



Coleman Development Corporation

Rebuilding Communities, Reshaping Lives.

7258 S. Halsted Street • Chicago, IL 60621 • (773) 846-1110 (office) • (773) 846-8590 (fax) info@colemandevcorp.com (email)



Lester Coleman Biography



Lester Coleman is a former resident of a public housing development located in Chicago, IL. Coleman Development Corporation (CDC) is a small minority owned construction firm he founded in 1996. Operating out of Chicago IL and it's surrounding areas, CDC is a general contracting firm, which provides Make Ready/Rehab-Turn-Key, Residential and Commercial Construction, American Disability Access (ADA), Uniform Federal Accessibility Standards (UFAS) and Life Safety Installation, Interior Demolition, and Construction

Management Services. The company's motto is: *Rebuilding Communities, Reshaping Lives.*

Recent Accomplishments

- Reached preliminary teaming agreements with a major construction company to form a project based joint-venture to do construction projects
- Secured opportunity to bid as General Contractor for future major construction projects with CTA, IDOT, Metra, USDOT, CEDA, Chicago Park District, the City of Chicago, the Chicago Housing Authority, Housing Authority of Cook County, State of Illinois, Illinois Housing Authority and The Habitat Company
- Enhanced market identity to re-brand the business and demonstrate market differentiation in sales efforts and on website
- Established company contact information in Blue Book and other construction publication to facilitate connection with incoming business opportunities
- Input from construction subject matter expert to revamp current website and create stronger branding differentiation
- Expanding into green construction, including weatherization and other energy efficiency and sustainability building opportunities
- EPA Certification

Made in America

During 2010, Lester Coleman was "highlighted" during Chicago Small Business Day, April 22, 2010, by the HUD Deputy Secretary Ron Sims.

The Chicago Housing Authority awarded Coleman Development Corporation \$1,738,221 from the American Recovery and Reinvestment Act (ARRA) Funds. Coleman Development Corporation successfully completed the rehabilitation of 41 units in the Chicago Housing Authority portfolio.

All materials used in the project were made in America.



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Chicago Housing Authority American Recovery & Reinvestment Act (ARRA)



SCHNEIDER APARTMENT SENIOR HOUSING

Daniel Hudson Burnham Senior Housing

1930 W. Loyola, Chicago, IL

ADA Improvements

Schneider Apartment Senior Housing

1750 W. Peterson, Chicago, IL

ADA Improvements

Mahalia Jackson Senior Apartments

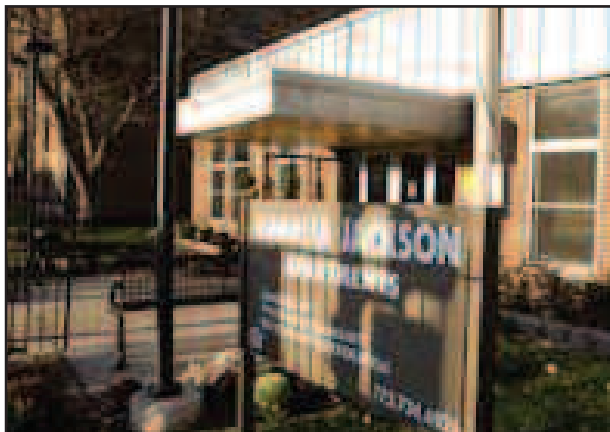
9141-9177 South Chicago, Chicago, IL

Rehabilitation & Modernization

Wentworth Annex Family Housing/ Row Houses

300 W. 42nd Place, Chicago, IL

ADA Improvements



MAHALIA JACKSON SENIOR APARTMENTS

Certificates of Completion/Achievement for Lester Coleman, Coleman Development Corporation

- Certificate of Entrepreneurship from Goldman Sachs 10,000 Small Business & City Colleges of Chicago – June 12, 2012 (Video from Goldman Sachs class: <http://ccc10ksb.wordpress.com/home-2/>)
- Certificate of Recognition – U.S. Small Business Administration 2009 Chicago Emerging 200 Graduate class – November 16, 2009
- Certificate of Completion – Chicago Urban League, Chicago Contractor Development Training Program, March 11, 2009
- Certificate of Completion – Chicago Urban League, nextOne Program for Business Leaders, March 28, 2008



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Company History

Executive Summary

Coleman Development Corporation (CDC) is a small minority owned construction company founded in 1996. Coleman Development Corporation has successfully operated in Chicago, Illinois and surrounding areas for the past 16 years with concentration on small and large scale construction renovation, retrofitting, restoration and rehab of commercial and residential multi-dwelling units.

Coleman Development Corporation (CDC) was founded in 1996 as an outgrowth of the U.S. Housing and Urban Development Agency and the Chicago Housing Authority (CHA) Resident Entrepreneurial Training Program (RETP) that was created to train public housing residents in various entrepreneurial endeavors in order to foster self reliance and self-sufficiency.

In 1996, Coleman Development Corporation partnered with Coronet Distribution Corporation and was awarded its first contract in CHA's appliance replacement program. This joint venture became C & H Joint Ventures (CHJV). In 1999, C & H Joint Venture was awarded its first construction contract for CHA's winter emergency of 1999 program to perform home repairs. This joint venture was dissolved in 2003, leaving Coleman Development Corporation to perform small construction related activities solely. During this time, Coleman Development Corporation began to perform drywall, flooring and interior demolition. From 2003 to 2012, Coleman Development Corporation (CDC) generated approximately \$20,000,000 in revenue.

In 2005, Coleman Development Corporation (CDC) received its general contractors' license from the City of Chicago to work on construction projects \$5,000,000 or greater. Coleman Development Corporation is recognized as an MBE firm with the City of Chicago; Cook County, Illinois; the State of Illinois; a certified DBE firm through the Chicago Transit Authority. In 2012, Coleman Development Corporation received its Federal HUBZone Certification.

CDC has its address in leased premises at 7258 S. Halsted, Chicago, IL 60621. Its activities fall under the following NAICS Classifications:

- 236118 – Construction, Addition, Alteration and Renovation for Multifamily Buildings; Construction Management;
- 238210 – Alarm System (e.g., fire, burglar), Electric, Installation only
- 238310 – Drywall
- 238320 – Painting
- 238330 – Flooring
- 238350 – Carpentry
- 238910 – Site Preparation.

CDC is involved in five distinct activities

1. Renovation, Retrofitting, Restoration and Rehabilitation of Commercial and Residential Multifamily units
2. American Disability Access (ADA), Uniform Federal Accessibility Standards (UFAS)
3. Property Services (Emergency Construction Services)
4. Life Safety Installation
5. Construction Management

Eighty to ninety percent of the Gross Sales are in renovation, retrofitting, restoration of commercial and residential multifamily units. Coleman Development Corporation has 10 full-time and part-time employees; 3 contracted workers, excluding subcontracting companies.



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Coleman Development Corporation Capability Statement

| Area Name | Description | |
|---------------------|--|---|
| | Coleman Development Corporation | |
| Specialty/Niche | Coleman Development Corporation (CDC) is a small minority owned construction company founded in 1996. Coleman Development Corporation has successfully operated in Chicago, Illinois and surrounding areas for the past 16 years with concentration on small and large scale construction renovation, retrofitting, restoration and rehab of commercial and residential multi-dwelling units. | |
| Company Information | Established in 1996 • Duns No: 168239304 • CAGE Code: 46AW6 www.colemandevcorp.com | |
| Services | Construction Management • General Contracting • Pre-Construction Services Subcontractor Outreach • Life Safety and ADA Modifications and Retrofits | |
| NAICS Codes | <ul style="list-style-type: none"> • 236118 – Construction, Addition, Alteration and Renovation for Multifamily Buildings; Construction Management, Fire and Flood Restoration, Multifamily Building, General Contractor • 238210 – Alarm System (e.g., fire, burglar), Electric, Installation only • 238310 – Drywall and Insulation Contractors • 238320 – Painting and Wall Covering Contractors • 238330 – Flooring Contractors • 238350 – Finish Carpentry Contractors • 238910 – Site Preparation Contractors | |
| Certifications | HUBZone • DBE (State of Illinois) • MBE (State of Illinois, Cook County & City of Chicago) | |
| Primary Clients | Chicago Housing Authority • Housing Authority of Cook County • The Habitat Company Eastlake Management Group • The Woodlawn Community Development Corporation | |
| Supplier Diversity | MBE Certified, State of Illinois, Cook County and City of Chicago | |
| Contact Information | Lester Coleman, President & CEO 7258 S. Halsted Street • Chicago, IL 60621 (773) 846-1110 (office) • (773) 846-8590 (fax) • info@colemandevcorp.com (email) | |
| Bonding & Insurance | Bonding Capacity: \$5,000,000 per project; \$10,000,000 aggregate Insurance: \$2,000,000 General Liability per Project | |
| Past Performance | The Habitat Company Dearborn Homes Make Ready Property Investment Initiative Chicago Housing Authority Task No 8-IDIQ No. 11-001783 Life Safety & Common Area Retrofit/Peterson Task NO 8-IDIQ Life Safety & Common Area Retrofit/Loyola Task No 56-IDIQ No. 01532 ADA Non-Dwelling Retrofit/Damen & Schiller ADA Retrofits, Package 1,6,9,10 Genesis Development Corporation Neighborhood Stabilization Program | \$2,065,524 \$614,000 \$1,430,000 \$910,000 \$1,600,931 \$1,473,022 \$582,254 |