




ACCURATE PERFORATING

2520 W. ILES AVE SPRINGFIELD, IL CASE STUDY





CASE STUDY

Illinois EPA Headquarters: Breathing New Life into a Vacant Sears Building

FROM RETAIL RELIC TO GOVERNMENT HEADQUARTERS

When the Capital Development Board (CDB) acquired the vacant Sears building at White Oaks Mall in Springfield, Illinois, they saw an opportunity to reimagine what a disused retail space could become. At the same time, the Illinois Environmental Protection Agency was seeking a new headquarters, one that offered more space, greater accessibility, and ample parking.

The 186,000-square-foot former Sears store checked every box. Its open floor plan enabled a flexible, efficient office layout, while the surrounding mall offered convenient parking for more than 500 employees. As CDB Public Information Officer Lauren Grenlund noted, "The open floor plan of Sears allowed for a more flexible and efficient layout of office spaces and cubicles to meet the agency's needs."

WHY STATE-FUNDED PROJECTS MATTER

Illinois state-funded construction projects must adhere to strict quality standards, procurement regulations, and energy-efficiency mandates—requirements not always applied to private-sector work. This includes using local contractors and Illinois-made materials whenever possible, from glass and conduit to the project's standout architectural feature: perforated metal.

That commitment to local craftsmanship set the stage for an Illinois-led transformation that blended sustainability, design, and civic pride.

AT A GLANCE

- Client: Illinois Environmental Protection Agency (EPA)
- General Contractor: SM Wilson
- Architect: JEMA
- Location: Springfield, IL
- Installer: Sterling Commercial Roofing, a Division of Tecta America



"This project showed us what's possible when you work with the right partners. Accurate made the process seamless.

—Brett Lacroix, Sterling Commercial Roofing



OVERCOMING THE CHALLENGES OF REVITALIZATION

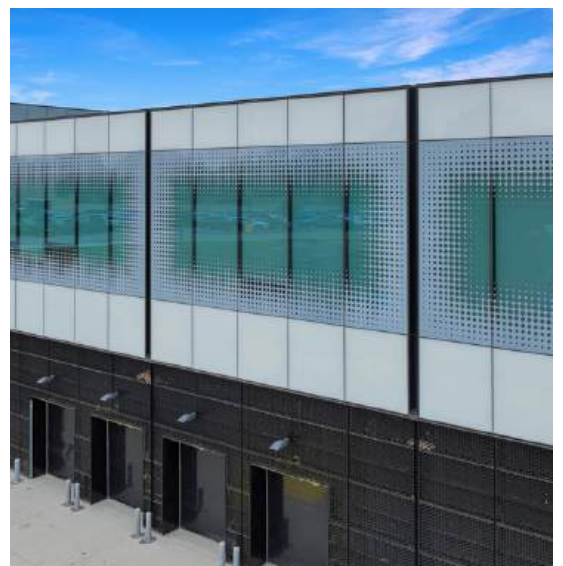
Repurposing a large, decades-old department store was no easy task. The team faced significant challenges, including deteriorated concrete slabs, a failing underground storm and sanitary sewer system, structural steel issues, and the need for a complete roof deck replacement.

These structural issues required both ingenuity and collaboration among the project's Illinois-based partners.

PRECISION AND PERSEVERANCE ON THE JOB SITE

Sterling Commercial Roofing, a division of Tecta America, served as the installer for all perforated panels. Founded in 1986, Sterling is known for its commitment to safety and precision. Project Manager Brett Lacroix recalls, "Because of the deteriorating concrete at the job site, it was a battle from the beginning to fasten the patterns into the face brick. Additionally, the architect required exact hole placement and custom colors."

To meet those specifications, Sterling performed extensive engineering calculations, pull-out testing on fasteners, and laser alignments with window mullions. They worked closely with SFS on the attachment system and DeWalt to design custom M4 anchors for precise panel installation. Few contractors could have navigated this project's complexities as effectively as this all-Illinois team.



ACCURATE PERFORATING GOES THE EXTRA MILE

As challenges mounted, collaboration became the key to success. Sterling's Brett Lacroix credits Accurate Perforating for its support throughout the process. "There were many questions along the way, and I can't thank Mike enough for always answering the phone, whether about lead times, delivery updates, or technical support."

Mike Beck, Vice President of Sales and Engineering at Accurate Perforating, was equally enthusiastic. "For more than eighty years, we've been manufacturing perforated metal on the south side of Chicago. I take great pride in supplying materials for projects like this, especially when they support Illinois communities."

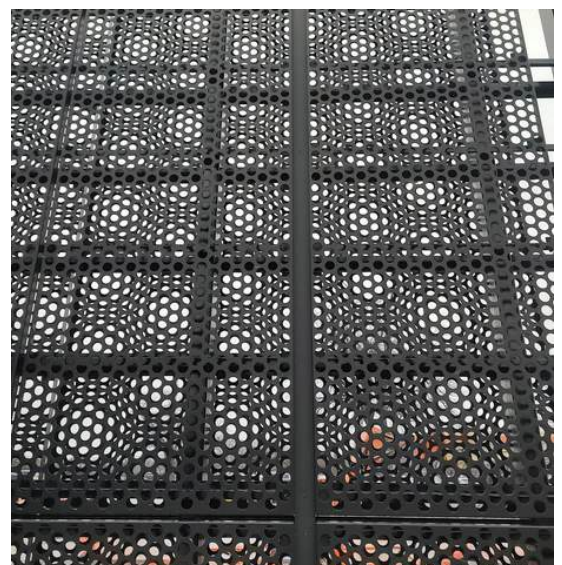
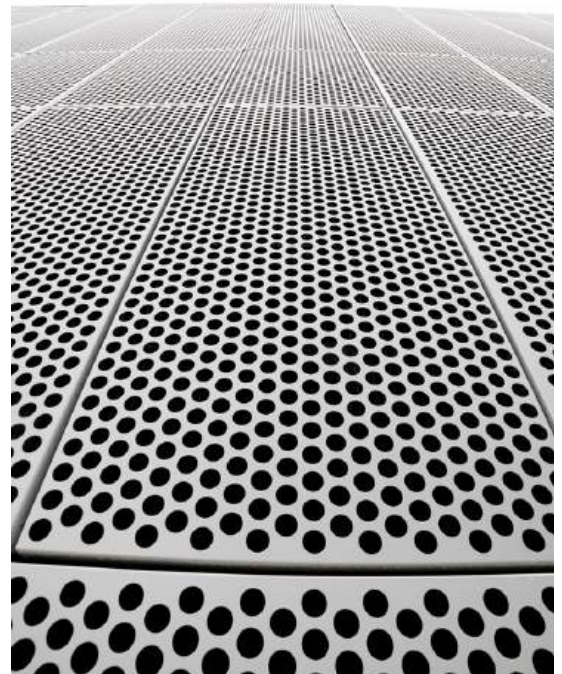
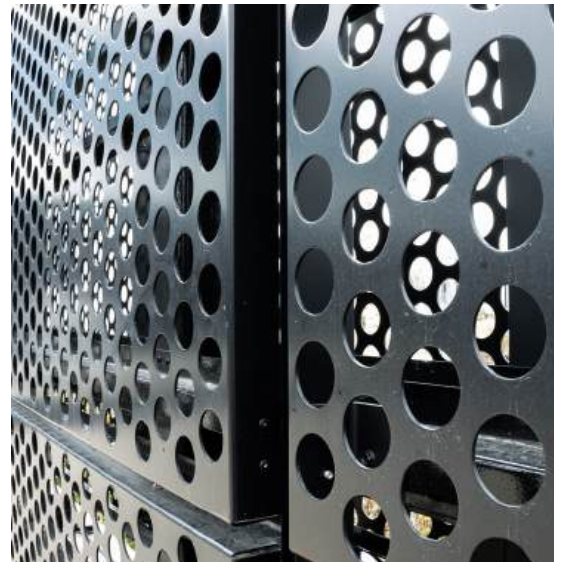
Accurate worked closely with Sterling to provide paint samples, perforated panel mock-ups, and design calculations to ensure every panel aligned with the architectural vision. Their attention to detail ensured the finished façade perfectly complemented the glass curtain wall, achieving a modern, cohesive look.

THE BEAUTY OF PERFORATED METAL

Once the sampling, engineering, and fabrication were complete, Accurate delivered fully formed, ready-to-install panels on time and to exact specifications. The visual result is stunning: black-and-white perforated panels that echo the rhythm of the glass façade, creating a bold, contemporary identity for the Illinois EPA's new home. The glass panels match the perforated metal design. Everything on the project stands out, grabbing your attention.

A BLUEPRINT FOR FUTURE MALL REDEVELOPMENT

Across the country, more than 700 abandoned malls and department stores sit idle. The Illinois EPA Headquarters project offers a blueprint for how such properties can be reborn into vibrant public spaces.



Repurposed malls provide agencies and organizations with:

- Expansive square footage at a fraction of new-build costs
- Ample parking and accessibility for staff and visitors
- Proximity to amenities like dining and retail options
- A chance to reinvigorate local economies

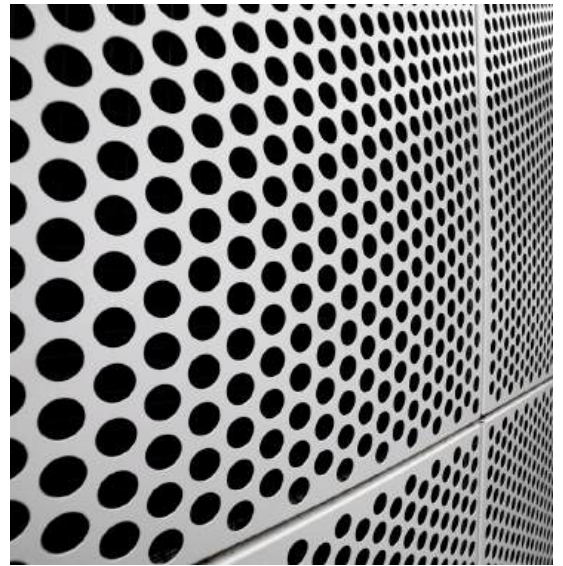
This Springfield project demonstrates how collaboration and creativity can redefine what's possible in adaptive reuse.

WHAT'S NEXT FOR STERLING & ACCURATE

Following the project's success, Sterling Commercial Roofing has expanded its architectural metalwork portfolio, bidding on projects it might have previously passed on. From screen walls and canopies to privacy fences, Sterling now partners with Accurate Perforating on new projects that require precision-crafted perforated metal. "This project showed us what's possible when you work with the right partners," said Lacroix. "Accurate made the process seamless."

A LASTING IMPACT

The Illinois EPA Headquarters is more than a building—it's a testament to innovation, teamwork, and Illinois craftsmanship. Together, Sterling and Accurate have turned an abandoned department store into a sustainable, inspiring workspace that serves both people and the planet.



PROJECT SCOPE

- Location: 2520 W. Iles Ave, Springfield, IL
- 415 custom perforated aluminum panels (.125" thick)
- Finish: 200 black panels (2" round holes, 2.75" staggered); 215 white panels (2", 2.5", and 3" round holes, varied staggers)

ACCURATE PERFORATING
3636 S. KEDZIE AVE
CHICAGO, IL 60632

ACCURATEPERFORATING.COM

