



CREDA Chicago
39th Annual Awards for Excellence Finalists

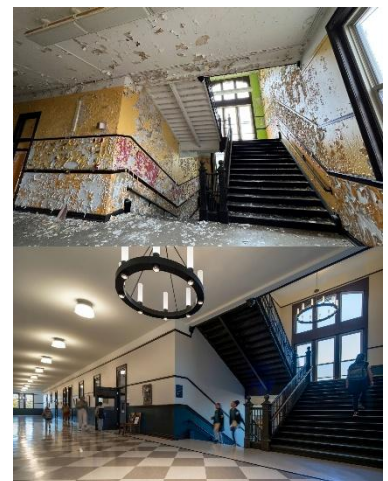
Contractor of the Year

ARCO/Murray

ARCO/Murray is a single-source, national design-build firm specializing in commercial construction and real estate solutions. Our integrated approach streamlines delivery and maximizes value from concept through closeout. Across Chicagoland, this year's work includes Andretti Indoor Karting & Games, a multi-level go-karting and entertainment venue; The Field School, an adaptive reuse and Historic Tax Credit renovation converting a Chicago public school into a private school; and KORUS Logistics Infra EW for CJ Logistics, a logistics center enhancing supply chain efficiency. Together, these projects demonstrate our ability to deliver quality spaces across sectors and create value for clients and communities.

Projects from last year include:

- **Project 1: Andretti Indoor Karting & Games**
 - Address: 1441 Thoreau Drive N., Schaumburg
 - Square Footage: 98,000
- **Project 2: The Field School**
 - Address: 517 N. Parkside Avenue, Chicago
 - Square Footage: 54,000
- **Project 3: KORUS Logistics Infra EW (CJ Logistics)**
 - Address: 21012 W. Mississippi Street, Elwood
 - Square Footage: 1,106,256





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Contractor of the Year

Keeley Construction

Keeley Construction is a second-generation, family-owned design/build general contractor in Villa Park, Illinois, delivering industrial, food and beverage, corporate interiors, and adaptive reuse projects across Chicagoland. Recent work totals more than one million square feet of speculative industrial development for institutional partners: a 419,000 S.F. and a 312,000 S.F. warehouse for Mapletree in Joliet, a 221,000 S.F. warehouse for Stotan in Woodridge, and a 66,000 S.F. warehouse for Seefried, also in Woodridge.

Projects from last year include:

- **Project 1: Mapletree Houbolt**
 - Address: 3600 Houbolt, Joliet
 - Square Footage: 312,306
- **Project 2: Mapletree Laraway**
 - Address: 891 W. Laraway Road, Joliet
 - Square Footage: 419,520
- **Project 3: Stotan Crossings Woodridge**
 - Address: 11231 Katherine's Crossing, Woodridge
 - Square Footage: 221,400





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Contractor of the Year

Meridian Design Build

Meridian Design Build, a Chicago based national design-build general contractor, marked its 21st year in business in this year. Since its formation in 2005, the company has successfully delivered more than 40 million S.F. of construction for Fortune 500 companies, privately held firms, and national developers. Meridian's ability to deliver positive results is highlighted by the fact that more than 95 percent of the company's projects are the result of repeat business.

Notable recent projects in the Chicago area include a 970,123 S.F. multi-tenant industrial building for Clarius Partners and Hillwood Investment Properties, a 324,901 S.F. FedEx Ground build-to-suit for Scannell Properties, and a 171,600 S.F. multi-tenant industrial building for Dermody.

Projects from last year include:

- **Project 1: University Park Logistic Center**
 - Address: 5258 University Parkway, University Park
 - Square Footage: 970,123
- **Project 2: FedEx Ground**
 - Address: 6200 Industrial Hwy Appr., Gary, IN
 - Square Footage: 324,901
- **Project 3: 424 Howard Avenue**
 - Address: 424 Howard Avenue, Des Plaines
 - Square Footage: 171,600





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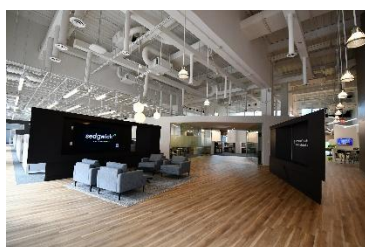
Contractor of the Year

Morgan / Harbour Construction

Celebrating over 25 years of building trusted relationships with clients and partners, Morgan / Harbour Construction is a design-build general contractor driven above all else to transform vision into reality. Recognized as a premier industrial and commercial builder, the 60+ member team has expertise in complex facilities across corporate interiors, laboratory, manufacturing, aviation, waste transfer, cold storage, and food & beverage markets. Thanks to the trust of clients who requested they deliver projects across the country, their footprint has expanded beyond their Midwest headquarters to include regional offices that serve the West and East Coasts.

Projects from last year include:

- **Project 1: Bridge Point Downers Grove IV - Ground-up Speculative Warehouse**
 - Address: 2300 Warrenville Road, Downers Grove
 - Square Footage: 243,972
- **Project 2: Mapletree - Ground-up Speculative Warehouse**
 - Address: 1360 Schiferl Road, Bartlett
 - Square Footage: 149,100
- **Project 3: Sedgwick Claims Management Services – Office Renovation**
 - Address: 3500 Lacey Drive, Ste 100, Downers Grove
 - Square Footage: 26,177





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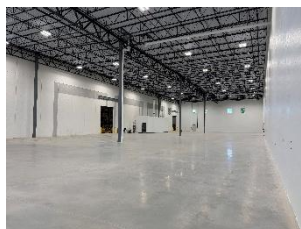
Contractor of the Year

Northern Builders

Northern Builders is a vertically integrated development and construction company serving Chicagoland for 99 years. Over the past year, Northern delivered a diverse portfolio, including an 800,000 S.F. speculative shell at Cherry Hill Business Park with a major expansion underway, an in-progress 365,000 S.F. build-to-suit for Automann in New Lenox, a 30,600 S.F. facility in Plainfield, a 19,200 S.F. expansion in Bloomingdale, the ongoing expansion of New Lenox Fire Station #2, and 79,400 S.F. leased in a speculative Joliet facility. Northern's ability to navigate complex entitlements, aggressive timelines, and evolving client needs, coupled with strong municipal partnerships, supports economic growth, job creation, and community development.

Projects from last year include:

- **Project 1: Automann**
 - Address: 2770 W. Spencer Road, New Lenox
 - Square Footage: 365,000
- **Project 2: Pharmacy Automation Supplies**
 - Address: 24351 W. Pearsons Parkway, Plainfield
 - Square Footage: 30,600
- **Project 3: Del Medical**
 - Address: 241 Covington Drive, Bloomingdale
 - Square Footage: 19,181 SF Expansion (New building size: 91,796 SF)





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Contractor of the Year

Pepper Construction

Over the past year, Pepper Construction delivered a portfolio of impactful projects across Chicagoland, creating spaces that enhance cultural experiences, support education and strengthen communities. Highlights include the Bramsen Tropical Forests exhibit at Brookfield Zoo Chicago and the Waubensee Community College Technical Education Center, which expands hands-on workforce training opportunities. Pepper also broke ground on McDonald's Park, the Chicago Fire Football Club stadium in The 78, Chicago's newest neighborhood. Through construction solutions and client partnerships, Pepper continued to shape the built environment while supporting economic growth and community development. This work reflects Pepper's commitment to excellence, innovation and transforming tomorrow.

Projects from last year include:

- **Project 1: Bramsen Tropical Forests at Brookfield Zoo Chicago**
 - Address: 3300 Golf Road, Brookfield
 - Square Footage: Building: 15,000 and Habitat: 100,000
- **Project 2: Waubensee Community College Technical Education Center**
 - Address: Route 47 at Waubensee Drive, Sugar Grove
 - Square Footage: 97,800
- **Project 3: Confidential Client Amenity Repositioning**
 - Address: Confidential, Chicago
 - Square Footage: 97,800





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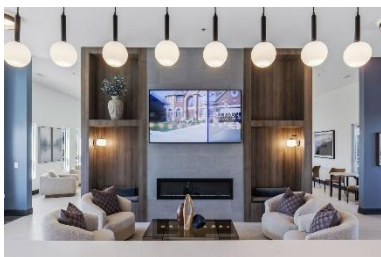
Contractor of the Year

PREMIER Design + Build Group

Over the past year, PREMIER Design + Build Group expanded both its portfolio and its team. Work spanned large- and small-scale industrial and manufacturing facilities, public works, government and nonprofit projects, interior buildouts, and more. Companywide headcount grew roughly 50%, with much of that growth based at its Buffalo Grove corporate headquarters. PREMIER also welcomed key leaders and celebrated its Chicago unit's move to a new downtown office. Together, these developments made it a pivotal year as the company enters a new era.

Projects from last year include:

- **Project 1: Linx Global Manufacturing HQ**
 - Address: 7230 N. Caldwell Ave, Niles
 - Square Footage: 82,125
- **Project 2: The View at Rock Run Collection**
 - Address: 1201 Rock Run Crossings Drive, Joliet
 - Square Footage: 316,554
- **Project 3: The Logistics Campus Building #10**
 - Address: 3101 Protection Parkway, Glenview
 - Square Footage: 351,520





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Contractor of the Year

Skender

Skender is a full-service building contractor prominently ranked on Building Design & Construction's national Giants 400 list. Headquartered in Chicago with an office in Indianapolis, Skender serves clients in the Midwest and across the country. Its high-profile projects from 2025-2026 include Jigzibik, Chicago's first Native American-focused affordable housing project; the 32-story mixed-use development at 370 N. Morgan; and the high-profile conversion of 500 N. Michigan Avenue. At June's 2026 Illinois Real Estate Journal's annual awards ceremony, Skender received awards for Medical Property of the Year, Office Project of the Year, and Interior General Contractor of the Year.

Projects from last year include:

- **Project 1: Jigzibik**
 - Address: 2907 W. Irving Park Road, Chicago
 - Square Footage: 62,000
- **Project 2: 370 N. Morgan**
 - Address: 370 N. Morgan Street, Chicago
 - Square Footage: 539,000
- **Project 3: 500 N. Michigan**
 - Address: 500 N. Michigan Avenue, Chicago
 - Square Footage: 400,000

