

ANDREW J. KOHLER, LEED AP+ BD&C PROJECT DIRECTOR



"I can honestly say that [Andy's] projects, aside from being professionally prosecuted, were some of the most enjoyable ones of my career. [He] not only consistently [goes] above and beyond the call of duty in making my job easier, but seems to do it effortlessly. [His] integrity is beyond reproach. [His] presence on our team is a comfort, the value of which is beyond my poor abilities to express."

-- Bryan C. Abbott

Abbott Program Management

Andy began his career in 1994, joining Pepper Construction Company in 1997 and specializing in the Healthcare market in Chicago. Andy is responsible for the development and control of the construction process from conception to fruition. He aims to consistently produce an end product that the client and the team can be proud of. He coordinates all day-to-day activities with the Project staff and provides Pre-Construction and Construction Phase project management consisting of estimating, pricing of alternates, competitive subcontractor bidding, purchasing and awarding of subcontracts, scheduling, expediting, establishment of on-site lines of authority to carry out the project plan and conducting progress meetings. Andy's responsibilities also include preparing and monitoring the CPM schedule, establishing and monitoring cost controls, processing and distributing all shop drawings and samples, securing permits as required and administering the terms of the contract.

NOTABLE ACHIEVEMENTS

Andy was part of the team working on the Central DuPage Hospital Facilities Enhancement Project. This project was the third largest hospital project ever approved by the state of Illinois, eventually doubling the size of the hospital and renovation the existing functioning hospital. On a project this large, challenges arise on a daily basis, so solutions must be fluid and adaptable. The team focused on the hospital's needs and maintained total flexibility to satisfy those needs. By working closely with the hospital and the subcontractors throughout the project, Andy and his team were able to successfully execute well-devised plans.

PROFESSIONAL DATA

- Bachelor of Science – Building Construction Management; Purdue University, West Lafayette, Indiana
- LEED AP+ BD&C
- 30-Hour OSHA Certified
- ASHE Healthcare Construction Certificate

PROJECT EXPERIENCE

Advocate Christ Medical Center Outpatient Pavilion Oak Lawn, IL

- Construction of new 9-story 323,000 SF Outpatient Pavilion with elevated connecting bridge. Modalities include three CT suites, two MRI suites, PET Scan, six GI suites, fourteen operating rooms, cardiac rehab, oncology, and neurology.

Glenbrook Hospital NorthShore University HealthSystem Glenview, Illinois

- **Ambulatory Care Center:** Construction of 140,000 s.f., LEED Certified medical office building. Project includes 3-stories plus a basement and a rooftop penthouse. The building exterior consists of precast and extensive curtainwall. The 1st floor space includes the Kellogg Cancer Care Center. Other building spaces will be built out to suit future tenant needs.

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REFERENCES

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Central DuPage Hospital

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Robert Burkhardt, Jr.
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- **Connector Link:** 13,000 s.f. walkway link connecting the Ambulatory Care Center to existing campus buildings. Work includes lower level walkway tunnel, retail pharmacy and gift shop space. Project also includes a new kitchen and café space.
- **Campus Sitework:** 19 acres of sitework include additional parking, roadway re-configurations, major utility upgrades and extensive landscaping.
- **Emergency Department:** Construction consists of 38,500 s.f. of emergency department addition and renovations spread over 6 phases of work. Improvements include 30 new treatment rooms, new x-ray rooms and a new ambulance bay. New triage, office and waiting spaces are also included. Basement under the addition houses all major mechanical components.
- **Radiology Expansion:** 24,800 s.f. of construction for the expansion and renovation of existing radiology space. Work included infilling space under the existing south tower as well as adding a 2nd floor for mechanical and future buildout needs. The new radiology space houses new MRI Rooms, a new Cath Lab and a new Interventional Radiology Room.
- **Central Plant:** Work includes a 5,000 s.f. addition to an existing plant. The new addition will accommodate diesel-powered emergency generators and switchgear including underground fuel storage tanks. The emergency generator upgrades will service the additional demands of the new Emergency and Radiology departments built under separate phases.
- **5th Floor Expansion:** Consists of adding a fifth floor to the patient tower. Work includes removal of existing roof and parapets, adding a new structural steel structure, precast and metal panel cladding, glazing and roofing. 37,100 s.f.

3rd Floor Surgery Expansion

Provena Saint Joseph Medical Center

Joliet, Illinois

- 9,000 s.f. building addition above the Hospital's occupied Labor & Delivery Department to create four (4) new Operating Rooms and General OR Support.
- This multi-phased project also includes upgrades to the existing and occupied PACU, ORs and OR Support Areas to accommodate the increased number of Operating Rooms resulting from this expansion.

Evanston Hospital

NorthShore University HealthSystem

Evanston, Illinois

- **1st Floor Infrastructure:** Upgrades to the existing first floor infrastructure of the D&T Building.
- **4 Louis:** Renovation of 9,950 s.f. of existing patient rooms and associated support space.
- **4 North:** Renovation of 5,616 s.f. of existing patient rooms and associated support space including the creation of four new sleep labs.
- **3 Louis:** Renovation of 3,050 s.f. of existing patient support area.
- **4 South Searle:** Renovation of 15,598 s.f. of existing patient rooms and associated support space.
- **West Tower:** Addition of a new 6-story elevator tower consisting of two new elevators and a new dumbwaiter.
- **Penthouse:** Addition of a new 6,600 s.f. mechanical penthouse on the roof of the existing hospital to provide additional MEP Infrastructure.
- **Lobby Elevator:** Includes raising the existing lobby elevators two additional floors and creating two new elevator lobbies and renovation of one existing lobby.

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- **Surgery/ICU Renovations:** A five phase renovation of 89,666 s.f. including the creation of a new ICU, CT scanner suite, renovation of 12 existing operating rooms, demolition of an existing elevator to create a new 7,700 lb. capacity elevator, demolition of two existing elevators to create a new 11,000 lb capacity elevator, and the construction of a new two-story atrium/ICU waiting area within an existing courtyard on the 4th floor adjacent to the new ICU. Of particular importance is that all work was completed while keeping 12 operating rooms functioning at all times.

Central DuPage Hospital

Winfield, Illinois

- **East Surgery Pavilion:** Construction of a new two-level East Surgery Pavilion. 35,000 s.f.
- **Parking Structure:** Six-story, 844 parking spaces. 269,681 s.f.
- **Facilities Enhancement Plans:** Largest additions and renovations project ever approved in the state of Illinois. Approximately 125,000 s.f. of renovation space.
- **Ambulatory Services Pavilion:** Construction of a 341,000 s.f. building with 200,000 s.f. of hospital services and 141,000 s.f. of medical office space.
- **North Tower:** Construction of a 36,400 s.f. environmental services tower.
- **Women's Center Addition:** 154,000 s.f. addition including 8 new surgery suites, Central Sterile, Mother/Baby addition, Administration space and Dining expansion.
- **Ambulatory Services Parking Structure:** 100,000 s.f.
- **Road Relocation/Building Utilities**
- **Data Center Relocation:** Buildout of a new 10,378 s.f. data center.
- **NICU Expansion:** Renovation of existing NICU into 14 Level 2 beds and 8 Level 3 beds. New nurses' station, soiled utility, equipment storage, clean work, break and conference room. 11,300 s.f.

Illinois Valley Community College

Ogelsby, Illinois

- Total interior remodel including classrooms, offices and dental lab.
- Asbestos abatement, Rerouting of supply/return ductwork.
- Updating temperature control system from pneumatic to digital.
- Also removed the existing roofing and replaced it with a standing seam roof on three buildings.
- 52,000 s.f.

Harrah's Casino Hotel & Convention Center

Caesar's Entertainment, Inc.

Joliet, Illinois

- Construction of a new eleven-story luxury hotel, which consisted of 204 room and four suites.
- Also concurrently renovated the Harrah's Joliet Pavilion to increase banquet room capacity, Winning Streaks sports bar capacity and completely renovated existing steakhouse restaurant.
- 197,000 s.f.

Alumni Student Center

Moody Bible Institute

Chicago, Illinois

- Construction of the new Alumni Student Center situated in the center of their existing campus, which tied into two existing buildings.

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- The new building was also tied into below grade infrastructure tunnel system.
- 89,000 s.f.

Park Pavilion **Lincoln Park Zoo** Chicago, Illinois

- Renovation of the existing reptile house into a visitor's center, gift shop and restaurant food court.
- Building had landmark status.
- 23,000 s.f.

Animal Hospital Renovation **Lincoln Park Zoo** Chicago, Illinois

- Renovated the existing hospital facility, while adding another floor to the existing building for office space.
- 18,000 s.f.

43rd Floor at One IBM Plaza **Jenner & Block** Chicago, Illinois

- Reconfigure existing office space to accommodate the addition of several partners and associates for the law office of Jenner & Block.
- Including the addition of three supplemental air units and a Bradford mobile shelving / filing system.
- 6,800 s.f.

45th Floor at One IBM Plaza **Jenner & Block** Chicago, Illinois

- Reconfiguration of existing office space to accommodate the addition of four paralegals for the law offices.
- 1,470 s.f.