

**RWE Management Company**

515 West 65<sup>th</sup> Street  
Willowbrook, IL 60527  
Tel/ 630.353.0883  
Fax/630.353.0884

Date

Client Name

Address 1

Address 2

City, State, Zip Code

RE: Construction of Animal Care Facility

Dear Client:

RWE Management Company specializes in the planning, design and construction of Animal Care Facilities. We are pleased to present this Construction Management Proposal for your review.

Traditionally, the Construction Management concept is a "team approach" which involves the combined and coordinated efforts of the Construction Manager, Architect, Subcontractors, and Owner. A Construction Manager will provide the Owner with a resource that can foresee and determine the cost consequences of his design decisions. The Owner, Architect, and Construction Manager form a "team" with the same objective. This approach ideally has the members of the construction team working together from the inception of the project through its completion. As Agents for the Owner, the Architect is primarily responsible for concept, space planning, and design excellence, while the Construction Manager advises the Owner on costs, construction methods, and supervises and manages the actual construction work. RWE Management Company is qualified and experienced in overseeing the planning, development, design and construction process: from concept and design to the purchase and installation of the owner's furniture, furnishings and equipment.

In addition to our vast experience, the advantages and benefits of employing RWE Management Company to provide Construction Management Services are as follows:

- 1.] We have a qualified team of experienced architects and engineers. Architectural and engineering fees can be minimized if the owner selects architectural and engineering firms that have experience working under the coordinated efforts of RWE Management. RWE Management's team can assist in your land purchase and if required, prepare necessary site, engineering and landscape plans for municipal zoning & special use approvals.
  
- 2.] You will receive early cost estimating input. We will provide a budget estimate based on conceptual design ideas as they are developed. We will provide value engineering.

- 3.] It is the goal of the Construction Manager to define each subcontractor's scope of work, clarify the contract drawings and documents, and resolve subcontractor questions and concerns so that they have a thorough understanding of the project. This will result in a more responsive competitive price.
- 4.] We will obtain qualified bids for each subcontractor trade by developing a short list of 2 to 5 bidders for each trade. We will review the proposals received and make recommendations to the Owner for contract awards. Finally, we will write all contract agreements for Owner's signature and the necessary certificates of insurance naming the Owner as additionally insured.
- 5.] If during the course of construction unforeseen construction conditions are encountered, the Construction Manager will investigate and suggest recommendations to the Owner utilizing current knowledge of building costs, methods, and means.
- 6.] We, as the Owner's agent, are responsible for the preparation, processing, and flow of all paperwork. This is to include: subcontract agreements, purchase orders and change orders; shop drawings and manufacturers' cut sheet submittals; and monthly applications for payment, construction sworn statements, waivers of lien, and coordination with Owner's construction escrow.
- 7.] We will conduct weekly or biweekly project meetings with the owner.
- 8.] RWE Management Company has adopted a "total quality" approach to doing business.
- 9.] We will prepare a CPM Schedule which identifies all construction activities. All scheduling is derived from computer processed logic based on data from similar projects.
- 10.] We use the latest systems and methods that we know are cost-effective. Our honesty and integrity are synonymous with our ability to provide the best value to our clients. All project savings are the Owner's.
- 11.] RWE Management has the owner subcontract all work; therefore, we do not profit from or have the opportunity to inflate the value of work done by our own forces.
- 12.] Once the scope of work is defined, we will prepare an estimated

budget for general conditions to include supervision, insurance, and necessary field overhead associated with the project for the Owner's review and approval.

- 13.] Once the scope of work is defined, RWE Management will establish a construction management fee for the Owner's approval.

We welcome the opportunity to demonstrate how cost-efficient and pleasant the construction management relationship can be with RWE Management Company. Please take the time to contact any of our references listed below. They will confirm our commitment to quality, schedule, service, and teamwork.

We are currently working with:

West Loop Veterinary Care Center  
Chicago, IL  
Owner: David Gonsky, DVM  
Phone: 312/371-6543

CVES-Specialty Practice Addition  
Chicago, IL 60618  
Administrator: Gene Mueller, DVM  
Phone: 847/271-2506

Tree House Animal Clinic  
Chicago, IL 60622  
Administrator: Dave DeFunika  
Phone: 773/784-5488 ext 226

College Station Cat Clinic  
Wheaton, IL 60187  
Owner: Daniel Watson, DVM  
Phone: 630/690-4949

South Loop Animal Hospital  
Chicago, IL

Other projects we have completed: NEW FACILITIES:

Munster Animal Hospital (New facility)  
Munster, IN 46321  
Owner: Won Han, DVM  
Phone: 219/836-1073

Yorkville Animal Hospital  
Yorkville, IL 60560  
Owner: Jeremy Bushias, DVM  
Phone: 630/469-7400  
Owner: John Coyne, DVM  
Phone: 708/567-6616

Ness Exotic Wellness Center  
Lisle, IL 60532  
Owner: Bob Ness, DVM  
Phone: 630/737-1281

Burr Ridge Veterinary Clinic  
Darien, IL 60561  
Owner: Brian Rooney, DVM  
Phone: 630-986-0600

Hanover Park Animal Care Center  
Hanover Park, IL 60477  
Owner: Arlene Rodriguez, DVM  
Phone: 630/830-6620

Warrenville Grove Animal Hospital  
Visiting Veterinarians  
Warrenville, IL 60555  
Owners: Drs. Aaron & Nancy Vigil  
Phone: 630/393-4240

Midwest Animal Hospital  
Orland Park, IL 60462  
Owners: John A. Coyne, DVM  
Phone: 708/672-6166

Barrington Animal Hospital  
Barrington, IL 60010  
Owner: Barbara L. Stapleton, DVM  
Phone: 847/381-4100

Elmhurst Animal Care Center  
Elmhurst, IL 60126

CVES- Chicago Veterinary Emergency Services  
Chicago, IL 60618

The Cat Hospital  
Westmont, IL 60559  
Owners: William Barclay, DVM  
Sandra Barclay, DVM  
Phone: 708/969-5432

#### MAJOR ADDITIONS & REMODELING TO EXISTING FACILITIES:

St. John Animal Clinic  
St. John, IN 46373  
Owner: David Austin, DVM  
Lisa Preston, DVM  
Phone: 219/365-8531

Abbeywood Cat Clinic  
Naperville, IL 60540  
Owners: Sandra Barclay, DVM  
William Barclay, DVM  
Phone: 630/369-6009

Munster Animal Hospital  
Munster, IN 46321  
Owner: Won Han, DVM  
Phone: 219/836-1073

Animal Care Center of Plainfield  
Plainfield, IL 60544

West Suburban Veterinary Associates  
Westmont, IL 60559  
Owner: Alan Main, DVM  
Phone: 630/968-4212

Cleveland Veterinary Clinic  
South Elgin, IL 60177  
Owner: Jo Lynne Cleveland, DVM  
Phone: 847/697-4066

Naperville Animal Hospital  
Naperville, IL 60543

Four Seasons Animal Hospital  
Crown Point, IN 46307  
Owner: Glenn Major, DVM  
Phone: 216/663-8394

Worth Animal Hospital  
Palos Hills, IL 60465  
Owner: John Kalchbrenner, DVM  
Phone: 708/301-3626

Wheaton Animal Hospital  
Glen Ellyn, IL 60137

Glen Ellyn Animal Hospital  
Glen Ellyn, IL 60137  
Owner: Jeremy Buishas, DVM  
Phone: 630/469-4400

Skycrest Animal Clinic  
Long Grove, IL 60047  
Owner: Fred Rader, DVM  
Phone: 847/634-3538

Crown Point Animal Hospital  
Crown Point, IN 46307

Owner: Anthony Kremer, DVM  
Phone: 815/405-1300

Flossmoor Animal Hospital  
Homewood, IL 60430  
Owner: J. Edward Willard, DVM  
Phone: 708/798-9030

Brighton Park Animal Care Center  
Chicago, IL 60632  
Owner: Ernesto Perez, DVM  
Phone: 773/254-1111

Owner: Glenn Major, DVM  
Phone: 219/663-8394

Animal Health Care  
Naperville, IL 60540  
Owner: Ray Bishop, DVM  
Phone: 630/305-9200

Hinsdale Animal Hospital  
Hinsdale, IL 60521  
Owner: Anthony Kremer, DVM  
Phone: 815/405-1300

#### REMODELING OF EXISTING FACILITIES CONSTRUCTED BY OTHERS:

Orland Park Animal Medical Center  
Orland Park, IL 60462  
Owner: Brian Lantow, DVM  
Phone: 708/460-6000

Markham Animal Clinic  
Markham, IL 60426  
Owners: Heidi Hoogeweg, DVM  
Phone: 708/339-4010

#### INTERIOR BUILDOUT OF RETAIL SPACE:

Mill Creek Animal Clinic  
Palos Park, IL 60484  
Owner: Jay Whittle, DVM  
Phone: 708/361-6002

Uptown Animal Hospital  
Chicago, IL 60640  
Owner: Jim Dickes, DVM  
Phone: 773/561-0734

Grand Prairie Animal Hospital  
Manhattan, IL 60442  
Owner: William Wild, DVM  
Phone: 815/478-0213

Carey Animal Clinic  
New Lenox, IL 60451  
Owner: Susan Carey, DVM

Animal Medical Center  
Skokie, IL 60077  
Owner: Andrew Miz, DVM  
Phone: 847/671-2616

Blum Animal Hospital  
Chicago, IL 60657  
Owners: Sheldon Rubin, DVM  
Robert Dann, DVM  
Phone: 773/327-4446

Oakhurst Animal Hospital  
Aurora, IL 60502  
Owner: Colm Stephens  
Phone: (630) 820-1201

Family Pet Animal Hospital  
Chicago, IL 60614  
Owners: Marla Minuskin, DVM  
Rae Ann Van Pelt, DVM  
Phone: 773/935-2005

Meadow Brook Animal Clinic  
Tinley Park, IL 60477  
Owner: Laurel Rosecrans, DVM  
Phone: 708/444-1968

Mallard Point Veterinary Clinic  
Channahon, IL 60410  
Owner: Anthony Kremer, DVM

Phone: 815/485-0005

The Cat Clinic  
Flossmoor, IL 60422  
Owner: Michelle C. Gaspar, DVM  
Phone: 708/206-2287

Deer Run Animal Hospital  
Schererville, IN 46375  
Owners: Fiia Jokela, DVM  
Darlene Finley, DVM  
Phone: 708/503-0016

Phone: 815/467-0996

Cat Hospital of Chicago  
Chicago, IL 60618  
Owner: Colleen Currigan, DVM  
Phone: 773/539-9080

Plainfield Veterinary Clinic  
Plainfield, IL 60544  
Owner: Anthony Kremer, DVM  
Phone: 815/405-1300

Additional references and information regarding RWE Management Company are available upon request. Also for more information regarding RWE Management Company, please visit our website: [rwemanagement.com](http://rwemanagement.com)

Sincerely,

RWE MANAGEMENT COMPANY

Robert W. Edwards, President

RWE/prc