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IN THIS ISSUE

Albertsons, Inc. Completes Major Freezer Expansion

Greater Chicago Food Depository Celebrates New Facility

An Expert Strategist

Before the Ground is Broken...



Greater Chicago Food Depository Celebrates Opening of New Facility

Heralding a new era in food banking and distribution, the Greater Chicago Food Depository (GCFD) recently opened its 216,000 square foot facility on Chicago's southwest side enabling the organization, over time, to distribute up to 80 million pounds of food annually.

Epstein architects, engineers and material handling experts initially worked with the GCFD to develop a building prototype for a 200,000 square foot facility on a site location in the Chicagoland area. They then assisted in an evaluation process to meet the challenge of determining an optimum location that would satisfy the program needs and functional and operational requirements of the GCFD.

Site evaluation considered shipping and receiving accessibility, traffic flow, site arrival for employees, visitors and volunteers and security. The site design also considered the relationships with the adjacent urban infrastructure.

The 216,000 square foot building plan consists of a two-story office space, warehouse space with -10 degree, 35 degree and 60 degree storage capabilities, a salvage production area, raw salvage storage, a repack area, an operations area consisting of an on-site 'agency mart' and an enclosed shipping dock area with 10 loading docks, 10 exterior docks and two drive-in docks.

SEE GREATER CHICAGO FOOD DEPOSITORY, PAGE 4



GREATER CHICAGO FOOD DEPOSITORY - CHICAGO, ILLINOIS

Albertsons, Inc. Successfully Completes Major Freezer Expansion



ALBERTSONS, INC. FREEZER EXPANSION - FRANKLIN PARK, ILLINOIS

Jewel-Osco's perishable food warehouse is a very busy place. From the movement of trucks in and out of the facility to the receipt and distribution of hundreds of pallets of goods, the action never stops. Add to that constant activity a major expansion project, and coordination and cooperation among all parties involved is an absolute must.

Albertsons, Inc., the parent company of Jewel-Osco, and Epstein extended their long-working relationship by undertaking such a challenge and successfully completing a freezer expansion, warehouse remodeling and accompanying site improvements for Albertsons' Franklin Park, Illinois distribution center. Albertsons once again enlisted Epstein designers, engineers and construction professionals to provide full-service architecture, engineering and construction management services for the project. Having successfully completed an earlier expansion on the Albertsons campus, Epstein was particularly well-prepared for the coordination and scheduling necessary to tackle this particular set of challenges.

SEE ALBERTSONS, INC. FREEZER EXPANSION, PAGE 4

An Expert Strategist

The challenge of developing and constructing a successful structure begins well before the architect creates the design. Questions ranging from 'where should this be built?' to 'what is the most appropriate size?' must be answered before any design work takes place. Site issues never should be underestimated when planning a new facility.

Epstein vice president Scott Kupperman is the firm's resident expert on site-related issues. Kupperman leads Epstein Strategic Services (ESS), the firm's pre-development services group, and provides important guidance on matters ranging from site evaluation to due diligence.

"Many of our clients have recognized the value of working with a firm that can offer a wide spectrum of services including the planning, development and construction of new facilities," noted Kupperman. "When you start with strong pre-development capabilities and move on to expert architectural, engineering and construction services, you are able to offer your clients the complete package."

Kupperman joined the Epstein family in 1999 with a strong background in real estate and development having worked for one of Florida's largest community developers. He brings more than 15 years of experience assisting corporate clients and industrial owners with pre-development needs including program management of the development process.



SCOTT KUPPERMAN - VICE PRESIDENT

Before the Ground is Broken...

Working with an organization that offers a full range of facility delivery services improves the efficiency of selecting a site and developing and constructing a new facility. Epstein Strategic Services (ESS) provides a broad range of skills to help a client with effective evaluation and comparisons of specific markets or geographic areas and the various steps that follow. By working hand-in-hand with the real estate community, in a manner that respects professional boundaries and expectations, Epstein believes a unique level of efficiency can be offered during the crucial pre-development phases of facility delivery. Epstein often teams with national and local real estate professionals to help source and identify candidate sites.

Once a site is selected, a number of other steps follow to secure the location and begin the design and construction process for a facility. Basic viability due diligence is performed to assess the relative delivery risk for a particular site in order to make a timely decision as to overall project viability. A technical investigation is performed including a topographical, geo-technical and environmental analysis of the site. Specifics including sizing and layout requirements, access, utility availability and required approvals and permits are determined.

Once a location is determined to be the most appropriate, ESS provides technical support for the preparation of the purchase agreement or lease. Once the site has passed an initial level of scrutiny, full acquisition due diligence is performed to quantify the proposed developments density and yield. This process includes preliminary site planning, construction cost estimating and economic incentive identification and acquisition.

Many areas of the country offer significant incentive packages. These provide direct and indirect financial assistance for the creation of taxable real property value and local employment. ESS maintains many relationships with appropriate local and state entities that offer these incentive programs and has experience in identifying and quantifying incentive availability at local, regional and state levels.

Systems also play an important role for industrial facilities. Manufacturing and distribution networks can be analyzed to develop more efficient and effective supply chains. Distribution and warehousing systems can be analyzed to determine optimum storage methods, size and heights. Design solutions are converted into specifications for the selection of appropriate equipment suppliers. And all operating requirements are coordinated with facility design and engineering to ensure a timely delivery of an effective distribution solution.

From the moment a site is first considered, ESS can coordinate and provide all important pre-development services to ensure a successful project even before the ground is broken.

Kupperman has assisted many of Epstein's largest industrial clients with their pre-development needs. Albertsons, Inc. utilized ESS for pre-development acquisition and entitlement services for fuel centers throughout the Midwest. Kupperman served as project manager, providing due diligence expertise for a number of new distribution centers for Medline Industries, Inc., America's largest privately-owned national manufacturer and distributor of health care supplies and services. He conducted a site selection study for a 200,000 square foot California distribution center that included an analysis of development issues, labor, incentives and occupancy costs. Kupperman served as the principal-in-charge for the rollout of several Chicago White Hen stores, the well-known convenience chain, overseeing site survey, construction documents, permit coordination and construction management.

His experience and expertise with the complex variety of issues surrounding the identification and analysis of sites enables clients to obtain a complete and consistent range of services from Epstein, one of the leading firms for industrial AEC services.

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Greater Chicago Food Depository

CONTINUED FROM PAGE 2

The interior of the entrance further elevates the look and function of this new facility. The entrance is flooded with natural light and enhanced by cheerful images of those associated with the GCFD, volunteers and recipients alike.

Albertsons, Inc. Freezer Expansion

CONTINUED FROM PAGE 2

The project involved a 220,000 square foot addition that contained primarily freezer space at -10 degrees F plus the conversion of 100,000 square feet of freezer space in the adjacent, existing perishable warehouse to meat and deli product storage featuring automated storage and retrieval systems (ASRS). With an average of 6,000 truck turnarounds and 48,000 pallets shipped weekly, the facility still was able to maintain a 12 hour turnaround on store orders through close coordination and detailed scheduling.

Approximately 40,000 cubic yards of soil were moved to enable the construction of five acres of new truck and trailer parking pavement that would permit the freezer construction area to be vacated. Mass evacuation and earth moving, new storm sewers, drainage structures, underground storm water detention pipes and full-depth bituminous pavement were 'threaded' into the traffic flow of the facility.

Schedules were kept even under the difficult conditions of a typical Chicago winter. For example, ground thawing machines were utilized so that floor slabs could be installed on time. Insulation below the 220,000 square foot freezer finished floor rests on a rough concrete 'mudslab'. During finished floor placement, temporary mortar dams were built sequentially on selected portions of the mudslab under the roof to prevent water from running under the insulation and slabs from areas where roofing was under-way but incomplete.

The resulting freezer expansion, remodeled warehouse and site improvements were successfully completed due to close, careful coordination and well-planned scheduling. The Albertsons freezer expansion proved that large projects of this kind can be completed on time, and in this case, significantly under budget, through careful synchronization, all while maintaining operations within the existing facility.