 square feet of renovated spaces. The facility serves approximately 600 students in kindergarten through fifth grade. Construction consisted of load-bearing masonry supporting a steel roof structure. The ground floors are concrete slabs on grade, and precast concrete plank with poured-in-place concrete topping form the structure of the second floor. Sitework included more new parking areas, drives and utilities. The HVAC system similarly includes air-handling units with a rooftop chiller. The entire building project includes a fire protection system, plumbing, new electrical service, electrical distribution equipment replacement, light fixture replacements, a new fire alarm system,



Sherman Elementary main entry and reception office

Robbins Elementary classroom



Client

Eau Claire Area School District

Construction Manager

Camosy Construction

Architect

Bray Associates Architects

Total Construction Cost

\$52,000,000

Area of Construction

340,000 Square Feet of Additions
and Renovations

Construction Duration

10.5 Months for All Three
Elementary Schools
15 Months for DeLong Middle School

new intercom and clock systems, extensive revisions to structured cabling systems, and modifications to existing security and access-control systems.

Per Field Superintendent Mark Simes, "All three elementary schools were completed on schedule, and all subcontractors and contractors worked successfully together as teams. All of the sites were very tight, and a significant amount of teamwork was needed in order to successfully accomplish the task. Happily, all remained extremely focused and consistently displayed a full understanding of their ultimate goal."

By far, the largest of the four projects is the **DeLong Middle School**. The DeLong project is a two-story structure consisting of an addition and a renovation that total more than 242,500 square feet. The facility serves approximately 900 students in grades six through eight. Major specialty-use areas constructed at DeLong include art, technology, administrative offices and special education. A complete overhaul of the mechanical, electrical and plumbing (MEP) systems was completed. Aspects of the MEP overhaul include new domestic water lines, heat piping, ductwork, a roof-top-mounted chiller, air-handling units, data network wiring, a security system, and a fire protection system, as well as new electrical and plumbing fixtures. An energy-efficient solar reflective roof was also installed. Site-work included a new upper parking lot, a driveway, and a track and football field.

Camosy Construction Project Manager Robert Nikolai recollected, "This was an extremely complex project in that all four schools were under construction at the same time during the summer of 2012, and not one of the schools used the same team of subcontractors. Consequently, each project was coordinated as though it were a separate project — even though each project had the same owner, the same architect and the same construction manager. Now add to this unusual level of complexity the

facts that all four schools were occupied and in operation during construction and that they were all organized for LEED certification and that two of Camosy's field superintendents were hired locally.



During construction, students became accustomed to witnessing many construction workers in their schools working carefully as they daily changed the shape of the students' educational environments. The students showed their appreciation and excitement on several occasions. On February 1, 2012, Putnam Heights Elementary School hosted a Contractor Appreciation Day. Principal Kim Koller remembers, "The fifth-graders brought the construction workers food for their lunches, and the construction workers guided the students on a special tour through the new addition to the school. They were all so excited about being so privileged to go 'behind the fence.'"

Putnam Heights Elementary media room





East and partial north elevations of the new station

LAKE VILLA FIRE PROTECTION DISTRICT

Fire Station No. 4

LAKE VILLA, ILLINOIS

Following a successful referendum in 2005, which authorized the raising of revenue to improve fire protection capabilities in the Lake Villa Fire Protection District, Camosy Construction was selected as the district's construction manager for Satellite Fire Station No. 3. That new station was to be located on Grass Lake Road in Lindenhurst and was intended to improve service for the east end of Lake Villa Township. The plan approved by voters in that 2005 referendum also included the fire district's promise to build a new Fire Station No. 4, a facility dedicated to better serve the west end of the 26-square-mile township.

In December 2012, electors designated the former Gavin North School property as the best location for Fire Station No. 4. After ownership of two acres from the south portion of the property, located on Route 59 south of Grand Avenue, was transferred, the Lake Villa Township Fire Protection District moved quickly to fulfill its promise and began planning in earnest for Fire Station No. 4.

It is always considered a proud accomplishment when two governmental bodies work together as successfully and effectively as they did here. This joint achievement of the Lake Villa Township Board and the fire district saved the taxpayers a significant sum of money because the fire protection district did not have to pay a private owner for the land. The fire district then selected Camosy Construction to build Fire Station No. 4 because Camosy had exceeded the district's expectations in delivering Fire Station No. 3. Camosy not only provided construction management services, which included preconstruction consulting, budgeting, bidding,

purchasing, and the project management and field supervision during construction, but Camosy also performed the concrete, masonry and carpentry trades in further support of this project.

This new fire station was designed by FGM Architects and includes 12,600 square feet of new construction. It has a three-wide apparatus bay area, a day room, a kitchen, a bunk room, a locker room, a library, a fitness room, a shift commander's office, a communications room, turn-out gear space and a gear wash room.

Capt. Brock Millsop summarizes this project best: "To truly describe our experience with Camosy Construction, we have to go back six years to our process of selecting Camosy as our construction manager for Station No. 3. Feeling as good as we did about making the decision to choose Camosy and committing our taxpayers' monies to build the first public safety building, the second decision, made only a few years later, became a far easier task. We certainly appreciate the commitment of Camosy Construction's owner to our project, as well as the firm's further commitments from its many talented individuals — both up front and behind the scenes. These commitments assured us that our building would be constructed exactly the way we had planned it and that it would be delivered according to the schedule that we had envisioned."

“Overall, we are very pleased with the final product, and we have enjoyed our business relationship combined with Camosy's very high level of professionalism.”



— Capt. Brock Millsop,
Lake Villa Fire Department

Client
Lake Villa Fire Protection District

Construction Manager
Camosy Construction

Architect
FGM Architects

Total Construction Cost
\$4,000,000

Area of Construction
12,600 Square Feet

Construction Duration
12 Months



Union Grove High School Athletic Field Improvements UNION GROVE, WISCONSIN

Union Grove High School's students and student-athletes can be thankful for the generosity of current and future taxpayers who said yes to "UG," a \$1.895 million referendum approved on May 15, 2012. Also approved was the transferring of an additional \$300,000 for expenditures needed to complete this project, which were available to be financed through the school's existing fund balance.

Supporters of the referendum successfully educated their fellow citizens about the many ways that the new competition field would benefit current and future students. They pointed out that the field would serve students well as a kind of "outside classroom" — dedicated to promoting the positive skills and attitudes of teamwork, discipline, sportsmanship, pride, leadership, self-confidence and personal time management. In applying these same skills and attitudes toward their other studies, the future success of Union Grove's students would definitely be enhanced.

In July 2012, Camosy Construction was selected as the construction manager for this project. Although the start of construction was delayed for a whole month due to the permitting process required by the Department of Natural Resources (DNR) consuming far more time than anticipated, Camosy Construction nevertheless made up for all of the lost time and successfully delivered this project on the original completion date.

Camosy's Project Manager Todd Peyron commented, "It was a pleasure and an honor

“ Great projects are the result of a good project team. I would like to thank Camosy Construction for their dedication to the Union Grove High School athletic field improvement project. Their hard work and attention to detail is something that our office and Camosy Construction shared, thus making both Union Grove High School and the surrounding community who utilize these new facilities a group of proud winners! ”

— Jon Wallenkamp, Project Architect, Kueny Architects, LLC



to be able to work with the owner, architect, civil engineer and Camosy's superintendent, Bryan Hammond, on this project. Their knowledge and professionalism enabled the team to rise above every hurdle we encountered. We were also blessed with a strong team of subcontractors, who often made these hurdles feel lower than they really were."

The first phase of the project began with Camosy's team installing a new, much larger, four-pipe drainage system positioned in the old creek bed, which replaced a 1960s-era, single-pipe system that had been covered with whatever materials were readily available at the time. Interestingly, the new drainage system was installed during the cold month of January and in only seven days' time while maintaining the natural flow of the waterway as required by both the DNR and the Army Corps of Engineers.

The project's second phase called for the use of cement slag saturation to solidify and stabilize the originally filled site in order to properly support and receive the new football field and track. Then, the new synthetic urethane track was installed, along with 800 re-engineered bleacher seats, which were designed to comply with updated build-

ing codes while providing an additional 3,000 square feet of much-needed enclosed storage space.

The Broncos logo is proudly displayed as an integral element of the new field, which now qualifies Union Grove High School as an approved host for track meets, football games, soccer games and WIAA events up to the sectional level.

Client
Union Grove High School District

Construction Manager
Camosy Construction

Architect
Kueny Architects, LLC

Total Construction Cost
\$2,300,000

Area of Construction
100,000 Square Feet

Construction Duration
10 Months

PRINCE OF PEACE CATHOLIC

PARISH LIFE CENTER ADDITION

This \$5 million building addition is the pinnacle project of a master plan launched nearly 14 years ago and inspired by the Rev. Richard M. Yanos, the church's pastor.

The proposed Parish Life Center went from dream to drawing board in October 2010 with the successful launch of the parish's "Celebrating the Harvest" campaign. More than 50 percent of the total project cost was initially collected by means of pledges, matching gifts and contributions, with more than 40 percent of the parish actively participating in the fundraising effort.

In January 2012, representatives of the Prince of Peace Catholic Church in Lake Villa, Illinois, conducted an intensive, quality-based selection process to choose a construction manager to help them build their new Parish Life Center. Camosy Construction was selected to perform the role of a construction manager at risk and work together with the church and its architect to form the building team.

Kueny Architects was selected to design and prepare detailed architectural draw-



Exterior

ings and specifications for a Parish Life Center addition. The Kueny design concept translated to a 38,000-square-foot addition, which features a full-sized gymnasium, a performance stage, several new classrooms/meeting rooms, a state-of-the-art computer lab, a fine-arts studio and a school library, plus a new kitchen and concession area, along with other contemporary amenities.

An unusual aspect of this project was its proximity to an existing wetland area that needed to be guarded and

preserved. Throughout the duration of this project, careful planning and attention were consistently devoted to protecting the surrounding wetlands from environmental damage.

Camosy Construction Project Manager Tim Drewry recalled, "The biggest challenge on this project was getting the roof installed during the middle of winter. As soon as we were able to accomplish that task, the remainder of the project fell into place pretty much as we had anticipated. As we were installing the

Sitting area near concessions





Multipurpose room

Kitchen

foundations, an unexpected problem was encountered when we discovered an active septic tank located exactly on the east concrete footing line. We soon found that a rarely used bathroom was hooked up to it. That problem was solved when plumbing service to that bathroom was temporarily discontinued until we could reroute the sanitary line from that bathroom into the building's new plumbing system."

With the new facilities provided by this addition, church officials say they anticipate engaging their entire parish family — from the smallest child to middle-school-aged teens, as well as young adults to senior citizens. The added spaces allow for the parish to expand opportunities for its many existing ministries and groups and to provide the opportunity for Prince of Peace to host community events, athletic tournaments, pageants, productions and more.



“ *Our parishioners have looked forward to the completion of their Parish Life Center for many years. Now that this facility is complete and fully operational, we are grateful to the entire Camosy Construction team who took this project from blueprint to reality in less than a year. Their attentiveness to detail and to the needs of our parish community has made this a facility that will be used and appreciated for generations to come.* ”

— The Rev. Richard M. Yanos, Pastor,
Prince of Peace Catholic Church

Client

Prince of Peace Catholic Church

Construction Manager

Camosy Construction

Architect

Kueny Architects, LLC

Total Construction Cost

\$5,200,000

Area of Construction

38,000 Square Feet

Construction Duration

12 Months

CAROL STREAM PARK DISTRICT

McCaslin Park Improvements – Phase I

CAROL STREAM, ILLINOIS



New concessions and seating area



An October 2013 aerial view of the four-field baseball complex

As part of a major park district referendum, the Carol Stream Park District commissioned a baseball-field renovation and improvement project at its existing McCaslin Park site. Hitchcock Design Group of Naperville, Illinois, defined the scope of this project, which includes the reconstructing of a four-field baseball complex that creates a central core around which Camosy also built new seating, a new concessions building, an expansive concrete plaza and the necessary preparations to accommodate future competition fields. The total amount of this project's site development encompasses nearly 560,000 square feet of space. Synthetic-turf infields and new field lighting further enhance the modern capabilities of Carol Stream's new facility.

The McCaslin Park improvement project was also characterized by a tight budget. Consequently, Camosy decided upon a cautious approach to budgeting, which consisted of competitively bidding the district's "wish list" items as separate bids.

When Camosy Construction succeeded in delivering a favorable guaranteed maximum price, the happy result was that there remained sufficient funds for the park district to incorporate many of its "wish list" items into the original project — thus significantly complementing the original scope of the development.

An uncompromising and aggressive construction schedule required the sod outfields to be installed by November 2011. With the benefits of relatively warm winter weather and the skillful control of sub-contractors, the sod outfields and other construction activities progressed as scheduled throughout the winter months, and this vigorous effort included the placing of all the concrete curb areas needed to receive the new synthetic turf.

The renovations and improvements were completed in May 2012, in time to bring the new fields into play for the baseball season. The Carol Stream Park District's Board of Commissioners cut the ribbon

for the new McCaslin Park baseball fields on Saturday, June 2, 2012, and also celebrated the success of their undertaking with ceremonial first pitches during the first baseball games held in the park.

Client

Carol Stream Park District

Construction Manager

Camosy Construction

Architect

Hitchcock Design Group

Construction Cost

\$3,600,000

Area of Construction

560,000 Square Feet

Construction Duration

Six Months

CARTHAGE COLLEGE

Madrigano Family Residence Hall Entrance

KENOSHA, WISCONSIN



In May 2013, Workshop Architects of Milwaukee and Camosy Construction were jointly honored by the American Institute of Architects during its Wisconsin 2013 Awards by presenting the Madrigano Family Residence Hall at Carthage College project with its Honor Award. The project initially contemplated straightforward upgrades to what was a 1960s-era residence hall. Without increasing the \$125,000 budget, the architect instead developed a design solution that has rebranded the building by emphasizing the building's structure and refashioning its entrance.

The new façade now boasts glass and steel elements along with the campus' signature Halquist Lannon Stone skin. The once-windowless lounges now encourage students to embrace expansive views of the college's picturesque campus.

CAMOSY NAMED A FAMILY BUSINESS OF THE YEAR



The Family Business Center at Loyola University of Chicago's Quinlan School of Business awarded this trophy to Camosy Construction as a Medium Business Finalist in its 2012 Illinois Family Business of the Year Awards. The university's judging process is based upon several assessments, including: business success, positive family-business linkage,

contributions to community and industry, community service, and leadership provided to outside organizations. This prestigious award was presented to Camosy Construction in November 2012.

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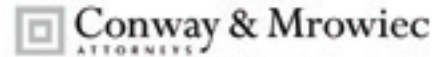
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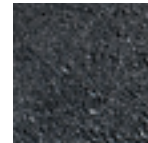
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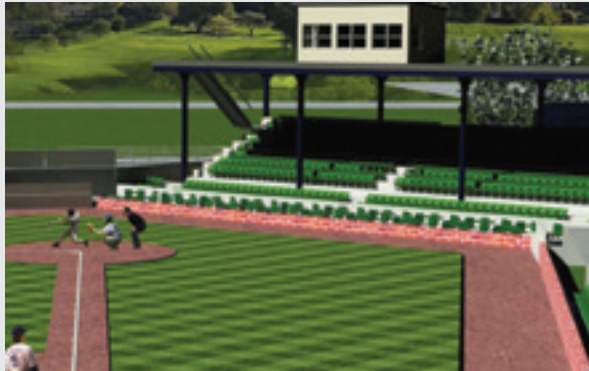
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Future Projects . . .

Projects are selected for *The Plumline* on the basis of several criteria. Projects responding to demanding construction challenges or projects that solve 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 five projects mentioned below are under consideration for the 2015/2016 edition of *The Plumline*:



Simmons Baseball Field Renovation
Kenosha, Wisconsin
Engineer – Pierce Engineers, Inc.

**Gateway Technical College –
Elkhorn Campus Addition**
Elkhorn, Wisconsin
Architect – Partners In Design Architects
No Rendering Available

**Ivanhoe Industries –
Manufacturing Plant Addition**
Zion, Illinois
Design-Build – Camosy Construction
Architect – Kueny Architects, LLC
No Rendering Available



Bensenville Police Station
Bensenville, Illinois
Architect – FGM Architects



School District of Beloit – Cunningham Intermediate School Addition
Beloit, Wisconsin
Architect – Bray Associates Architects

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

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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.

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