



Home | About CBC | Award of Honor History | Board of Directors | Calendar of Events | Committees and Divisions  
 Edifice Newsletters | Industry Links | Meeting History | Merit Award Program | Membership | Photo Gallery  
 Contact CBC | CBC Member Directory | Directory Advertisers | Honor Roll of Presidents

## FOUR TOP PROJECTS EARN MERIT AWARDS

The ballroom at the Union League Club was at capacity on May 16th with over 200 of the brightest names in the Chicago Building Industry. That evening, architects, engineers, builders, developers, and other industry professionals assembled to honor excellence in Chicagoland construction at the 51st Annual Merit Awards Program.

Top projects in four categories were all recognized with distinctive cubic CBC granite cornerstones to commemorate their victories.

### THE GARY COMER YOUTH CENTER New Construction Chicago

**Project Team:** Owner: Comer Science and Education Foundation; Owner's Rep: Mesirow Stein Development Services; Architect: John Ronan Architects, and Peter Lindsay Schaudt Landscape Architecture; Engineers: ARUP, CCJM Engineers, and Terra Engineering; General Contractor: W. E. O'Neil; Consultant: Schuler & Shook.

Located in one of Chicago's poorest neighborhoods, the center provides a positive environment for area youths to spend their after-school hours. The center supports the programs of the South Shore Drill Team, a 300-member performance group for children ages eight to eighteen, and provides space for youth educational and recreational programs for disadvantaged children to improve their chances for success in life.

The building's main space is an adaptable gymnasium that converts to a performance theater. This space serves as practice space for the drill team, and converts to a



Receiving the award (l - r): Guy Comer, Comer Science /Education Foundation; John Ronan, John Ronan Architects; Greg Mooney, Gary Comer Youth Center; and Matt Briedenthal, Arup Engineers.

600-seat performance venue. Wrapping around this main space are programmatically adaptable bars that support a variety of educational and recreational programs, including arts and crafts rooms, computer lab, dance room, recording studio, music room, classrooms, and offices.

Spaces on the third floor overlook a large planted roof garden. The roof garden serves as an outdoor classroom supporting the center's horticultural programs.

On the exterior, a rainscreen cladding system of brightly colored fiber cement panels speak to the center's youthful orientation. An 80-foot tall mesh tower with an LED sign dramatically announces upcoming events and programs, and serves as a visual marker for the entire community.

Runners-up included the FBI Chicago Field Office / 2111 West Roosevelt Road Office Complex, the Heritage at Millennium Park, and the UIC Student Recreation Facility.

### CALAMOS INVESTMENTS HEADQUARTERS

## New Construction Suburbs

**Project Team:** Owner: Calamos Real Estate; Program Manager: Conopco Realty; Architect: Lohan Anderson; Engineers: ESD, Inc., and CS Associates; General Contractor: Power Construction; Consultants: V3, The Brickman Group, & Clune Construction.

Calamos Investments, located in Naperville, provides money management services. After over a decade of use, Calamos had outgrown its headquarters and was operating from two locations. To manage long-term needs, Calamos decided upon having a new corporate headquarters designed and built.

Using sustainable design principles, the Calamos facility is one of the very first privately developed buildings in Chicago seeking to achieve a LEED-EB Silver Rating. Features include energy-efficient lighting and sun shade controls; stepped chiller sequencing integrated into the temperature control system; reusable interior materials, such as carpet tile and demountable wood wall partitions. A green roof on the 6th floor was installed, and natural wetlands were preserved.



(Left - Right): Andy Heinen, V3; Nick Tsagaris and Peter Danos, CS Assoc.; Michelle Liebling, L/A Studio; Basil Souder, Lohan Anderson (LA); Tim Miller, Calamos Real Estate; Joe Rybka, Power Construction (PC); Pavio Berko, LA, and Jared Laub, PC.

Calamos' Headquarters has positively impacted the City of Naperville. Not only did it consolidate over 300 jobs into the City, but it also added a beautiful façade along I-88. The heavily-landscaped property includes a natural prairie and provides amenities of over 1,000,000 square feet, known as CityGate Centre.

Runners-up included Hinkston Park, Marionjoy Rehabilitation Hospital, and Sears Centre.

## LASALLE BANK THEATRE / HAMPTON MAJESTIC INN Rehab Construction

**Project Team:** Owner: Broadway in Chicago, and the Northern Schubert Hotel Association; Hotel Operator: First Hospitality Group; Architect: Booth Hansen; Engineers: Building Systems Engineering, Nayyar & Nayyar, and Koenigsberg Engineering; General Contractor: Bovis Lend Lease.

Extensive construction was necessary for the renovation of the 1906 Schubert / Majestic Building located in the heart of downtown Chicago's historic Theatre District. The building's original interiors contained an outdated theatre and adjacent lobbies, inferior sightlines and seating configurations, and did not address ADA requirements. Mechanical systems consistently underperformed the 100-year old roadhouse venue. Phase I of construction restored theatre hall and adjacent concession lobbies, with historic elements restored and refurbished to the original décor; updated and added public restrooms; upgraded the MEP systems, upgraded the back house areas of the theatre, and added a 3rd floor Lounge.

Phase II, the Hampton Majestic Hotel, transformed the 15-story tower to a 4-star, 135-room boutique hotel.



Accepting the award (l - r): Richard Koenigsberg, Koenigsberg Engineering; Tim Harder, Bovis Lend Lease (BLL); George Halik, Booth Hansen; John Miller, Nayyar & Nayyar; Bob Shaw, BLL.

The Majestic Building features an intricate terracotta façade, which is a registered Historic Landmark. Many of the existing interior finishes had been rediscovered, and with the direction of the City's Historical Landmark Department, age-old finishes long since forgotten were integrated back into the project's design.

Runners-up included Park National Bank Façade Renovation and Drive-up Facility, S. R. Crown Hall, and Victory Gardens Biograph Theater.

## CHICAGO GREENWORKS Construction Under \$10 Million

**Project Team:** Owner: Christy Webber Landscapes; Architect: Farr Associates; Engineers: Terra Engineering, CCJM Engineers, and Drucker Zajdel; General Contractor: George Sollitt; Consultant: Boyle and Associates.

The 18,500 square-foot building is seeking a LEED-Gold rating and will be the entrance for the Chicago Greenworks Campus Development. The project infrastructure includes innovations that are firsts for the Midwest. Along with an Eco-Industrial Park, it has a storm water retention pond at the center to serve the development. Public lighting on the site uses induction lamp technology.

The Christy Webber Landscapes complex consists of an 8,500 square-foot office building and 10,000 square-foot storage building, organized around a shared courtyard. The rooftop is complete with a vegetative green roof, a greenhouse and five large maple trees.

The building is exceptionally green, and the facility is 55% more energy efficient than other buildings of this type. The building materials all emphasize local production, using



(Left to Right): Jason Kay, Boyle & Assoc.; Roger Post, Christy Webber Landscapes (CWL); Mike O'Brien, George Sollitt (GS); Christy Webber, CWL; Tom Baker, GS, and Jonathan Boyer, Farr Assoc.

healthy materials and recycled content. Its mechanical design integrates both earth and sky systems. This development is a perfect real-life demonstration of sustainable design and construction.

Runners-up included Carthage College Residence Hall, Gold Star Families Memorial and Park, and Rush Copley Medical Center. Runners-up included Carthage College Residence Hall, Gold Star Families Memorial and Park, and Rush Copley Medical Center.



## A Word From the President...



By James A. McShane, McShane Construction Corporation

As they say, "Time flies when you're having fun." Now I'm completing my two-year term as President of Chicago Building Congress...even though the first day seems like yesterday. I'm handing the position over to very capable hands - those of our new President, Dana Thorne, who's ready to take the helm in September with numerous plans in the works for more interesting meetings and events.

As of this writing, we're making final preparations for the CBC Golf Classic at Bloomingdale Golf Club on June 27th...an event that's been sold out for months. Many thanks to our generous sponsors, who step forward each year to make this such an enjoyable event. We'll have pictures from the Outing within this issue along with results from the golf contests.

Our first TableTop Tradeshow drew a great response on April 18th, so we're likely to revisit that event for next year. This year's 51st Merit Awards Dinner was well attended on May 16th, with everyone awaiting the winner each time an envelope was opened. And, congratulations

arriving since our fiscal year runs from July through June. The dues this year are \$595.00, up slightly after a six-year hold on membership dues increases. As most of you know, the value of the organization far outweighs the cost of membership. In fact, we completed this year with 160 members...a 38-member increase since my term began. CBC is truly an essential membership if you're active within the building industry.

The CBC organization remains a very open and receptive organization and proactively welcomes new members. However, we want encourage a more diverse membership with a healthier representation of minorities and female-owned businesses to achieve a better balance. We've grown the membership steadily in recent years, now it's time to work on our diversity.

As I complete my term and transition to being Past President, my focus and attention will be placed on leading the efforts of CBC's recently-formed Diversity Committee. You'll hear more about it as time goes on and as we commence a new season in September.

are in order to our four Merit Award winners, who are featured on this issue's cover story.

Looking ahead, it's time to think about an Award of Honor nomination. This year's luncheon is scheduled for October 17th. A nomination form is enclosed and I encourage you to nominate a long-standing member of the industry for our lifetime of achievement award.

Turning to other association business, CBC's invoice for annual membership dues will soon be

Thanks to all for the encouragement and support that has been extended to me over the course of my term. It's been an enjoyable and enriching experience and I wish to extend sincere appreciation to Rich Volkmer and Barbara Krause from the CBC office organization who have made my term as President a particularly enjoyable and rewarding experience over the past two years.



## **We're Looking For Your Dues & Data!**

*Chicago Building Congress keeps busy during the Summer preparing for the upcoming season with several important tasks, beginning with billing for dues. Soon, all members will receive their invoices for the 2007-2008 dues, and we would be most appreciative of your prompt attention to paying those dues.*

*The mailing also includes a data update form, which is used to maintain our database, and generate the CBC Directory. The Directory is a lengthy, involved, detailed process. And, since change is constant, we really need the most up-to-date information on all of our members to print an accurate 2008 Directory and keep the on-line version as current and correct as possible.*

**CHICAGO BUILDING CONGRESS**  
**TABLETOP TRADESHOW**  
**April 18, 2007 • UNION LEAGUE CLUB**





## **CBC 2007 GOLF CLASSIC**

**Wednesday, June 27, 2007 • Bloomingdale Golf Club**

CBC held its 2007 Golf Outing at Bloomingdale Golf Club on June 27th. The outing was sold-out in April, but last minute cancellations allowed for those on the waiting list to enjoy a hot day of golf.

We relied upon our sponsors to defray the expenses of this event, and to enable a donation to ACE Tech High School. This donation will once again be presented at the September General Membership Meeting. Sponsors included:

• LaSALLE BANK • CLIFTON GUNDERSON • FIFTH THIRD BANK • McSHANE • THORNE ASSOCIATES • ACTION SCREEN PRINT • BULLEY & ANDREWS • CAMOSY • CHICAGO BUILDING TRADES COUNCIL • CHICAGO REGIONAL COUNCIL OF CARPENTERS • CROWE CHIZEK • CUSHING COMPANY • DICKESON & HANEY • HARRIS INVESTMENT MANAGEMENT • ILLINOIS REAL ESTATE JOURNAL • JONES LANG LaSALLE • KELSO-BURNETT • KRUSINSKI • NULINE TECHNOLOGIES • PRINCIPLE CONSTRUCTION • PEPPER CONSTRUCTION • PERKINS & WILL • QUERREY & HARROW • RAGNAR BENSON • RYAN COMPANIES • THE RISE GROUP • TRAVELERS BOND • TRAVELERS CONSTRUCTION • TURNER CONSTRUCTION • UNION LEAGUE CLUB • VALENTI BUILDERS • WARADY & DAVIS

**MANY THANKS TO ALL OF OUR SPONSORS!**





## Larger Than Life CANstructures

Chicagoland architecture, engineering and construction firms joined forces again for a good cause. Over the course of three months, firms have worked tirelessly designing, practicing, and building extraordinary sculptures made from canned food. In addition to receiving gift cards from Jewel Osco to begin their canned food procurement, teams found generous support from Chicagoland businesses to assist in the creation of their 10'x10'x8' structures. Entrants and spectators came together on May 31st at The Museum of Science and Industry for the building of the structures, with some teams building for over twelve hours.



Winning teams submit photos of their creations to compete at the National Competition held in 2008 at the AIA Convention.

Winners included:

**Jurors' Favorite:** Booth Hansen  
"Catch Me if you CAN!"

**Best Meal:** Bovis Lend Lease, SCB, Queen of Peace High School, Related Midwest, and Magnusson Klemencic  
"Search...For Ways To End Hunger"

**Structural Ingenuity:** Halvorson & Partners "The Bean"

**Best Use of Labels:** RTKL Associates Inc. and TGRWA  
"CAN You BEERlieve It?"

**Honorable Mention:** BLDD "Haulin' Away Hunger"

**Honorable Mention:** Harley Ellis Devereaux/Larson Engineering "Knock Out Hunger"



## "STAYING OUT OF THE MUD"

### CBC PLANS DUE DILIGENCE SEMINAR

Tuesday, October 23, 2007, Chicago Building Congress, the Society of Illinois Construction Attorneys, and the Construction Financial Management Association will host a joint Breakfast Seminar titled, "Staying Out of the Mud: Managing Risk Before Construction Starts." A panel of professionals representing the Owner, the General Contractor, the Subcontractor, the Lender, and the Attorney will offer insights on this crucial topic. The program will run from 7:30 - 10:00 A.M. at the Union League Club in Chicago. Mark the date ... and watch your mail for more information!

## CHICAGO BUILDING CONGRESS WELCOMES NEW BOARD

**PRESIDENT,** Dana P. Thorne, *Thorne Associates, Inc.*

**VICE PRESIDENT,** Richard J. Kress, *LaSalle Bank*

**VICE PRESIDENT,** Jeff Steigelman, *Fifth Third Bank*

**VICE PRESIDENT,** Bob Weber, *Valenti Builders, Inc.*

**CONTINUING VICE PRESIDENT,**  
Thomas Villanova, *Chicago Building Trades Council*

**TREASURER,** Raymond Camosy, *Camosy Incorporated*

**SECRETARY,** Bruce H. Schoumacher, *Querrey & Harrow, Ltd.*

**IMMEDIATE PAST PRESIDENT,**  
James A. McShane, *The McShane Companies*

**BOARD OF DIRECTORS / DIVISION CHAIRS,**

Richard Blackwell, *Blackwell Consulting*

Marty Boyd, *Jones Lang LaSalle*

John Brining, *CISCO*

Anne Edwards-Cotter, *Cotter Consulting, Inc.*

Thomas M. Gibson

Jeffrey L. Hamera, *Duane Morris, LLP*

Joseph R. Krusinski, *Krusinski Construction Company*

Robert Lessman, *Pepper Construction Company*

Mark S. Luetkehans, *Walsh Construction Company of Illinois*

Michael M. McNerney, *Titan Electric*

Jim Vanek, *Wight & Company*

Thomas Villanova, *Chicago Building Trades Council*

Bruce Watts, *The Rise Group*

James E. Zajac, *Perkins & Will*

**NOMINATE YOUR INDUSTRY  
PROFESSIONAL FOR  
THE 2007 AWARD OF HONOR!**

Since 1995, the Chicago Building Congress has recognized the lifetime accomplishments of a senior industry leader with its prestigious "Award of Honor" Program. This year, the Award of Honor will be presented at the October 17th Membership Luncheon at the Union League Club in Chicago.

Consider now whom you may wish to nominate as the next Award of Honor recipient. Take action today, and complete the nomination package enclosed in this issue of *The Edifice!*

***Previous Award of Honor Recipients***

- 1995 - Richard Pepper, Pepper Construction*
- 1996 - John Kenny, Sr., Kenny Construction Company*
- 1997 - Melvin Gray, Graycor*
- 1998 - Adrian Smith, Skidmore Owings & Merrill, LLP*
- 1999 - Raymond A. Worley, Morse Diesel International*
- 2000 - Eli W. Cohen, Thornton-Tomasetti*
- 2001 - Parker R. Thorne, Thorne Associates*
- 2002 - Robert A. Wislow, U. S. Equities Realty*
- 2003 - Sidney Epstein, A. Epstein & Sons International*
- 2004 - Al Gorman, Power Construction Company, LLC*
- 2005 - Richard Stein, Mesirow Stein Real Estate, Inc.*
- 2006 - Clyde N. Baker, Jr., STS Consultants*

[CBC Home](#) | [Edifice Menu](#) | [Contact Us](#)

Chicago Building Congress  
3s530 Mignin Drive, P.O. Box 359, Warrenville, Illinois 60555  
Tel: 630.393.1313 Fax: 630.393.1393