



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

FCL Builders is a multifaceted design/build construction company that builds projects ranging from 5,000 square feet to more than 1 million square feet.

**GPA**

60,000 s.f. Office/Warehouse  
McCook, IL  
CenterPoint Properties - Developer  
Cornerstone Architects, Ltd. - Architect  
Scheduled Completion September, 2008

**Bay Valley Foods LEED Certified**

601,350 s.f. Distribution Center  
Rochelle, IL  
ProLogis - Developer  
Heitman Architects, Inc. - Architect  
Scheduled Completion January, 2009

**10700 Waveland Ave.**

142,777 s.f. Speculative Facility  
Franklin Park, IL  
CenterPoint Properties - Developer  
Cornerstone Architects, Ltd. - Architect  
Scheduled Completion October, 2008

**Get Fresh Produce**

66,000 s.f. Distribution Center  
Bartlett, IL  
Capital Design, Ltd. - Architect  
Scheduled Completion December, 2008

**Project Cascade LEED Certified**

432,000 s.f. Warehouse  
Sturtevant, WI  
ProLogis - Developer  
Heitman Architects, Ltd. - Architect  
Scheduled Completion December, 2008

**Marklund Building**

6,086 s.f. Demolition and Rebuild  
Bloomington, IL  
DeStefano + Partners - Architect  
Scheduled Completion December, 2008

Member of the USGBC



## Kraft Foods Distribution Center Receives Environmental Recognition

The 800,000-square-foot distribution center FCL built for ProLogis and Kraft Foods in Morris, Ill., has been recognized for advanced environmental design by the U.S. Green Building Council.

The center received Gold Leadership in Energy and Environmental Design® (LEED) Commercial Interiors (CI) certification in February. LEED certification is awarded based on the level of sustainability a building achieves. The highest level is Platinum, followed by Gold and Silver, then Certified.

"This project is the cornerstone of our companywide initiative to be leaders in sustainable construction," says FCL's Fred Johanns, project development. "FCL has all the resources on hand to deliver environmentally sound projects at every level."

Along with giving the environment a break, many companies also reduce operating expenses on LEED projects, Johanns says. Annual costs for energy, water, maintenance and other operating expenses are usually lower than those of traditional structures.

"The principles of sustainability can be applied to any project, regardless of building type, size, location or budget," he adds. "Whether owners want to seek full LEED certification or incorporate specific environmental elements, FCL can help them achieve their goals." The ProLogis facility, occupied by Kraft with a long term lease, includes high-efficiency

*Story continues on page 3*

### NUTS AND BOLTS

<b>Project</b>	<i>Kraft Foods Distribution Center</i>	
<b>Location</b>	<i>Morris, IL</i>	
<b>Size</b>	<i>800,000 square-feet</i>	
<b>Developer</b>	<i>ProLogis</i>	
<b>Architect</b>	<i>Heitman Architects, Inc.</i>	
<b>Project Team</b>	<i>Fred Johanns</i> <i>Darren Lackey</i> <i>Tina Adams</i>	<i>Mike Waghorne</i> <i>Jackie Janega</i> <i>John Borowski</i>

## FCL Scores Second Bowling - Bocce - Bistro Project

Pinstripes CEO Dale Schwartz was so impressed with FCL's design/build work on his bowling and bocce bistro last year in Northbrook, Ill., he hired the company to build a second location.

"They're professional, hardworking, ethical and very good at what they do," Schwartz says. "I was very pleased with the schedule and the cost on the first project, and am very satisfied with their work to date at the current site."

FCL broke ground for the new Pinstripes at The Arboretum of South Barrington, Ill., shopping center in April. The two-story bowling and bocce bistro is expected to open in late October and will have 20 bowling lanes, 10 bocce courts and an Italian-American dining menu.

An atrium skylight and floor-to-ceiling windows will let in abundant light. Natural wood floors and walls will complement a Jerusalem stone paved entryway, and a lobby and elevated horseshoe bar will separate the two sports.

"FCL brings a lot of expertise and knowledge to this project since they handled the Northbrook site," Schwartz says. "I also appreciate that they have excellent working relationships with subcontractors, many of whom they brought back for the new project."

Whether playing bocce, bowling or dining at the restaurant, Pinstripes is a win-win-win for all concerned.

### NUTS AND BOLTS

<b>Project</b>	<i>Pinstripes Inc.</i>	
<b>Location</b>	<i>South Barrington, IL</i>	
<b>Size</b>	<i>40,000 square-feet</i>	
<b>Developer</b>	<i>The Jaffe Companies</i>	
<b>Architect</b>	<i>Aria Group</i>	
<b>Project Team</b>	<i>Mike Boro</i> <i>Shere Boro</i>	<i>Carie Carney</i> <i>Pat Sinwelski</i>



MICHAEL BORO | PRESIDENT

## Message from Our President...

*Green building isn't a new phenomenon, but it is gaining momentum across the country. Recognizing the growing importance of sustainable design, construction and operation, FCL has fully embraced green principles and is guiding building owners through all phases of environmentally responsible development.*

*Most recently, FCL was recognized for its work on the 800,000-square-foot Kraft Foods distribution center in Morris, Ill. The center achieved Gold Leadership in Energy and Environmental Design® (LEED) certification in February. The LEED rating program is a set of nationally accepted benchmarks that clearly defines green building through specific measurement standards.*

*Building on the success of the Kraft project, we are heading a number of other LEED projects, including three office/warehouse facilities in Illinois and one in Wisconsin. These and other owners are telling us they want to go green and they are depending on FCL to help guide them through the process.*

*FCL is a member of the U.S. Green Building Council (USGBC), a national coalition of construction industry leaders committed to environmentally responsible building. The membership distinguishes FCL as a leader in the growing green building movement. In another important initiative, FCL employs three LEED-accredited professionals who are trained and certified in sustainable design*

*"FCL has fully embraced green principles and is guiding building owners through all phases of environmentally responsible development."*



### Education

Bachelors degree in Civil Engineering - Purdue University  
OSHA 10 - hour Safety Certified

### Background

Craig joined FCL Builders in 1996 bringing 15 years of experience to his position. Prior to FCL, Craig worked as a Field Engineer/Project Manager, Assistant Project Manager and a Project Manager for various contractors. Craig has experience in multi-family mid-rise construction, waste water treatment facilities, retail centers, banking centers multi-tenant, multi-story office, distribution, industrial, manufacturing, food processing and Super Store design/build construction as well as rehab and re-use projects. Craig's current responsibilities as Associate Vice President include training, staffing, quality assurance, client relations, safety, carpentry, oversight of Senior Project Managers and Project Managers and all of their projects. Additionally, Craig is directly responsible for financial reporting of the projects assigned to him. Craig has completed over 2,000,000 square feet of construction.

## Leader Profile | R. Craig Slinker

*FCL Associate Vice President Craig Slinker has nearly three decades of experience in the construction industry, giving him invaluable insight into all aspects of the business. His vision and overall excellence in project management have prompted FCL to name him Project Manager of the Year for three consecutive years. Craig oversees training, staffing, quality assurance, client relations, safety, carpentry and senior project managers and all their projects. He is also responsible for financial reporting on the projects assigned to him.*

**Q** That's a long list of responsibilities. How do you manage all those successfully?

**A** Establishing priorities helps me organize my day. I also put my trust in our staff to keep projects and personnel moving in the right direction. We have a good foundation with our people. If they don't know the answer, they know how to ask the right questions to get to the answer, and how to come up with an excellent solution.

**Q** What kind of manager are you?

**A** I strive to give our people the tools they need to be successful. I'm not afraid to share my experiences and explain how our employees can avoid common problems and mistakes. I'd like them to be able to anticipate the potential for problems, pay attention to the details and resolve any issues before they become problems.

**Q** What would you consider to be FCL's most significant initiative to date?

**A** We've created a comprehensive program for our project managers to standardize operations and ensure the staff can move forward fluidly. This means each owner receives the consistent quality that FCL is known for. We're applying the same basic skill set as tools customized for each of our clients and market types. The only variable is the order in which you use the tools to create a successful project. We've spent a lot of time training the staff in OSHA safety, storm water pollution prevention plan management (SWPPP) and in the Leadership in Energy and Environmental Design® (LEED) rating system. We're also always working to train our staff on the latest design/build trends and techniques to stay ahead of the curve to help our clients.

**Q** Do you think LEED certification and sustainable design and construction will become increasingly important?

**A** Absolutely, especially with large corporations taking the lead in becoming green. A lot of the current LEED

points will evolve and have evolved into building codes, so some of the requirements – say for higher insulation value; demolition and construction waste recycling; higher energy-efficient HVAC requirements; and percentage of natural light, to name a few – will become more common code items for many municipalities. Even if a project budget doesn't allow for LEED certification, companies will incorporate green elements into their projects.

**Q** What is your vision for FCL's future?

**A** We'll continue to diversify as the marketplace evolves. We're already one of the leaders in design/build warehouses, distribution and office facilities. We're currently making a name for ourselves in the retail, banking and hospitality markets.

**Q** Since you became associate vice president, you manage many projects. Are you heading any exciting projects now?

**A** I'm managing the Sheraton® Hotel project in Northbrook. It's a hybrid between plan and spec and design-build and has presented quite a few challenges. Sheraton is changing its corporate brand standards as we build, and we've had to remain flexible to adapt to their evolving needs. It's been a real challenge I've willingly accepted though; I really enjoy managing complex projects that require detailed thinking and problem solving.

**Q** What do you find meaningful outside work?

**A** I'm working with Cal's Angels, a cancer foundation. Calvin was a child in my neighborhood who recently passed away from a rare form of leukemia. His parents formed Cal's Angels to provide support for families of other children who have been diagnosed with cancer. We raised almost \$80,000 last year, and we're trying to increase that every year. I also enjoy coaching two Little League Baseball teams and sometimes squeezing in a round of golf.

and construction practices and principles. They have the necessary expertise and experience to help building owners achieve their green goals, whether that means achieving full LEED certification or incorporating basic sustainable strategies.

By following LEED provisions, building owners achieve long-term operational savings. Annual costs for energy, water, maintenance and other operating expenses are usually lower than with conventional structures. And contrary to myth, the first costs of a sustainable building are sometimes comparable or near comparable to a traditional building.

Good-quality green construction can be done within reasonable budgetary constraints. Common-sense ideas that are intrinsic to the design – not add-on costs – can easily be incorporated. Simple steps include using ENERGYSTAR equipment, low-flow water fixtures, energy-efficient fluorescent lighting, automated lighting controls and low-emitting paints, finishes and coatings.

Construction industry analysts see no reason that green building will do anything but gain in popularity in the coming years. Our green expertise differentiates us in the marketplace and allows us to continue providing the highest level of service to our clients.

## FCL Builders links with Children's Memorial Hospital for a fundraiser

A golf outing sponsored by FCL Builders and benefiting Children's Memorial Hospital was held at the Links at Carillon golf course in Plainfield, Illinois on July 23, 2008.

Several contests and raffle opportunities were offered in this year's event, including a Hole-in-One contest sponsored by HRH for the chance to win a 2008 Porsche Boxer.

Nearly 216 golfers participated this year – that equates to two foursomes on each of the 27 holes for the shotgun start at noon. "We had a great turnout and the generosity of all of our participants was tremendous," states Diane Rossiter, director of marketing for FCL. "Our donation to Children's Memorial Hospital of \$25,000 clearly exceeded our expectations for this year".

Children's Memorial Hospital is guided by the belief that all children need to grow up in a protective and nurturing environment, where each child is given the opportunity to reach his or her potential.

Children's Memorial Hospital is recognized as one of the top

pediatric hospitals in the country in rankings published in U.S. News & World Report. Its physicians are on faculty at Northwestern University's Feinberg School of Medicine. As a not-for-profit organization, Children's Memorial relies on philanthropy to help provide care to more than 113,000 patients and their families every year. To learn more, visit [www.childrensmemorial.org](http://www.childrensmemorial.org). "We look forward to improving our contribution to Children's Memorial Hospital with next year's outing," says Rossiter.

Whether it's building buildings or relationships, it's always a hole-in-one with FCL Builders.

## Children's<sup>®</sup> Memorial Circle of Friends

story from page 1; Kraft Foods

mechanical systems that reduce water usage; energy-efficient lighting, heating and cooling equipment; and low-emitting paints, coatings, adhesives and sealants. With millions of tons of building construction waste going into landfills every year, a critical focus of sustainable construction practices is using recycled and reusable building materials. FCL used recycled materials extensively and diverted nearly all construction debris to recycling centers rather than landfills.

"All parties involved should be congratulated for their collaborative efforts to make this a standout project," Johanns says. "This is a great accomplishment for our company."

The spotlight is on green and it's shining brighter than ever for FCL.

## FCL Sinks Teeth Into Bay Valley Foods LEED Project

FCL is "LEED-ing" the way in green building at a distribution facility for Bay Valley Foods, a leading provider of private-label foods and food service goods, in Rochelle, Ill. FCL broke ground on the 550,000-square-foot building in July and is scheduled to complete the project in January 2009.

Located near a major rail line, the facility will include a 500,000-square-foot warehouse, a 40,000-square-foot inline labeling area and a 10,000-square-foot office. The building will be Leadership in Energy and Environmental Design® (LEED)-certified for sustainable design, construction and operation. It will include energy-efficient fluorescent lighting with multi-level lighting controls; a heat-reflective and energy-efficient roofing system; and extensive use of recycled materials. In addition, FCL will divert as much construction debris as possible to recycling centers rather than landfills. "We have the expertise and staff in place to help owners integrate sustainable-building principles and reduce their operating costs," says Fred Johanns, FCL project development. "We have three LEED-accredited professionals on staff and plan to add more in the immediate future. Green is gaining momentum, and we're ahead of the curve."

### NUTS AND BOLTS

<b>Project</b>	Bay Valley Foods LEED Certified Distribution Center
<b>Location</b>	Rochelle, IL
<b>Size</b>	550,000 square-feet
<b>Developer</b>	ProLogis
<b>Architect</b>	Heitman Architects, Inc.
<b>Project Team</b>	Fred Johanns Mike Waghorne Chris Paxson Dave Bergstrom Shere Boro Bill Clink



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**S A F E T Y**  
**T E A M W O R K**

**Recent Project Completions**

**Pitman**  
Bloomingdale, IL  
28,900 s.f. Rehab  
Fitzgerald Earles – Architect

**Marklund Philips Center**  
Bloomingdale, IL  
5,000 s.f. Renovation  
DeStefano + Partners – Architect

**Kendall Marketplace**  
Yorkville, IL  
198,000 s.f. Retail Shell  
MidAmerica Partners/  
Harlem Irving Companies – Developer  
PFDA – Architect

**Building #8 Speculative Facility**  
Elwood, IL  
1,182,500 s.f.  
CenterPoint Properties – Developer  
Cornerstone Architects, Ltd. – Architect

**DEDICATION TO EXCELLENCE IN DESIGN/BUILD CONSTRUCTION**

**Former Industrial Site Makes Way for Speculative Building**

FCL has begun extensive site preparation at a former industrial site in Franklin Park, Ill., to pave the way for a 142,477-square-foot office/warehouse speculative facility.

FCL began developing the brownfield in May and plans to complete construction in October. Poor soil conditions resulted in the need for dynamic compaction to achieve proper bearing. FCL brings the brownfield experience required to deliver a project with these type requirements.

“Being so near O’Hare Airport, we need to follow the FAA’s rules for hoisting and crain usage,” say Mike Llewellyn, FCL’s project manager. “Proper planning due to the special permit requirements is necessary to perform what would normally be standard construction practices.”

“We pride ourselves on the excellent relationships that we have developed with skilled subcontractors,” he says. “They can make all the difference on projects that require unique talent.”

The speculative building will incorporate Leadership in Energy and Environmental Design® (LEED) components, including a heat-reflective, energy-efficient roofing system and fluorescent lights.

“These components are a good starting point for a tenant who wanted to pursue LEED certification,” Llewellyn says. “We currently have three LEED-accredited professionals on staff who are more than capable of guiding them through that process.”

Managing unique site conditions might be a challenge for some construction firms, but for FCL, it’s just another day on the job.

NUTS AND BOLTS		
<b>Project</b>	10700 Waveland Ave. Office Warehouse Speculative Building and Brownfield Redevelopment	
<b>Location</b>	Franklin Park, IL	
<b>Size</b>	142,477 square-feet	
<b>Developer</b>	CenterPoint Properties	
<b>Architect</b>	Cornerstone Architects, Ltd.	
<b>Project Team</b>	Randy Lindenberg Ted Brandon Mike Llewellyn Dan Wolf	Pete Farquhar Chris Paxson Tina Adams

**FCL Team Members Building Strong Foundations**

*FCL Builders welcomes new team member Pam Wavering, Project Engineer*