



FCL Builders LLC

FCL celebrates 35 years of success with a unique business model and a dedication to future growth by ensuring continuous customer satisfaction.

Goal-Oriented

The folks at Itasca, Ill.-based FCL Builders are in good spirits these days. The company is celebrating its 35th year in business, it has a sizable portfolio of quality projects, a growing roster of satisfied clients and a number of new initiatives on the horizon.

As the excitement continues at the company, President Michael Boro explains that today's sense of security has been a few years in the making. According to Boro, the origins of FCL stem from the 1987 merger of two established construction companies: Four Columns Ltd., formed in 1977, and Stava Construction Company, which was founded in 1976.

For decades, FCL operated as a contractor and a builder, with many of the company's employees working simultaneously on each side of the business. "A lot of us wore two hats in those days, and it put a lot of pressure on us and the business," Boro explains. In 1993, upper management decided to streamline the business and end the operational duplicity. After nearly 20 years of joint operations, the development side of FCL was sold and the company became known as FCL Builders.

Today, FCL Builders operates as a design/build general contractor that specializes in office, industrial, manufacturing, warehouse and distribution real estate properties. With 36 employees all wearing the same proverbial hat, FCL has successfully completed 763 construction projects throughout Illinois, Indiana, Wisconsin, Georgia, Nevada, California and Texas. FCL Builders has been responsible for nearly 70 million square feet of new construction space throughout the country with a total value approaching \$2 billion.

Since the separation in 1993, FCL Builders has focused its efforts on becoming a more efficient operation and a leader in quality work and customer care. The latter strategies have propelled the business forward, making



FCL one of the most successful building operations in the country. But, as Boro explains, to stay on top, the business has had to focus on staying ahead.

A Thorough Plan

Much of the success of FCL Builders is thanks to the company's expertise in the pre-planning stage of each project it undertakes. "We have unbridled experience and knowledge when it comes to the outcome of a project and how to do the project right the first time," Boro notes. "As a result, we do competitive work on a regular basis."

For its pre-construction services, FCL offers a variety of services in an effort to meet all the criteria and goals of the client. The company offers many pre-construction services that include soil testing, environmental testing, water flow information, archaeological surveying and utilities locating.

"Performing these tasks up front ensures that the entire design/build project team has a full and complete understanding of the project before beginning the actual construction," Boro explains.

For more than 30 years, FCL Builders has built a solid reputation for quality projects delivered on time and on budget. The company achieves high levels of quality and customer satisfaction by way of one simple concept: inclusion. As Boro explains, upper management is involved with each project, from pre-planning through completion. This practice lets the client know that FCL is working with them and not just for them.

"The industry has grown and so have we," Boro says. "We continue to uphold the highest standards of honesty and ethics in our approach to client service and objectives."

A Green Future

As noted by Boro, the design/build industry is changing, and it's undeniably heading in the direction of sustainable building. For the past several years, FCL Builders has worked diligently to be a leader in green building and sustainable technology. The company employs three LEED-accredited professionals who are trained and certified in sustainable design, construction practices and principles.

"These team members have the necessary expertise to help our clients achieve their green goals," Boro explains. "Whether their goals are to achieve full LEED certification or incorporate basic sustainable strategies, our team has the capabilities and the knowledge to make it happen."

The green efforts of FCL Builders have been well-received, as the company is now a member of the U.S. Green Building Council and has become a major player in the green design/build industry.

"Green building isn't a new phenomenon, but it is gaining momentum across the country," Boro notes. "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."

FCL has demonstrated its talents with sustainable building via a number of projects, including the 800,000-square-foot Kraft Foods distribution center in Morris, Ill. Under FCL's leadership, the center achieved LEED Gold certification.

"Good, quality green construction can be done within reasonable budgetary constraints, and common sense ideas that are intrinsic to the design – not add-on costs – that can easily be incorporated," Boro says.

A Clear Mission

With more than three decades of work behind FCL Builders, the company is as spry as ever, aggressively pursuing new projects and implementing new technologies. However, at the core of the operation is a classic principle – one that has remained constant with FCL since its inception 35 years ago: to coordinate the process that turns ideas into buildings.

For FCL, this process includes cultivating relationships with customers, treating everyone with the highest level of professionalism and ethical standards, and maintaining a commitment to provide the best total solution from project conception through to completion.

"We measure our success by the loyalty of our employees, our subcontractors and our consultants," Boro explains. "But most of all, we measure our success by the satisfaction of our customers." ■

– Lori Sichtermann

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