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**New Construction**  
*Movers & Shakers In Real Estate*



# LOCAL 17

## HEAT & FROST INSULATORS

### MOVE INTO NEW HEADQUARTERS

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by Bill Di Santo, President, Englewood Construction

**E**nglewood Construction, a national commercial general contractor, has completed construction on the new headquarters for Local 17 International Association of Heat and Frost Insulators. Located at 18590 Spring Creek Drive in Tinley Park, Local 17's new 30,000-square-foot headquarters is a design-build project and will bring all three of the union's disciplines under one roof.

Englewood Construction has worked alongside architectural firm, BVM Associates, to retrofit the site's existing building. The new headquarters features union offices and a member union hall; the union's health and welfare department; and the apprenticeship training program, including a training facility classroom and hands-on training area and offices.

Members of Local 17 Heat and Frost Insulators have been working with general contractors for more than 100 years, so they know who the best Chicago general contractors are and who gets the job done. We're proud and honored they tapped us for their new headquarters.

The members of Local 17 also know how important it is for general contractors to work hand-in-hand with the architect at the beginning stages of a project, which is why Englewood Construction and BVM Associates were brought on at the same time.

When we can work alongside architects, instead of behind them, it can save clients time and money. It's our job to closely investigate the site, conduct thorough exploratory searches, and go behind the walls and underground, which means we often find issues the architects do not come across. We can alert architects to these issues early on, before their initial round of drawings, so the process goes more smoothly and there are fewer revisions. All of this adds up to a faster completion date and significant cost savings.

Englewood Construction also re-used as much as possible from the existing building to save on construction costs. Salvaging existing infrastructure and re-using materials is another advantage when a general contractor is brought in early. We had the opportunity to review the site with the architect and point out things we can re-use before they draw up the plans.

The previous headquarters for Local 17 Heat and Frost Insulators was located on South Racine Avenue in Chicago. Local 17 has more than 1,200 active members. Each year, the union trains and educates on average 80 apprentice insulators at its facility.



Local 17's New Tinley Park Headquarters