

IT TAKES A



Randhurst Village Redevelopment Transforms Retail Center



*By Jim Robinson / Zach Smrt
McShane Construction Company*

Notwithstanding the sluggish economy, developer Casto Lifestyle Properties has provided a sizable amount of infrastructure and new construction work at its Randhurst Village redevelopment project located at the intersection of Route 83 and Elmhurst Road in Mount Prospect. Through the efforts of many Chicago-area contractors, the former Randhurst Mall has evolved into the new Randhurst Village, a multi-dimensional lifestyle center that includes retail, restaurants, entertainment and a hotel component.

"There is a resurgence in the Chicago real estate market and the successful development of Randhurst Village is a perfect example," according to Brett Hutchens, president and CEO of Casto Lifestyle Properties. "For many years Randhurst was a shopping and entertainment destination for the northwest suburbs and the redevelopment will return it to that status."

Several local contractors were selected by Casto Lifestyle Properties to perform various segments of the enormous redevelopment project. Retailers such as Carson Pirie Scott, The Home Depot, the AMC Theater, Costco, Jewel-Osco and an assortment of restaurants and smaller retailers remained open during the extensive overhaul of the 100-acre site. Providing safe access, parking and pedestrian environments for the many shoppers and visitors patronizing these venues was a key objective for the project contractors.

Casto selected Brandenburg Industrial Service Company, Lake County Grading Company, G.A. Johnson & Son, Graycor Construction and McShane Construction Company to provide large segments of the reconstruction assignment. Additional contractors were also engaged by various retail and restaurant tenants that were leasing new space at the lifestyle center.

The collaboration between multiple general contractors allowed for project phasing and concurrent scheduling, thus enabling project deadlines to be met within the 100-acre site. This required a carefully orchestrated program allowing each contractor the ability to complete its assigned tasks while managing manpower, materials, equipment and logistics with the greatest efficiency.

Cutting Edge Retail Development

Let's dial back to 1958, when the community of Mount Prospect approved the acquisition by Carson Pirie Scott of 80 acres of land at the corner of Rand and Elmhurst roads. The new 1 million square-foot retail mall was named Randhurst Mall and became the largest enclosed shopping center at a cost of \$21.5 million.

Originally completed in 1962, Randhurst Mall opened as the first regional mall in the Chicagoland area. Standing as a landmark project, Randhurst Mall was designed by architect

Victor Gruen, and represented not only the first enclosed mall in the state, but one of the largest air-conditioned contiguous indoor spaces in the world. The cutting edge architecture included the shape of an equilateral triangle instead of the typical straight line mall design. It also introduced different levels within the interior space, including a mezzanine and bazaar level. Since the mall was also built during the Cold War, a fallout shelter was constructed underneath the mall that could accommodate each of the citizens living in Mount Prospect at that time.

When Randhurst Mall opened in 1962, three major department store anchors, including Wieboldt's, Carson Pirie Scott and The Fair (Montgomery Ward store) opened to retailers. Other tenants at the mall included a long list of retailers, including S.S. Kresge and Woolworth. Over the next 20 years, the mall remained a popular destination and added an innovative food court in 1985, which represented one of the first malls in the Chicago area to incorporate such a unique food service space.



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The 120-room Hampton Inn & Suites, located within the newly re-developed Randhurst Village lifestyle center, will be completed by McShane Construction Company in 2012.

Over the years, the mall's anchor tenants fell victim to changing consumer shopping habits, and the property began experiencing declining occupancy and the loss of many high-profile tenants. To better accommodate changing consumer habits, Casto introduced updates such as the re-construction of the Jewel-Osco store and the addition of popular retailers such as Home Depot, Bed, Bath & Beyond and a Costco wholesale store. It appeared, however, that a brand new concept – the lifestyle center – was the path toward future prosperity and vitality at this once proud retail mall location.

The Present

Randhurst Village follows the pattern of highly successful lifestyle centers around the country, particularly those developed by Casto Lifestyle Properties. A transformation of this magnitude requires a mix of retail, entertainment, restaurants, hotel, residential and social gathering spaces along with key demographics and support from the surrounding community. The plan for Randhurst Village included all of the aforementioned components, including concurrent construction of multiple buildings together with the massive sitework redevelopment.

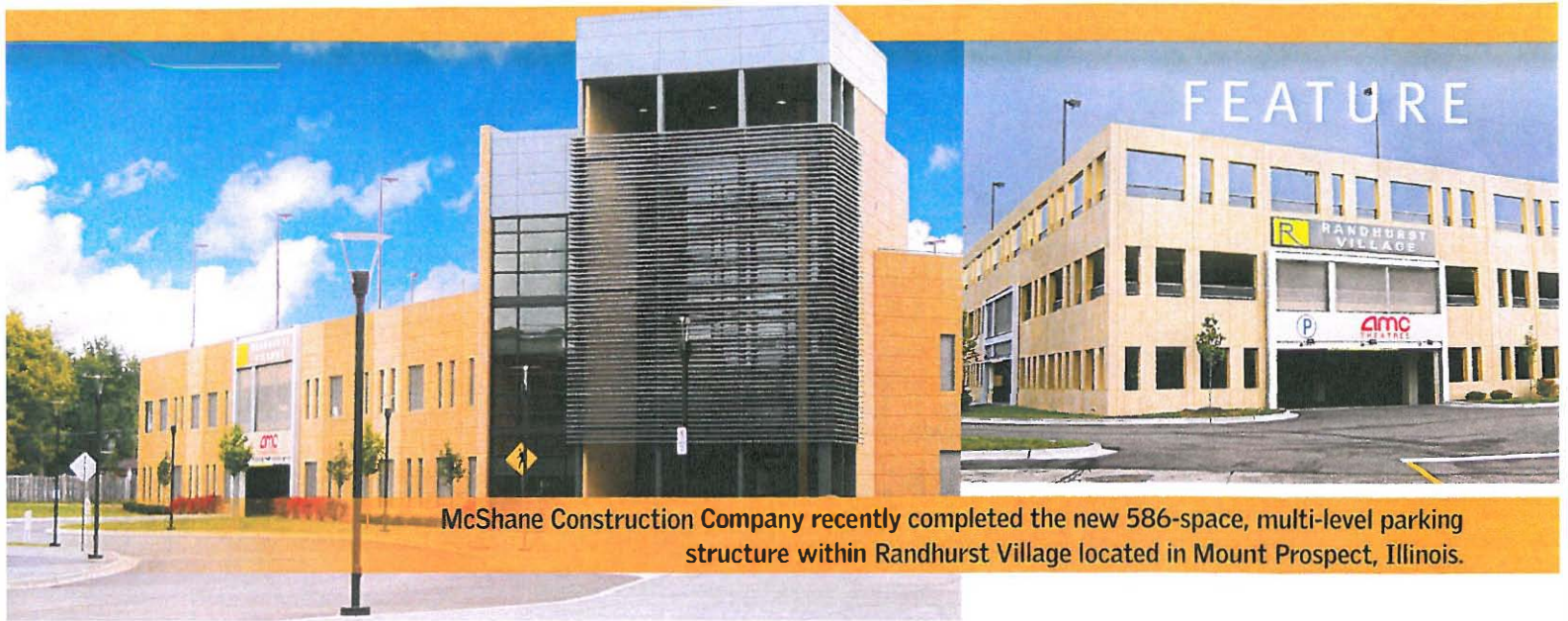
Construction Contributions

Brandenburg Industrial Services provided the demolition of the existing mall structure while Lake County Grading executed the sitework and the resurfacing of the parking areas and roadways throughout the development. Graycor Construction was selected by AMC Theater to complete the new 12-screen LEED-certified theater complex. McShane Construction was awarded the construction of the center's new multi-tier, 586-car parking garage. In addition, G.A. Johnson provided the

core and shell construction of numerous retail and restaurant spaces strategically positioned in and around the existing businesses operating within the development.

The retail and restaurant tenant roster has grown considerably as the redevelopment has taken shape. Currently, Randhurst Village's Main Street retail component includes new retail stores for T.J. Maxx, Old Navy, PetSmart, Sports Authority, Carter's, Charming Charlie and World Market, among others. A wide assortment of restaurants featuring Billy Goat Tavern, Pei Wei Asian Diner, Tony Sacco's Coal Oven Pizza, Five Guys Burgers & Fries and Jersey Mike's are also adding appeal and popularity to the new lifestyle center.

Representing one of the only new hotel properties under construction in the suburban Chicago market, the 120-room, four-story Hampton Inn & Suites has been artfully integrated into the new lifestyle center development by McShane Construction. The new LEED-certified hotel will offer modern guestrooms and suites, generous conference areas, a fitness center, swimming pool and 24,242 square feet of ground floor retail space. McShane is incorporating numerous sustainable features into the hotel, including energy-efficient HVAC and water systems and the utilization of abundant natural light. The hotel is situated above the former underground bomb shelter and the space has been reconstructed to provide the hotel parking, conference rooms and a fitness center. The design of the hotel integrates into the modern programming of Randhurst Village and incorporates an exterior façade comprised of composite metal panels, brick veneer and a curved, undulating canopy welcoming hotel guests and visitors.



McShane Construction Company recently completed the new 586-space, multi-level parking structure within Randhurst Village located in Mount Prospect, Illinois.

It Takes a Village

As we enter the holiday season and the beginning of 2012, the vision and reconstruction of the first phase of the former Randhurst Mall is yielding a vibrant destination for the Chicagoland market. Retailers at the Randhurst Village are preparing for a profitable holiday sales season. Future enhancements to the lifestyle style will accommodate additional

components as the economy and consumer demand warrants. For now, the transformation of this once aging mall into a contemporary shopping, restaurant and entertainment district has demonstrated that teamwork, and common goals yield significant advantages to the property's stakeholders.



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