



# City of St. Charles, Illinois

## Concept Proposals Downtown Riverfront Property

Former Police Station Site Area Redevelopment

March 15, 2022



181 West Madison  
Chicago, IL 60606  
murphyres.com

City of St. Charles  
Community Development Department  
2 East Main Street  
St. Charles, IL 601074

ATTN: Mr. Russell Colby

March 15, 2022

Re: City of St. Charles, Illinois  
Former Police Station Site Area Redevelopment

Dear Mr. Colby and Members of the Review Committee;

Murphy Development Group (MDG) and all members of our team would be honored to work, with the City, redeveloping the former police station site in a thoughtful way. Together we will deliver a project that benefits St. Charles, building on the successful public and private development that has transpired in recent years. MDG knows the development process and best way to create new buildings required by the scope. We have read and understand the RFP and its requirements; please let this letter stand as our indication of interest and commitment to delivering an excellent new project to St. Charles.

Our team members are skilled and experienced in delivering development projects that create community benefits while being financially successful. We are fully committed to doing that in St. Charles. The team will be led by Dave Ariola. Dave is an expert in projects of this type, and has a personal interest in its success as a St. Charles resident.

MDG is joined by design partner, Wight & Company. As you will see from both the qualifications within and our concept package, Wight is well aligned with the City's needs.

Contact information for our project executive is as follows:

Mr. John T. Murphy  
Chairman and Chief Executive Officer  
Murphy Development Group  
227 W Monroe, Suite 5040  
Chicago, IL 60606  
T: 312.625.3120  
john@murphyres.com

For the duration of this project, your direct contacts will be:

Mr. David Ariola  
Managing Director  
Murphy Development Group  
227 W Monroe, Suite 5040  
Chicago, IL 60606  
T: 312.625.3120  
dariola@murphyres.com

Mr. Richard Van Zeyl, AIA, LEED AP  
Associate Principal  
Wight & Company  
211 North Clinton Street, Suite 300N  
Chicago, IL 60661  
T: 630.947.6374  
rvanzeyl@wightco.com

The MDG team looks forward to discussion this impactful and exciting project with you and your task force.

Respectfully submitted,

**MURPHY DEVELOPMENT GROUP**

John T. Murphy  
Chairman and CEO

# Contents

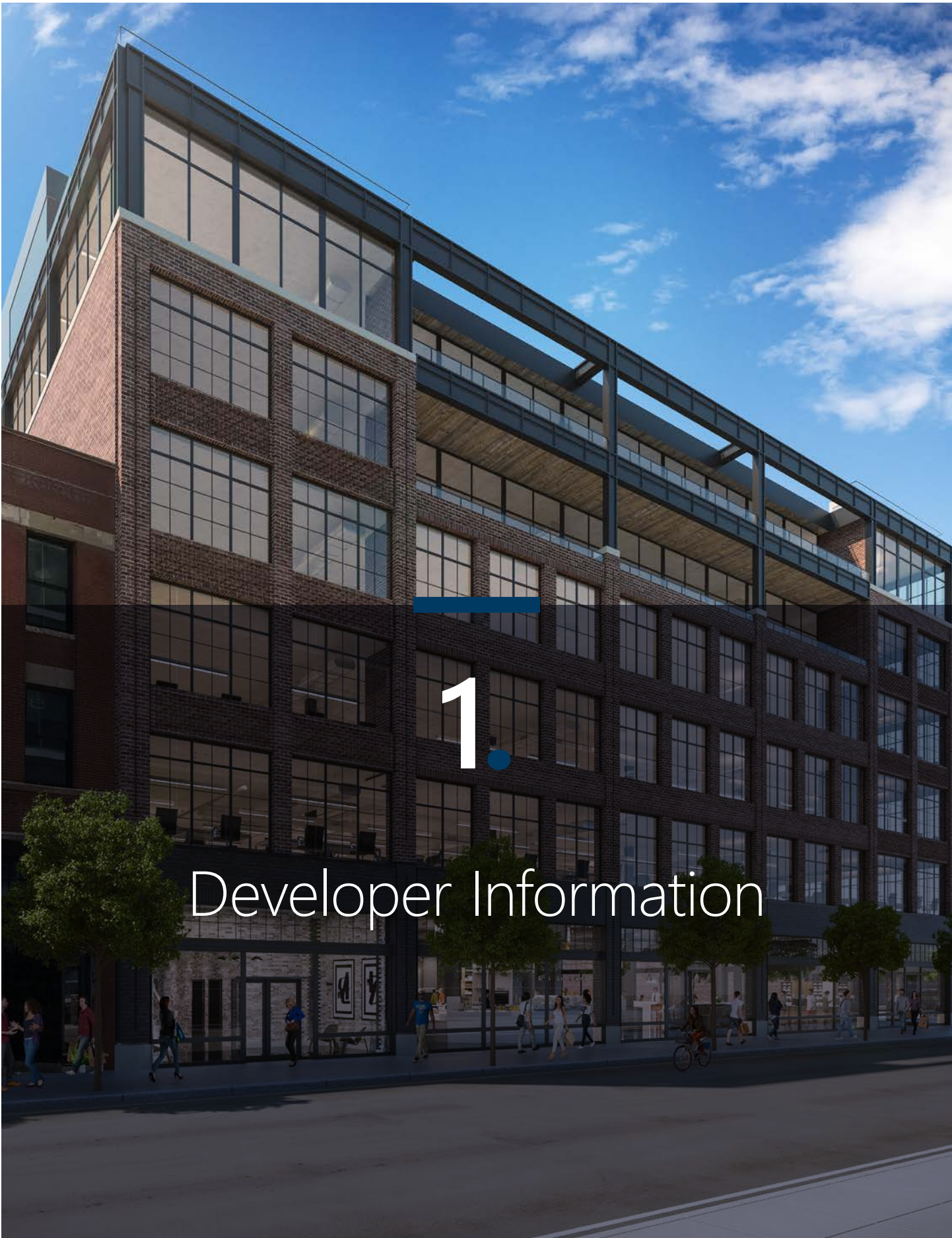
Developer Information

Comparable Projects

Project Narrative

Concept Plan (under separate cover)





1.

## Developer Information

# EXECUTIVE SUMMARY



Murphy Development Group, LLC (MDG) focuses on generating development opportunities in the multifamily, hospitality, and office sectors across the country. The firm has developed and repositioned over \$1 billion and 2.5 million square feet of commercial properties. Through sound investment strategies and extensive due diligence, the dynamic development team at MDG identifies, evaluates and executes projects by combining sound financial modeling, economic analysis, and entrepreneurial creativity.

The team has supported numerous owned developments including: Old Cook County Hospital Redevelopment, Lincoln Park 2550, Hyatt Centric the Loop, the Chicago Motor Club conversion to a Hampton Hotel, the Oriental Theater conversion to a Cambria Hotel, a 500-unit apartment tower, two medical office buildings in Grand Rapids, and a 120 modular homes gated community in Ohio. Each of the projects is notable not only for aesthetics but also for its positive impact on the community. With 20 completed and ongoing projects, MDG has a proven track record and is recognized as one of the most reputable and solution-oriented developers in the country.

## CONTACT PERSON

John T. Murphy  
Chairman and CEO  
[john@murphyres.co](mailto:john@murphyres.co)

## OFFICE LOCATION

227 W Monroe, Suite 5040  
Chicago, IL 60606

## MDG OFFICERS

John T. Murphy  
Chairman and CEO  
[john@murphyres.co](mailto:john@murphyres.co)

## CONFLICT OF INTEREST

This team has no conflicts of interest, including related to any relationship with any City official or staff member.

Our team has been assembled as a collaboration of a highly creative and accomplished developer with a \$1 billion track record in the Murphy Development Group and an architect with an ingrained disposition toward creating the most effective design solutions in Wight & Company. Additionally, we have worked together in various capacities on many of the projects profiled within our proposal. Included in this experience are multiple projects delivered successfully in suburban downtowns and under public-private structures. We are well versed and deeply experienced in what it takes to deliver special projects such as this one. In both process and results, we will deliver a building that St. Charles can be proud of and that will positively impact the community for many years to come. The team is profiled in detail in Section 1.

In this proposal, we have specifically addressed the old Police Station Site, as it will drive the development at this location. As we discuss the project with you further, we would be open to adding Parcels A, B and/or C based on creating a mutually agreeable development plan.

We propose a collaborative process whereby we work with you to refine the program, site plan, design, transportation access, and utility access. From there we would run feasibility and finalize land price. Our goal is to minimize and, if possible, eliminate public subsidies for the project. To achieve that goal, we will have to have mutual consensus on the parameters of the project.

PROJECT TEAM

All team members have extensive project experience in PPP and public institution facilities projects. Using a combination of patience, expertise and diligence, we have delivered similar projects time and time again.

The team is composed of Murphy Development Group and Wight & Company. As the project requires, both firms have deep local market connections to recruit other resources to the effort. This includes, but is not limited to, contractors, engineers, feasibility consultants and financing sources.





## RELEVANT EXPERIENCE

This team has executed numerous suburban downtown projects. Our success demonstrates our ability to deliver projects under the structure sought by St. Charles. Highlighting our success, we present the following examples. Complete project profiles are included in Section 2.



**8000 Lincoln**  
Skokie, Illinois

This 290,000 SF, \$62 M mixed-use project shows Murphy's ability to structure and execute a suburban downtown project. Murphy was called in to deliver a project when the current developer's was stalled.



**Old Cook County  
Hospital Redevelopment**  
Chicago, Illinois

This 323,000 SF, \$135 M mixed-use project shows our ability to deliver a highly complex project under a public private partnership.



**Water Street District**  
Naperville, Illinois

This 175,000 SF, \$95 M mixed-use project is another example of our work on suburban downtown mixed-use developments. It shows our ability to successfully execute under challenging engineering and site conditions.



**Teachers Village**  
Chicago, Illinois

This 150,000 SF, \$22 M development consists of renovation and repositioning of the former DeDuprey and Von Humboldt elementary school building into 106 rental apartments to be pre-marketed to teachers, as well as new construction of five market rate townhouses.



**Orland Park Triangle**  
Orland Park, Illinois

Orland Triangle District creates a new gateway to the downtown district in the heart of the Village of Orland Park. The mixed-use development centered around the existing Metra Station and Crescent Park.

## DESIGN TEAM EXPERIENCE

Our project architect, Wight & Company (Wight), is experienced in pursuing excellent design solutions while also creatively using the design-build approach to meet aggressive schedule and budget milestones. Through this work, Wight has coalesced a highly effective and collaborative roster of A&E firms to add to the project.

## ESTABLISHED BUSINESS. A WIDE RANGE OF SERVICES.

In 1939, Wight began as a surveying firm in Downers Grove, Illinois. Today they are 181 architecture, engineering, construction, and transportation professionals strong.

More than 25 years ago, their third-generation family owned firm realized there was a better way to design and deliver projects for their clients. The firm focused on improving the client experience with the process. At the same time, the team simultaneously delivers spaces that exceeded expectations in terms of design, functionality, time frame, and cost.

To accomplish this, they created an environment where the top professionals in architecture, engineering, and construction could work shoulder-to-shoulder as one team. This team works, with each client, keeping the project as their focus. Within this environment, they instilled a collaborative culture built on excellence. This is a culture that continually drives Wight to innovate. Their team provides each client with an opportunity to experience their space before it's built.

The team continues to pioneer new ways to meld their world-class capabilities to create exceptional, enduring spaces for their clients.

58

Architects

38

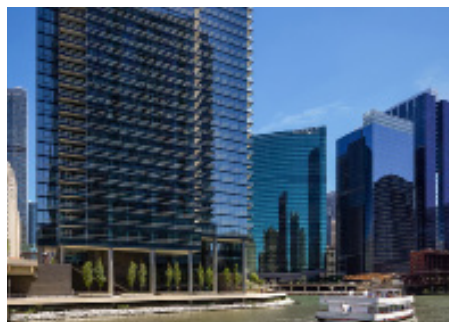
Engineers

100

Certified Registered  
Projects

6

Projects Designed to  
Achieved Net Zero



Wight knows  
complex projects.



## LOCAL CONSTRUCTION MARKET KNOWLEDGE

This team has worked extensively in the Chicago suburban market. We have a deep roster of contacts with the best-in-class contractors. Contractors will be involved, early, to verify pricing and ensure the project budget is maintained. Each bid will be completed efficiently. The projects and work will be skillfully managed, overseeing each sub-contractor and the flow of work to meet project budgets and schedule milestones.

## FINANCIAL CAPACITY

Murphy Development Group has the financial capacity to construct and deliver the project in accordance with the requirements of this RFP as demonstrated by its successful execution of over \$1 billion in development projects.

## PROPOSED PURCHASE PRICE AND OTHER PROPOSAL TERMS

Property: Initially, the old Police Department Site, approximately 2 acres. Parcel A, B, and C will also be evaluated for inclusion in the development.

Purchase Price: We believe the project will likely support a purchase price of \$1.5M to \$2M.

Earnest Money: \$100,000 to be posted 5 business days after execution of the Purchase and Sale Agreement. The Earnest Money will benefit the Purchaser at Closing. The Earnest Money will be refundable until zoning approvals are in place.

Purchase and Sale Contract: There will be a 90 day period for negotiation of the Purchase and Sale Agreement and the form of the Development Agreement.

Due Diligence and Feasibility: There will be a 90 day due diligence and feasibility period.

Zoning Process: There will be a 90 day period to create a conceptual plan, procure preliminary approvals, and finalize the Development Agreement.

Public Approval Process: There will be a 180 day period to procure zoning approval.

Survey and Title: Seller to provide an updated survey and a title insurance policy covering the value of the property.

Closing: Upon procurement of financing and building permit.

Public Assistance: To be based on final engineering of site conditions such as utilities and any St. Charles requirements for parking or requirements inclusion of other elements to the project.

## FAMILIARITY WITH THE MUNICIPAL PROCESS AND DEVELOPMENT AGREEMENTS

MDG has extensive experience structuring and documenting projects such as this one. This makes us a reliable party with which to move forward on developing the site. We understand how to handle all the elements of public and quasi-public projects, from the inclusion of public benefits, to engaging the local community, to working with local stakeholders, staff, and elected officials, and to creating appropriate documentation of the project.

Our team is excited about the project and its potential to deliver the result of an impactful new development that meets and exceeds the expectations of St. Charles. We look forward to talking the next step and discussing your project's potential.



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# Your Team

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All team members have extensive project experience in public institution facilities projects. Using a combination of patience, expertise and diligence, we have delivered similar projects time and time again.

The team is composed of:

Developer: Murphy Development Group, a highly creative and accomplished developer with a \$1 billion track record of delivering successful projects under many complex structures.

Architect: Wight & Company, an architect with an ingrained disposition toward creating the most effective design solutions.

Your point of contact, throughout the duration of this project, will be David Ariola. The entire team is profiled in detail in this section.

# Organizational Chart



**PROJECT EXECUTIVE**

**Murphy Development Group**  
John T. Murphy

**PROJECT MANAGER**

**Murphy Development Group**  
David Ariola

**SENIOR VP**

**Murphy Development Group**  
Stephen Simic

**DEVELOPMENT TEAM**

**Murphy Development Group**  
Chris Horney  
Development Director  
Steve Steinberg  
Asset Management  
Sabrina Green  
Analyst  
Bryan Li  
Analyst

**ARCHITECTURAL**

**Wight & Company**  
Floyd Anderson, AIA  
Lead Designerr  
Richard Van Zeyl  
Designer

**ENGINEERING**

**Wight & Company**  
David Evans, PE  
Lead Civil Engineer  
Jovica Grbic, SE  
Lead Structural Engineer  
Sudesh Saraf, PE, LEED AP BD+C  
Lead Mechanical Engineer  
Anthony Sullentrup  
Lead Electrical Engineer  
William Bauer, PE, CPD, LEED AP  
Lead Plumbing Designer

**COST ESTIMATING**

**Wight & Company**  
Randy Jardine, CPE, LEED AP





# David Ariola

Managing Director

David Ariola is the Managing Director of our development team who supports the team by analyzing and underwriting commercial real estate development and acquisition opportunities as well as execution of new development projects. He has achieved the SIOR designation, one of the most prestigious in commercial real estate.

He provided project management service for three of our projects including 47-story apartment tower in South Loop, an 8-story office complex in Fulton Market, and Cambria Hotels & Suites in Milwaukee. The company provides comprehensive project management services including entitlements, permitting, utility coordination, due diligence, design and construction management.

Mr. Ariola is also the founder and president of Chicago Realty Company (CRC). David is responsible for managing, growing and setting the strategic direction of the firm. Additionally, David has personally managed development projects from inception through design and construction management valued at over \$1 billion from downtown high-rises to industrial expansions. He has performed every type of commercial real estate transaction including office and retail leasing, dispositions, and acquisitions.

## EDUCATION

- Masters in Business Administration, Northwestern University
- Bachelor of Science- Civil Engineering, University of Illinois at Champaign

## ACHIEVEMENTS

- Licensed managing broker in the State of Illinois
- Certificate from the Advanced Management Development Program for Real Estate at the Harvard Graduate School of Design

## ACTIVE INVOLVEMENT

- |   |              |
|---|--------------|
| • City of Chicago Community Development Commission–Secretary              | 2000-2009    |
| • Rush University Medical Center Board of Directors–Associates Board      | 2009-present |
| • Rush University Medical Center Board of Trustees–Facilities Committee   | 2012-present |
| • The Economic Club of Chicago–Reception Chair & Membership Committee     | 2015-present |
| • The Society of Industrial and Office Realtors (SIOR)–Board of Directors | 2016-present |



# John T. Murphy

Chairman and CEO

Recognized as one of the leading real estate experts in Chicago for his development, advisory, and management skills, John T. Murphy has been a prominent member of the real estate industry since 1989. As Chairman and Chief Executive Officer of Murphy Development Group, LLC, Mr. Murphy provides leasing and development services and serves as a principal and advisor to institutional clients. He also leads development initiatives and has been involved in various equity syndications for the acquisition and repositioning of assets across the United States.

As a principal and owner, Mr. Murphy has been involved in and led the development and repositioning of several million square feet of developments throughout the Midwest and East Coast. Currently, he is in partnership with CIM Group, developing a 500-unit apartment tower, The Paragon Chicago, located at 1326 S. Michigan. Additionally, he's leading the redevelopment of Old Cook County Hospital. This five-phase, \$1 billion project is located in the world-renowned Illinois Medical District. Upcoming projects include two office towers, totaling two million square feet, located at 301 and 321 S. Wacker Drive in Chicago, as well as a Cambria Hotels & Suites in Milwaukee, WI. Other notable accomplishments include Lincoln Park 2550, a 228-unit luxury condominium development, the Hyatt Centric "The Loop" Chicago, the redevelopment of the Chicago Motor Club a Hampton Inn, the redevelopment of the Oriental Theater Building into the Cambria Hotel Chicago Loop. He is also actively involved in the development of a 206-acre private marina and beach resort on Lake Erie in Ohio.

Over the years, Mr. Murphy has also brokered high-profile properties such as the development site at 155 N. Wacker and 200 W. Jackson. Other notable past achievements include successfully leasing several Chicago properties such the Citadel Center, 200 N. LaSalle, and 230 W. Monroe.

## EDUCATION

- Advanced Real Estate Management & Analytics, Harvard Business School
- Advanced Management Program, Harvard University Graduate School of Design
- Bachelors Degree, John Carroll University

## ACHIEVEMENTS

- Licensed real estate broker in the state of Illinois
- Featured in Real Estate Chicago Magazines' 40 Under 40 List, Wall Street Journal, Chicago Tribune, Chicago Sun-Times and Crain's
- Chicago Architectural Foundation Trustee Award
- Illinois Real Estate Journal's Broker All-Stars Award

## ACTIVE INVOLVEMENT

- Building Owners & Managers Association (BOMA)
- Board Member of Peggy Notebaert Nature Museum
- Executive Club of Chicago
- Urban Land Institute (ULI)

## CLIENT SAMPLING

- General Electric Pension Trust
- New York Private Bank and Trust
- AON
- Chase
- Eurohypo
- MassMutual
- Cornerstone Real Estate Advisors LLC





# Stephen Simsic

Senior Vice President

Stephen Simsic is a Senior Vice President of our development team. His background covers all aspects of facilities development from financial structuring, acquisition, design, and construction. He brings the perspective gained from \$750 million of real estate transaction and development work through-out his career, including advising the City of Chicago on the successful redevelopment of Block 37.

Mr. Simsic spent 16 years in real estate brokerage and advisory services at CBRE and U.S. Equities. At both firms, he handled his clients' most complex, challenging, and prestigious assignments, including a focus on public institution, non-profit, and higher education real estate. His prior clients

include the University of Illinois at Chicago, Columbia College Chicago, the Erikson Institute, the Spertus Institute, the Latin School of Chicago, the Poetry Foundation, the YMCA of the USA, the Episcopal Diocese of Chicago, the Chicago Board of Education, the City of Chicago, and Cook County. His prior experience also includes establishing and leading the asset management platform for a \$2.5 billion private equity real estate firm.

## EDUCATION

- Masters in Business Administration, Northwestern University
- Bachelor of Arts, English Composition, DePauw University

## ACHIEVEMENTS

- Licensed managing broker in the State of Illinois

## ACTIVE INVOLVEMENT

- The Magnificent Mile Association
- Kellogg Real Estate Alumni Club, co-founde





## Chris Horney, LEED AP

Development Director

Chris Horney joined Murphy Development Group in 2013 and currently serves as the division's Managing Director. Chris brings a breadth of real estate and finance experience to the role that includes real estate/asset investment analysis, as well as development execution on a number of assets. Chris supports our development team by analyzing and underwriting commercial real estate development and acquisition opportunities and is actively involved in the execution of all development projects.

Chris is also involved in the day-to-day management and oversight of the firm's development initiatives, such as the redevelopment of the Old Cook County Hospital and adjacent land, the construction of The Paragon, a 500-unit luxury apartment building at 1326 S. Michigan, and the ground-up development of a 132-key Cambria Hotel in downtown Milwaukee. His completed projects include the Hyatt Centric "The Loop" Chicago, a redevelopment of Class C office into a 257-key hotel, the award-winning redevelopment of the landmark Chicago Motor Club into a 143-key Hampton Inn, the ground-up development of a 276-key Holiday Inn on the Cleveland Clinic Campus, and the redevelopment of the Oriental Theater Building in Chicago into a 199-key Cambria Hotel.

Additionally, Chris is a LEED-accredited professional, and a member of both the Economic Club of Chicago and Young Real Estate Professionals, and is the Treasurer of Purdue Sigma Chi House Corporation.

Prior to joining Murphy Development Group, Chris held roles at Inland American, Hersha Hospitality Trust, and Barton Malow.

### EDUCATION

- Masters in Business Administration, Harvard Business School
- Bachelor of Science, Purdue University

### ACTIVE INVOLVEMENT

- Director on Purdue Sigma Chi House Corporation Board
- Member, Economic Club of Chicago
- Member, Young Real Estate Professionals



# Steven Steinberg

Asset Management

Steve Steinberg has been involved in hotel and portfolio management since the early 1990's. He brings expertise in hotel development, pre-opening support, hotel operations, sales and marketing/revenue generation, financial analysis, physical asset maintenance, and service culture quality to the team. He oversees hotel projects and provides liaison services between ownership groups and hotel management companies.

Before joining Murphy Asset Management, LLC, Steve was President of MEI Hotels, Inc, a Cleveland-based hotel management company, where he oversaw the management function of a portfolio of hotels, and also launched the asset management/consulting arm of the group. He was also responsible for business development for the company.

He previously served as Regional Director of Operations, Director of Human Resources, and Director of Training for Guests, Inc., a mid-Atlantic based hotel management company.

Steve has been involved in numerous hotel development projects, openings, acquisitions, and dispositions. He has managed hotels within his portfolio to a number of prestigious brand and community awards.

## EDUCATION

- Bachelor of Science degree in Hotel, Restaurant, & Institution Management, Virginia Tech
- Certified train-the-trainer
- Certified Hotel Administrator

## ACHIEVEMENTS

- "General Manager of the Year" during his GM tenure

## ACTIVE INVOLVEMENT

- Guest speaker for Virginia Tech's Hospitality and Tourism Management (HTM) school
- Member of HAMA (Hospitality Asset Managers Association)



# Sabrina Green

Analyst

As an analyst with Murphy Asset Management, Sabrina Green is responsible for investor reporting, deal analysis and underwriting, and project management. Sabrina's prior experience showcases a deep knowledge of the hotel industry, firmly grounded in quantitative analysis. At her previous role at Omni Hotel & Resorts as an investment analyst, Sabrina managed the due diligence process and underwriting for major portfolio acquisitions and developed detailed financial models for valuation of single-asset and portfolio

acquisitions, corporate level transactions, company valuations, and new build developments across multiple asset-types.

She also performed asset management analysis for property portfolios, retail leases, renovations, partnership valuations, property expansions, residential development, highest and best use etc. In addition, Sabrina conducted market research for potential lodging investments, including evaluating strengths and weaknesses of a property or site relative to existing/new lodging supply and demand generators.

Sabrina also worked with Hilton Worldwide, both in the US and in the UK. Further international experience includes time at the UK branch of Deloitte & Touche, the Four Seasons Hotel in the UK, and Seetel Hotels in Germany.

## EDUCATION

- Degree in Hotel and Tourism Management, Cesar Ritz, Switzerland
- Certification in Hotel Real Estate and Asset Management, Cornell University

## ACTIVE INVOLVEMENT

- Member of Urban Land Institute and its Young Leaders Group





# Bryan Li

Analyst

Bryan Li is an analyst with Murphy Development Group, where he is responsible for deal analysis and underwriting, investor reporting, project management, drafting investment memorandums, and financial analysis.

Prior to joining MDG, Bryan worked for an investment group preparing and summarizing marketing materials for major commercial real estate firms, supported due diligence processes, drafted investment memorandums worth \$150M for an industrial development project

based in Chicago, and modeled a multi-year asset sale model for a national portfolio of 24 light industrial properties with a total acquisition cost of \$85M.

Bryan received a Bachelor of Business Administration Degree with a focus in Real Estate and Management & Human Resource from the University of Wisconsin-Madison. During his time at one of the country's top real estate programs, Bryan successfully competed in the NAIOP Case Competition and the Villanova Real Estate Challenge where participants perform market research to determine the highest and best use of subject sites.

## EDUCATION

- Bachelor of Business Administration – University of Wisconsin-Madison

## ACTIVE INVOLVEMENT

- Member of Urban Land Institute
- Member of NAIOP Commercial Real Estate Development Association
- Wisconsin Real Estate Alumni Association

# Floyd D. Anderson, AIA

Lead Designer



<b>Education</b>	Professional Diploma of Interior Design and Technical Instructor, Harrington Institute
	Bachelor of Architecture and Environmental Design, Kent State University

<b>Registrations</b>	Registered Architect – IL, MI, VA, WI
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<b>Affiliations</b>	American Institute of Architects (AIA), Member
	American Library Association (ALA), Member
	Executives' Club of Chicago, Member
	Executives' Club of Chicago Real Estate Committee, Member
	Illinois Library Association (ILA), Member
	Oak Park Public Library Building Committee of the Board, Previous
	Village of Oak Park, IL, Design Commission Juror

Floyd is a Principal at Wight, responsible for long-term development. His approach to design goes well beyond the fundamentals to meet his client's needs and objectives. He believes that for good design to evolve, one must understand what is important to a community, an owner, and the building's end-users. In his 38 years of architectural experience, Floyd has developed a philosophy and work ethic that is very personal, proactive, and client-focused. He has proven to be a successful director of design projects that are both large-in-scale and complex. These projects have provided him with invaluable knowledge of and experience with all aspects of the profession including both its design and technical aspects. His many assignments include libraries, college and university projects, and corporate and government office buildings. Specific examples include the Orland Park Public Library, the Campus Master Plan for the Illinois Institute of Technology, the City of Chicago Police Department New Central Headquarters, the University of Illinois Molecular Biology Research Building, and the IBM Technology Development Campus in Endicott, NY. His international experience includes projects such as the design phase of the mixed-use Vastra City Hotel and Conference Center in Stockholm, Sweden.

## Relevant Experience

### **Orland Park Public Library – Orland Park, IL**

- New construction
- Renovations

### **Public Building Commission of Chicago – Chicago, IL**

- City of Chicago Police Department new central headquarters

### **St. Charles Public Library District – St. Charles, IL**

- Interior renovations

### **City of Des Plaines – Des Plaines, IL**

- Downtown redevelopment urban improvements

### **City of Stockholm/Swedish State Railway – Stockholm, SE**

- Vastra City Multi-purpose Congress Hall

### **Des Plaines Public Library – Des Plaines, IL**

- Original new construction
- Renovations

### **Elmhurst Public Library – Elmhurst, IL**

- New construction

### **Illinois State Toll Highway Authority – Downers Grove, IL**

- Administration building

### **Walsh, Higgins & Company – Lisle, IL**

- Central Park of Lisle office complex

### **Frito Lay – Plano, TX**

- National headquarters

### **Goss Graphic System – Westmont, IL**

- Headquarters building

### **Hyatt Hotels – Various Locations**

- Hyatt Regency Ahmedabad – Ahmedabad, India
- Hyatt Regency Delhi – Delhi, India
- Hyatt Regency Bogota – Bogota, Colombia
- Hyatt Regency Pune – Pune, India
- Grand Hyatt Pune – Pune, India

# Richard Van Zeyl, AIA, LEED AP

Designer



With over 20 years of experience, Rich provides project leadership—from design through implementation—across the spectrum of mixed-use developments, including residential, retail, and office, as well as educational facilities and recreation centers. As an Associate Design Principal, his responsibilities include creation of early concepts through site and zoning analysis, and development of documents during the entitlements process. To gain successful zoning approval, he believes meeting with clients, city officials, zoning attorneys, and other stakeholders early in the process to gain consensus is critical. He continues on a project through documentation by coordinating with internal and external project teams, design oversight, documentation, and construction administration.

<b>Education</b>	Master of Architecture, Georgia Institute of Technology  Bachelor of Science in Architectural Studies, University of Illinois at Urbana-Champaign
<b>Registrations</b>	One-Year Study Abroad Program, L'Ecole d'Architecture de Versailles  Registered Architect – IL  LEED Accredited Professional
<b>Affiliations</b>	American Institute of Architects (AIA), Member  Urban Land Institute (ULI), Member

## Relevant Experience

### PRIVATE

#### **Structured Development - Orland Park, IL**

- Orland Triangle District Mixed Use Development

#### **Next Realty – Chicago, IL**

- 620 North Clark

#### **Diamond Realty – Chicago, IL**

- 1640 West Fulton

#### **Golden Mean Development – Chicago, IL**

- 629 Lake Street

#### **Interpark – Chicago, IL**

- 181 North Clark

#### **Gray TV – Madison, WI\***

- WMTV Studios

#### **IBEW Local 701 – Warrenville, IL**

- Two-story office building

#### **Midwest Property Group – Chicago, IL**

- Lake and Wells apartment tower

#### **Navistar – Various Locations, IL**

- Corporate headquarters – Lisle, IL
- New tractor trailer development building – Melrose Park, IL

#### **Classic Residence by Hyatt**

- Highlands Ranch, CO

#### **Sterling Bay – Chicago, IL**

- 121 West Wacker

#### **The John Buck Company – Chicago, IL**

- 33 North LaSalle

#### **YMCA of Metropolitan Chicago – Chicago, IL**

- New corporate headquarters
- Foglia gymnasium addition

#### **University of Chicago – Chicago, IL**

- Student Health and Wellness Center

#### **Illinois State University – Normal, IL**

- Residential Master Plan

#### **Lake Forest College – Lake Forest, IL**

- Sports center addition





## David Evans, PE

Lead Civil Engineer

David is a licensed professional engineer who brings a wealth of knowledge to each project with his focus on managing and designing athletic improvement projects. Dave specializes in stormwater management solutions and green infrastructure design such as permeable pavers, green roofs, infiltration trenches and other low impact design initiatives. He has been an integral member of many existing campuses where civil engineering design skills are essential to solving hydrology issues whether they be for recapture and reuse, infiltration, or conveyance to a larger system.

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**Education** Bachelor of Science, Civil Engineering, University of Iowa

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**Registrations** Registered Professional Engineer: IL



## Jovica Grbic, SE

Structural Engineer

As a senior project engineer, Jovica leads the structural engineering process from project inception to completion. He works closely with the entire design and delivery team to create an efficient and coordinated building structure. He has extensive experience in the analysis and design of reinforced concrete, post-tensioned concrete, structural steel, and masonry and wood elements for low-, mid-, and high-rise structures. As part of Wight's integrated design and delivery culture, Jovica is experienced in various project delivery methods.

Jovica has been the structural designer on many of our recent award-winning structural designs. His fresh thinking will be a key component of bringing an innovative solution to this assignment.

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**Education** Master of Architecture, Structures Option, University of Illinois at Urbana-Champaign  
  
Bachelor of Science, Architectural Studies, University of Illinois at Urbana-Champaign

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**Registrations** Licensed Structural Engineer: IL



## Sudesh Saraf, PE, LEED AP

Lead Mechanical Engineer

Sudesh has over 30 years of experience, through which he has developed an expertise in the design of MEP systems; including control systems, energy analysis, life cycle cost analysis, and electrical infrastructure; for commercial, educational, federal, local government, and institutional projects. His responsibilities include project engineering design and project management for education, laboratory, municipal, and corporate facilities in the Chicago metropolitan area. Sudesh leads the Wight engineering group that focuses on mechanical, electrical, plumbing (MEP), and fire protection services.

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**Education** Master of Science,  
Mechanical Engineering,  
Illinois Institute of  
Technology, 1989  
  
Bachelor of Engineering,  
Regional Engineering  
College, Srinagar, India, 1984

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**Registrations** Registered Professional  
Engineer: IL



## Anthony Sullentrup

Lead Electrical Engineer

Anthony has 23 years of experience in electrical building systems design and project/construction management. He is responsible for client meetings, and managing and delivering information to mechanical, electrical, and plumbing engineers. He has experience in the design of lighting controls, lighting, power, fire alarm, security, voice, data, and other building systems.

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**Education** Bachelors, Industrial  
Electricity/Engineering, Linn  
State Technical College, 1995

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**Registrations** Electrical Building Design  
Certificate, Electric  
Association, 2002  
  
Knowledge of NEC, NFPA,  
City of Chicago code, IDPH,  
Auto CAD MEP 2009



# William Bauer, PE, CPD, LEED AP

Lead Plumbing Designer

Bill is a passionate engineer with over 15 years of experience in plumbing, fire protection, and mechanical design. He has designed a range of projects from K-12 schools, higher education, municipal, medical, military, to retail. Special systems that he has designed include rainwater harvesting, domestic hot water plants, commercial kitchens, science classrooms, chilled and heating hot water systems, mechanical systems for medical instrument sterilization centers, and LEED projects.

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**Education** Bachelor of Science,  
Aeronautical and  
Astronautical Engineering,  
University of Illinois Urbana-  
Champaign

Associates, Engineering  
Sciences, William Rainey  
Harper College

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**Registrations** Professional Engineer – IL

Certificate in Plumbing  
Design

LEED Accredited Professional



# Randy Jardine, CPE, LEED AP

Cost Estimator

With nearly 30 years of construction estimating experience, Randy is skilled in understanding the specific cost information required throughout a project's design and preconstruction process. He collaborates with design teams to manage scheduling and cost estimating, as well as constructibility reviews. Randy's expertise in budgeting and detailed estimating helps clients to make more informed decisions. Additionally, his attention to detail assists project teams in ensuring that all aspects of a project progress as efficiently as possible.

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**Education** Bachelor of Science,  
Construction Management,  
California State University,  
Chico

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**Registrations** Certified Professional  
Estimator  
  
LEED Accredited Professional

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**Affiliations** American Society of  
Professional Estimators -  
Chicago Chapter, Board  
Director

## Relevant Experience

### DuPage County Health Department – Wheaton, IL

- Community Center
- Multiple floor interior renovations

### Forest Preserve District of DuPage County – Wheaton, IL

- Willowbrook Wildlife Center

### Glen Ellyn Park District – Glen Ellyn, IL

- Lake Ellyn Boat House renovation

### Glenview Park District – Glenview, IL

- The Grove Interpretive Center Renovation

### Naperville Park District – Naperville, IL

- Fort Hill Activity Center
- Knoch Knolls Nature Center (LEED Platinum)
- Nike Park

### Niles Park District – Niles, IL

- IceLand Skate Park
- LoVerde Sports and Recreation Center

### Northbrook Park District – Northbrook, IL

- Techny Prairie Activity Center

### Park Ridge Park District – Park Ridge, IL

- Oakton Park Facility

### Plainfield Park District – Plainfield, IL

- Prairie Activity & Recreation Center

### Romeoville Parks & Recreation Department - Romeoville, IL

- Recreation Center Renovation

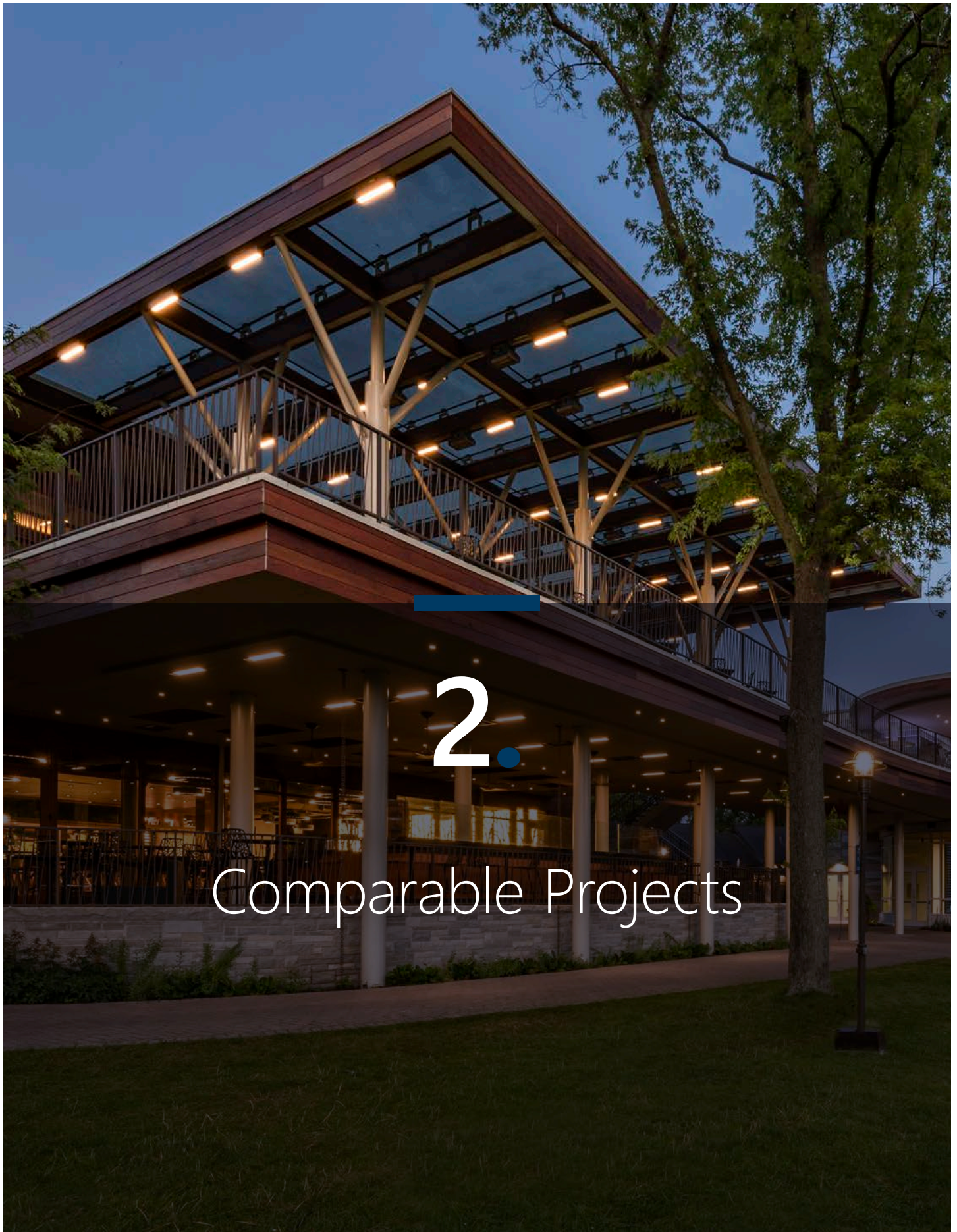
### Skokie Park District – Skokie, IL

- Skatium Renovation









2.

Comparable Projects





# 8000 North Lincoln

## PPP Development

**Location** Skokie, Illinois

**Project Data** Size: 290,000 sf  
Cost: \$62 M  
End Date: 2022

This mixed-use development with residential units, retail, and parking revitalizes a vital corner of Skokie. A sense of urban flair and sophistication is enhanced through metal detailing, curved balconies and dark green painted accents.

MDG is developing a 153 units class A luxury apartment consisting of 12 stories, with rooftop deck, fitness center, coffee lounge, business center, a game room, etc. This project is being developed as a public-private partnership which includes equity and guarantee contributions from the Village of Skokie. The project will be fully completed the end of Q1 2022.





# Old Cook County Hospital

## Redevelopment

<b>Location</b>	Skokie, Illinois
<b>Project Data</b>	Size: 345,000 sf Cost: \$135 M End Date: 2018 LEED BD+C CS (Core & Shell) Silver, BD+C, Silver

Originally completed in 1914, the Cook County Hospital building is a designated Chicago Landmark. Vacant for nearly two decades, the building had fallen into a severe state of disrepair and was threatened with demolition. A design-build collaboration was established to carefully preserve, restore, and adapt the former hospital building to meet the changing needs of the neighborhood with a new hotel, food hall, medical offices, and community spaces.

MDG, with Walsh Group, was selected in 2015 to redevelop a multi-phase project of the Old Cook County Hospital in the Illinois Medical District (IMD).

The first phase of the master plan was to convert a 104 year old hospital landmark to a mixed-use property. The parcel features a 210 room Hyatt House/Hyatt Place, 72,000 SF of office, and 25,000 SF of ground floor retail space. The construction is ongoing for the first phase and the development team is working on the master plan that could grow into \$1 billion projects.





# Water Street Development

## Mixed Use Development

Location	Skokie, Illinois
Project Data	Size: 233,000 sf Cost: \$95 M End Date: 2017
Reference	Nick Ryan Marquette Co 401 S Main Street Suite 300 Naperville, IL 60540 630.420.4730 nryan@marqnet.com

This 175,000 SF, \$95M project includes a 162 room Hotel Indigo; 45,000 SF of retail space; 13,000 SF of Class A office space; a 524-car parking garage. It is a public-private partnership with the city of Naperville with TIF and ownership of the parking structure.

David Ariola was originally hired, by the equity investors group, to perform a development pro-forma analysis and make a feasibility recommendation. Due to the results achieved by representing the investors during pre-construction, the developer hired CRC to manage the entire project including incorporating the city and TIF requirements.

The team changed the procurement process, saving the client over \$3M on a \$55M construction contract.

When a very rare structural engineering design error was discovered, we worked with the construction team to mitigate the schedule impact while agreeing not to file delay claims. This collaborative approach should make up the delay with little or no cost to the owner.



# Teacher's Village

## Premiere West Side Development

<b>Location</b>	Chicago, Illinois
<b>Project Data</b>	Size: 150,000 sf Cost: \$22 M
<b>Reference</b>	Ron Beit RBH Group 89 Market Street Newark, NJ 07102 973.273.1600

Teachers Village, in the East Humboldt Park neighborhood on Chicago's west side, is located at 2620 West Hirsch Street on the 2.37 acre block bounded by West Hirsch Street, North Tallman, and North Rockwell Streets. The development consists of renovation and repositioning of the former DeDuprey and Von Humboldt elementary school building into 106 rental apartments to be pre-marketed to teachers, as well as new construction of five market rate townhouses; approximately 9,350 square feet of commercial and retail space including non-profit retail space and a community marketplace; an approximately 4,725 square foot "community as campus" life-long learning center; and approximately 2,590 square feet of amenity space within the building; and a central piazza/ public square. The project will include 53 parking spaces located on site adjacent to the building. The project will be redeveloped to meet the City's sustainable development policy, landscape ordinance, storm water and CDOT requirements.

Teachers Village is within the historic Puerto Rican cultural district, is located two blocks from the 197-acre Humboldt Park, and is adjacent to popular neighborhoods including Bucktown and Wicker Park. The school was decommissioned in 2013 and the property was acquired from the Chicago Board of Education through an RFP/competitive bidding process in October 2016 by IFF Inc., a local nonprofit real estate and community development organization. It has been vacant since 2013. RBH Group, LLC acquired the property from IFF in 2019.





# Orland Park Triangle

## Redefining the Suburban Main Street

Location	Chicago, Illinois
Services	Master Plan Architecture Transportation Landscape Architecture

Orland Triangle District creates a new gateway to the downtown district in the heart of the Village of Orland Park. The mixed-use development centered around the existing Metra Station and Crescent Park will provide residents and visitors with an environment that is urban-inspired, pedestrian friendly, and transit-oriented. A variety of residential unit types, commercial offices, retail, restaurants, fitness, and entertainment uses will make the district a great place for the entire community to gather, live, work, and shop.



# The Hatchery

Food Incubator and Neighborhood Catalyst

**Location** Chicago, IL

**Services** Architecture  
Construction  
Management  
Sustainability

**Project Data** Size: 67,000 sf  
Cost: \$30 M

**Reference** Rich Wallach  
333 South Wabash  
Avenue  
Suite 2800  
Chicago, IL 60604  
312.596.5135  
rwallach@iff.org

Wight partnered with IFF/Accion/ICNC to design and build a new food and beverage incubator called “The Hatchery” in the East Garfield Park area of Chicago. The facility is an innovative space for local food and beverage entrepreneurs, and is designed with flexibility to adapt to market demands over time. Approximately 67,000 sf of flexible new food-grade space will serve approximately 100 start-up or early stage food entrepreneurs with shared kitchens, storage, and office space, plus areas for workforce training sessions and community meetings.

As design architect, Wight’s building design focused on sustainable strategies that lower operating costs through possible alternative energy, recycling, and/or energy conservation. Nearly 10,000 sf was designated for Accion Chicago, who relocated its headquarters to The Hatchery. It was the vision of both Accion, a nonprofit microlender, and the Industrial Council of Northwest Chicago (ICNC), that successfully convinced the Garfield Park Community Council to embrace this unique and exciting project. IFF, whose mission is to help communities thrive by creating opportunities in low-income areas, was the project’s developer, and a trusted partner with Wight on numerous assignments.

This \$30M development also offers event spaces, mentoring programs, and an expanded Garfield Park neighborhood market.





## ONGOING DEVELOPMENT

### NORTH LAWDALE INVEST SOUTH/WEST PROGRAM

Wight is currently working on a project that includes the acquisition and development of six city-owned and one privately-owned parcels West Ogden Avenue between South Trumbull Avenue. This project is being designed in accordance with Chicago's Design Excellence Guidelines.

Building on the efforts made by local stakeholders, this community-based development is restoring Ogden Avenue to a district where North Lawndale residents can live, shop and socialize.







3.

## Project Narrative





## DESIGN INTENT

Our intent with the redevelopment of the St. Charles Police Station site is to create a statement building that connects with all of the positive features of St. Charles downtown development. Those features include:

- Fox River and all associated amenities.
- Retail amenities throughout downtown St. Charles.
- Historical resources of the downtown core.
- Residential and commercial amenities delivered as part of the first street development.
- Sculpture park along the river.
- Corridor views around the site.

The old Police Station site is the key piece to the development. Parcels A, B and C can be added and we welcome discussion to incorporate them. We can also discuss a phased approach whereby the Police Station parcel is planned and developed first while a plan is also created for the other parcels so they ultimately are developed in a way that is complementary to the Police Station site and the rest of downtown St. Charles.

We see multi-family apartment as the likely highest and best use. We see first floor retail and amenity space to serve as a draw for visitors and residents. The residential would serve an unmet need for modern apartments for active working adults who want a contemporary 18 hour lifestyle in the St. Charles market. As such, we favor unit sizes that are efficient to keep rent reasonable but with enough space to entertain and/or work from home.

## BUILDING OWNERSHIP AND MANAGEMENT

It is our practice to stay involved in all of our projects until they are stabilized and are delivering on the amenities and benefits envisioned. We always engage professional management to keep maintenance, service and community engagement at the highest standards. As the project matures, we sometimes continue to hold and we sometimes seek a like-minded capital partner to join us and potentially take over the project.

## TIMELINE

PHASE	DURATION
Negotiate Purchase and Sale Agreement and Development Agreement	3 months
Due diligence Feasibility study Conceptual design Preliminary approvals	6 months
MILESTONE: FINAL TERMS AND DEVELOPMENT PLAN	
Schematic design Approvals	3 - 6 months
Construction drawings Financing	6 months
MILESTONE: CLOSING AND START CONSTRUCTION	
Site work and demolition	6 months
Vertical construction	14 months
MILESTONE: PROJECT DELIVERY	

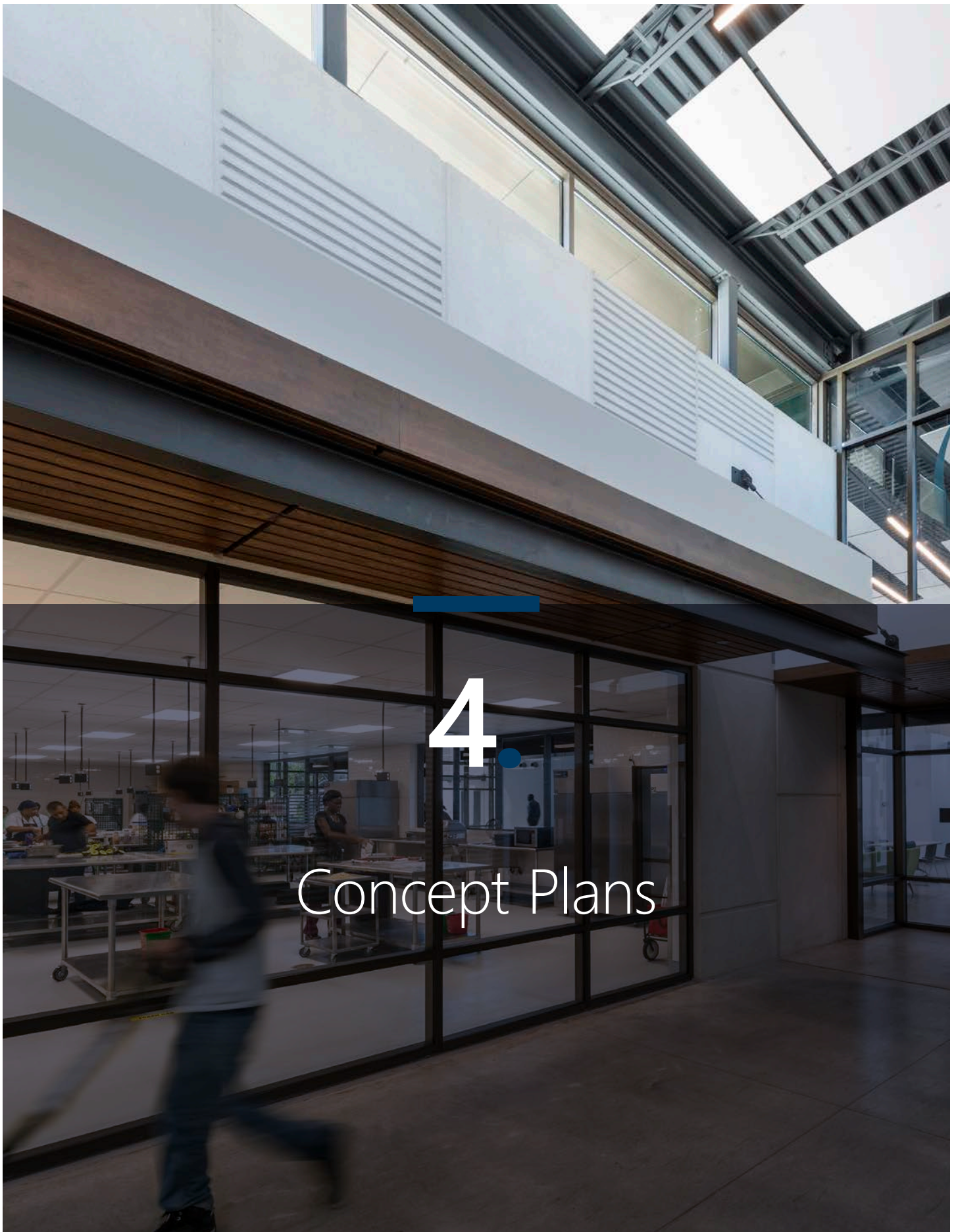
## PROJECTED CONSTRUCTION VALUE

A sample project budget is provided, on the next page, to illustrate the order of magnitude costs of the project. This budget would be refined as the project moves through initial to final stages.



# St. Charles Apartment DEVELOPMENT BUDGET

Cost Category		Untrended	\$/GSF	% Subtotal
<b>Hard Costs</b>				
Owners Hard Costs & FFE		\$600,000	\$2	1.20%
Construction Hard Costs (HC)		47,900,000	196	95.92%
Contractor Contingency	3.0%	1,440,000	6	2.88%
<b>Total Hard Costs</b>		<b>\$49,940,000</b>	<b>\$204</b>	<b>100.00%</b>
<b>Soft Costs</b>				
Architectural/Engineering/Design		\$1,270,000	\$5	15.93%
Miscellaneous Consultants		390,000	2	4.89%
Insurance		220,000	1	2.76%
Legal & Professional Fees		100,000	0	1.25%
Miscellaneous Costs		170,000	1	2.13%
Fees and Permits		540,000	2	6.78%
Marketing		300,000	1	3.76%
Real Estate Taxes		200,000	1	2.51%
Construction management	0.75%	380,000	2	4.77%
Developer Fee	4.0%	2,140,000	9	26.85%
Operating Deficit		30,000	0	0.38%
Owner Project Contingency (HC + SC)	4.0%	2,230,000	9	27.98%
<b>Total Soft Costs</b>		<b>\$7,970,000</b>	<b>\$33</b>	<b>100.00%</b>
<b>Retail Leasing Costs</b>				
Tenant Improvements	\$90 psf	\$540,000	\$2	75.00%
Leasing Commissions		180,000	\$1	25.00%
<b>Total Retail Leasing Costs</b>		<b>\$720,000</b>	<b>\$3</b>	<b>100.00%</b>
<b>Financing Costs</b>				
<b>Fees, Closing, Legal, MRT</b>				
Bank Origination Fee	0.75%	\$300,000	\$1	15.46%
Lender Closing Costs		240,000	1	12.37%
<b>Total Fees, Closing, Legal, Tax</b>		<b>\$540,000</b>	<b>\$2</b>	<b>27.84%</b>
<b>Interest Expense</b>				
Capitalized Interest Expense		1,400,000	6	72.16%
<b>Net Capitalized Interest Expense</b>		<b>\$1,400,000</b>	<b>\$6</b>	<b>72.16%</b>
<b>Total Financing Costs</b>		<b>\$1,940,000</b>	<b>\$8</b>	<b>100.00%</b>
<b>Total Project Development Costs</b>		<b>\$60,570,000</b>	<b>\$248</b>	



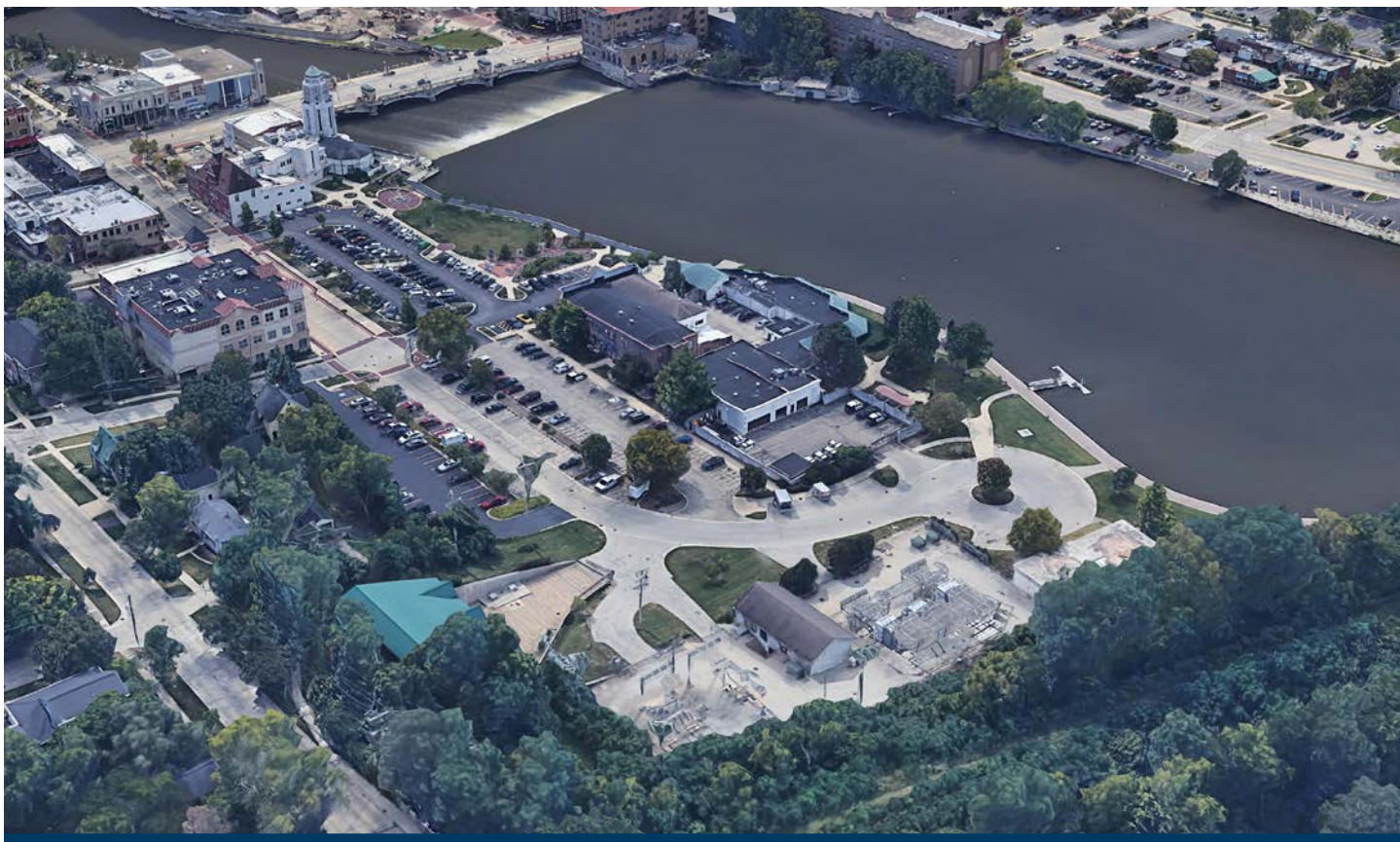




## CONCEPT PLAN

Under a separate cover, we have created a detailed conceptual plan for your review. This package includes:

- Scaled site plan showing site boundaries, building footprints, open spaces, and site improvements, including parking and pedestrian facilities. Site plan to be superimposed over aerial photo.
- Identification of any public amenities proposed within the site.
- Development data, including proposed uses, total square footages, unit counts, and parking count information.
- Conceptual architectural building elevations, photo illustrations and/or three-dimensional renderings to demonstrate the building massing in relation to the surrounding property and buildings.



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