



PROJECT REFERENCES

Housing					
	Township Village Apartments Project Start Date: April 2010 Project End Date: April 2010	DRE, Inc. Michael Egidi 800 S. Milwaukee Ave. Suite 170 Libertyville, IL 60048-3255 (847) 816-6400	\$4,015,000/ \$2,074	Estimating	Project Controls Group, Inc. (PCG) has contracted with DRE, Inc. to develop an Independent Cost Estimate (ICE) for the rehabilitation of the Township Village Apartment Complex. The complex include a nine (9) story Tower Building and two (2) 2-story buildings each containing twelve town homes (12) units. There are both 2 bedroom and 3 bedroom town home units in this 122 unit complex.
	Township Village Apartments Project Start Date: April 2011 Project End Date: April 2011	DRE, Inc. Michael Egidi 800 S. Milwaukee Ave. Suite 170 Libertyville, IL 60048-3255 (847) 816-6400	\$4,488,643/ \$2,438	Estimating	Project Controls Group, Inc. (PCG) has contracted with DRE, Inc. to develop an Independent Cost Estimate (ICE) for the rehabilitation of the Township Village Apartment Complex. The complex include a nine (9) story Tower Building and two (2) 2-story buildings each containing twelve town homes (12) units. There are both 2 bedroom and 3 bedroom town home units in this 124 unit complex. In addition to the fore mentioned, this project will construct one (1) 2 and 3 bedroom unit.
	St. Louis Housing Authority Strategic Plan Capital Funds Project Start Date: Sept 2010 Project End Date: May 2011	St. Louis Housing Authority Geoff Lowe 3520 Page Boulevard St. Louis, MO 63106 (314) 286-4226	\$30,000/	Estimating	Project Controls Group, Inc. (PCG) has contracted with EJP Consulting to prepare a Physical Needs Assessments (PNA - 2010) report which includes the inspection and evaluation of 168 structures with 1860 residential units on 29 different sites. This PNA report indicates the anticipated costs for new construction, renovations or alteration work to be accomplished within the next ten years. <u>Inspection work includes:</u> <u>Bedroom types:</u> (152) Efficiency; (830) 1-Bed; (391) 2-Bed; (327) 3-Bed; (135) 4-Bed; (18) 5-Bed; and (7) 6-Bedroom units were inspected and costs estimated for renovations and upgrading of exterior and interior materials and finishes. <u>Building type:</u> High and low rise, single family/duplex, townhouses, quad stacked flats, and conventional family.
	Broadview Apartments Development Project Start Date: 2010 Project End Date: Open	CDC Development Corporation 1045 N. 18 th St East St. Louis, IL 62205 Don Johnson (618) 875-1125	\$20,117,000/ \$6,227	Estimating	This 9-story brick structure (Basement, 1 st floor thru 7 th and Penthouse, 125,000 sf total), rehabilitation work includes the removal of the interior ceilings, walls and floor finishes and reconstructing the existing hotel rooms into 93 refurbished, 1 and 2 bedroom units. Additional interior spaces will include office areas, a daycare, a fitness facility, computer room, community room, a restaurant, a grocery store, retail areas, and a banquet/ballroom with conference room and kitchen. Project Controls Group, Inc. (PCG) was contracted to develop an Independent Cost Estimate (ICE) for the rehabilitation of a 1926 hotel building.
	Carlinville Heights Apartment Project Start Date: 2010 Project End Date: Open	The MACO Companies 111 N. Main Street Clarkton, MO 63837 Daniel Sanders (573) 642-4335	\$744,500/	Estimating	The Carlinville Heights Apartments is a 2-story, multi-tenant, apartment complex consisting of three, 2-story buildings totaling 20 units. There are five 1-bedroom, 1-bathroom units and fifteen 2-bedroom, 1-bathroom units. The one-bedroom units are 582 square feet and the two bedroom units are 690 square feet. One of the units will be converted to be ADA compliant. A new accessory building (864square feet) will be added to the site, which will include a furnished multipurpose room, office area, and a maintenance area. Project Controls Group, Inc. (PCG) was

					contracted to develop an Independent Cost Estimate (ICE) for the rehabilitation on a 32-year-old property.
	Countryside Village Apartment Project Start Date: April 2011 Project End Date: April 2011	The MACO Companies 111 N. Main Street Clarkton, MO 63837 Daniel Sanders (573) 642-4335	\$778,000/	Estimating	Rehabilitation of 4, 1-story, (2 apartment unit) and 4, 2-story buildings, (4 apartment unit), 24 total units (2 bedroom, 1 bathroom apartments). <u>Site</u> : new Picnic Pavilion tables, BBQ grille, bike racks, playground equipment, paving, sidewalks and landscaping. <u>Exterior</u> : roofing, windows, doors, siding. <u>Interior</u> : doors and walls, wall & base cabinets, vinyl flooring, window treatment, upgrade laundry facilities, appliances, HVAC central system, new plumbing fixtures, water heaters, light fixtures, ceiling fans, and smoke detectors. Termite repairs and treatment. The project is LEED certified. 3 units will be modified to full accessible standards and 1 unit upgraded to provide sensory impaired accessibility requirements.
	Maplewood Estates Apartment Project Start Date: April 2011 Project End Date: April 2011	The MACO Companies 111 N. Main Street Clarkton, MO 63837 Daniel Sanders (573) 642-4335	\$1,660,000/	Estimating	Rehabilitation of 6, 2-story buildings, 48 total units (24-one bedroom apartments and 24-two bedroom apartments). <u>Site</u> : new Picnic Pavilion tables, BBQ grille, bike racks, playground equipment, paving, sidewalks and landscaping. <u>Exterior</u> : roofing, windows, doors, siding. <u>Interior</u> : doors and walls, wall & base cabinets, vinyl flooring, window treatment, upgrade laundry facilities, appliances, HVAC central system, new plumbing fixtures, water heaters, light fixtures, ceiling fans, and smoke detectors. The project is LEED certified. 3 units will be modified to full accessible standards and 1 unit upgraded to provide sensory impaired accessibility requirements.
	Lamplight Manor Apartment Project Start Date: April 2011 Project End Date: April 2011	The MACO Companies 111 N. Main Street Clarkton, MO 63837 Daniel Sanders (573) 642-4335	\$928,000/	Estimating	Rehabilitation of 3, 2-story buildings, 24 total units (12-one bedroom apartments and 12-two bedroom apartments). <u>Site</u> : new Picnic Pavilion tables, BBQ grille, bike racks, playground equipment, paving, sidewalks and landscaping. <u>Exterior</u> : roofing, windows, doors, siding. <u>Interior</u> : doors and walls, wall & base cabinets, vinyl flooring, window treatment, upgrade laundry facilities, appliances, HVAC central system, new plumbing fixtures, water heaters, light fixtures, ceiling fans, and smoke detectors. The project is LEED certified. 3 units will be modified to full accessible standards and 1 unit upgraded to provide sensory impaired accessibility requirements.
	Jazz @ Walter Circle 15 th and Bowman Senior Housing and Mixed-Use Development Project Start Date: 2010 Project End Date: Open	Signature Development & Consulting Group, LLC 2473 West Northshore, Unit 1 Chicago, IL 60645 Phone: (312) 927.1720 Fax: 773-973-7519	\$10,732,886/	Estimating	This is project includes constructing 2 buildings on approximately 1.08 acres site. The two buildings is mixed-used occupancy consisting of Retail, Office, Community Center and approximately 74 one bedroom residential senior units totaling approximately 105,000 SF. The building is 4-story without a basement. Project Controls Group, Inc. (PCG) has contracted to develop an Independent Cost Estimate (ICE) for this Phase I senior housing and mixed-use development.
	Cochran Gardens Housing Development – Hope VI, Phase 1 Project Start Date: June 2007 Project End Date: June 2009	KAI Chris Bowers Cochran Redevelopment Partners, LLC One Metropolitan Square Suite 1900 St. Louis, Missouri 63102 (314) 241- 2410	T&M	Estimating	The project also included 3 City block, 121 units multi-family units within a twenty building complex. The scope of this service included; developing an independent cost estimates for public improvements and Building and On-site Improvement, attending pay application disbursement meetings, conducting, verification of work performed in the field with PM, and review supporting documentation to the pay application request for authorization for payment.

	<p>Cochran Gardens Housing Development – Hope VI, Phase 2 Project Start Date: Project End Date:</p>	<p>KAI Chris Bowers Cochran Redevelopment Partners, LLC One Metropolitan Square Suite 1900 St. Louis, Missouri 63102 (314) 241- 2410</p>	<p>\$19,519,000/\$47,962</p>	<p>Estimating</p>	<p>The project consisted of constructing on 4 city blocks, 102 multi-family apartments within a twenty-one building complex. Packages developed included Public Improvements, Site Preparation; Building and on-site Improvements. Additional features included Demolition: existing roads; excavate to and cap existing aboveground and underground utilities; landscaping; Site work: new road construction; excavate to and tap existing utilities; ornamental fencing and security gates; new and existing relocations and additions for aboveground and underground utilities (storm sewer, sanitary sewer, irrigation, fire suppression, telephone, electric, traffic control and signaling, communications). Building construction – <u>Shell</u>: “sub-floor construction, walls (brick, CMU, alum siding) and roof (vents, skylights); balconies and railings; exterior windows and doors; plumbing piping; HVAC; and electrical. <u>Finishes</u>: floors, walls, ceilings: CT, QT, wood, carpet, drywall and painting, wood railings, doors, cabinets, countertops, plumbing fixtures, HVAC, and electrical. <u>Systems</u>: security, communications, fire protection and suppression. The detailed construction cost estimates developed by PCG totaled \$19,519,346. PCG was contracted by the St. Louis Housing Authority to develop an independent detailed cost estimate for this 4 city blocks, 102 multi-family apartments within a twenty-one building complex.</p>
	<p>Williamsburg Apartments Project - W. Main Street, Belleville, Illinois 62220 Conceptual Design Phase Project Start: May 2010 Project Complete: May 2010</p>	<p>Crestwood Building Associates, Inc. Rod Roentz 103 West Lockwood Suite 218 St. Louis, MO 63119 (314) 968-4173 rod@crestwoodbuilding.com</p>	<p>\$1,101,270/</p>	<p>Cost Estimating</p>	<p>This cost estimate involves a 2-story, multi-tenant apartment complex consisting of three, 2-story buildings totaling 24 units. There are twelve 1-bedroom with 1-bathroom units and twelve 2-bedroom with 1-bathroom units. The 1-bedroom units are 625 square feet and the 2-bedroom units are 787 square feet. A new accessory building (904 square feet) will be added to the site. Demolition includes tree removal; doors and windows; HVAC units and water heaters; light fixtures, switch and outlet cover plates; railroad tie retaining walls, and flooring coverings. Patch and/or repairing of exterior brickwork, and plaster walls and ceilings. It is anticipated that all of the major infrastructure components will be replaced and includes: windows, doors, light fixtures, HVAC units and water heaters, wall and base cabinets, plumbing fixtures, floor coverings and window treatment. New equipment includes Energy Star ceiling fans with switched light fixtures in every living room and bedroom, and Energy Star appliances in each unit. Upon completion of the rehab, site amenities will include upgraded laundry facilities, new dumpster enclosures and upgraded landscaping. The concrete sidewalks and parking lot will require major repairs with areas cut out and replaced as necessary. A new accessory building is to be added to the site which will include a furnished multipurpose room, management and leasing office area, computer lab, kitchen and rest room. New walks and a parking area will be constructed.</p>
	<p>Williamsburg Apartments Project - 515 S. Jackson Street, Belleville, Illinois 62220 Conceptual Design Phase Project Start: May 2010 Project Complete: May 2010</p>	<p>Crestwood Building Associates, Inc. Rod Roentz 103 West Lockwood Suite 218 St. Louis, MO 63119 (314) 968-4173 rod@crestwoodbuilding.com.</p>	<p>\$1,522,053/</p>	<p>Cost Estimating</p>	<p>This cost estimate involves a 2-story, multi-tenant apartment complex consisting of ten, 2-story (modules) buildings totaling 40 units. There are twenty 2-bedroom with 1-bathroom units and twenty 3-bedroom with 2-bathroom units. The 2-bedroom units are 690 square feet and the 3-bedroom units are 1010 square feet. Demolition includes; doors and windows; HVAC units and water heaters; light fixtures, switch and outlet cover plates; gas meters</p>

					and piping, flooring coverings. Relocate electric service panels. Patch and/or repairing of exterior brickwork. Remove exterior wood balcony and railing. Remove swimming pool concrete and earth (provide new grass and sidewalk areas). Demo and replace soffit and fascia. Remove and reconstruct interior stairs. It is anticipated that all of the major infrastructure components will be replaced and includes: windows, doors, light fixtures, HVAC units and water heaters, wall and base cabinets, plumbing fixtures, floor coverings and window treatment. New equipment includes Energy Star ceiling fans with switched light fixtures in every living room and bedroom, and Energy Star appliances in each unit. Upon completion of the rehab, site amenities will include upgraded laundry facilities. Replace existing balconies with new wood and a supportive steel column assembly. Patch concrete sidewalks and parking lot.
	Williamsburg Apartments Project -125-270 Marcella Drive, Swansea, Illinois Conceptual Design Phase Project Start: May 2010 Project Complete: May 2010	Crestwood Building Associates, Inc. Rod Roentz 103 West Lockwood Suite 218 St. Louis, MO 63119 (314) 968-4173 rod@crestwoodbuilding.com	\$1,058,401/	Cost Estimating	This cost estimate involves a 2-story, multi-tenant apartment complex consisting of three, 2-story buildings totaling 24 units. Bldg. 'A' has eight 1-bedroom with 1-bathroom "Efficiency" units and are 390 square feet. Bldg. 'B' has eight 1-bedroom with 1-bathroom and are 357 square feet. Bldg. 'C' has eight 2-bedroom with 1-bathroom units and are 655 square feet. 250 - 270 Marcella Drive, Swansea, Illinois is a 2-story, multi-tenant apartment complex consisting of three, 2-story buildings totaling 24 units. Bldg. 'A' has eight 1-bedroom with 1-bathroom "Efficiency" units and are 390 square feet. Bldg. 'B' has eight 1-bedroom with 1-bathroom and are 357 square feet. Bldg. 'C' has eight 2-bedroom with 1-bathroom units and are 655 square feet. Demolition includes; doors and windows; HVAC units and water heaters; light fixtures, switch and outlet cover plates; and flooring coverings. Patch and/or repairing of exterior brickwork. Remove balconies and railings. It is anticipated that all of the major infrastructure components will be replaced and includes: windows, doors, light fixtures, HVAC units and water heaters, wall and base cabinets, plumbing fixtures, floor coverings and window treatment. New equipment includes Energy Star ceiling fans with switched light fixtures in every living room and bedroom, and Energy Star appliances in each unit. Bldg. 'C' first floor wood beam support system and mold remediation. Upon completion of the rehab, site amenities will include upgraded laundry facilities. Replace existing balconies, stairs and railings. Patch concrete sidewalks and parking lot.
	Barrington Farms Housing Project Conceptual Design Phase Project Start: July 2010 Project Complete: August 2010	Crestwood Building Associates, Inc. Rod Roentz 103 West Lockwood Suite 218 St. Louis, MO 63119 (314) 968-4173 rod@crestwoodbuilding.com	\$5,141,365/	Cost Estimating	PCG developed an Independent Cost Estimate (ICE) for the construction of 32 new single family homes on a 9 plus acre site in Robinson, Illinois. All homes are one-story with three (3) bedrooms and a two (2) car attached garage. Each home is 1,423 sf with a 477 sf garage, total 1900 sf.

	<p>Villas at Wingate Housing Project Conceptual Design Phase Project Start: April 2011 Project Complete: April 2011</p>	<p>Gundaker Commercial Group Gregory A. Lee 100 Chesterfield Business Parkway Suite 300 Chesterfield, MO 63005 (636) 728-5103 glee@gundakercommercial.com</p>	<p>\$2,968,000/</p>	<p>Cost Estimating</p>	<p>PCG developed an Independent Cost Estimate (ICE) for the construction of a new apartment complex, consisting of one and two story modular wood frame on concrete foundations. There are 4 buildings with 6 apartments each. The complex has 6 Garden apartment units with 2-bedrooms, 1-bathroom and 18 Townhouse apartment units with 2-bedroom, 2-bathrooms. Total apartment units are 24.</p> <p>Site work: <u>Existing</u>: subdivision entrance road. <u>New Work</u>: site lighting, concrete sidewalks, patios and driveways, excavate to and tap existing utilities, underground utilities (storm and sanitary sewers, telephone, and electric) picnic tables and landscaping.</p> <p>Building construction: <u>Shell</u>: drywall on wood stud with insulation walls (brick, fiber cement siding), asphalt shingle roof, gutters and downspouts, fascias and soffits, exterior doors, windows, garage door and aluminum column covers. <u>Interior</u>: 1st floor concrete, 2nd floor wood sub-floor construction, balconies and wood railings; doors (swing, bi-fold, sliding), wire shelving, medicine cabinets and toilet accessories, appliances (dryer, refrig, range, range hood, microwave, water heater, and dish washer).</p> <p><u>Finishes</u>: floors, walls, ceilings: CT, QT, wood, carpet, drywall and painting, cabinets, countertops, and plumbing fixtures.</p> <p><u>Systems</u>: plumbing and piping, HVAC and electrical.</p>
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