

Hezner

Firm Overview

The Hezner Corporation, founded in 1932, is a full service architectural planning and design/construction firm headquartered in Libertyville, Illinois. During the firm's 87 years, The Hezner Corporation has provided architectural services for more than 2,000 projects, primarily in the states of Illinois, Wisconsin and Florida. Over the years we have learned to never forget the basics. We serve as advocates and agents to our Clients; we work hard, and strive to find the best possible solutions for each situation. This simple approach has rewarded us with a great deal of satisfaction and a high percentage of return clientele. The principals, Kurt and Scott Hezner, have learned that through hard work, careful team assembly, diligent and deliberate coordination, and effective and proactive communication, projects can not only turn out great, but can be enjoyable throughout the process. We understand that each effort we participate in must focus on the specific needs and idiosyncrasies, and are committed to delivering services where results meet expectations.



Firm Philosophy

Hezner approaches projects with the understanding that planning, design and construction are all part of the same integral and methodical process. We begin with clear expectations and sound comprehensive planning as this lays the groundwork for successful decision making. Our process focuses on extensive collaboration with all stakeholders, methodical and creative conceptual designs, informed and deliberate design development, and meticulously prepared construction documents that substantiate and define project scope. Sound construction documentation can never be trivialized, it clearly delineates intent and expectations, sets the standards from which a project

Architecture Firm Structure

Principals:

**Kurt E. Hezner, Architect,
NCARB, FALA, President**

**Scott K. Hezner, Architect,
NCARB, AIA, ALA, Vice
President**

Firm Composition:

Licensed Architect Principal... ..	2
Licensed Architect 1.....	1
Licensed Architect 2.....	1
(3 of the Licensed Architects are also Licensed Interior Designers)	
Assoc Architect/Technician 2.....	1
Construction Administration / Technician 1.....	1
Administrative Assistants.....	1
Total Personnel	7

Licensed to Practice in:

- State of Illinois
- State of Florida
- State of Arizona
- State of Iowa
- State of Wisconsin

Firm History

- | | |
|-------------|---|
| 1932 | Established as Chicago
Bank Building and
Equipment Corporation |
| 1969 | Incorporated as Bank
Structures, Inc. |
| 1993 | Name changed to The
Hezner Corporation |

Hezner

will proceed, and creates defensible guidelines for contractors to follow.

While planning and construction documentation is developed, cost analysis tracks along side. Project cost analysis starts with current and legitimate costs for materials, equipment, and labor, and is not based upon mystical square foot factors that are often out of date and under researched. Frequent review of costs and planning with project owners is major key to successful projects. We know that prudent and practical construction management comes from knowledge. Experience and effort is what keeps a project under control. These beliefs, and our informed approach, result in projects that have fewer conflicts or construction delays.

Each of us has strong design skills and every design is result of internal review, comment, validation, and adjustment. Every project benefits from each person's special expertise be it financial analysis; cost estimating; planning; utilization of current software tools such as Revit and Showcase to make effective and accurate communication of project details to all participants easier; sustainable design knowledge and sensibility; detailed understanding of furniture, equipment, and technologies; insight into design constructability; construction scheduling; or intimate understanding of local municipal processes. By collaboratively leveraging the skills, knowledge, and strengths of each individual, The Hezner Corporation provides breadth and quality of services.

Each professional license, accreditation, and registration that one of us holds – Architect, Interior Designer, NCARB (National Council of Architectural Registration Boards), LEED AP, and similar – attests to our professional knowledge and skills and enforces continuing professional education. Our affiliations with professional organizations such as AIA (American Institute of Architects), ALA (Association of Licensed Architects), CSI (Construction Specification Institute), SIA (Security Industry Association), BICSI (Building Industry Consulting Service International, Inc.), or GBCI (Green Building Certification Inc.) provide training, peer support, legal documents, opportunities to contribute to the profession, and other valuable resources. Staying current with building science, new products, current equipment technology, new code requirements, current related legal and insurance trends, and the overall state of the profession is important in our ability to provide the best quality service to our clients.



ALA Award of Merit

United Auto Workers Region 4 Headquarters

Gross Building Area

First Floor	14,101 SF
Second Floor	11,128 SF
Total Bldg Area	25,229 SF

Site Area: Five acres

Village of Libertyville Commercial Improvement Award

The Hezner Corporation Corporate Office



Hezner

For most projects The Hezner Corporation (THC) evaluates, investigates, and analyzes nearly simultaneously. As information is collected and the Owner's needs are discovered, analysis begins, which frequently leads to additional questions and collection of additional information. The first design attempt usually highlights issues and benefits not originally obvious, which triggers additional designs. Consideration of project costs and schedule is intrinsic to the process. By working collaboratively with the owners and end users and providing comprehensive summaries of the advantages and disadvantages of each, design options can be assessed and the correct solution quickly determined. Because cost and time considerations are included in the planning from the very beginning, time is not lost pursuing designs that are not feasible and the owner has the opportunity to assess and adjust their funding, time line, and/or project requirements early. THC takes our responsibility as a professional agent for the owner very seriously and does not hesitate to inform and recommend solutions to our client. If an initial condition assessment reveals additional problems not originally considered, THC will alert the owner to the issue and corrective action options and will work with the owner to recommend how the project scope, funding, and/or time line can be adjusted for maximum long term benefit to the owner.

Testing to confirm existing conditions and compliance of newly installed work with design specifications is completed as required. While THC will complete initial assessments and testing of many conditions with our own forces, proper testing of geotechnical conditions and environmental/hazardous materials assessment requires specialty sub-consultants. Field inspections and investigations are conducted during all project phases so ensure that we know what exists before the start of construction, how the construction is proceeding, and if the completed construction complies with construction drawings and specifications.

Documentation and communication is critical during all project phases. THC writes detailed and comprehensive reports and studies knowing that memory fades but the details included in reports and studies are a valuable resource both now and for years to come. Bid and construction documentation including drawings, specifications, and procurement information must provide complete information needed by the installing contractors to ensure that all of the owner's project requirements are met. THC works closely within our company and with all sub-consultants to ensure that all parts of the documentation are coordinated, complete, concise, and without conflict.



Services to Village

A. Scope

- Evaluations
- Investigations,
- Analysis
- Recommendations
- Cost & Time Estimates
- Testing
- Reports
- Studies
- Designs
- Preparation of Documents including drawings and specifications.
- Field Inspections and Investigations



Hezner

The Hezner Corporation (THC) is committed to remaining involved with each project throughout all phases from initial program development and condition assessments through post occupancy. Principals remain involved not only during proposal but continue their involvement throughout. THC knows that our timely response to questions during both bidding and construction is very important to the project success. RFIs, payment applications, and submittals are all time sensitive and are given the priority needed to process them quickly. THC will carefully review bid proposals received and will qualify them to ensure that the bid covers the required work. Only after qualification can we determine if the apparent low bidder is in reality correct and can recommend a contractor to the owner for award.

As part of our routine services, The Hezner Corporation provides cost estimates for individual projects. We regularly work with owners to determine long term capital improvement budgets and to assist in prioritization of long term projects. Facility inventories, utilization reports, master planning, feasibility studies, and condition and needs assessments are services routinely provided by THC. Applicable codes and standards are researched for each project and all work is checked for compliance with the codes and standards including building codes, energy codes, zoning codes, and accessibility codes.

THC is structured to be able to effectively work on projects of all sizes and scopes – tiny to large – including repair, alteration, additions, and new structures and to provide all required documentation for each project.

The Hezner Corporation believes that the long term benefits of sustainable and energy efficient structures benefit our clients. Appropriate sustainable and energy efficient design and engineering is applied to every project. While we understand that the cost of LEED or Energy Star certification is not justified for all projects, THC has experienced LEED APs on staff and will be happy to support LEED or Energy Star certification projects.

The Hezner Corporation (THC), as architect, is the Owner's agent providing professional skills and services to enable the owner's needs to be fully realized. We listen carefully and use our skills, knowledge, and experience to find solutions and to recommend procedures that will benefit you. Some examples include:

- Where the opportunity presents itself, we recommend that several projects be executed at the same time and, where reasonable, are grouped into a single project to maximize efficiency. We



Services to Village

B. Professional involvement throughout all phases:

- Program Development & Documentation
- Bid Qualification and Recommendation
- Progress Meetings & Reports
- Processing invoices for service
- Timely processing of project correspondence, contractor payment applications, RFIs, and submittal reviews.

C. Other Services as Needed

- Project Budgets
- Budgets for 5 year Capital Improvement Program.
- Facility Requirement and Utilization Studies
- Project Feasibility Studies
- Facility Code & Regulatory Compliance Studies & Audits
- Facility Assessments
- Project Design Services including evaluation, planning, accessibility, and engineering.
- Documentation including preliminary drawings, construction drawings, specifications, and cost estimates.
- Sustainable and Energy Efficient Design

simultaneously completed a number of smaller projects for the same owner with similar scope that were geographically separated. Because the scope was very similar, typical details and systems were developed for use at multiple facilities and because the projects were all for the same owner, meetings and site visits were more efficient. Similarly we have been able to group several smaller unrelated needs into a single construction project because they were all at a single location. By grouping several smaller projects the contractor was able to be more efficient, to reduce schedule, and to provide better pricing.

- Some projects benefit from the use an alternative project delivery method such as Construction Manager at Risk or Integrated Project Delivery. THC is happy to embrace these project delivery methods where desired. Hezcorp Construction Services as Construction Manager at Risk for the Vernon Hills Park District Maintenance Building project was able to shorten the project timeline, reduce costs, and provide increased cost accountability to the owner.
- We have found that a two phase contractor selection and procurement process is very beneficial for some projects. The Phase One RFQ is used to prequalify a limited pool of contractors. In Phase Two, cost proposals are provided by the limited pool of prequalified contractors. This procurement approach is particularly beneficial when the scope of work covers a specialty critical system that will require long term maintenance / service relationship with the selected contractor. The two stage procurement process was used for the security contract in Phase 2 of the Vernon Hills Police project with good results. Contractors responding to the RFQ were carefully qualified and only the three security integrator contractors who were best qualified and the best personality fit were allowed to provide cost proposals. The contractor awarded the project not only provided an excellent price but was the contractor preferred by the police for their security system maintenance.

The Hezner Corporation is structured for maximum flexibility allowing us to respond rapidly as needs arise during a project. When notified by a client of a stone cladding failure, THC was able to organize a lift and complete a field evaluation of the issue the following day; design a solution; and complete the bid documents for the repair within a few days. We understand that there are emergencies and last minute decisions and will require



our quick response. We pledge to do everything in our power to ensure that your time lines will be met.

Hezner Typical Project Flow

A. DISCOVERY

Information is gathered.

- Investigate & Inspect
- Inventory
- Evaluate & Test
- Study & Research
- Interview.
- Document

B. PROCESS

Information processing and content creation begin.

- Analyze, Study, & Research
- Plan & Design
- Budget Cost & Time
- Interact/Collaborate with Owner
- Recommend
- Report

C. DOCUMENT

Processing and creation continue and documentation occurs.

- Design & Engineer
- Specify
- Research
- Revisit Cost & Time Budgets
- Document & Report
- Interact/Collaborate with Owner

D. PROCURE / OONTRACT

Contractors are brought on and Procurement occurs.

- Advertise / Recruit
- Explain & Respond
- Evaluate & Recommend
- Document & Report
- Interact with Owner & Bidders

E. CONSTRUCT

Construction occurs.

- Investigate & Inspect
- Explain & Respond
- Collect & Review
- Correct & Accept
- Recommend
- Report & Document
- Interact with Contractors & Owner