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**BEST** OF  
**THE**  
**BEST**  
**2017**

# NOVAK

## CONSTRUCTION

### CONQUERING THE RETAIL APOCALYPSE: NOVAK CONSTRUCTION MAKING A MIDWEST MARK

**A**s the retail industry landscape continues to change and, for some brick and mortar, erode, Novak Construction's dedication to its client base has secured its foundation as a leading retail builder, even as it shifts to a more service-oriented portfolio paradigm for this sector.

From its inception and throughout its first two decades, Novak was known as a big-box builder. Now, as it heads into its fourth decade, Novak continues to build the large warehouse stores, while also honing its niche retail expertise - employing state-of-the-art field technology, increasing and enhancing its human capital and financial assets, and enlarging its subcontractor base.

This year has already yielded a cache of successful openings and groundbreakings, all sharing the same outcomes - enhancing employment, revitalizing neighborhoods and serving a lifestyle. For Novak, the bottom line achievements and client accolades are only valuable inasmuch as Novak makes a tangible, positive impact on the communities in which its projects are based.

### LONGSTANDING CLIENT, NEW FLAGSHIP STORE

Located at the highly visible and historic triple intersection of Ashland-Belmont-Lincoln Avenues in Chicago's north side Lakeview neighborhood, Novak served as General Contractor for the newest Whole Foods Market Midwest flagship store. This 77,000SF, \$50M retail project also served as the epicenter of the neighborhood's revitalization - a return to a bustling corner that boldly highlights commerce and community.

The construction project began with transforming a long vacant property that had formerly housed a prominent bank. When Whole Foods was identified as the single tenant, and Novak awarded the project, both partners knew it would enhance the community significantly. Novak was proud to be a participant in ushering in an era of new business and activity at this location, generating approximately 100 additional permanent jobs.

Accustomed to building ground-up grocery stores, what was unique for Novak was a large portion of the three primary building facades that is covered with an innovative LiveWall greenspace meant to "soften" the building's sleek architecture. Amenities of the new store include a second-story that features a wine bar, pub, juice bar, arcade and "porch" for customers' enjoyment. Finally, this construction incorporates "SMART Park" for its 300 indoor parking spaces to facilitate customer flow and reduce traffic congestion.

The project's construction also included enhancements for the neighbors. A new "parklet" on the quieter, residential side features a green space and benches. The benches were created using the prior bank's stone façade in order to pay homage to the site's former use and era of expressionism, while inviting passersby to the interactive public spaces.

By adhering to and achieving an aggressive schedule through two winters, this store opened in Spring 2017, in time for everyone to enjoy the outside hospitality elements that were incorporated.

Not to be overlooked from January of this year, Novak also completed a new Whole Foods store in Wheaton, Illinois. The store moved to a new location and increased its size to 55,000 square feet. The exciting new element here was the Butterfield Tap Room that featured a vast selection of local and hard-to-find beers on 24 rotating taps, as well as a variety of breakfast, lunch and dinner options.

Finally, Novak is proud to partner with such a community-minded client. Several times a year, Whole Foods hosts "community giving days" with partial proceeds being donated to a local non-profit or local educational organization.

The Grocery Division is spearheaded by Project Director, Steve Bykowski.

### ICONIC CLIENT CONTINUES EXPANSION ON NOVAK'S MENU

Restaurants are a driving force in the Midwest's economy and an essential part of many Americans' lifestyle. How does Novak keep its Restaurant Division hot? By partnering with one of its premier clients, Portillo's, and serving up projects that are on time and on budget in three Midwest states to-date.

For this division, the year started with snow and frigid temperatures as Novak broke ground in the Midwest (Woodbury, MN and Champaign, IL and, soon to follow, Normal, IL) because Novak knows how critical these locations are that serve as springboards for further expansion in the region and, therefore, starting as soon as possible.

Averaging four acres, these sites include demolition of existing buildings, new site utilities, curbs, asphalt paving, double drive-thrus and site improvements. The 9,000SF restaurants are precast structures with full brick exterior, patio and architectural steel components. Interiors are typically highlighted with a historical period theme, and the décor elements are secured from former local landmarks (e.g., from the decommissioned Chanute Air Force Base in Rantoul or 1920s Prohibition-era photos of Chicago-based gangsters).

In June, Novak began construction on a new ground-up Portillo's in Fishers, IN, and the team is preparing for other project launches this year.

The Restaurant Division is led by Project Director, Dan Moriarity, who noted recently that "Novak is honored to work with Portillo's and, by doing so, not just constructing restaurants, but helping to build a job market and careers for thousands of people. We all play a vital role in these local communities throughout the region."

### SLOW AND STEADY SPELLS LONG-TERM SUCCESS

With 3.5% of its footprint expanding in the United States, Novak has been helping Costco open new stores this year in several states, including Missouri, Kansas, Nebraska and Florida, proving that the forces of e-commerce have not paralyzed this retail giant.

Averaging 155,000 square feet, these retail warehouse facilities feature significant site development and, typically, a 30,000SF outlot gas station. Interiors include a food court, meat-preparation area, bakery, freezer, optical department, photo department, pharmacy and tire center.

Novak has been partnering with Costco Wholesale since 2001, and its portfolio with them is now 140 warehouses strong in 16 states, with more coming online in the next two years. Knowing that it plays an integral part in the customers' experience, Novak values this client relationship deeply and will continue to achieve the vigorous 110-day construction schedule that is calculated from pouring the foundation to welcoming its first customer.

These projects are executed by Project Directors, Mike Nix and Anand Nandula.

### ABOUT NOVAK CONSTRUCTION

Over the last 37 years, Novak Construction has been committed to being the best General Contractor and Construction Manager for its clients. In 2017, Novak has grown its team to over 100 employees. Utilizing a comprehensive prequalification process, its subcontractor relationships are long-standing and extensive. Novak's repeat client work accounts for 85% of its business - proof that its strong commitment to excellence is what drives its ongoing success. The principal goals remain listening to the client and achieving what is required on every job to ensure that Novak exceeds the expectations of every stakeholder, every time.

## RECENT NOVAK CONSTRUCTION PROJECTS

### WHOLE FOODS MARKET | Lakeview - Chicago, IL

This project was a new 2-story, 77,000 square foot Whole Foods Market located in Chicago's historic Lakeview neighborhood. Situated on 2 acres at the corner of a prominent intersection, this flagship store will be the largest ground-up Whole Foods in the Midwest. The development includes enclosed parking for 295 cars, a 4,000 square foot second floor mezzanine area for outdoor dining, and a year-round green wall with an adjacent community park. Grand Opening was March 22, 2017.

Owner: Whole Foods Market - Chicago, IL  
Architect: Gensler - Chicago, IL



### XSPORT FITNESS | Chicago, IL

Novak served as General Contractor for this interior build-out located on the fifth floor of a new five-story building in Chicago. The project included a juice bar, Wi-Fi area, an underground swimming pool, saunas, hydrotherapy pool, steam rooms and a basketball court. There are also tanning and massage facilities, spinning and aerobic classrooms, as well as weight rooms. The space required extensive MEPFP systems work.

Owner: Capital Fitness - Big Rock, IL  
Architect: NWS Architects, Inc. - Chicago, IL

### PORTILLO'S HOT DOGS | Multiple Locations

Novak served as General Contractor for these new, ground-up one- and two-story restaurants. The restaurants feature a Prohibition-era, "Chicago gangster" decor with brick veneer, decorative cornices, precast wall panels and a double drive-thrus. The interiors include new MEPFP systems, elevator and vintage cars on display. The scope of work included excavation, site utilities, concrete foundations and a new parking lot.

Owner: Portillo's Hot Dogs, LLC - Oak Brook, IL  
Architect: Jensen & Jensen - Oak Brook, IL



### COSTCO WHOLESALE | Multiple Locations

Novak completed this new 150,000 square foot, ground-up store complete with site utilities, paving, landscaping, parking lot and adjacent gas station. The building included a food court, meat preparation area, bakery, freezer and cooler. In addition, a full optical center, photo processing area, pharmacy and tire center are included in the warehouse's interior.

Owner: Costco Wholesale - Issaquah, WA  
Architect: MG2 - Seattle, WA  
(Miami, FL featured here)

# NOVAK

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## TOP CONSTRUCTION COMPANIES

## BEST OF THE BEST 2017

**28** **Novak Construction Company**  
Total Revenue in 2016: \$200,000,0003423 N. Drake Avenue  
Chicago, IL 60618**Phone:** 773.278.1100**Website:** www.novakconstruction.com**Officers:** Greg Terwilliger, VP Business Development;  
Dan Moriarity, VP, Restaurant Group**Offices:** Chicago, IL**Total Square Footage in 2016:** 2,486,000 sq. ft.**Office:** 58,000 sq. ft.**Retail:** 2,095,000 sq. ft.**Multifamily:** 321,000 sq. ft.**Senior Housing:** 6,000 sq. ft.**Healthcare:** 6,000 sq. ft.**Projects:** Portillo's, Chicago, IL (Retail); Whole Foods Market-Lakeview,  
Chicago, IL (Retail); Costco Wholesale, Plain City, OH (Retail)**29** **MC Industrial, Inc.**  
Total Revenue in 2016: \$196,313,8683117 Big Bend Boulevard  
St. Louis, MO 63143**Phone:** 314.646.4100**Website:** www.mc-industrial.com**Officers:** Bob Kohlburn, President**Offices:** Portage, IN; St. Louis, MO; Lima, OH**Projects:** Boeing St. Louis Composite Center of Excellence, St. Louis,  
MO (Industrial); NRG Powerton Generating Station DSI & ESP Upgrades,  
Pekin, MO (Industrial); Ameren Rush Island Major Boiler Outage, Festus,  
MO (Industrial)**30** **Holland Construction Services, Inc.**  
Total Revenue in 2016: \$178,500,0004495 N. Illinois Street  
Swansea, IL 62226**Phone:** 618.277.8870**Website:** www.hollandcs.com**Officers:** Bruce Holland, CEO; Mike Marchal, President**Offices:** Swansea, IL**Total Square Footage in 2016:** 742,000 sq. ft.**Office:** 46,000 sq. ft.**Industrial:** 46,500 sq. ft.**Retail:** 83,500 sq. ft.**Multifamily:** 397,000 sq. ft.**Senior Housing:** 11,000 sq. ft.**Education:** 105,000 sq. ft.**Recreation:** 53,000 sq. ft.**Projects:** Wayne City K-12 School, Wayne City, IL (Education);  
Alinea Town & Country Apartments, St. Louis, MO (Multifamily); Evo  
Apartments, Richmond Heights, MO (Multifamily)**31** **A. Epstein and Sons International, Inc. (Epstein)**  
Total Revenue in 2016: \$166,569,253600 West Fulton Street  
Chicago, IL 60661**Phone:** 312.454.9100**Website:** www.epsteinglobal.com**Officers:** Michael H. Damore, AIA, Executive Managing Director;  
James Jirsa, Executive Managing Director & CFO**Offices:** Chicago, IL**Total Square Footage in 2016:** 1,012,600 sq. ft.**Industrial:** 166,569,253 sq. ft.**Projects:** Indiana Packers Corporation, Delphi, IN (Industrial); Seaboard  
– Triumph Foods, Sioux City, IA (Industrial); Daily's Premium Meats, St.  
Joseph, MO (Industrial)**32** **Bear Construction Company**  
Total Revenue in 2016: \$165,000,0001501 Rohlwing Road  
Rolling Meadows, IL 60008**Phone:** 847.222.1900**Website:** www.Bearcc.com**Officers:** George Wienold, CEO; Jim Wienold, EVP**Offices:** Champaign, Chicago, Rolling Meadows, IL; Milwaukee, WI**Total Square Footage in 2016:** 2,485,000**Office:** 2,000,000 sq. ft.**Industrial:** 100,000 sq. ft.**Retail:** 85,000 sq. ft.**Healthcare:** 300,000 sq. ft.**Projects:** Old Chicago Post Office, Chicago, IL (Commercial); Prudential  
Building, Multiple Projects, Chicago, IL (Office); Resurrection University,  
Chicago, IL (Healthcare)**33** **Riley Construction Company, Inc.**  
Total Revenue in 2016: \$158,122,5385301 99th Avenue  
Kenosha, WI 53144**Phone:** 262.658.4381**Website:** www.rileycon.com**Officers:** David Riley, Chairman; Matt Prince, President**Offices:** Chicago, IL; Kenosha, Milwaukee, WI**Projects:** First Industrial Realty Trust's First Park 94, Somers, WI  
(Industrial); Racine Unified School District 3 School Project, Racine,  
WI (Education); Cancer Treatment Centers of America at Midwestern  
Regional Medical Center Backfill Projects, Racine, WI (Healthcare)**34** **Stevens Construction Corp.**  
Total Revenue in 2016: \$158,000,0002 Buttonwood Court  
Madison, WI 53718**Phone:** 608.222.5100**Website:** www.stevensconstruction.com**Officers:** Mark A. Rudnicki, CEO & President; Brian Wagner, EVP**Offices:** Minneapolis, MN; Madison, Milwaukee, WI**Total Square Footage in 2016:** 3,524,000 sq. ft.**Office:** 48,000 sq. ft.**Industrial:** 6,000 sq. ft.**Multifamily:** 3,122,000 sq. ft.**Senior Housing:** 234,000 sq. ft.**Hotel:** 114,000 sq. ft.**Projects:** Rise at Prospect Park, Minneapolis, MN (Multifamily); Lyric  
Apartments, Madison, WI (Multifamily); Reserve at Mayfair, Wauwatosa,  
WI (Multifamily)**35** **Morgan Harbour Construction LLC**  
Total Revenue in 2016: \$135,512,8307510 S. Madison Street  
Willowbrook, IL 60527**Phone:** 630.734.8800**Website:** www.morganharbour.com**Officers:** Warren Seil, President & Partner;

Dan Hession, Executive VP &amp; Partner

**Offices:** Chicago, Willowbrook, IL**Total Square Footage in 2016:** 3,080,220 sq. ft.**Office:** 490,954 sq. ft.**Industrial:** 2,507,333 sq. ft.**Healthcare:** 42,183 sq. ft.**Aviation:** 39,750 sq. ft.**Projects:** 200 West Jackson Blvd., Chicago, IL (Office); Saddle Creek  
Logistics, Joliet, IL (Industrial); Presence Senior Healing Arts Pavilion,  
Romeoville, IL (Office)**36** **Meridian Design Build**  
Total Revenue in 2016: \$109,496,000790 Estate Dr., Ste. 220  
Deerfield, IL 60015**Phone:** 847.374.9200**Website:** www.meridiandb.com**Officers:** Paul Chuma Jr., President; Howard Green, EVP**Offices:** Deerfield, IL**Total Square Footage in 2016:** 2,530,752 sq. ft.**Office:** 54,592 sq. ft.**Industrial:** 2,476,160 sq. ft.**Projects:** Traffic Control & Protection Build-to-Suite, Bartlett, IL  
(Industrial); AJR Build-to-Suit, St. Charles, IL (Industrial); Richelieu  
Foods, Inc. Renovation, Wheeling, IL (Industrial)