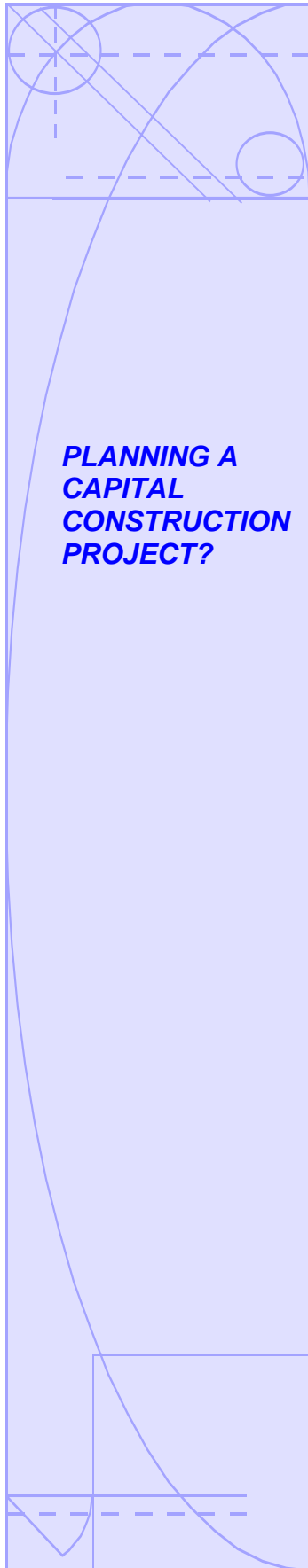




General Contractors
and
Construction Managers

152 N. Railroad Avenue • Suite 101 • Northlake, Illinois 60164
Phone 708/531-9000 Fax 708/531-9001
www.ccrgroupinc.com



PLANNING A CAPITAL CONSTRUCTION PROJECT?

A capital construction project requires a variety of players: Architects, Engineers, Construction Managers, and the Owner. **Creative Contracting Resources Group** provides a staff to work with you – the client – to devise further methods of improving the construction process.

Creative Contracting Resources Group offers a full spectrum of construction services. The purpose of these services is to facilitate the construction process while maintaining the highest quality at the lowest possible cost. The services are risk-free to our clients, as additional savings in cost typically pay for any additional professional time. This value-added approach is the basis for these services:

- **Contract Methods**
Clients, particularly those in the private market, are hiring the construction manager early in the design process, under one of the following methods:
 - GMP – Guaranteed Maximum Price
 - Cost Plus a Fee
 - Design/Build
 - Construction Management Contract
- **Budget and Scheduling** services ensure the project will achieve your financial goals, on time.
- **Value Engineering** reviews alterations in types of systems, construction methods and materials. This also includes examination and recommendation for the reuse of existing systems, when available.
- **Negotiations** with the subcontractors, manufacturers and suppliers to achieve the best pricing without sacrificing quality or aesthetics.
- **Construction Supervision** ensures that the owner is represented on-site to verify compliance with the construction documents and guarantee the quality of work.
- **Change Order Analysis** identifies the changes in scope, who requested these changes, detailed breakdowns and provides summaries to date.
- **Project Close-out** includes as-built drawings, users' manuals and occupancy permit.

As the construction professional on your project team, we offer knowledgeable people capable of carrying a project from inception to completion. Through planning, design and construction, we focus on achieving your goals by providing you with a flexible set of services and a single source of accountability. This saves time, money and provides the client with the ability to compete effectively in the ever-changing marketplace.



Creative Contracting Resources Group's management team has over 50 years experience in building almost every kind of structure. There are, however, certain areas where we have extensive experience.

- Design/Build
- Ground Up
- Interior Alterations
- Retail Build-Outs
- National Contracts
- Negotiated Contracts

Creative Contracting Resources Group delivers its services in a number of different ways, each dependent upon the needs and requirements of its clients. You can be sure of the quality and professionalism of our staff.



Typically our services would fall into one or a combination of the following areas:

- Pre-Construction Consulting
- Program Management
- Project Management
- Construction Management
- Design-Build
- General Construction

Creative Contracting Resources Group is the exception rather than the rule: we emphasize superior quality, workmanship and customer satisfaction in all phases of a project. These days, general contractors and construction managers are expected not only to build buildings, but to oversee the design and represent the owner as well. We can do that – it's what we've always done!

FIRM PROFILE

Creative Contracting Resources Group, Inc. (CCR Group) is a builder providing **design/build, general contracting** and **construction management** services. CCR Group performs all types of general construction of new facilities, additions to the interior finishing of new space, and renovation of existing space. Quality construction, strict cost and schedule control, value engineering and professional work ethics have resulted in hundreds of satisfied owners, many of which have been clients of CCR Group since its inception.

MANAGEMENT TEAM

Mark N. Lampert **President**

After attending the University of Illinois, Mark began his career serving as Director of Customer Service, Properties and Facilities in the airline industry where he participated in numerous airport projects throughout the United States. Beginning in 1992, Mark directed his efforts working as a Project Manager with a nationwide General Contractor. Knowing there was a better way to serve the customer, Mark was inspired to take the exceptional organizational skills and aggressive leadership qualities he had acquired over the years to establish CCR Group. He is Chief Executive Officer, and his responsibilities include overall management of negotiated contracts, construction management and competitively bidding contracts.

Robert Stehman **Vice President**

Beginning his career as a carpenter, Bob has over 30 years of experience in the construction industry. After forming his own carpentry company in 1975, Bob expanded his business into Commercial General Contracting in 1983. After years of successfully operating and managing his company with the majority of his business coming from repeat clients, Bob and Mark were introduced to each other. In an effort to pursue quality construction practices with outstanding customer service, Bob assisted Mark in founding CCR Group in 1997.

Keith A. Lampert **Assistant Vice President**

Keith began his construction career as a Carpenter Superintendent in 1982 after studying Architecture at the University of Illinois and rapidly advanced into a management position. In 1989, he joined a local General Contractor, where he became Senior Project Manager. While he was with this firm he completed projects ranging from ground-up buildings to office build-outs for such clients as Best Buy, Waccamaw Pottery, Borders Books, Stroud Linens, PetsMart, Hamilton Partners and Koll/Rubloff. Keith's 19 years of construction experience have enabled him to acquire an expertise in estimating and pre-construction services that is widely respected within the industry. Keith works closely with owners and owners' representatives to establish conceptual budget estimates, value engineering, bid packages and early GMP's.

Golf Galaxy

CLIENT:
Golf Galaxy

LOCATION:
Vernon Hills, Illinois

ARCHITECT:
Distyle Design

PROJECT DESCRIPTION:
Interior Build-out

ROLE:
General Contractor

PROJECT COST:
\$ 138,736.00



Project Overview: Complete interior demolition and remodel of an existing retail space. Project was completed and merchandised in six weeks from issuance of the building permit.

Cost Plus Contract: Due to the tight construction schedule, the project was completed based on a construction budget developed between Golf Galaxy's Construction Manager and CCR Group's Project Manager. Cost overage was controlled through the teamwork of these two professionals, with the underlying goals of completing the project on time and remaining inside the construction budget.

Grosvenor Capital Management

CLIENT:
Grosvenor Capital Management

LOCATION:
Highland Park, Illinois

ARCHITECT:
Wheeler / Kearns Architects

PROJECT DESCRIPTION:
Interior Build-out

ROLE:
General Contractor

PROJECT COST:
\$ 933,635.00



Project Overview: High-end build-out of a new office space in downtown Highland Park. Project includes a design/build aspect by the mechanical contractors. Cost of construction was \$ 250.00 per square foot.

Guaranteed Maximum Price Agreement: Established with the Owner after Design Development phase was completed. The owner's architect and CCR Group developed the construction documents in a manner to ensure that the goal of the GMP was met. The project was recently completed under budget and on schedule.

North Community Bank

CLIENT:
Metropolitan Bank Group

LOCATION:
Chicago, Illinois

ARCHITECT:
**Holabird & Root
Architects**

PROJECT DESCRIPTION:
Interior Build-out

ROLE:
General Contractor

PROJECT COST:
\$ 325,336.00



Project Overview: Designed with an “Old Town” feel while incorporating a contemporary style, this complete interior remodel of an existing 125 -year old building features a restored tin ceiling, halogen lighting, custom maple teller line with granite tops, back counter and maple wall paneling through out. This project required extensive structural redesign due to existing decay apparent once demolition was completed. Project incorporated structural work that included installation of new foundations to support the entire front of the building as well as rework of the existing wood timber floor structure to allow for support of the new handicap ramp, ATM and bank vault.

Competitively Bid Project: Project was competitively bid against four other Chicago-based General Contractors.

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National City Bank

CLIENT:
National City Bank of MI/IL

LOCATION:
St. Charles, Illinois

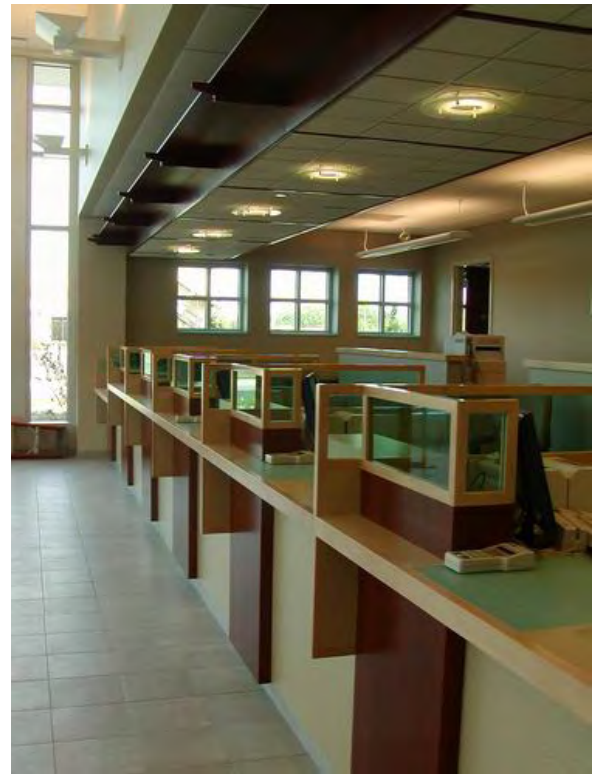
ARCHITECT:
GPD Associates

PROJECT DESCRIPTION:
New Ground-Up Banking Facility

ROLE:
General Contractor



Project Overview: Site work and new construction of a 3,529 square foot branch with 3-lane drive-in canopy. Site work included utility hook-up, concrete walks and curbs, asphalt parking lot, signage and landscaping. Building construction is slab on grade, concrete block and limestone/brick veneer with storefront glass doors and windows. The building has a pitch roof system (wood trusses). The interior of the building is drywall with acoustical ceilings, and ceramic tile and carpet flooring. The drive-in operation has an ATM and Night Depository in the first lane and 3 lanes of drive-in banking kiosks, covered by a canopy.



Competitively Bid Project: Bid included all associated costs for winter conditions and overtime to meet Owner's aggressive schedule. With the use of both masonry and structural steel bearing with an exterior brick veneer, the pre-cast, limestone and composite metal exterior help to make this a very interesting completion schedule.



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Past Projects

**Merisant World Headquarter's
"The EQUAL Company"**
Chicago, IL
\$2,054,297

CareerBuilder.com
Chicago, IL
\$883,129

Fisk, Kart & Katz
Chicago, IL
\$585,051

Grosvenor Capital Management
Highland Park, IL
\$933,635

Access Medical Systems
Chicago, IL
\$331,162

Lloyd A Fry Foundation
Chicago, IL
\$361,927

National City Bank
St. Charles, IL
\$1,359,439

National City Bank
Glen Ellyn, IL
\$1,201,510

National City Bank
Palatine, IL
\$1,238,442

National City Bank
Lockport, IL
\$1,345,912

Grosvenor Capital Management
Chicago, IL
\$1,552,144

Mobius
Chicago, IL
\$1,140,050

Sterling Commerce
Chicago, IL
\$547,444

Defense Research Institute
Chicago, IL
\$624,144

Marathon Capital
Bannockburn, IL
\$322,908

National City Bank Executive Offices
OakBrook, IL
\$1,827,191

National City Bank
Bolingbrook, IL
\$1,340,882

National City Bank
Shorewood, IL
\$1,227,650

The Promotion Network
Chicago, IL
\$458,169

Charter One Bank
Various Remodels
\$228,996

Past Projects (cont'd)

Archer Bank
Palos Heights, IL
\$945,192

National City Bank – Armitage
Chicago, IL
\$562,183

The Promotion Network
Chicago, IL
\$458,169

National City Bank
Evanston, IL
\$485,676

Recognition Systems
Chicago, IL
\$369,086

Shoe Carnival
Chicago, IL
\$92,163

North Community Bank
Chicago, IL
\$325,336

Fox Television Sales
Chicago, IL
\$276,919

National City Bank – Midway Offices
Chicago, IL
\$235,448

Keating Development Group Sales Office
Chicago, IL
\$229,322

Stevens Communications
Chicago, IL
\$186,831

Archer Bank
Chicago Ridge, IL
\$718,668

National City Bank – Grand Plaza
Chicago, IL
\$445,674

AXA Assistance, Inc.
Chicago, IL
\$459,746

National City Bank
Crest Hill, IL
\$188,155

Lloyd A. Fry Foundation
Chicago, IL
\$361,927

National City Bank Executive Offices
Oak Brook, IL
\$327,191

National City Bank – Highland Park
Highland Park, IL
\$287,728

National City Bank
DeKalb, IL
\$248,509

The Ounce of Prevention Fund
Chicago, IL
\$232,753

WPS Health Insurance
Chicago, IL
\$210,066

C & R Research
Chicago, IL
\$183,139

Past Projects (cont'd)

Chicago Public Schools Elevator Remodel
Chicago, IL
\$158,404

SunLife of Canada
Chicago, IL
\$152,048

Dauphin North America
Chicago, IL
\$142,561

National City Bank – LaGrange
LaGrange, IL
\$142,346

Hawthorne House Garage Renovation
Chicago, IL
\$142,212

Golf Galaxy
Vernon Hills, IL
\$138,736

Marwedel, Minichello & Reeb, P.C.
Chicago, IL
\$137,707

National City Bank – Zion
Zion, IL
\$134,033

Brown Forman
Chicago, IL
\$127,114

National City Trust Offices
Oak Brook, IL
\$125,561

Calico Technologies
Chicago, IL
\$119,263

Wallenstein & Wagner Ltd.
Chicago, IL
\$119,115

Burrell Communications
Chicago, IL
\$108,969

Christian Science Reading Room
Chicago, IL
\$106,985

Goble & Associates
Chicago, IL
\$100,904

Grant Hospital – Various Projects
Chicago, IL
\$79,991

Chicago Public Schools – Various Projects
Chicago, IL
\$72,665

Midwest Eye Bank
Chicago, IL
\$62,510

Cedar-Crosse Research
Chicago, IL
\$40,704

References

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