



Farnsworth
GROUP

QUALIFICATIONS FOR

Architectural Services for Bathroom Remodeling

Shorewood-Troy Public Library District

October 3, 2025

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October 3, 2025

Jennie Mills
Library Director
Shorewood-Troy Public Library District
650 Deerwood Drive
Shorewood, IL 60404

RE: Shorewood-Troy Public Library District Architectural Services for Bathroom Remodeling

Dear Ms. Mills,

Farnsworth Group is passionate about libraries and recognizes the incredible impact they have on the communities where we live, work, and play. Our firm has been privileged to both design library buildings for those communities and give back to those libraries by serving on their boards and as volunteers. Additionally, we have performed restroom renovations for a variety of clients statewide. Providing architectural services for the Shorewood-Troy Public Library District aligns closely with our passion for enhancing and strengthening communities, and we are ideally suited to be your partner for the following key reasons:

FULL-SERVICE TEAM | Our full-service design approach brings architects and engineers together to collaboratively solve challenges from start to finish. With seamless coordination at every stage, we're able to address unforeseen conditions and develop creative, effective solutions as a team.

LIBRARY AND CULTURAL PROJECTS | Farnsworth Group has a substantial portfolio of library and cultural facility design projects, including a number of Carnegie Library renovations and additions. In Marshall, Illinois, we created a master development plan for their historic library, implemented its first phase, and are currently assisting Director Thompson with phase two of their expansion. For the Hillsboro Public Library, we comprehensively adapted a former bank building as their all-new home, utilizing a significant grant from the State of Illinois. And, in Jerseyville, Illinois, construction began this past summer on a substantial expansion of their Carnegie jewel, also with a significant grant from the State of Illinois.

RESTROOM RENOVATIONS | Over time, advances in technology and updates to building codes make restroom renovations a necessary part of a building's lifecycle. While seen as a necessary accommodation for building patrons, public restroom facilities also have an impact on how patrons experience facilities. The design and functionality of restrooms can influence user experience and accessibility and Farnsworth Group has extensive experience with restroom renovations and design functional, safe, and welcoming restrooms for a variety of clients.

Farnsworth Group greatly appreciates the opportunity to work with Shorewood-Troy Public Library District and is eager to further discuss our qualifications with you. If you have any questions, please feel free to contact me at 312.741.9119 or jstryker@f-w.com.

Sincerely,

FARNSWORTH GROUP, INC.

John Stryker, AIA, LEED AP
Senior Architectural Manager

Section 1

INTRODUCTION



VIS BROOKENS LIBRARY | Springfield, Illinois

INTRODUCTION

FIRM INFORMATION

Farnsworth Group, Inc.

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2709 McGraw Drive
Bloomington, IL 61794
jbishop@f-w.com

PRIMARY CONTACT

John Stryker, AIA, LEED AP

Senior Architectural Manager
200 South Wacker Drive, Suite 3250
Chicago, IL 60606
312.674.4614 • jstryker@f-w.com

OUR MISSION

Farnsworth Group's team of experts will champion our clients' successes, advance our communities, and embrace the challenges of a changing world.

FIRM PRINCIPALS

Farnsworth Group is an employee-owned S-Corporation and currently has 32 principals across all disciplines.

NAMES		
Amsberry, Darin	Hefner, Paige	Redington, Michael*
Bachman, Eric	Janssen, Scott	Ridgway, Bob
Barela, Ted	Jennison, Caius	Ross, Wade
Barry, Ed	Jensen, Karen	Riess, Ryan
Bishop, John	Keefer, Charles	Rucker, Terry
Bonner, Doug	Kiefer, Tim	Throm, Scott
Burnison, Dave	Kohlhase, Bob	Uebinger, Ryan
Chermely, Jeff	McCombs, Jeff	Wheeler, Paul
DiFulvio, Dave	McIntosh, Rob	Weber, Laura*
Ekberg, Brandon	Occhi, Amanda	Wolf, Mike*
Finlen, Neil	O'Connor, Greg	

*also serves as Vice President

OUR SERVICES

Architecture
Interior Design
Landscape Architecture
Mechanical Engineering
Electrical Engineering
Plumbing Engineering
Structural Engineering
Civil Engineering
Process Engineering
LEED Consulting
Commissioning
Asset Management
Land Surveying
Water System Engineering
Wastewater System Engineering
Oil & Gas Engineering
Energy & Utilities

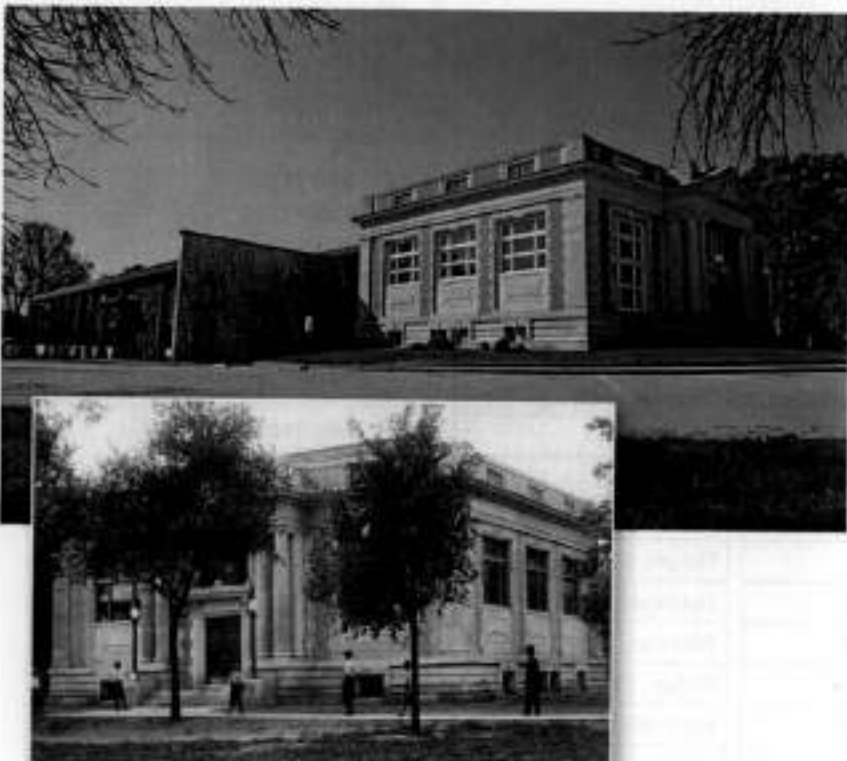
PRIOR EXPERIENCE

Farnsworth Group is a full-service architectural and engineering firm with experience in both small and large-scale projects. We have the depth, expertise, and flexibility to scale resources based on specific project needs. Our experience in library design and restroom renovation are highlighted below.

Library Design

Public libraries are one of the most valuable community resources that often serve as dynamic community hubs that meet a wide range of needs. We have substantial library design and construction experience for new facilities, renovations, and expansions. Our passion for public libraries extends beyond our enthusiasm for finding creative design solutions to the ever-evolving space needs and wishes. Since libraries are so important to a community's character and vibrancy, we have tried to give back to them meaningfully, increasing our ability to respond with cutting-edge ideas about their facility needs. Some of our public library clients are outlined below.

- | | |
|-----------------------------------|-----------------------------------|
| + Adel Public Library (Iowa) | + Gilman Area District Library |
| + Belleville Public Library | + Jefferson County Public Library |
| + Bloomington Public Library | + Jerseyville Public Library |
| + Council Tree Library (Colorado) | + Marshall Public Library |
| + Danville Public Library | + McCoy Memorial Library |
| + Fairview Heights Public Library | + Peoria Public Library |
| + Filger Public Library | + Pikes Peak Library District |
| + Freeburg Area Library District | + Odell Public Library |



CARNEGIE LIBRARY RENOVATION | Peoria, Illinois

PORTFOLIO EXCERPT



DANVILLE PUBLIC LIBRARY ASSESSMENT AND RENOVATION • DANVILLE, ILLINOIS

Farnsworth Group is working with the Danville Public Library to re-imagine the existing library.

The design envisions a new entrance that is central to the Vermilion Street approach. It also provides a new interior floor plan with furniture and space layouts. Additionally, the design incorporates the re-organization of the two levels, featuring improved vertical connectivity through a new elevator and a communicating stair, creating an open, atrium-like space.

The design also considers updated signage, acoustics, and building system maintenance. Additionally, the facility is expected to be updated with energy-efficient lighting and upgraded plumbing fixtures.

Programmatic spaces for the interior renovation include children, teen, and adult areas; meeting rooms; staff and circulation areas; and a maker space.

Restroom Renovation

Functional and code compliant restrooms are essential for ensuring safety, accessibility, and long-term performance of any facility. We understand that renovating restrooms to meet ADA standards while using durable materials and incorporating modern plumbing and ventilation system will minimize maintenance issues while maximizing usability. Our team has experience designing and renovating restrooms for a variety of public and private sector clients. Some of our restroom experience is highlighted below.

- + Bradley University Williams Residence Hall Dining Room Renovation
- + Carl Sandburg College New Science and Technology Center
- + Confidential Corporate Client Campus-Wide Restroom Renovations
- + Confidential Industrial Client Campus-Wide Restroom Renovations
- + El Paso Gridley Community Unit School District New Middle School
- + Growmark Corporate Restroom Renovation
- + Illinois Agricultural Association Corporate Restroom Renovation
- + Illinois Central College Main Campus Restroom Renovation
- + Lafayette C-1 School District Restroom Renovations
 - + Grandview Elementary
 - + Lafayette County C-1 High School
- + Peoria Civic Center Arena Performer Suite Renovation
- + Peoria Park District Riverplex Restroom Renovation
- + Peoria Public Library Renovations
 - + Historic McClure Branch Library
 - + Lakeview Branch Library
 - + Lincoln Carnegie Library
- + Peoria Public Schools District 150 High School Renovation and Expansion
- + Southeast Polk Community School District Restroom Remodels
 - + Altoona Elementary School
 - + Centennial Elementary School
 - + Four Mile Elementary School
 - + Spring Creek 6th Grade Center
- + St. Clair County Courthouse ADA Restroom Renovation
- + University of Texas Austin Facilities Compound Restroom Renovations

CURRENT WORKLOAD

Farnsworth Group's current workload and capacity is such that we can begin immediately upon your notice to proceed for the architectural and engineering services being requested. We have the qualified technical staff assigned to your project to ensure the goal are met. Our combined depth of personnel allows the project team to devote the time and attention necessary to complete your project requirements. The team's ability to complete this assignment is further enhanced by our depth of experience and by our efforts working closely with our clients toward meeting their needs. These staff members are dedicated to the successful completion of the bathroom remodeling project.

We understand the importance of keeping our projects progressing and responding quickly to our clients is part of that understanding. Whether it's producing technical documents, or responding to contractor's questions, our team will respond immediately, to avoid project delays.

PORTFOLIO EXCERPT



ICC MAIN CAMPUS RESTROOM RENOVATION • EAST PEORIA, ILLINOIS

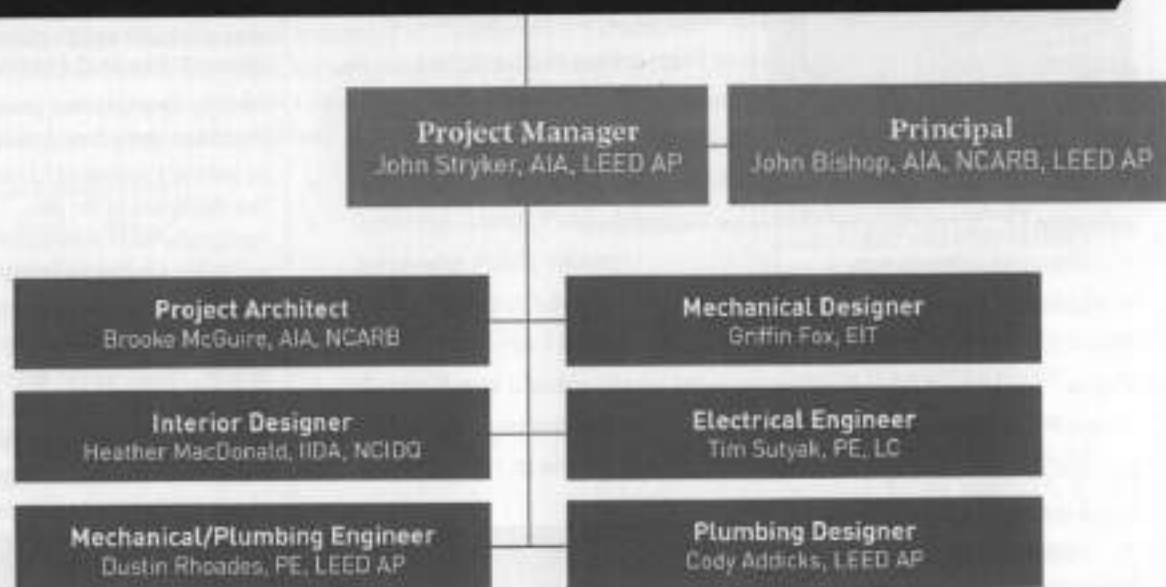
Design concepts and preliminary drawings were first developed as part of Farnsworth Group's feasibility study for the comprehensive renovation of all public-use toilet room pods at the original main campus building (of 1970s vintage). Detailed design, construction documents, and bidding and construction administration services were completed for four successive phases to renovate groups of restrooms.

These toilet room pods are located throughout this original building, at multiple levels. Their round, silo-style shape presented both design challenges and opportunities for this multi-year Illinois Community College Board Protection, Health and Safety effort.

PROJECT TEAM

Farnsworth Group proposes the following team members to serve the Shorewood-Troy Public Library District. As a full-service firm, Farnsworth Group plans to perform all architectural and engineering services in-house. The team has been structured to provide the most cost-effective, high-quality services possible. Each proposed task specialist has additional key personnel to support them in their job responsibilities, as well as the resources within the firm.

SHOREWOOD-TROY PUBLIC LIBRARY DISTRICT





John Stryker, AIA, LEED AP
PROJECT MANAGER

John Stryker has over 37 years of experience in the architecture profession. An experienced project manager, John has completed numerous building projects from needs analysis, site selection, and programming/master planning stages through construction document preparation, specification writing, and construction administration, all with attention to detail. He is well-versed in sustainable design and has successfully completed several LEED-rated building projects. John possesses extensive experience in the full spectrum of project design, assuming responsibility for all aspects, including client communication, project development, and coordination.

EDUCATION /

M. Arch, University of Illinois Chicago
BS, Architectural Studies, University
of Texas at Arlington

REGISTRATION AND CERTIFICATIONS /

Architect: Illinois and Wisconsin
LEED Accredited Professional

INDUSTRY AFFILIATIONS /

American Institute of Architects
Building Envelope Council of Chicago

EXPERIENCE /

Chicago Public Library Woodson Regional Library Building Envelope Replacement Chicago, Illinois

Project manager responsible for a new building envelope/facade replacement project. The scope of work included complete facade replacement due to failure resulting from improper detailing and poor construction execution. Inside, new ceilings, lighting, and finishes create luminous and vibrant spaces. Two new conference rooms were created directly above the glass entrance to be available for community meetings and education events.

Chicago Regional Library Upgrade Program Chicago, Illinois

Project manager for various improvements to 37 regional libraries throughout the City. Improvements range in scope and complexity from building to building, from simple replacement of fire alarm systems and lighting systems to major repairs to exterior envelope failures, new interior layouts and

finishes, and restoration of Historical components. Completed projects at:

- + Austin Library
- + Douglass Library
- + Harold Washington Library
- + Legler Library
- + Pullman Library
- + Sulzer Library

Douglass Library Restrooms Chicago, Illinois

Served as project manager and AOR for this project which built new public restrooms on the main library level. Existing restrooms were at the basement level.

Legler Library Front Entrance Stair Replacement Chicago, Illinois

Served as project manager and AOR for the stair replacement project that includes historic renovation of the main exterior entrance stairway. Stairway was originally limestone.



John Bishop, AIA, NCARB, LEED AP
PRINCIPAL-IN-CHARGE

John Bishop is a principal with over 29 years of experience focusing on project management and coordination as well as architectural design. He has been with Farnsworth Group for over 25 years. He is a Past President of the Central Illinois Chapter of the American Institute of Architects, having provided 15 years of consecutive service to the Chapter in a variety of board positions. He is also a past Delegate Board Member for AIA Illinois. John is the Director of the Farnsworth Group Education Studio and a LEED Accredited Professional.

EDUCATION /

BS, Architectural Studies, University of Illinois at Urbana-Champaign

AA, Lincoln College

REGISTRATION

AND CERTIFICATIONS /

Architect: Illinois, Georgia, New Jersey, North Carolina, Oklahoma, Tennessee, and Virginia

LEED Accredited Professional

NCARB Certification

INDUSTRY AFFILIATIONS /

American Institute of Architects

Normal Rotary

President's Advisory Council at Lincoln College

Citizen Advisory Committee, Challenger Learning Center at Heartland Community College

EXPERIENCE /

Illinois Wesleyan University State Farm Hall Building Envelope Analysis and Corrections
Bloomington, Illinois

Project manager responsible for investigating moisture infiltration issues, including development and oversight of envelope testing plan. Also developed plan of corrections to address envelope system failures in concealed gutters and curtainwall systems.

Southern Illinois University-Edwardsville Art and Design Building Addition
Edwardsville, Illinois

Building envelope commissioning agent responsible for the Cx review of building envelope systems for a two story 29,000 SF addition to the Art and Design Building at SUIE.

City of Georgetown Library, Senior Center, and City Hall Remodel
Georgetown, Illinois

Project manager responsible for the design and construction of a new 5,000 SF freestanding municipal building designed to house city

operated library and senior citizen center facilities. Remodel existing 1,200 SF City Hall facility to provide new entry vestibule, walk-up and drive-up payment windows, revised interior layouts and upgraded interior finishes.

Fisher CUSD No. 1 Junior/Senior High School Library Renovation
Fisher, Illinois

Principal for upgrades regarding the junior/senior high school library. Upgrades included an entire renovation of the library and adjacent spaces.

College of the Desert Palm Springs Development
Palm Springs, California

Building envelope Cx specialist responsible for assisting with building envelope commissioning services for the new campus consisting of four buildings totaling 175,000 SF, including three connected educational buildings and one campus support building, which contains maintenance and operations programs, the central utility plant, and a shared service yard.



Brooke McGuire, AIA, NCARB

PROJECT ARCHITECT

Brooke McGuire serves as a project architect. She has been working professionally for over nine years and gaining architectural experience in all aspects of project planning from programming through to construction. Brooke brings an excellent attention to detail, a strong sense of communicating effectively and efficiently, and a positive, optimistic mentality to the architectural team.

EDUCATION /

M. of Arch, Architecture, University of Michigan

BS, Architectural Studies, Business Minor, University of Illinois at Urbana-Champaign

REGISTRATION AND CERTIFICATIONS /

Architect: Illinois

NCARB Certification

INDUSTRY AFFILIATIONS /

American Institute of Architects

EXPERIENCE /

New Bloomington-Normal YMCA and Easterseals Facility Bloomington, Illinois

Architectural designer responsible for project management assistance and construction services for a new, 77,000 SF building to house a collaboration between YMCA and Easterseals. YMCA spaces include two gymnasiums, an elevated track, studio spaces, lap and leisure pools, locker rooms, and childcare spaces.

Carl Sandburg College Science and Technology Center Galesburg, Illinois

Architect responsible for assisting with project coordination, design, and construction documentation services for a new two-story 46,733 SF Science and Technology Building. The new facility houses three programs of study as well as general classrooms, faculty offices, restrooms, storage and support spaces, and common spaces. The project includes both the demolition of an existing building and the design

and construction of a new building with connections to two existing buildings on the north and the south.

Richards High School Auditorium Addition and Remodeling Oaklawn, Illinois

Architectural designer who assisted in the design and construction documents for a 36,400 SF performing arts addition and renovation project. The addition consists of an auditorium with approximately 560 seats, prop shop, storage, dressing rooms, and lobby. The renovation includes a updated band and choral area with six practice rooms, teacher offices, a music library, and storage.

Funks Grove Sugarhouse Addition Shirley, Illinois

Architectural designer who assisted with the design and construction documents for a new building addition to the existing sugar house, including a new commercial kitchen, restrooms, and storage room for the sugar house syrup operation.



Heather MacDonald, IIDA, NCIDQ INTERIOR DESIGNER

Heather MacDonald has 12 years of experience creating innovative design solutions for clients. Heather believes that communication between client and design team is crucial for successful design solutions. Heather uses her unique talents to visualize the future space as a holistic design. By focusing on using technological tools to streamline the documentation process, Heather is able to spend more time creating client-focused interior spaces.

EDUCATION /

BS, Family and Consumer Science,
Interior and Environmental Design
Sequence, Illinois State University

REGISTRATION AND CERTIFICATIONS /

Registered Interior Designer: Illinois
National Council for Interior Design
Qualification

INDUSTRY AFFILIATIONS /

Illinois Interior Design Association
International Interior Design
Association

EXPERIENCE /

Confidential Corporate Client Restroom Refresh

Bloomington, Illinois

Interior designer for the renovations
and improvements for five
restrooms. The project includes
finish upgrades of the of existing
restroom facilities in three buildings.

Illinois Central College Restroom Renovation

East Peoria, Illinois

Interior designer responsible for
the first-fourth phase of restroom
renovations at the East Peoria
Campus. The existing restrooms,
original the building, are being
expanded and renovated to update
the finishes and better meet ADA
requirements. The Protection and
Health Safety (PHS) funds are being
utilized to complete the restroom
renovation over a multiple year span.

Carl Sandburg College Science and Technology Center

Galesburg, Illinois

Lead interior designer
responsible for assisting with
project coordination, design,
and construction documentation
services for a new two-story
46,733 SF Science and Technology
Building. The new facility houses
three programs of study as well as
general classrooms, faculty offices,
restrooms, storage and support
spaces, and common spaces. The
project includes both the demolition
of an existing building and the design
and construction of a new building
with connections to two existing
buildings on the north and the south.

Fisher CUSD No. 1 Junior/Senior High School Library Renovation

Fisher, Illinois

Lead interior designer for upgrades
at Fisher Junior/Senior High
School. Upgrades included an entire
renovation of the library and adjacent
spaces.



Dustin Rhoades, PE, LEED AP

MECHANICAL/PLUMBING ENGINEER

With 17 years of experience, Dustin Rhoades specializes in mechanical design, of new construction and renovation projects for healthcare, commercial, and educational facilities. Dustin's expertise is focused on new construction and renovation projects within healthcare, commercial, and educational facilities. Throughout the design and construction process, Dustin has assumed various roles, spanning design, QA/QC, and construction observation. Dustin's design proficiency extends to a broad spectrum of HVAC systems, encompassing chilled water systems, heating hot water systems, geothermal solutions, variable refrigerant flow (VRF), variable-air volume, and packaged rooftop systems.

EDUCATION /

BS, Mechanical Engineering,
Southern Illinois University

REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois
LEED Accredited Professional

INDUSTRY AFFILIATIONS /

American Society of Heating,
Refrigerating, and Air Conditioning
Engineers

EXPERIENCE /

Peoria Public Library Lakeview Branch Renovation

Peoria, Illinois

HVAC design for the renovation of the suburban Lakeview Branch Library, located in Peoria's Lakeview Park. The interior of this existing single-story structure was carefully rehabilitated to include a new entry vestibule, new public restrooms, new finishes and furnishings, new lighting, and a variety of other miscellaneous upgrades.

Peoria Public Library Main Library Renovation and Addition

Peoria, Illinois

Assisted with HVAC load calculations, as well as design and drafting of mechanical systems for a 75,000 SF library renovation and addition.

Peoria Public Library North Branch

Peoria, Illinois

Assisted with HVAC load calculations, as well as design and drafting of mechanical systems for a new 30,000 SF state-of-the-art library facility.

Memorial Health System Memorial Daycare Center

Springfield, Illinois

Mechanical engineer for new day care center for memorial medical center. Design included an 800A 3 phase 480v service, and a full building backup. Meeting the client's standards and having good communication with the team was important in achieving a design loved by the client. Design was for the entire daycare which included lighting design, power distribution, data systems, security systems, and fire alarm systems.

Fisher CUSD 1 Junior / Senior High School Renovation

Fisher, Illinois

Assisted with design and drafting of HVAC systems for an existing 54,000 SF junior / senior high school and a 17,000 SF addition. HVAC scope included removal of existing steam heating system and replacement with geo-thermal heat pumps and dedicated outdoor air systems. Design included a geo-thermal well field for the existing building as well as a future addition.



Griffin Fox, EIT
ENGINEERING ASSOCIATE

Griffin Fox has five years of experience in mechanical design including HVAC, plumbing, and fire protection design of new construction and renovation projects for educational, commercial, residential, industrial, and healthcare facilities. He has served in various roles throughout the design and construction process from conceptual design, design, construction administration. Griffin has design experience with a wide variety of HVAC systems including small capacity split systems, chilled and heating hot water systems, geothermal, variable-air volume, and packaged rooftop systems.

EDUCATION /

BS, Mechanical Engineering,
University of Iowa

REGISTRATION

AND CERTIFICATIONS /

Engineer-in-Training: Illinois

EXPERIENCE /

**Distillery Labs Innovation Hub
Renovation**

Peoria, Illinois

Assisted in the HVAC design for the renovation of a multipurpose and multi-tenant building. HVAC Design included the load calculations, equipment selection, and drafting for the replacement of duct reheat coils with VAV boxes with hot water reheat. Design also included the addition of a commercial style kitchen hood and accompanying exhaust system.

Urbana Public Works Remodel

Urbana, Illinois

Performed an onsite review of existing mechanical and plumbing systems at the Urbana Public Works Facility. The review included locating and documenting all HVAC and plumbing related equipment for the City of Urbana's records and for future remodel work to be designed later.

**Firemen's Park Concessions
Building**

Monee, Illinois

Designed the HVAC systems necessary for heating and cooling the concessions room as well as the ventilation for the attached bathrooms, in the park concessions building. Design included a ductless mini-split system and two ceiling mounted exhaust fans.

**Kickapoo Rail Trail Trailhead
Pavilion**

Urbana, Illinois

Designed a new plumbing and ventilation system for a new trail pavilion serving the Kickapoo Rail Trail. The plumbing design included an exposed pipe domestic water and drain waste vent piping system for two restrooms and an interstitial maintenance and storage space. The ventilation is provided by a downblast roof exhaust fan creating negative pressure in the spaces.



Tim Sutyak, PE, LC
ELECTRICAL ENGINEER

Tim Sutyak has four years of experience in electrical systems design and recently earned his license as a Professional Engineer. Tim has experience in areas of commercial building systems, power systems, wastewater treatment plants, IECC lighting upgrades, fire alarm systems, street lighting, IDOT lighting, and municipal lighting. He is Lighting Certified through NCQLP and well versed in using software such as AGI32 and Visual 2017 to perform complex lighting calculations for designs and verification. Tim also has a deep understanding of IDOT lighting design requirements and electrical systems.

EDUCATION /

BS, Electrical Engineering, University of Illinois at Urbana-Champaign

REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois, Indiana, Missouri, Pennsylvania, and Texas

NCQLP Lighting Certified

2020 NFPA 70: National Electric Code 12-hour Training Course

EXPERIENCE /

Confidential Corporate Client Restroom Refresh

Bloomington, Illinois

Electrical Engineer for the remodel of 24 restrooms (totaling over 100,000 SF) within a corporate campus.

Confidential Corporate Client Call Center Renovation

Houston, Texas

Electrical engineer and lighting designer responsible for renovating a 100,000 SF office space into a call and training center. This project required integrating three sub-building electrical systems metered separately into one unified building electrical system. Due to the building's use, we provided detailed low-voltage wiring and typical power and lighting plans. The training rooms had detailed information for presentation lighting, power, and data requirements, as well as needing to meet the client's professional aesthetic needs.

Bradley University Williams Dining Hall Renovation

Peoria, Illinois

Electrical engineer for the lighting, power, and systems design for a dining hall renovation at Bradley University. The project consisted of creating a cost effective and high-quality lighting design. This was achieved by careful luminaire selection and detailed lighting calculations using ElumTools. New lighting controls were provided to bring the dining hall into compliance with IECC 2021.

El Paso Gridley New Junior High

El Paso, Illinois

Electrical engineer for new middle school. Design included an 1200A 3 phase 480v service and a backup generator. Meeting the client's standards and having good communication with the team was important in achieving a design loved by the client. Design was for the entire daycare, which included lighting design, power distribution, data systems, security systems, and fire alarm systems.



Cody Addicks, LEED AP
PLUMBING DESIGNER

Cody Addicks has more than 18 years of experience, which includes plumbing, mechanical, and electrical drafting for education, long-term care, commercial and industrial projects.

EDUCATION /

AS, Arts and Sciences, Illinois
Central College

AS, Computer Aided Architectural
Drafting/Design, Heartland
Community College

REGISTRATION AND CERTIFICATIONS /

LEED Accredited Professional

EXPERIENCE /

Quest Charter Restroom Renovation Peoria, Illinois

Plumbing drafting and design assistance for restroom renovations in an existing junior high school and high school.

Peoria Public Library Lakeview Branch Renovation Peoria, Illinois

Drafting for mechanical and plumbing systems for the renovation of the suburban Lakeview Branch Library, located in Peoria's Lakeview Park (home to Lakeview Museum, Peoria Players Theatre, Owens Ice Rink and Lakeview Pool). The interior of this existing single-story structure was carefully rehabilitated to include a new entry vestibule, new public restrooms, new finishes and furnishings, new lighting, and a variety of other upgrades.

Confidential Industrial Client Office Renovation

Bloomington, Illinois

Mechanical and plumbing drafting for an office and restroom renovation.

Peoria Public Library Main Library Renovation

Peoria, Illinois

Drafting for mechanical and plumbing systems for the renovations and addition to a 75,000 SF, five-story library.

Peoria Public Library Lincoln Branch Renovation

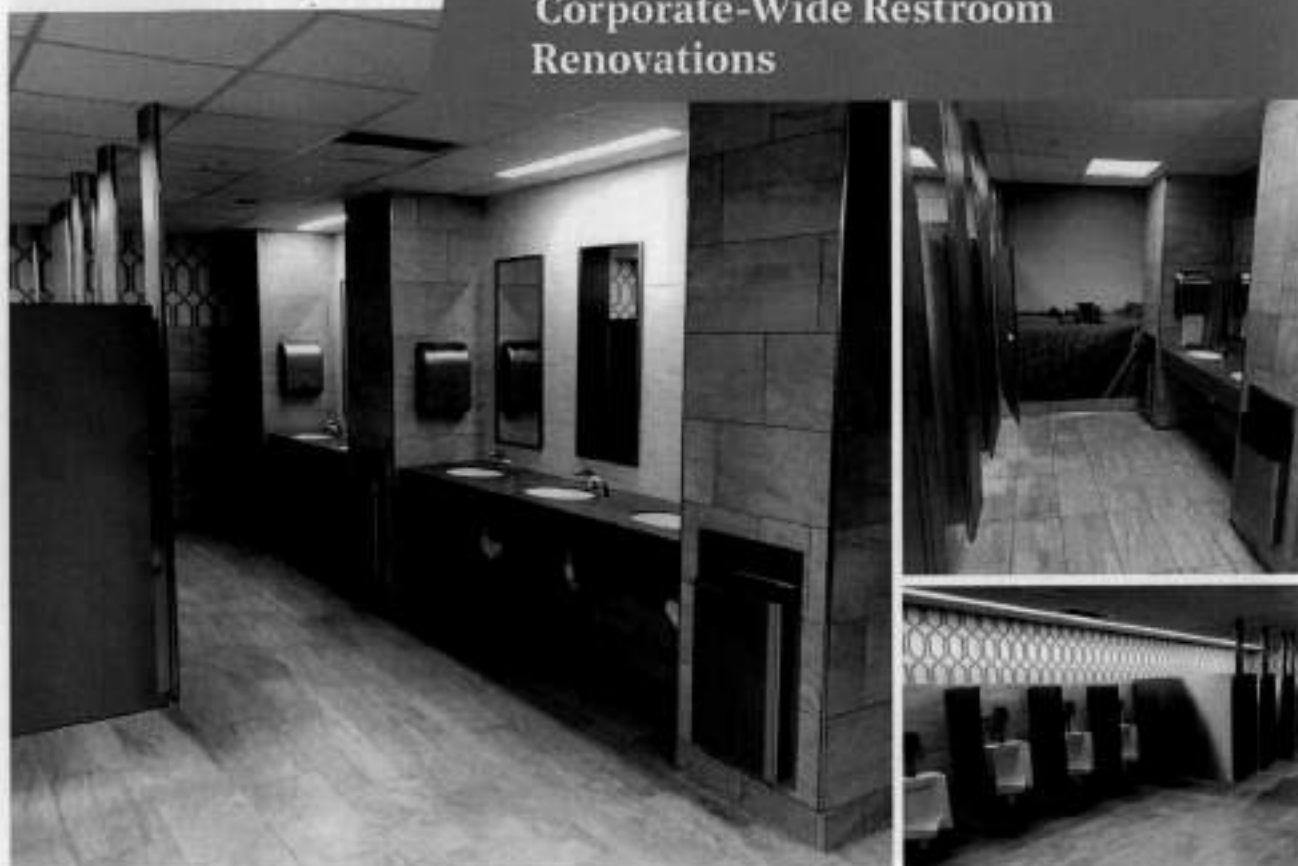
Peoria, Illinois

Drafting for mechanical and plumbing systems for the historic preservation renovation of a 5,000 SF existing library and 12,000 SF addition. The addition will include large public areas, such as meeting rooms and quiet study rooms.

Kraft-Heinz Company Renovations Champaign, Illinois

Plumbing drafting and design for multi-phased renovations to an existing factory. Areas include labs, restrooms, control rooms, locker rooms, and cafeteria.

REFERENCES



Corporate-Wide Restroom Renovations

Farnsworth Group has served as a trusted advisor, architect, and engineer to this large, nationwide, confidential corporate client for many years now. Professional design services have included facility assessments and studies, master planning, and detailed design for a wide variety of renovation projects across numerous locations.

Among these projects have been five different corporate restroom update projects that have introduced new finishes, plumbing fixtures, lighting,

and other embellishments; as well as confirmed accessibility and accommodation best practices.

Additionally, several other larger office space renovation projects have included restroom updates and improvements to other support spaces. Many of these projects have been multi-year, multi-phase efforts in order to minimize disruption to existing business operations.

LOCATION /
Bloomington, IL

CLIENT /
Confidential

SCALE /
5 restrooms

COMPLETION /
Ongoing

COST /
Confidential

SERVICES /
Facility
Assessment
Architecture
Interiors
Mechanical
Electrical
Plumbing

RESULTS /

CORPORATE-WIDE RESTROOM RENOVATIONS

Peoria Women's Club Historic Building Assessment and Master Plan



In 2019, the Peoria Women's Club partnered with Farnsworth Group and CORE Construction to assess the feasibility of a comprehensive restoration to the historic clubhouse in Downtown Peoria. Built over 125 years ago, this structure has been officially designated a local landmark by the City of Peoria and the Central Illinois Landmarks Foundation.

RESULTS /

**DRAMATIC
RESTORATION
TO A LOCALLY-
DESIGNATED
HISTORIC
LANDMARK**

The master development plan that resulted from this assessment has eight phases that include:

1. Exterior refurbishment
2. First floor public-use room renovations
3. Exterior entrance upgrades
4. Building electrical upgrades
5. New second floor HVAC system
6. New commercial kitchen installation
7. Second floor theater revitalization
8. New elevator installation

LOCATION /
Peoria, IL

CLIENT /
Peoria Women's Club

SCALE /
14,000 SF

COMPLETION /
Ongoing

COST /
\$4M

SERVICES /
Facility
Assessment
Historic
Preservation
Architecture
Interiors
Mechanical
Electrical
Plumbing
Structural
Survey

CLIENT REFERENCE /

Kim Mitchell
President
Peoria Women's Club
president@peoriawomensclub.com

YMCA Downtown Springfield



The new YMCA facility is situated in the Enos Park Neighborhood, bringing better health and a greater sense of community to the City of Springfield.

This community resource and gathering place features several amenities. The aquatic center has both an eight-lane pool and a recreational pool allowing for swim instruction, lap swimming, water exercise, special needs aquatics, and family fun.

RESULTS /

**BRINGING
BETTER HEALTH
AND COMMUNITY
TO SPRINGFIELD**

The state-of-the-art fitness and weight area, as well as the racquetball courts, indoor track, and a full-court gymnasium address the health needs of the community. The high-tech gymnastics center provides gymnastics for both recreational and competitive groups.

The facility also houses youth enrichment areas to assure every child has access to safe spaces and positive adult role models. The project allows the YMCA to expand its community impact and continue to provide a place of belonging for residents of every age.

LOCATION /
Springfield, IL

CLIENT /
YMCA of
Springfield

SCALE /
86,000 SF

COMPLETION /
2020

COST /
\$24.5M

SERVICES /
Architecture
Interiors

CLIENT REFERENCE /
Angie Sowle
Chief Executive Officer
YMCA of Springfield
217.544.9846
asowle@springfieldymca.org

Jerseyville Public Library Renovation and Addition



This 4,000 SF Carnegie Library was built in 1904 and was expanded by 5,400 SF in 1986. Farnsworth Group was hired to design a 12,600 SF addition to better serve the needs of the community.

The original Carnegie building remained intact with minimal renovations to the lower level offices, while the 1986 addition underwent significant changes to provide better traffic flow, larger collection storage, and correct aesthetic deficiencies of the prior addition. Other improvements to that addition include a new Discovery Area, staff offices, and Friends of the Library book sale room. The second floor was expanded to provide a larger fiction area.

The new addition includes a new two-story entry area, circulation desk, computer lab, large community meeting rooms with catering kitchen, individual study spaces, teen gaming and e-sports space, and improvements to increase accessibility including public restrooms, elevator, lift, and collection shelving.

The site was significantly improved to accommodate the building addition, adding new on-site parking spaces and better circulation for pedestrians and vehicles, as well as additional adjacent street parking and upgraded lighting.

This project was awarded a 2020 Public Library Construction Act Grant and a USDA Grant for Rural Libraries.

LOCATION /
Jerseyville, IL

CLIENT /
Jerseyville Public Library

SCALE /
22,000 SF

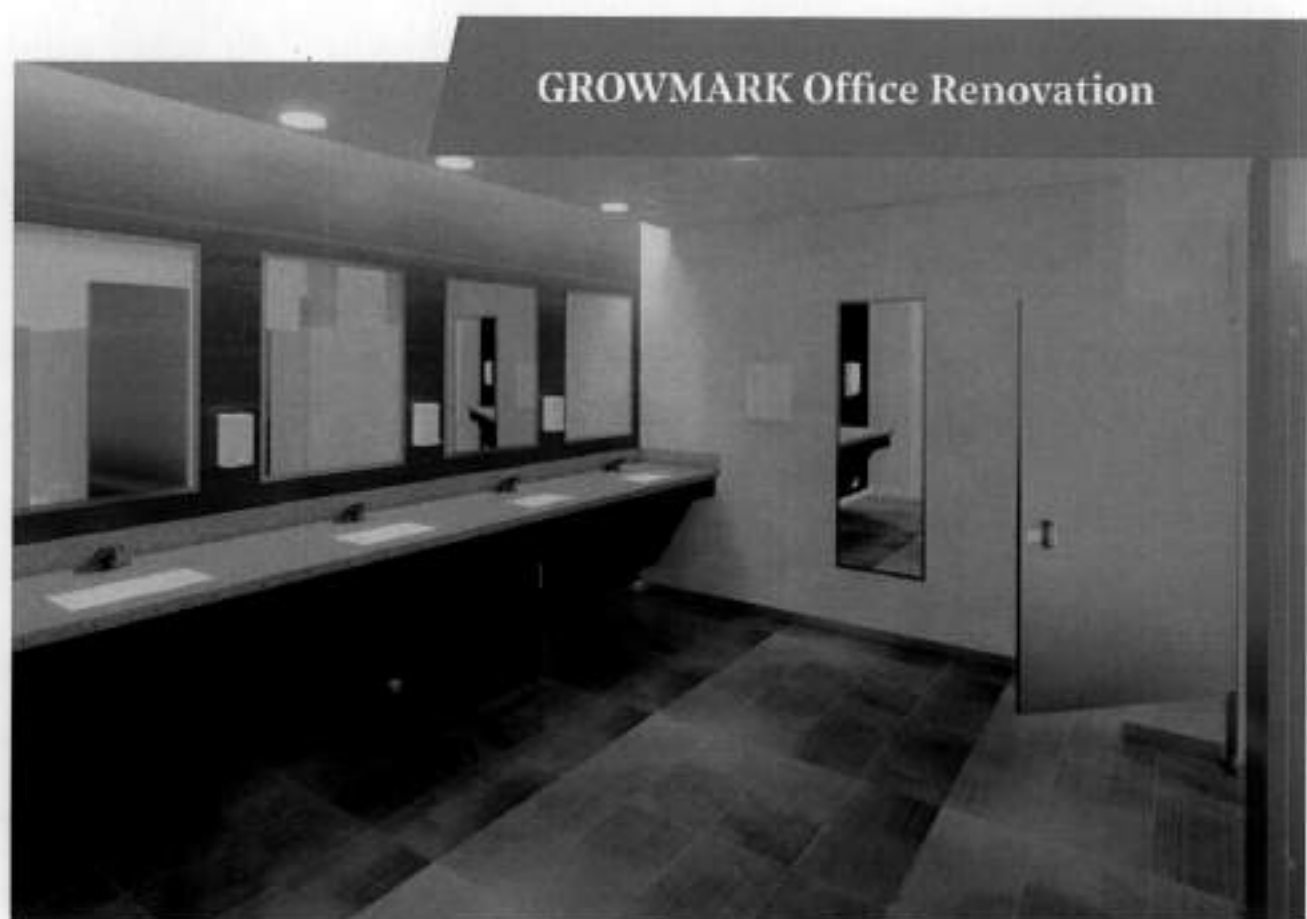
COMPLETION /
2024

COST /
\$5.6M

SERVICES /
Historic Preservation
Architecture
Interiors
Mechanical
Electrical
Plumbing
Structural
Civil

CLIENT REFERENCE /

Judy Pruitt
Library Director
Jerseyville Public Library
618.498.9514
judyp@jerseyvillibrary.org



GROWMARK Office Renovation

GROWMARK, Inc. called upon the designers of Farnsworth Group to renovate a newly purchased, two-story office building to better suit their needs and incorporate the company's brand. The new headquarters includes new enclosed and open offices, conference rooms, call rooms, kitchenettes, and mothers' rooms.

Our interior designers blended existing, new, and salvaged

RESULTS /

NEW OFFICE
HEADQUARTERS
RENOVATED TO
SUITE

workstations with new finishes to present a unified, on-brand aesthetic. The Executive Suite is introduced with a grand, framed doorway and bold lighting. Inside the suite, conference rooms and offices take advantage of feature walls, articulated ceilings, and generous natural light.

While remaining cost-conscious, almost the entire building was renovated and refreshed. New LED lighting was installed throughout, while natural light was increased with use of glass partitions, interior re-lites, and sub-grade window wells.

LOCATION /
Bloomington, IL

CLIENT /
GROWMARK,
Inc.

SCALE /
121,000 SF

COMPLETION /
October 2023

COST /
\$6.8M

SERVICES /
Architecture
Interiors
Landscape
Architecture
Mechanical
Electrical
Plumbing
Structural
Civil

CLIENT REFERENCE /

Brian Hundman
Executive Director
GROWMARK, Inc.
309.557.6861
bhundman@growmark.com

STATEMENT OF PHILOSOPHY

Farnsworth has a philosophy of collaboration. We listen, understand, and adapt to develop and design solutions to make our clients successful. We get to know the way our clients work and adjust our processes to maximize collaboration and understanding throughout the life of the project.

Our culture promotes collaboration and excellence, while our vision focuses on imagining the future and creating lasting impact. Our philosophy centers around client success, delivering customized solutions, and building long-term relationships.



NEW MIDDLE SCHOOL | Oriskany, Illinois

PROJECT APPROACH

The Project Approach is a hands-on, inquiry-based approach to learning that is designed to help students develop a deep understanding of a topic or concept. It is a process of learning that is centered on the student's interests and experiences. The approach is designed to be flexible and adaptable to a variety of subjects and grade levels. It is a process of learning that is centered on the student's interests and experiences. The approach is designed to be flexible and adaptable to a variety of subjects and grade levels.

1. IDENTIFYING THE TOPIC

The first step in the Project Approach is to identify a topic that is of interest to the student. This can be done by asking the student to share their interests and experiences. The teacher can then help the student to narrow down the topic to a specific area of interest.

2. RESEARCHING THE TOPIC

The second step in the Project Approach is to research the topic. This can be done by having the student read books, articles, and other materials related to the topic. The teacher can also provide resources and guidance for the student's research.

3. PLANNING THE PROJECT

The third step in the Project Approach is to plan the project. This can be done by having the student create a plan that outlines the steps they will take to complete the project. The teacher can also provide guidance and support for the student's planning.

Section 3

PROJECT APPROACH

3. PLANNING THE PROJECT

The third step in the Project Approach is to plan the project. This can be done by having the student create a plan that outlines the steps they will take to complete the project. The teacher can also provide guidance and support for the student's planning.

4. RESEARCHING THE TOPIC

The fourth step in the Project Approach is to research the topic. This can be done by having the student read books, articles, and other materials related to the topic. The teacher can also provide resources and guidance for the student's research.

5. IDENTIFYING THE TOPIC

The fifth step in the Project Approach is to identify a topic that is of interest to the student. This can be done by asking the student to share their interests and experiences. The teacher can then help the student to narrow down the topic to a specific area of interest.

PROJECT APPROACH

At Farnsworth Group, our approach is to focus on you and your project. As we progress through projects, every decision is based on how to provide the best solutions for our clients with the absolute best customer service possible. Although we have found that each client we serve requires a slightly different approach, one thing remains constant: teamwork. Our goal is to be your trusted advisor. This graphic below describes our basic, step-by-step approach to most projects, which would be further customized for each task or effort for Shorewood-Troy Public Library District.

1 PRE-DESIGN

- + Establish project priorities, budget, and funding mechanism
- + Site visit
 - + Design team site and building walk-through
- + Stakeholder engagement
 - + Develop list of potential stakeholders
 - + Prepare methodologies for engaging stakeholders
 - + Attend meetings and events for stakeholder engagement sessions
- + Information gathering
 - + Obtain existing building drawings (if available)
 - + Determine property boundaries
 - + Obtain utility information
 - + Review zoning conditions
- + Draw existing floor plan and site plan
- + Prepare base model 3D plan

2 STUDY

- + Building and site evaluation
 - + Identify challenges and establish priorities for addressing challenge
 - + Identify potential and most practical solutions to challenge identified
 - + Develop comparison graphics or description for proposed solutions

3 PLANNING

- + Prepare graphics for proposed solution for non-building renovation and expansions
- + Prepare multiple conceptual level site plans and floor plans and 3D renderings for building renovation and expansions
- + Review conceptual designs with District and stakeholders
- + Develop project budget

4 PRESENT

- + Refine conceptual design based on comments received
- + Present to District Board and stakeholders
- + Prepare for next steps of design and construction

5 EXECUTION

- + Develop detailed drawings for permitting and bidding
- + Submit for permitting with ROE and local authorities as required
- + Assist with the bidding process
- + Be your advisor throughout construction

PROJECT UNDERSTANDING

Project understanding is the first step in the project management process. It involves understanding the project's purpose, scope, and objectives, and identifying the stakeholders who will be affected by the project.

The project manager should understand the project's purpose, scope, and objectives, and identify the stakeholders who will be affected by the project. This understanding is essential for the project manager to be able to manage the project effectively.

Project understanding is the first step in the project management process.

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- Project understanding involves understanding the project's purpose, scope, and objectives, and identifying the stakeholders who will be affected by the project.
- Project understanding is essential for the project manager to be able to manage the project effectively.
- Project understanding is the first step in the project management process.

Section 4

PROJECT UNDERSTANDING

PROJECT UNDERSTANDING

Farnsworth Group understands that the Board of Trustees of the Shorewood-Troy Public Library District is seeking professional architectural services for a restroom remodel project for the two lower level restrooms with a target completion date of May 2026.

Our full-service approach starts with understanding the existing conditions, the current code requirements, and other project constraints. Our team will work with the Library regarding code compliance, budget, schedule, and potential plan layouts that address the existing issues.

As outlined in the Library's Requests for Qualifications, we will:

- Design the bathroom remodel in consultation with the Library.
- Review existing drawings and reports furnished by Library.
- Attend one project kick-off meeting to discuss roles and responsibilities, project timeline, project goals, site development criteria, and sustainable objectives.
- Perform a site visit to confirm and document existing conditions and review the existing layouts and observable conditions to identify potential building issues, relevant site features, and existing conditions that may impact future project development.
- Perform a site assessment with key staff to define project requirements.
- Create a design schedule for staff interviews, program verification meetings, in-progress submittal reviews, project milestones and deliverables, and approvals for discussion.
- Provide schematic and conceptual design options for review.
- Prepare the bid package, consisting of construction drawings and specifications, in conformance with applicable requirements
- Manage the bid advertising, tabulation, and award process, including preparing the advertisements for bid solicitation, conducting the pre-bid conference, bid opening, and evaluation of bids.
- Respond to bidder RFI's and issue addenda as appropriate.
- Review received bids with the Library and provide a bid leveling summary along with an award recommendation for general contractor construction services.
- Provide construction phase services including:
 - Attend periodic Owners, Architects, and Contractor meetings.
 - Perform bi-weekly site walks during construction and prepare field reports identifying any deficiencies requiring attention by General Contractor. Construction duration TBD.
 - Review and act on Contractor submitted shop drawings and other required product submittals identified in the construction specifications.
 - Review and provide design clarifications on Contractor submitted RFI's and prepare related construction bulletins or other clarification exhibits.
 - Provide final updated CAD files based on the Contractor furnished As-Built mark-ups and closeout documents to Library for internal project files.
 - Review and approve contractor furnished O&M Manuals, conduct two final inspections with punch list documentation and approval of completed construction on behalf of the Library.

FIRM STATEMENTS

CONSENT

For the purpose of this contract, the undersigned hereby agree to the terms and conditions of the contract and to the fact that the undersigned is not a party to the contract.

ACCEPTANCE OF CONDITIONS

The undersigned hereby agrees to the terms and conditions of the contract and to the fact that the undersigned is not a party to the contract.

EXECUTION

For the purpose of this contract,



For the purpose of this contract, the undersigned hereby agrees to the terms and conditions of the contract and to the fact that the undersigned is not a party to the contract.

Section 5

FIRM STATEMENTS

FIRM STATEMENTS

CERTIFICATION

Farnsworth Group certifies that all components of our proposal will remain firm for a minimum period of ninety days following the proposal opening.

ACCEPTANCE OF CONDITIONS

Farnsworth Group accepts the conditions and requirements contained in the Library District's Request for Qualifications.

EXECUTION

Proposal is signed in ink by:



John Bishop, AIA, NCARB, LEED AP
Director of Technical Design / Principal
2709 McGraw Drive
Bloomington, IL 61704

Bradford Public Library District

Section 6

Our library projects have been featured in the Illinois Library Association *Reporter* magazine for many years. This section highlights featured projects ranging from very modest to comprehensive renovations of libraries around the state.

Project: The Harcourt Drive
Location: 20 West Madison
Type of work: Renovation
Cost: \$2.5M
Project Manager: J. W. Smith

About the Project

The Harcourt Drive branch of the Bradford Public Library District is a small, one-story building that was built in 1965. The building was in poor condition and needed extensive renovation.

What people are saying

The Harcourt Drive branch of the Bradford Public Library District is a small, one-story building that was built in 1965. The building was in poor condition and needed extensive renovation.

Bradford Public Library District



Architect:	The Farnsworth Group
Construction Firm:	O'Shea Builders
Type of project:	Renovation
Total cost:	\$253,007
Service population:	1,437
Library director:	Sarah Boehm

About the Project:

Focusing on accessibility, this renovation included a lift to access all three levels, stairs widened and reconfigured to be less steep, restroom expansion, and a new entrance ramp.

What people are saying:

"It's beautiful!"

"I can't believe the difference and that now everyone can easily access all areas."

"The library board has saved for years for this project and now it has finally happened with the help of the community through a fundraiser. Small towns are great!"



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Hillsboro Public Library



Architect:	Farnsworth Group
Type of project:	Adaptive re-use of former bank as new library
Total cost:	\$1,400,000
Service population:	11,000
Library director:	Shelley Kolb Singler

What people are saying:

"Keeping the old bank safe and using it as the genealogy room has allowed the building to retain some of its history while also giving a focus to the history of Hillsboro and our original Carnegie Library."

"One of the teachers from our high school mentioned that it reminded him of a college campus building. He said there are people at the high school who will be very jealous!"

"It looks incredible! I'm excited for the Hillsboro Public Library! More space, and an open atmosphere right in such a historic downtown location in Hillsboro to be accessible to all! Congratulations to all involved in the process!"

"A vision accomplished!"

"I love the lighting. I believe every library should have excellent lighting."

"The colors used in the building are beautiful, attractive, and soothing. Very appropriate for a library."



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Marshall Public Library



Architect:	Farnsworth Group
Construction Firm:	Hannig Construction
Type of Project:	Renovation/Expansion
Total Cost:	\$860,767
Service Population:	15,088
Library Director:	Alyson Thompson

About the Project: The Marshall Public Library occupies 2 adjacent historic mercantile structures in the City's Downtown National Register of Historic Places Historic District. In 2018, Farnsworth Group was retained to create a master plan for renovation of the existing library areas on the ground floor, as well as ultimate expansion to the 2nd floor in the future, as funding permitted. Phase II of the master plan was completed in December 2024 and included installation of a new elevator to make the library fully accessible to patrons as well as partial renovation of the 2nd floor to provide a meeting room, reading area, and space for book stacks. The 2nd floor space features a new single-user restroom and space for the new mechanical equipment. Since the elevator was installed within the existing meeting room on the 1st floor, this room was modified to accommodate a smaller meeting room and a secure elevator lobby.

What People are Saying:

"This renovation not only preserved local materials and a cherished historic downtown building but also provided the community with a space they can truly call their own—a source of pride and connection for generations to come."

"Wow! This space feels like stepping into another world, blending modern design with the charm of a vibrant downtown area."

"It's fascinating to see the history of the building come to life, imagining the days when buggies passed through and skylights provided natural light before electricity."



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University of Illinois Springfield, Norris L. Brookens Library



Architect: Farnsworth Group

Type of project: Renovation

Total cost: \$500,000

Service population: 5,500

Library director: Pattie Piotrowski

What people are saying:

"Without photos it's hard to remember what the space looked like before the renovation. It is a space so transformed that it bears no resemblance to its past self."

"I like studying on the main floor of the library because there is ample access to everything (computers, printer, bean bags, etc.) in a very open space. Studying there is very relaxing as there is enough space between desks/computers to be in my own little bubble while not feeling isolated."