



August 1, 2026

ASC Design-Build Competition
Region 2 Problem Statement
ALDI Batavia Campus Improvement Project
Batavia, IL

Design
Construction
Facility Services
Property Consulting

Congratulations! Your Design-Build firm has been prequalified to bid on a new expansion of a corporate headquarters campus in Batavia, IL.

A M King has been selected as the Program Manager for this project. The facility is owned and operated by ALDI, a global discount supermarket chain based in Mulheim an der Ruhr, Germany. The campus serves as both the company's U.S. headquarters and regional distribution center.

The project scope will include the following:

- Construction of a new amenities building as follows:
 - Building D: (2) stories above grade, (1) story below grade. Approx. 56,000 sq. ft. Building to include,
 - Lower Level: Large Storage Space, Main Electrical Room, Mechanical Room, Fitness Center including Men's and Women's Locker Rooms.
 - 1st Floor: Coffee Bar, Served, Café Seating, Employee Lunch Prep Area, and Collaboration Zones. Also include a large open space with a lot of natural light; this space should also serve to function as a town hall event.
 - 2nd Floor: Several Conference Rooms of varying sizes, Hospitality Zones, and Terrace.
 - Roof: PVC Membrane Roof with integral Green Roof/Pollinator Garden.
 - Exterior Façade: Complimentary of adjacent buildings.
 - Exterior Courtyard with large format paver walkways, pergola, bench seating with lighting and device charging stations, and a food truck area.
 - There are three (3) existing office buildings on the campus. The new amenities building is to allow for fluid passage between the buildings and serve as a central hub for all employees. The New Building should be connected to the existing 4-story office building on the South side and connected to the existing 5-story office building on the West side.
- New parking garage in the same footprint. Construction of a new 4-story Parking garage to include:
 - (540) Standard Spaces
 - (12) Accessible Spaces
 - (40) Electric Vehicle Stations
 - (2) Elevators
- Design-Build contractor shall include the following:
 - Establish the programming for the building and site development.
 - Civil, architectural, interior design/space planning, structural, electrical, mechanical, plumbing and fire protection design of the building and site.
 - Construction management for building and site development.
 - Commissioning and project closeout for the building and site development.

A M King will select the winning Design-Build firm based on criteria that will be forwarded to you during the competition kickoff session.

Sincerely,

Daniel M. Crist, President / A M King