



U.S. Small Business Administration



**SBA WOSB**  
Woman Owned Small Business



<b>VALUE PROPOSITION</b>	<p><b>WE BUILD VALUE IN LARGE PROGRAM DELIVERY</b></p> <p>dsi Associates is a skilled construction firm with high standards. We specialize in multi-project delivery for large capital programs. These require understanding and experience in coordinating among many moving parts without compromising any of them. We understand a project's value and timeliness. dsi takes your vision and makes it a reality by delivering quality construction and precise monitoring and communication so that you won't have any surprises along the way. We bring specialized skill sets that give you confidence that your projects are in good hands.</p>
<b>Company Info</b>	<p>Established: <b>1993</b>                  DUNS No.: <b>804607455</b>                  Cage Code: <b>5BYK3</b></p>
<b>Services</b>	<p>Multi-Project Delivery – IDIQ, JOC, SATOC, SABER, MATOC, MACC                  Construction Services/General Contracting                  Field Oversight/Inspection                  QA/QC and Safety                  Independent Cost Estimating (ICE)                  CPM Scheduling</p>
<b>Bonding EMR</b>	<p>\$1.7 million per project; \$6.5 million aggregate                  Base (unity) modification factor of 1.00</p>
<b>NAICS Codes</b>	<p>236220 Commercial and Institutional Building Construction                  237310 Highway, Street and Bridge Construction                  237990 Other Heavy and Civil Engineering Construction                  541330 Engineering Services</p>
<b>Contact Info</b>	<p>Susanne Hogan, President  <a href="mailto:shogan@dsiassociates.com">shogan@dsiassociates.com</a>                  312.399.0030 (m)</p>



**Contractor “has gone above & beyond to do what is necessary to provide an exceptional product. Would not hesitate to work with this AE again.”**

From NAVFAC/USACE Past Performance Questionnaire (Form PPQ-0) for Camp Lejeune Base Entry Point (1/2013)

**USMC Camp Lejeune Entry Point (North Carolina)**



## **VALUE PROPOSITION**

dsi builds value in construction renovation and infrastructure improvements by having a firm grasp on the big picture – what is the client envisioning as the deliverable – and providing it without surprises. Our key staff are experienced in delivering multiple concurrent projects utilizing effective management techniques and tools, along with a skilled team of professionals at all levels, to ensure that all aspects of construction are managed and monitored to ensure scope, cost, and schedule compliance.

## **HISTORY OF THE BUSINESS**

dsi Associates Incorporated was established more than 20 years ago focused on controlling and managing large scientific and construction projects. This was based upon Founder Hogan's long experience in the federal nuclear program. The systems and techniques utilized in this scientific and engineering program became useful as the construction industry in northern Illinois began instituting program-wide capital improvements consisting of multiple projects. These multi-billion dollar initiatives required significant oversight and controls in order to maximize the investment in new and renovated infrastructure. Hogan brought her federal science and engineering program experience to the exploding Chicago infrastructure improvements market.

Over the past 20+ years, dsi has participated in bringing more than \$20 billion in construction to useful operation successfully.

## **FOUNDER**

Susanne Hogan has more than 25 years of professional experience successfully managing all aspects of construction for large public sector projects. Hogan combines years of professional experience and relationship-building with a keen level of governmental insight to specialize in helping complex, technical projects, a market where utilizing those skills to assess and coordinate large-scale infrastructure investments is paramount. Hogan supports in excess of \$2 billion dollar overall annual construction portfolio, providing capital program management controls to mitigate risk while minimizing waste through concise decision-making advice and tools.

Prior to founding dsi, Hogan served as Executive Director of the Illinois Corridor Transportation Management Association to address restrictions for the Chicago metropolitan area related to the Clean Air Act Amendments of 1990. Chicago, a severe non-attainment zone, faced rigorous restrictions and exhaustive fines for business and industry without the rational approach and leadership provided by the TMA and Hogan.

Hogan also served as the Development Director for Packer Engineering in Naperville, Illinois. At Packer, Hogan initiated an institutional research program to help bolster expertise on mechanical and structural projects in the public sector. Hogan also developed a new project incentive structure for the firm, leading to double-digit annual growth gains for the firm. Earlier in her career, Hogan was employed by the U.S. Department of Energy and the Executive of the President during the Carter administration. As such, she supported the design and construction

of the Fermi National Accelerator Laboratory and siting of nuclear power plants and a high-level nuclear waste repository.

A White House Special Achievement Award recipient and 2001 Hispanic American Construction Industry Member of the Year, Hogan has also served as Adjunct Professor in the Economics Department of Lewis University.

Hogan received her Master of Management from Northwestern University and her Bachelor of Arts from Lewis University.

## **KEY PERSONNEL**

Richard A. (Rick) Swearingen, P.E., brought his experience in delivering large federal capital improvements to dsi in 2015. dsi had laid the foundation for entry into the federal market with SBA 8(a) and WOSB certification and instituted the structure for expanding in this space.

Rick's key skills relating to understanding the federal client and its need for efficient project delivery consistent with government standards and practices provided dsi with key technical leadership in its growth on federal projects. Taking over management of the Tyndall Air Force Base Upgrade of Sewer and Electrical Infrastructure for FAMCAMP as it entered the construction phase brought dsi its first Air Force project. Fire Alarm Upgrades to the 39-story John C. Kluczynski Federal Building and Loop Post Office in Chicago is also underway and expected to be completed in mid-2016.

Prior to joining dsi, Rick managed the delivery of the Mundelein Village Hall, a design-build partnership between the Village and Weston Solutions to develop a brownfield adjacent to local commuter rail service. Rick delivered the LEED Gold project four months early while managing changes and meeting budgets.

In addition, he served as a Project Manager for oversight of all aspects of operations for Department of Defense Air Force Center of Engineering Excellence (AFCEE) and Civil Engineering Support Agency (AFCEA). Swearingen also provided value engineering of Officer's Club building renovation and addition project at Youngstown Air Reserve Station, Ohio. He received high commendations from Base Commander for the quality of work. He mentored new Project Managers and team members through the project development and construction phases.

For eight years at the Minneapolis Air Reserve Station, Rick provided Project Management oversight for a program of facility renovations, HVAC system, and utility replacement projects. Projects achieved schedule and budget while engaging facility end users and Base Civil Engineering which allowed for seamless transitions from work plan/design to construction phases. At Grissom ARB, he managed asset protection such as construction for a new Deluge Station (Hangar fire suppression water supply) and secure domestic water supply following Base Realignment and Closure and coordinated with Airfield Operations, Aircraft Maintenance Group, Wing Command, Base Security, and CE Project required execution while keeping the airfield active utilizing Team First Approach, Base personnel were wrapped into planning, scheduling, and design of projects ensuring timely reviews, as well as limiting scope and budget creep.

Overall, Rick’s career has included 31 years of experience in Construction Management – Agency, 18 years in Construction Management – At Risk, and 12 years of general contracting with both design-build and design-bid-build delivery, much of it in federal facilities.

Swearingen received his Bachelor of Science degree in Engineering from the University of Illinois and is a Registered Professional Engineer in Illinois and Indiana.

## LOCATIONS

dsi is headquartered in northern Illinois, with offices in Indiana and Florida. These offices are all certified and bona fide by the Small Business Administration, ensuring that they are working offices with full-time staffing and not just virtual presence. We are committed to our employees in each location and the clients they serve.

## PROJECTS

Description	Challenges
<b>Fire Alarm Upgrade</b> – John C. Kluczynski Federal Building and Loop Post Office, Chicago, IL – General Services Administration \$2.1 million	<b>Scheduling, coordination, and scope definition</b> – Operating space with tenant occupancy, secure spaces requiring escort, unclear detailed scope requiring inspection prior to project execution
<b>Repair Taxiways and Hammerhead</b> – Grissom Air Reserve Base, Peru, IN – United States Air Force \$2.1 million	<b>Scheduling and coordination</b> – construction on active airfield
<b>Upgrade FAMCAMP Sewer and Electrical</b> – Tyndall Air Force Base, Panama City, FL – United States Air Force \$1.2 million	<b>Scheduling</b> – operating campground with limited site schedule for construction execution
<b>Civil and Landscape Program Management</b> – Cook County, IL – Forest Preserve District of Cook County \$16 million	<b>Extensive site locations and budget constraints</b> – projects over 106 square miles with full design and construction requirements
<b>Joliet Multi-Modal Transportation Center</b> – Joliet, IL – Illinois Department of Transportation \$18 million	<b>Numerous stakeholders</b> – railway schedules and long decision processes impact project efficiencies
<b>Jane Addams Memorial Tollway Widening and Reconstruction</b> – Northern Illinois – Illinois State Toll Highway Authority \$2.2 billion	<b>Operating roadway with multiple stakeholder communities and construction contractors</b> – extensive coordination requirements to ensure availability of busy roadway and safe travel conditions
<b>New Base Entry Point</b> – Camp Lejeune, NC – United States Marine Corps \$13 million	<b>Security, circulation requirements, and energy efficiency goals</b> – operating Marine Corps base required secure perimeter with effective circulation related to project, as well as goals for Net Zero facility