



# Statement of Qualifications and Experience

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# TABLE OF CONTENTS

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Company Profile and History.....3

Post-Frame Overview.....4

Design-Build Overview.....5

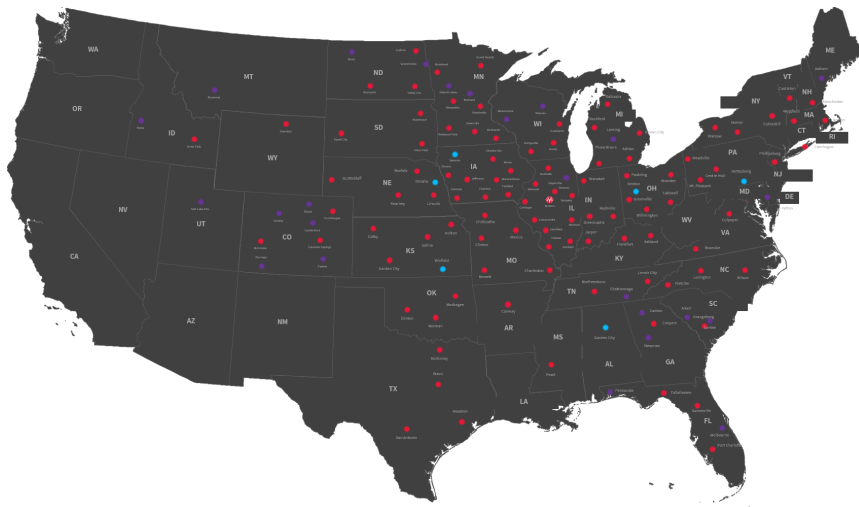
Morton designBUILD Advantages.....6

Morton designBUILD Project Delivery System.....8

Project Experience.....13

# COMPANY PROFILE AND HISTORY

Headquartered in Morton, Illinois, Morton Buildings has national capabilities with local expertise. Morton operates over 100 employee-owned construction centers that serve as logistical/local hubs for construction services and subcontract networks. Morton also operates 6 manufacturing facilities where many of our building components are produced. Our vertical integration allows us to control quality, timelines, and reduce shipping costs.



Corporate Headquarters  
and Manufacturing Plants



Construction Center



Manufacturing Plant



Satellite Sales Consultant

**1903**

Founded as the Interlocking Fence Company

**1949**

First machine storage building constructed

**1959**

Began manufacturing own building materials

**1961**

Opened first sales office in Morton, IL

**1964**

Company name changed to Morton Buildings

**1971**

Introduced Energy Performer® insulation

**1992**

Engineered first 100' wood truss design

**1997**

Established designBUILD

**2008**

Began partnership with ENERGY STAR®

**2009**

First LEED-certified building constructed

**2010**

Launched repair services division

**2012**

Hybrid steel truss designed and built

**2014**

Introduced Morton Foundation System to industry

**2017**

Transitioned to 100% employee ownership

# POST-FRAME OVERVIEW

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**Post-frame construction** is a highly engineered wood-frame building system that meets local, state and national building codes.

Post-frame buildings feature large, laminated columns instead of wood studs, steel framing, or concrete masonry.

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## POST-FRAME BENEFITS:



A post-frame building forms a tremendously strong structure that efficiently resists wind and seismic forces, even for buildings in excess of 100 feet.



Large clear-spans allow for open, adaptable floor plans unhindered by load-bearing walls or columns, achieving a unique design.



Post-frame construction requires limited wall and roof framing materials, and minimal footing and foundation materials.

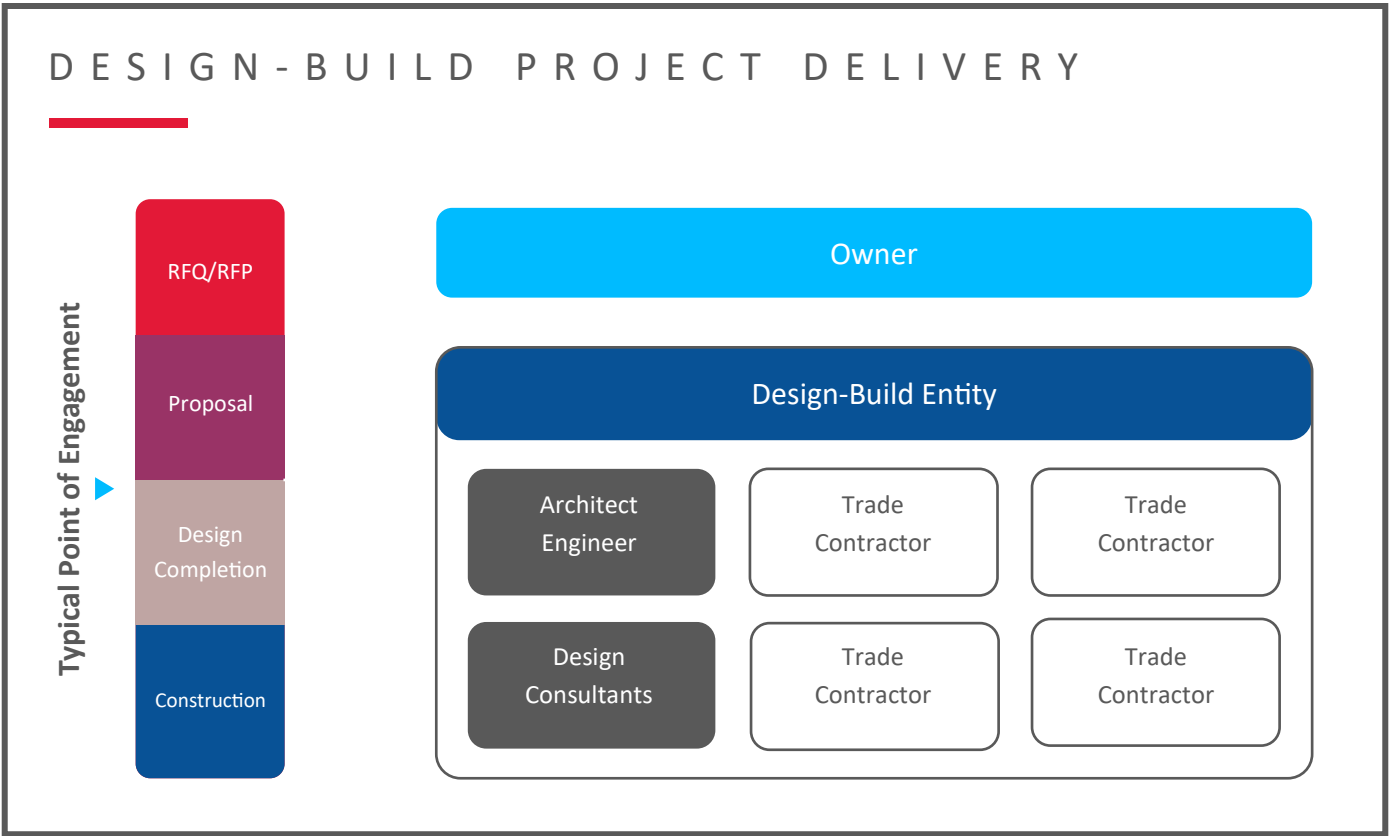


Post-frame achieves sustainable benefits without prohibitive cost restraints, as it includes many sustainable design aspects by default. Where newer energy codes require higher levels of insulation, post-frame is a particularly good option as the wide column spacing allows for continuous insulation between structural elements, fewer interruptions in insulation material, and less chance of thermal leakage.



# DESIGN-BUILD OVERVIEW

One entity, the design-builder, enters into a single contract with the owner to provide both design and construction services. There is sole-source responsibility of a single contract for both design and construction. It's the fastest growing and most popular method used to deliver construction projects in America.



Greater cost efficiencies with fewer change orders



Earlier knowledge of total project costs

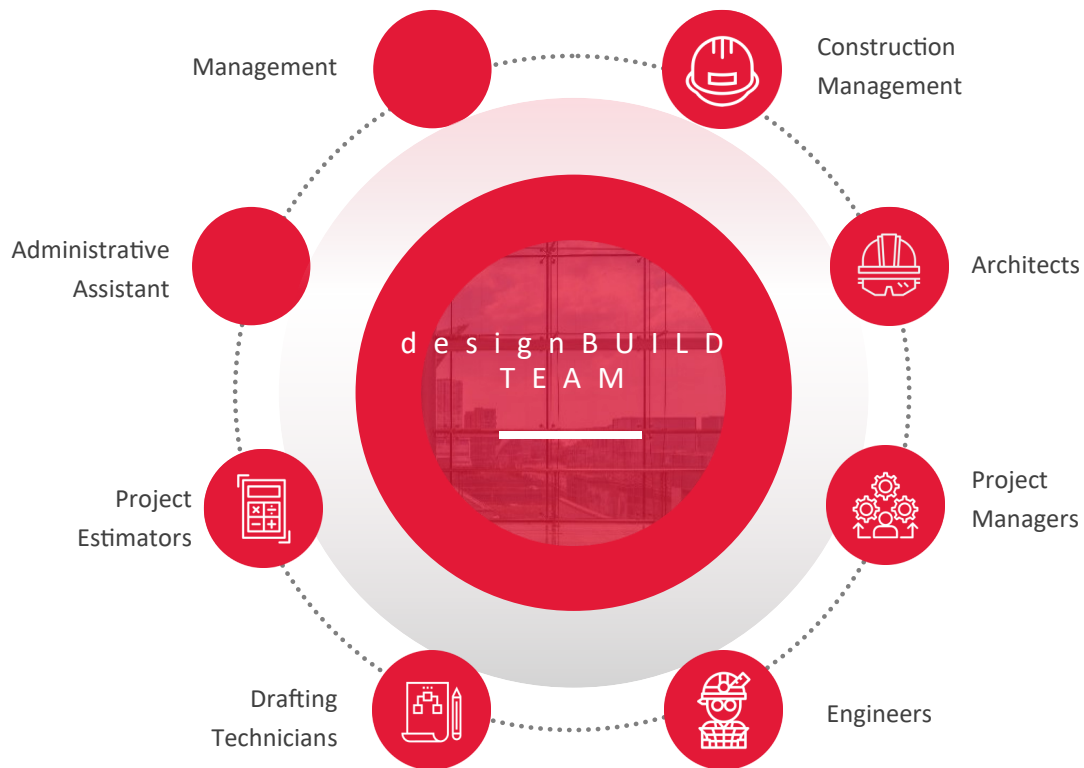


Shared responsibility for the design, budget and schedule

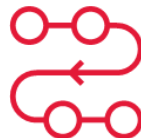


Quicker project delivery through superior collaboration

# MORTON DESIGNBUILD ADVANTAGES



Dedicated team from the beginning to the end works with your local sales consultant



Morton utilizes a construction-led design process



Self-performing construction staff and crews

Experience a warranty like none other:

**50**

Year  
Snow Load

**5**

Year Unlimited  
Wind Load

**50**

Year Treated  
Lumber

**35**

Year on Steel  
Panel Paint

**20**

Year on Steel  
Panel Rust

Handled In-House - Not Passed Through to Another Supplier - Includes Labor and Morton Materials



## UNIQUE VERTICAL INTEGRATION:

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Morton controls more of the design and construction process

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Many materials are manufactured in our plants

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Shipped to jobsite via our fleet

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Built using our construction crews

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Construction management provided by us. Morton designBUILD is self-performing on the structural building envelope:

- ☑ More efficiencies saving you time
- ☑ Superior quality control

## ALLIED DESIGN GROUP

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Our affiliates, **Allied Design Architectural & Engineering Group, P.C.**, can provide certified design or engineering services. They work exclusively for and with Morton Buildings.

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Located under the same roof

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Seamless transitions between design and construction

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Design work done at cost

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Value engineering: Will only design what can be built within budget

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## OUR DIFFERENTIATORS:

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Construction-led design-build process

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Owner retains rights to all information (plans, designs, specs, etc.)

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Owner only committing to each phase, one at a time. Lower initial investment = lower risk to owner

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Trust of the Morton brand – strongest warranty, financially stable, 100% employee owned

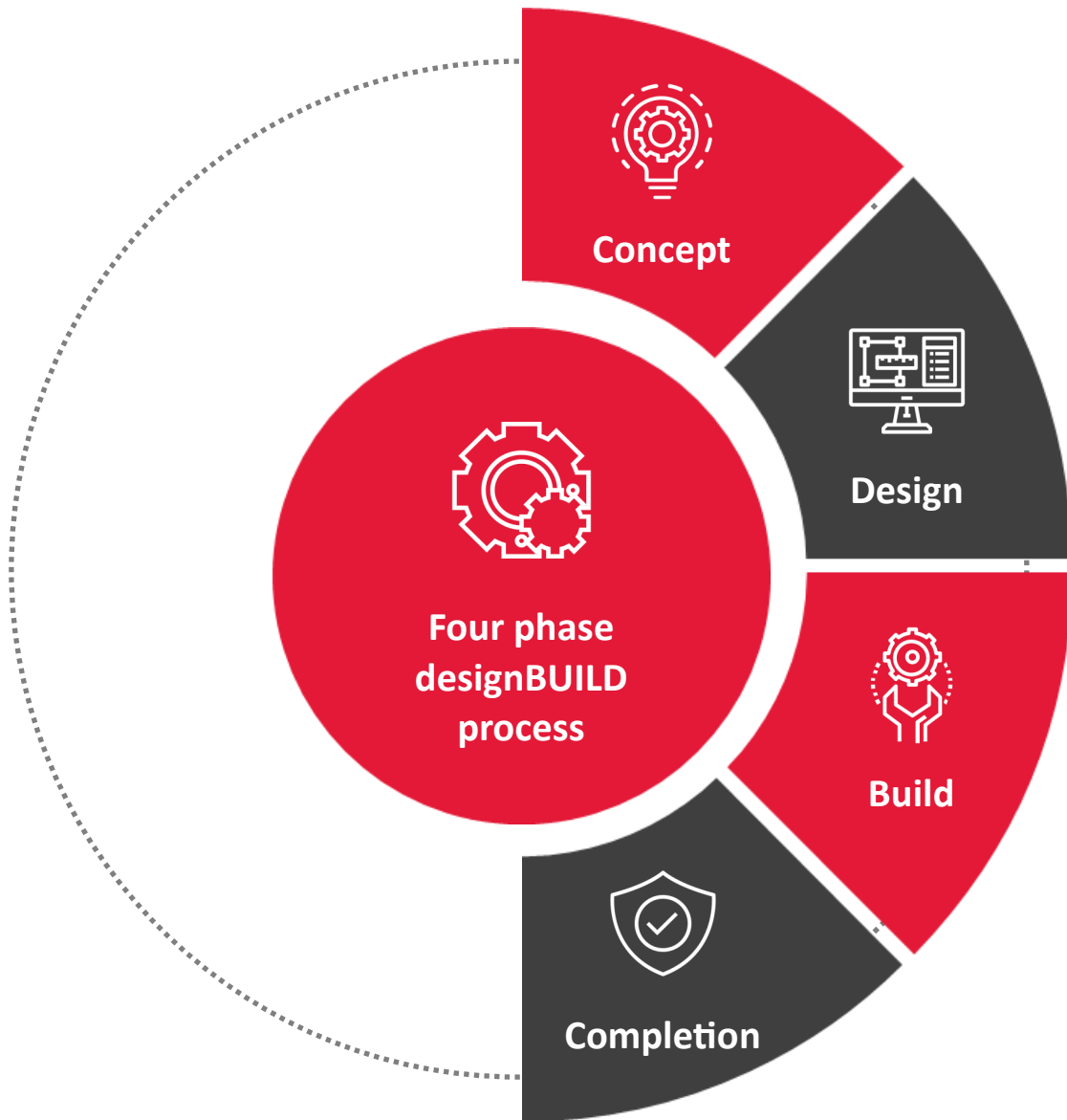
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No cancellation % fees



# OUR PROJECT DELIVERY SYSTEM PROCESS

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This integrated process includes overlapped design and construction. From concept to completion, your Morton sales consultant and project manager will guide you through each of these phases.



## CONCEPT PHASE



Investment of roughly  
**1%** of overall project budget

Within the concept phase, there are three main aspects:



### Schematic Design

- ☒ Programming
- ☒ Initial code reviews
- ☒ Initial design ideas and arrangement of rooms
- ☒ Initial site layout



### Design Development

- ☒ Floor plans
- ☒ Elevations
- ☒ Renderings
- ☒ Room finishes and major material selections



### Budgeting

- ☒ Develop written scope of work
- ☒ Transparent cost estimates
- ☒ Align concept design with budget estimates
- ☒ Financing options

## DESIGN PHASE



Investment of roughly

**5-7%** of overall project budget

Within the design phase, there are three main aspects:



### Geotechnical Investigation

- ☒ Soils borings
- ☒ Foundation recommendations



### Complete Construction Drawings and Specifications

- ☒ Certified architectural and structural drawings
- ☒ Certified civil plans
- ☒ Certified mechanical, electrical and plumbing drawings
- ☒ Written specifications



### Permitting and Bidding

- ☒ Obtain building permits and approvals
- ☒ Finalize scope and division of work
- ☒ Solicit proposals for all trades based on approved drawings
- ☒ Obtain actual construction cost of project

## BUILD PHASE



Down payment

% based on construction agreement



### Sign Fixed-cost Contracts

- ☒ Division of responsibilities
- ☒ Written scope of work with details
- ☒ Clear and transparent costing



### Construction Management

- ☒ Manage schedule
- ☒ Coordinate all trades
- ☒ Maintain a safe jobsite



### Quality Control

- ☒ Testing
- ☒ Inspections
- ☒ Documentation



# FINAL PAYMENT



## Punchlist

- ✓ Owner and contractor walk-through
- ✓ Written list of final closeout items



## Closeout Documents

- ✓ Organized operations and maintenance info
- ✓ Final lien waivers and closeout documentation



## Warranty

- ✓ Written Morton Buildings warranty; includes labor and materials, and is not pro-rated
- ✓ Material and workmanship warranty on remainder of project

# PROJECT EXPERIENCE

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University of Arkansas—  
Little Rock Hatcher  
Wrestling Center  
12,100 square feet





# PROJECT EXPERIENCE

## Hatcher Tennis Facility

Little Rock, AR

16,080 square feet





# PROJECT EXPERIENCE

## Rushville Fitness and Community Center

Rushville, IL

29,596 square feet





# PROJECT EXPERIENCE

## Eastern Bank of Cherokee Indians Community Center

Cherokee, NC

12,393 square feet





# PROJECT EXPERIENCE

## Jay Dee's Family Fun Center

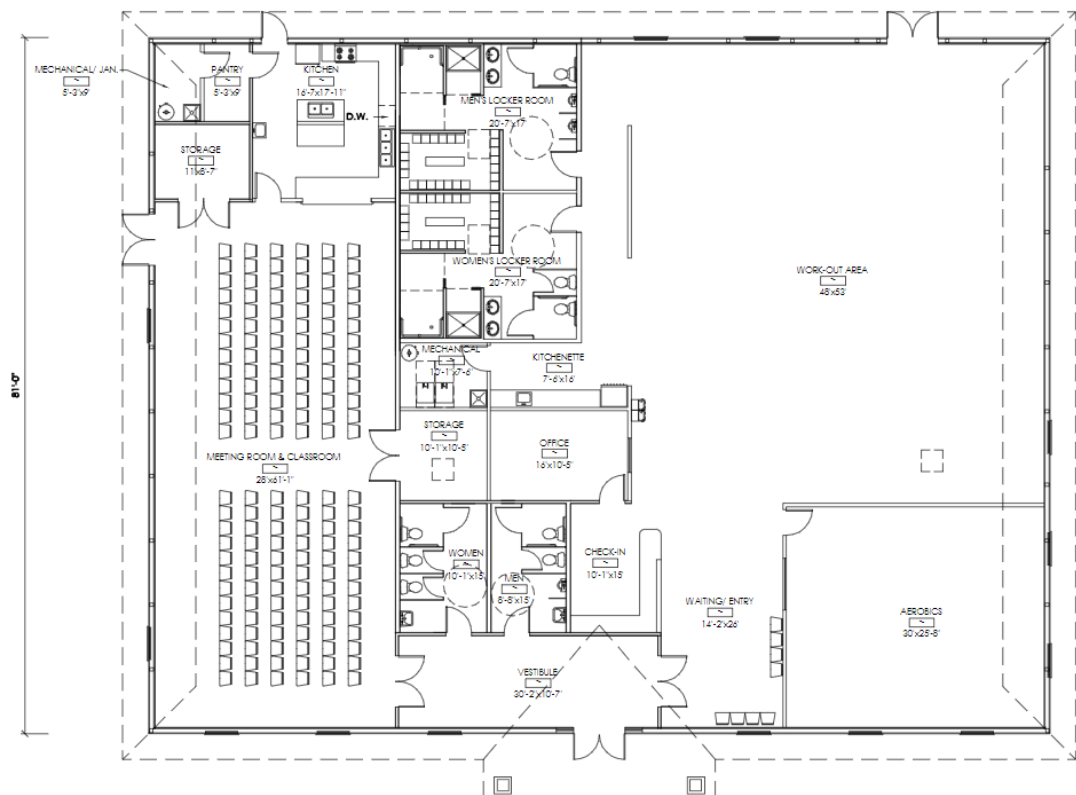
Gerrardstown, WV

20,000 square feet



# FLOORPLANS

10,368 square feet:



8,505 square feet:

