



# ADVANCED BUILDING CORPORATION



DIVERSE EXPERIENCE



PROFESSIONAL LEADERSHIP



PREDICTABLE RESULTS





Office/Production



Assisted Living



Remodel



Commercial

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# ADVANCED BUILDING CORPORATION

## Executive Overview

Advanced Building Corporation (ABC) is a commercial construction company located in Madison, Wisconsin with over 25 years of Design & Construction experience. Our expertise is extensive with completed projects in many specialized business sectors, including commercial buildings, commercial remodeling and tenant build-outs, multi-story office buildings, distribution centers, industrial facilities, metal buildings, retail facilities, day-care centers and assisted living facilities. We are state licensed, fully insured and bonded.

Our professional team provides seasoned leadership in each project phase starting with Pre-construction Services and ending with Building Commissioning and Occupancy. *ABC manages the process and provides predictable outcomes without surprises.* Our customers appreciate our high-quality projects delivered on time and on budget. Our approach is simple: **We listen, we collaborate, and we work together to find the best solution.**

## CORE VALUES

- Quality
- Professionalism
- Excellence



University of Wisconsin - Facilities Planning & Management



# Leadership Team



**ADVANCED  
BUILDING**  
CORPORATION

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# Company Profile



Vogel Wood Products

For more than 20 years, ABC has served commercial, residential and industrial construction clients across Wisconsin, delivering on our promise of quality, professionalism and excellence in every job and interaction.

## Our Difference

What sets ABC apart from other companies is the nature of our relationship with our clients. We will become your trusted advisor and create a long-term relationship starting with our initial meeting and carrying through each project phase.

Our goal is to build trust as we guide you through your project. We do this through thoughtful planning, strong collaboration, stakeholder participation and excellent communication. By providing the right kind of oversight and insight, we help establish and manage expectations, and eliminate surprises. This generates predictable outcomes and reduces stress on stakeholders; you can focus on your business while we focus on your construction project.



Janesville River Park

***As new owners in 2017, we are eager to work with you, deliver on our promise of quality, professionalism and excellence, and have you as a friend and customer for life.***



# We Serve

Our company serves a variety of construction sectors.

- Retail Space
- Office Facilities
- Metal Buildings Industrial/Manufacturing
- Municipal and Government
- Tenant Build Out
- Distribution Facilities
- Senior Living Communities



Menomonee Falls Assisted Living

We are especially proud of our senior living construction projects - over 40 facilities in the last 25 years. While each project is unique, our depth and breadth of experience and industry knowledge allow us to expertly provide solutions to your needs. Whatever your challenges, such as budget constraints, short schedules, long lead items, intricate planning, site engineering or custom finishes, our team is prepared to skillfully and successfully execute your next project.

## Delivering Excellence

Our company's ability to deliver excellence comes from the ABC's team of talented construction professionals, who have more than 170 combined years of experience in the industry. Our team is committed to serve you with a simple, yet comprehensive process of listening, collaborating and working together to find the best solution to help you achieve your business goals through your construction project.



Janesville Riverside Park



Vogel Wood Products



Conservancy Commons  
Park & Splash Pad

# Construction Services

Projects can be messy. Project planning, design and construction activities are complicated and time consuming. There are many different ways to deliver a construction project, and ABC helps our clients select the best approach to their project.

## Planning

***We believe collaborative, comprehensive and accurate project planning is the single most important activity in a project.*** Good planning defines the project goals and deliverables, and provides the best road map to guide decision making through the project. We are committed to this as the best way to manage stakeholder expectations and produce predictable outcomes.

## Contracting Options Selection

Different types of projects and owner requirements dictate different contracting vehicles and options. We are familiar with all of them and will guide you in the selection that best fits your needs. Some typical formats include:

- Design-Build Construction
- Lump Sum Construction
- GMP Construction
- T&M Construction



Fitchburg Condos



University of Wisconsin  
Facilities Planning & Management



# Process Management

There are three basic project phases: Pre-Construction, Construction and Post-Construction. We provide leadership and guidance in each phase and tailor the services to meet your needs and requirements.

## Pre-Construction Services

- Preliminary comprehensive project budgeting
- Constructibility review and recommendations
- Preliminary development and construction scheduling
- Feasibility review and alternate solution development
- Clearly defined and communicated project deliverables



## Construction Services

- Construction management professionals
- On-site professional supervision
- Proactive project and subcontractor scheduling
- Regularly scheduled owner and contractor coordination meetings for predictable outcomes
- Proactive municipal and state code reviews and inspections coordination
- Safety first awareness, safety training, safe job sites and construction practices for all contractors
- Self-perform some critical project activities to enhance quality and protect the schedule
- Cost-efficient processes and changes
- Systems commissioning and owner training at completion



Fountainhead Homes

## Post-Construction Services

- 1-year anniversary post-occupancy inspection
- Scheduled system operational check ups
- Warranty review
- Maintenance agreements



Vogel Wood Products

# Commercial Projects

## **American Transmission Company (ATC)**

Madison, WI  
33,500 sq ft.



This design-build project included high security features as this client manages part of the regional energy grid. The facility features cutting-edge technology systems, HVAC systems and energy management functions. This building houses administrative functions, including hands-on energy monitoring to ensure optimal effectiveness. ABC remains involved with a continuing maintenance program for this facility.

## **BB7 (formerly Bit 7)**

Madison, WI  
31,300 sq ft.



This design-build project integrates features for the owner-occupied portion of the building as well as separate tenant entrances and facilities for leasing, an option that gave the client the most flexibility for their long-term needs. The space includes collaborative work areas, administrative offices and many lab spaces. The client builds prototypes for new products and has intensive electrical and HVAC needs, and ABC continues to be involved in modifying lab and other spaces as the client's facility needs evolve.

## **Jared Jewelers**

Madison, WI  
4,000 sq ft.



We constructed a new building for a national retailer - Jared Jewelers. The work included the demolition of an existing structure on a high traffic/visibility site. The new building included energy efficient HVAC components and lighting system Green Building Initiatives.



# University of Wisconsin Facilities Planning & Management

## Project Overview

### Project Type

Commercial Remodel/Renovation

### Project Location

Madison, WI

### Project Summary

The challenge for this project was to convert 15,000 sq ft. of dreary occupied space into an engaging professional work area in 120 days. We are proud of the results.



This project included renovating and remodeling 15,000 square feet of existing space to update the division's office space. UW-Madison's Facilities Planning & Management (FP&M) works behind the scenes to coordinate campus planning, manage design and construction, maintain and operate buildings and grounds, supply utility services and more for the UW-Madison campus.

Located in a four-story brick building on N. Mills Street, the project required us to work

within the existing, aging structure of the building while creating a bright, open floor plan to maximize light and flow in the space. While the building's structure presented numerous challenges, such as engineering solutions to minimize ambient noise from the existing HVAC system, ABC's team successfully tackled these challenges.

Completed in a tight 120-day timeframe with long lead times, the project included many custom finishes, custom wood cladding to walls, extensive use of casework, mid-century modern motif, use of open and private office areas and uniquely configured glass walls to create a modern workspace.



# Metal Building Projects

## Windsor Building Systems

Madison, WI  
30,000 sq ft.



This facility seamlessly blends office and administrative functions with intense manufacturing uses. The client's state-of-the-art automated process equipment demands tight tolerances on the needed infrastructure. Replacing an old facility that was ravaged by fire, ABC worked alongside the company's ongoing operations to meet a tight timeline to get their business back up and running. The new facility was updated to meet new codes including fire suppression, plumbing, HVAC and electrical standards. In addition, many new measures to manage stormwater runoff were required to minimize the environmental impact of the new facility.

In January 2018, we were selected to construct another addition to their facility.

## Vogel Wood Products

Madison, WI  
15,000 sq ft.



This project was the third addition (15,000 sq ft.) we have designed and constructed for this client. The exterior of the existing building was transformed into a more updated appearance that included exterior glass and skylights, new building skin and insulation to provide an energy efficient shell. The interior work included a new office mezzanine and a production area configured for high precision-automated European fabrication equipment.

## Ozaukee County St. Mary's Community Center

Cedarburg, WI  
20,000 sq ft.



Pre-engineered metal building design to provide a multi-purpose Community Sports Center. The facility design included the systems required to support an interior ice rink for curling. This sports center is great amenity for the residents of the county.



# Fromm Family Foods

## Project Overview

<b>Project Type</b>	Industrial-Manufacturing Metal Building Project
<b>Project Location</b>	Columbus, WI
<b>Project Summary</b>	This expansion includes a 100,000 sq ft. food production facility integrating custom designed engineered metal building, precast concrete structures and a 150-ft high concrete storage bin.

We have served the construction needs of this client for over 10 years and are proud to partner with them on their new 100,000 sq ft. production and storage facility. Our involvement started in the design phase of this project.

Some unique features include new site development, underground tunnels to connect existing facilities, and integration with a 150-ft high concrete bin storage for raw materials. As domestic water service is unavailable to the site, we built a reservoir under one of the additions to house water



to serve a new fire protection system added to the facility. The plant is laid out for optimal efficiency and throughput from receiving and storing raw materials through production, packaging, warehousing finished product and shipping to vendors. The site is designed to accommodate a railspur.



Several building structures are being used to maximize efficiency and value. Storage, warehousing and packaging activities utilize the efficiency of pre-engineered metal building construction, while production areas utilize precast concrete walls and conventional steel roof systems. This combination allows the areas to maintain USDA standards. Insulation systems, natural light, plants and energy efficient equipment help lower the carbon footprint.

# Assisted Living & CBRF Projects

Assisted Living Facility projects and Community Based Residential Facilities (CBRF) have stood at the core of our business for more than 25 years. ABC has completed more than 40 projects in this business sector alone with facility sizes ranging from 16 resident units to 66 resident units. This work has taken place predominantly in Wisconsin with 30 facilities completed in the last 10 years, including 28 with the same client. We are very proud of the long-term relationship we have created and maintained with this client. This exemplifies our commitment and dedication to our clients and embodies our reputation and legacy.

A few examples of recently completed Assisted Living Facilities include:

## **Slinger Assisted Living** Slinger, WI



This is the fourth CBRF that ABC has constructed for this client in Slinger. This building is about 13,750 sq ft. and provides space for 26 residents. We prepared the site for future development during construction of the first CBRF. This fourth unit completes the site development.

## **Boardwalk Investments** Menomonee Falls, WI



Our Menomonee Falls Assisted Living Facility represents the 28th project we have constructed for this client. The project included full site development and the building. The facility is about 14,500 sq ft. and will serve 26 residents.

## **Cranston Elderly LLC Willowick Assisted Living Facility** Beloit, WI



Cranston Elderly LLC is another one of our repeat clients. This is the second facility we have constructed for them on a site planned for three. We are currently preparing the site for construction of the third facility.

# Fountainhead Homes

## Project Overview

### Project Type

Assisted Living Facility

### Project Location

DeForest, WI

### Project Summary

Two 9,000 sq ft. buildings with two eight-bed resident units in each building. The design and finishes provide a family ambiance.



A new client for ABC in 2017, this client is focused on providing a welcoming, home-like atmosphere for residents with one-on-one care in eight-unit facilities. This project included two buildings, each with two licensed care facilities, for a total of 32 resident units.

The delivery method for this project was Design-Build. Our client purchased the

property and constructed one building three years ago. The site planning provided for a total of three similar buildings. We provided both the design and construction services for the two additional but identical facilities.

During the design phase we were able to incorporate improvements based upon the owner's operational experience with the first building. This client owns and operates several CBRFs in the Madison area. We are excited to join their team and help them serve the Assisted Living Community.





# Retail Projects

**Anchor Bank**  
Middleton, WI  
5,000 sq ft.



This is a retail bank we constructed for one of our repeat clients, a design-build developer. The design reflected the specific operational requirements of the tenants. The site presented unique challenges for foundation design and stormwater management. Soil conditions were soft and required “geo-piers” to support the building. The site is located adjacent to Pheasant Branch Conservancy. We are currently working with the owner on a geothermal heating and cooling modification along with a solar panel array.

**Century 21**  
Madison, WI  
12,000 sq ft.



This design-build renovation completely transformed this property inside and out. This project took what was a single-story brick building with limited natural light and turned it into an integrated two-story building with glass and steel components to give the building a true presence.

**Town Center Square**  
Madison, WI  
27,500 sq ft.



Two buildings were attached and the exterior updated to create the look of one building in this design-build mixed-use project. Challenges in this project included the demolition of a previous structure as well as maintaining the operation of an existing restaurant on site during the construction. The new building incorporates retail space and office areas with a two-story glass entry. We have continued to support the building owner with ongoing tenant remodel and improvement projects.

# Gateway Plaza

## Project Overview

### Project Type

Retail Commercial Site

### Project Location

Beaver Dam, WI

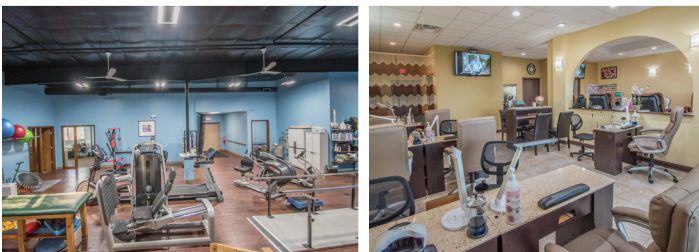
### Project Summary

Fully developed retail commercial site set up for phased construction. Phase one includes 12,000 sq ft. of retail space. Phase two includes an additional 12,000 sq ft.



This design-build project took advantage of a pre-engineered metal building (PEMB) to provide a versatile, cost-effective project. Architectural enhancements to the building front provided a more conventional look and includes a steel structure with brick, stone and exterior insulation and finish system (EIFS). Aluminum storefront and modern canopies give the project an upscale look.

We have fully developed the site to accommodate a phase two building that will attach to the current building and double the rentable square footage. ABC also designed and constructed the interior build out for medical, financial and salon tenants. The work included a suite buildout for a national franchise, Edward Jones. Phase two is currently in the planning stage.



# Municipal Government Projects

## Lake Mills Library Renovation

Lake Mills, WI  
9,000 sq ft.



This project included a complete renovation of the historic Fargo Public Library in Lake Mills, which first opened for library service in 1902. In this project, new finishes were made to match old details so that the new additions were visually consistent with the existing details. The project included adding new circulation desk locations, reading nooks, new ADA-accessible restrooms, refreshing all of the finishes and technology wiring upgrades.

## Village of Oconomowoc Municipal Garage

Oconomowoc, WI  
4,200 sq ft.



This facility included demolition and site development from a previous facility. The new building utilizes the efficiencies of a pre-engineered metal building (PEMB) and integrates architectural features such as a cupola, storefront windows, texture-cladding and concealed fasteners. Concrete walls were cast and painted to match the native limestone on the village hall building. The standing seam roof is also an architectural feature that utilizes skylights to provide natural light to the building's interior.

# Splash Pad Projects

## Janesville Riverside Park

Janesville, WI  
4,000 sq ft.



ABC has completed many of these projects with Ayres & Associates, and each one has a theme that runs throughout the project. The splashpad at Riverside Park in Janesville included substantial site development and stormwater management. The focus was on detailed planning and execution for the splashpad equipment. The decorative concrete included unique colors and textures to represent the nearby Rock River, beaches and naturescapes surrounding the park. Materials even included native granite rock.



# McKee Farms Park Splash Pad

## Project Overview

### Project Type

Municipality Focus Project

### Project Location

Fitchburg, WI

### Project Summary

#### **2016 Park Facility Award of Excellence**

McKee Farms Park earned this award for their creative approach to a green splash pad park.



In accordance with Fitchburg's commitment to being green, this recirculation splashpad recycles water to conserve water and energy. This project included substantial green site development components, including stormwater management rain gardens. The Wisconsin Park and Recreation

Association recognized this project with its 2016 Park Facility Award of Excellence in the \$250,000 to \$499,000 category. We think the pictures illustrate the creative and fun atmosphere at the park!



# References

## Financial References

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## Bonding

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## Professional References

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# Testimonials

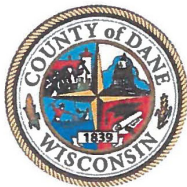
Dear Mr. Baldwin:

The purpose of this letter is to formally commend Bruce Bedner & Brian Hahn for their exceptional service & work on our Public Safety Building Jail Showers & Split Pods Improvements project.

In my opinion, Bruce & Brian provided a level of service & skill that went beyond my expectations. They were both easy to work with, were very accommodating to the Jail operations & staff & often went the extra mile to be sure we were happy with the work being done. One example of this was when Brian added the necessary reinforcement to the shower walls when they were probably more damaged than expected. Bruce also made a point of being very sure he was clear on our expectations for materials & scheduling. This made the project much easier on us all.

In these two, you have fine foremen & workers who with your team, represented ABC well. I believe Bruce & Brian deserve to be congratulated & rewarded for their service & efforts & I also believe you would do well to keep them on staff. We would gladly have them & the ABC team back on future projects. The design consultant (SPC), Facilities Management & the Sheriff's Office have all agreed that Bruce & Brian's work, service & interaction were outstanding.

Sincerely,



Scott Carlson, P.E., CEM  
Project Engineer / Manager  
Public Works Engineering Division



# Testimonials

Gary & Keyvn-

I just wanted to take this moment to thank you for such a fabulous building experience. I have no idea that the reality of our project could measure up to the "hope" that I had; but it did. It seems strange in many ways not to be meeting with you and planning, but we made it to the end now! This is the perfect time to stop, enjoy the end product, and express my sincerest gratitude to you both. It has been a great pleasure working with such professional, capable, and GOOD men.

The end came "fast" for me once the license was in hand - and real life hit with new staff starting, welcoming new residents/families, and the "challenges" that come along with systems start up. Regardless of all those new joys, I could not be more grateful for our partnership in this endeavor.

I will tout your praises wherever and whenever possible. You will not disappoint.

Thank you so much - have a wonderful weekend 😊

Ruth Polacek, Administrator

**Fountainhead Homes**

*"not just assisted living, but  
a long term care alternative"*

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Pat,

Your responsiveness never ceases to amaze me! Thanks!

And thank you for your best wishes. Of all the Contractors I've worked with in the past 12-years, I'd have to say you're the best by every measure. You took on some of the most challenging work we had (including this Design-Build for CERF-P). You navigated some challenging problems (multiple on the B414 addition). You required absolutely no hand-holding with the cumbersome administrative load (and there's a fair amount of it) that comes from working with the Federal Government.

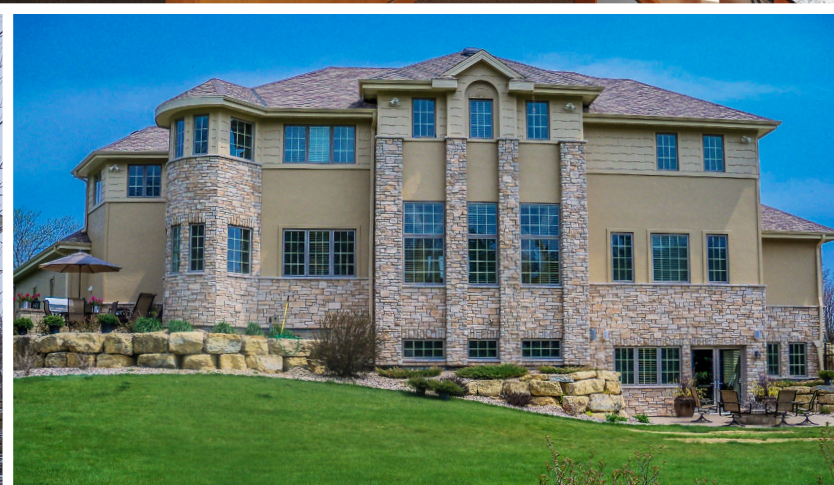
I hope our paths cross again one day. But if not, I won't soon forget you.

Thanks again, for everything!

-Dave

David R LtCol USAF ANG 115 CES/CC









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