

NAIOP Chicago 37th Annual Awards for Excellence Finalists Contractor of the Year

Alston Construction Company

In 2023, Alston Construction completed 70 projects, generating \$2.5 billion in revenue with an average project size of \$36.2 million. The company maintained a strong safety record with an EMR rating of 0.64 and won the 2022 National AGC-WTW Construction Safety Excellence Award. Alston launched the Automation Business Unit (AIM) for warehouse robotics and a Cold Storage Team to support specialized projects. These initiatives highlight Alston's commitment to safety and innovation. For more details, visit Alston Construction 2023 Year in Review at alstonco.com/2023-year-in-review/.

- **Property 1: Project Kelly**
 - Address: 1210 Irene Road, Belvidere, IL
 - Square Footage: 1,300,000
- **Property 2: BP Project Chill**
 - Address: W 143rd Street & Steiner Road, Plainfield, IL
 - Square Footage: 389,880
- **Property 3: Chicagoland West**
 - Address: Commerce Drive, Montgomery, IL
 - Square Footage: 81,500

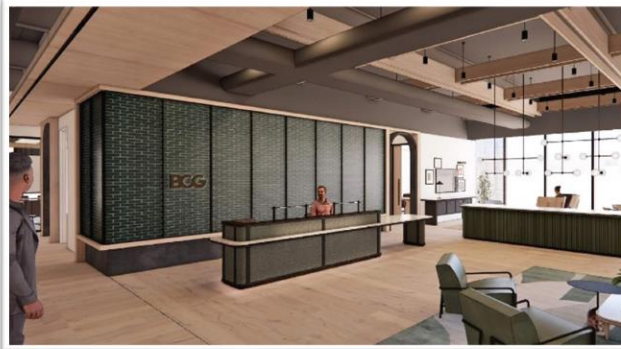


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Executive Construction Inc.

As we enter our 50th year, the respect and reputation Executive Construction has earned culminated in 2023 with record revenue of \$390M. Such pivotal growth is only possible with the confidence of our clients and partners on several complex interior buildouts in Chicagoland this year, including BCG, Molson Coors Beverage Company, and a Confidential Food Ingredients company. Emerging from the challenges of the past few years, we are proud and grateful for our successful collaborations, delivered safely for our clients. Each was accomplished through open communication, trusted partnerships, humble collaboration, and a belief in shared success—hallmarks of Executive Construction.

- **Property 1: Boston Consulting Group (BCG) - Chicago Office Relocation**
 - Address: 360 North Green Street, Chicago, IL
 - Square Footage: 223,600
- **Property 2: Molson Coors Beverage Company - Headquarters Relocation**
 - Address: 320 South Canal Street, Chicago, IL
 - Square Footage: 88,200
- **Property 3: Confidential Food Science Client - Customer Experience Center & Innovation Space**
 - Address: 24 East Washinton Street, Chicago, IL
 - Square Footage: 88,000

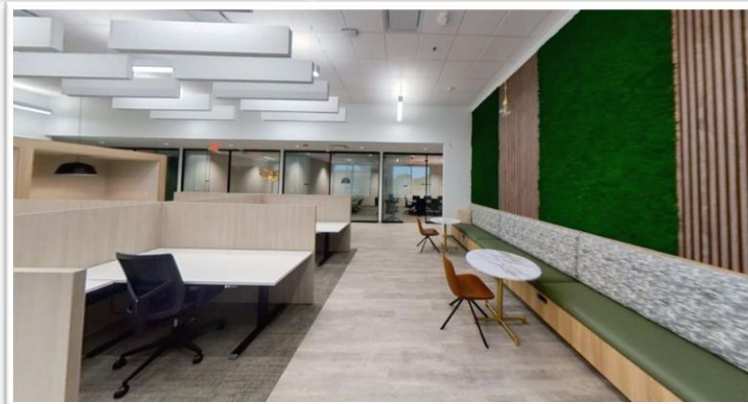


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Keeley Construction

In the past year, Keeley Construction completed various notable projects, including the 1.6M-square-foot warehouse in University Park for W.P. Carey Inc. Known as Chicagoland's largest industrial lease of 2024, Keeley is repositioning the facility into a state-of-the-art distribution center for one of the world's largest technology & electronics companies. Additionally, Keeley completed the 122,600-square-foot bakehouse #6 for Pure's Foods in Melrose Park for the production, packaging of millions of GF cookies sold at wholesale retailers. Keeley also renovated a 100,000-square-foot "ReVITALize" warehouse for Nestle / Vital Proteins in Franklin Park to house the production of its growing Vital Proteins line.

- **Property 1: W.P. Carey 1.6M Redevelopment**
 - Address: 701 Central Ave. University Park, IL
 - Square Footage: 16,000,000
- **Property 2: Nestle/Vital Proteins "reVITALize"**
 - Address: 3400 Wolf Road, Franklin Park, IL
 - Square Footage: 100,000
- **Property 3: Pure's Bakehouse #6**
 - Address: 2001 Cornell Ave, Melrose Park, IL
 - Square Footage: 122,600

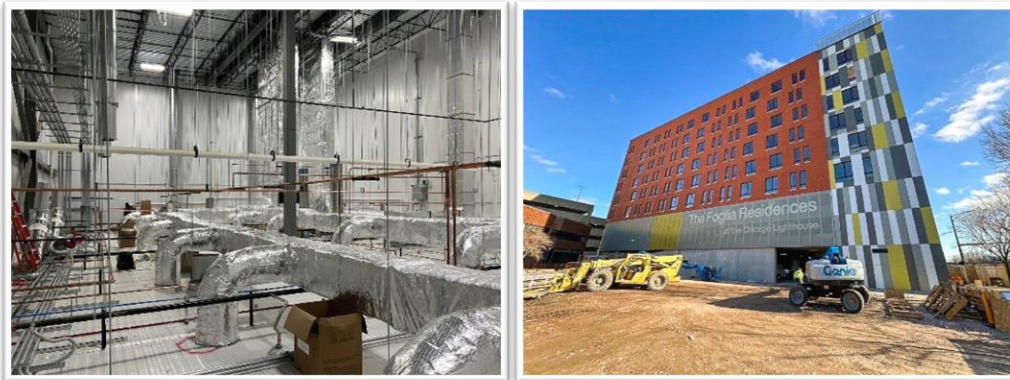


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McShane Construction Company

McShane is recognized as one of Chicago’s most diversified and active contractors. Over the past year, McShane completed the construction of five projects across the Chicago area totaling 975,100 square feet in the industrial and multi-family markets. The firm is currently underway with an additional four projects totaling 828,100 square feet. Notable projects include a 372,000-square-foot build-to-suit manufacturing facility in Kenosha, a 10,000-square-foot ready-to-heat kitchen at Home Chef’s Bedford Park distribution facility, and The Foglia Residences, the first LIHTC residential building in the nation for the blind, located in Chicago.

- **Property 1: Build-to-Suit Manufacturing Facility**
 - Address: Confidential, Kenosha, WI
 - Square Footage: 372,000
- **Property 2: Home Chef**
 - Address: 6901 W. 65th Street, Bedford Park, IL
 - Square Footage: 10,000
- **Property 3: The Foglia Residences**
 - Address: 1146 S. Wood Street, Chicago, IL
 - Square Footage: 84,317



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Meridian Design Build

Meridian Design Build is a Chicago based national design-build construction firm. Since its formation in 2005, the company has successfully completed more than 32 million SF of construction for Fortune 500 companies, privately held firms, and national developers. Meridian's ability to deliver positive results is highlighted by the fact that more than 95 percent of the company's projects are the result of repeat business. Meridian continued to expand its footprint this year through the successful delivery of 17 projects with a square footage of nearly 4 million SF for its growing client base of developers and end users. Notable projects in the Chicago area include a 729,823 sf speculative industrial facility for Venture One in Huntley & a 321,112 sf spec building for Prologis in Lockport.

- **Property 1: Venture Park 47**
 - Address: 12150 Jim Dhamer Drive, Huntley, IL
 - Square Footage: 729,823
- **Property 2: Ketone Business Center - Lot 5**
 - Address: 3350 Channahon Road, Joliet, IL
 - Square Footage: 57,500
- **Property 3: FedEx Ground - Marion, IL**
 - Address: 108 South Halfway Road, Marion, IL
 - Square Footage: 251,000



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Morgan Harbour Construction

Over the last year, Morgan Harbour Construction delivered projects that supported our client's expanding footprint in the greater Chicago area including developers, private firms and several Fortune 500 companies. Whether warehouse, interior tenant improvement, cold storage, or redevelopment, our integrity and expertise was evidenced in long-standing relationships among the development community as a design-build solution provider. Notable projects include 5301 W. Roosevelt Rd., a 400,000 SF speculative warehouse in Cicero (Prologis); Park 88 Logistics Center, 429,610 SF of dual warehouse buildings in Aurora (JV with Phelan and TradeLane); and 1460 W. Thorndale for their 130,498 SF speculative warehouse in Itasca (High Street).

- **Property 1: 5301 W. Roosevelt Cicero**
 - Address: 5301 W. Roosevelt Rd., Cicero, IL
 - Square Footage: 400,000
- **Property 2: Park 88 Logistics Center**
 - Address: 518 Fairview Dr., North Aurora, IL
 - Square Footage: 429,610
- **Property 3: 1460 W. Thorndale Ave Speculative Warehouse**
 - Address: 1460 W. Thorndale Ave., Itasca, IL
 - Square Footage: 130,498



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Pepper Construction

Reflecting on the past year, our team not only built projects, we built connections. Leaders were recognized in high-performance and virtual construction, corporate real estate and incorporating diversity. Our strength lies in the wide range of markets we serve, from interiors to industrial, entertainment to energy, schools to zoos. For example, our multi-year renovation is reshaping Shedd Aquarium for its 100-year anniversary, and our work in healthcare, science + technology and education is expanding opportunities and improving quality of life. We build each project to thrive in harmony with the natural world as we strive to see tomorrow transformed.

- **Property 1: Endeavor Health Glenbrook Hospital Cardiovascular Institute Expansion**
 - Address: 2180 Pfingsten Road, Glenview
 - Square Footage: 150,000
- **Property 2: New Trier High School East Academic Addition**
 - Address: 385 Winnetka Avenue, Winnetka, IL
 - Square Footage: 150,000
- **Property 3: Rush Street Gaming, Rivers Casino North Expansion**
 - Address: 3000 S. River Road, Des Plaines, IL
 - Square Footage: 97,500



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Premier Design + Build Group

PREMIER is celebrating its 20th Anniversary in 2024, during that time we have successfully completed projects totaling over sixty-eight million square feet nationwide. Over the years, our team has remained committed to delivering exceptional experiences that consistently surpass expectations. Our expertise spans various sectors, such as industrial, commercial, healthcare, adaptive reuse, and multifamily markets, allowing us to address a wide range of design and build requirements with efficiency and excellence.

- **Property 1: Alpha Tekniko**
 - Address: 1400 Rose Rd, Lake Zurich, IL
 - Square Footage: 80,000
- **Property 2: The Logistics Campus**
 - Address: 2600 Sanders Rd, Glenview, IL
 - Square Footage: 1,200,000
- **Property 3: Sumitomo Americas**
 - Address: 175 W Lake Dr, Glendale Hts, IL
 - Square Footage: 44,000



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Ryan Companies

Founded in 1938, Ryan Companies offers comprehensive commercial real estate services as a national developer, designer, builder, capital markets advisor and real estate manager with a focus on creating places for people to thrive. Ryan work spans a wide range of sectors and product types including healthcare, hospitality, industrial, mixed-use, multifamily, office, retail, and senior living. Built on the foundation of integrity, honesty and community, Ryan has grown to nearly 2,000 team members in 17 offices and has completed projects in nearly almost state. For more information, visit ryancompanies.com.

- **Property 1: Vyne on Haven**
 - Address: 100 N Haven Road, Elmhurst, IL
 - Square Footage: 320,325
- **Property 2: Endeavor Health Cardiovascular Center**
 - Address: 10 W Martin, Naperville, IL
 - Square Footage: 71,000
- **Property 3: Pullman Crossings Phase 3**
 - Address: 10310 S. Woodlawn, Chicago, IL
 - Square Footage: 169,520

