



City of
Evanston

Evanston Civic Center Test Fit Study

March 18, 2008

Prepared by:

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ARUP

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TISHMAN

CONSTRUCTION

CAMIROS



EXECUTIVE SUMMARY

In 1891, the City of Evanston and its citizens started their quest for a permanent Civic Center. Holabird & Roche designed Evanston's first home located on Davis Street but the building was too small to house the growing city Government by the time it was completed in 1892.

In 1941, the City Government moved out of the Davis Street location and moved to the site of the former Evanston Country Club at the northwest corner of Lake Street and Oak Avenue. By 1969 the Country Club location became too small and the City started looking for new facility. However, the City Government remained at this location until 1979 when it moved to its current location at 2100 Ridge Avenue, the former Marywood School.

The original Marywood School building was built in 1901, only nine years newer than the original Holabird & Roche building. In 1923, the North wing was added to the School. In 1976, the City purchased and remodeled the building providing 112,000 sf for the City Government. In 1979, the City Government moved into the building.

Since 1993, the City has commissioned numerous reports exploring the economic viability of continuing to house the City Government in the current Civic Center. A major goal of this report is to be the final and definitive investigation on the Civic Center with the objective of preventing history from repeating itself.

The City of Evanston requested the project team to analyze the following Options for the use and/or disposition of the Civic Center site at 2100 Ridge Avenue in Evanston, Illinois.

- Option 1** – Renovation of Existing Building with R3 Zoning Development.
- Option 2** – Renovation of Existing Building & Addition with R3 Zoning Development.
- Option 3** – New Building on existing site with R3/R4 Zoning Development.
- Option 4a** – New Building on New site with R3/R4 Development with Condo Conversion.

The project team added the following three options in order to explore the greatest economic benefit to the City. These three schemes are beyond the original RFP scope of services.

- Option 4b** – New building on New site with R3/R4 Development and Demolish existing building.
- Option 5** – Renovation of Existing building in 3 Phases with no real estate development.
- Option 6** – New building on a new site with remote parking and R3/R4 Development demolishing existing building.

Project Development Criteria was developed by the project team and the Civic Center Committee. The criteria represent the goals that the completed Civic Center Development should achieve. Each option was analyzed and evaluated against the Project Development Criteria..

The Project Development Criteria are attached as part of the report.

The goals or criteria were ranked in order of importance. The highest ranking goal was to provide the greatest economic benefit for the City. This solution should be the least expensive to the City based upon Total Cost and Tax Revenues. The least



EXECUTIVE SUMMARY

important goal was to preserve the historic character and economic viability of the existing building and site.

Option 6 provides the greatest economic benefit to the City of Evanston based on the enclosed evaluation matrix of the options considered. The positive attributes of Option 6, listed in order of importance are :

- **Project Lowest Net Cost – Greatest economic benefit for the City**
- **New Construction – Develop an environmentally conscious facility**
- **Shortest construction duration – Minimize operational disruption**
- **Highest Property Development Revenue – Optimize Real Estate**
- **Park Remains as is – Preserve the existing park space**
- **New Construction – Support Community Activities**
- **New Construction – Reinforce the identity of the building and site as a strong civic presence**
- **Flexibility on exit strategy of Ridge Site – Depending on the timing of when the City were to vacate the site, it might be more economical for a developer to convert the current building into a new development. The market should be explored at that time. Preserve the historic character and economic viability of the existing building and site**

Other positive features of Option 6 are:

- **Flexibility on new building procurement – Could be a Developer Build- to Suit turn key process for the City**
- **Use of existing available resources – Current parking studies indicate that the 3 downtown parking garages have the capacity to absorb the code required parking spaces of 405 stalls (based on 130,000 s.f. program)**
- **Use of existing City Owned Land – there is City Owned land in the city center that could be used for a new Civic Center**
- **Possibility for a Land Swap – there is potential to trade parcels of land with other land owners in the City**
- **Return the City seat to the City Center – greater accessibility of the public to the City through public transportation and pedestrian traffic.**
- **Development of a City Identity – opportunity to create a wonderful purpose built space that could enhance the City's identity and provide state of the art services for the Citizens of Evanston.**

In conclusion, Option 6 will finally provide the city of Evanston with a permanent facility, sized and designed for the citizens and government after searching for 100+ years.

OPTIONS COMPARISON

	Lowest Net Cost	Square Footage to Meet Program	Code Required Parking Spaces	Lowest Parking cost/stall	Lowest Land Acquisition Cost †	Lowest Relocation Cost	Highest Property Development Revenue	Shortest Construction Period	Shortest Time to Return Property to Tax Roll	
OPTION 1 Renovation of Existing Building with R3 Development	5 \$57,536,365	1 112,000 sf	3 350	3 \$43,128	7 \$0	2 \$7,664,000	4 \$13,438,895	7 18 mos	7 Apr 2010 (R3) May 2011 (R4)	43
OPTION 2 Renovation of Existing Building with 18,000 sf Addition and R3 Development	2 \$74,929,915	7 130,000 sf	7 405	4 \$40,611	7 \$0	1 \$8,789,000	4 \$13,438,895	4 24 mos	6 Apr 2010 (R3) Jul 2011 (R4)	45
OPTION 3 New Building on Existing Site with R3 & R4 Development	1 \$99,349,820	7 130,000 sf	7 405	1 \$76,339	7 \$0	1 \$8,789,000	5 \$17,760,950	4 24 mos	3 Dec 2010 (R3) Jan 2012 (R4)	38
OPTION 4a New Building on Unspecified/Generic Site with R3 & R4 Development on Ridge Site (Existing Bldg to remain)	3 \$68,514,677	7 130,000 sf	7 405	5 \$33,543	1 \$7,500,000	6 \$225,000	6 \$21,285,933	7 18 mos	5 Apr 2010 (R3) Jul 2011 (R4) Nov 2012 (Condo)	52
OPTION 4b New Building on Unspecified/Generic Site with R3 & R4 Development on Ridge Site (Existing Bldg to be demolished)	4 \$66,531,433	7 130,000 sf	7 405	5 \$33,543	1 \$7,500,000	6 \$225,000	7 \$23,269,177	7 18 mos	4 Apr 2010 (R3) Feb 2014 (R4)	54
OPTION 5 Renovation of Existing Building in 3-Phased Construction	6 \$50,556,696	1 112000 sf	1 215	7 \$0	7 \$0	7 \$0	1 \$0	1 36 mos	1 0	33
OPTION 6 New Building on Unspecified/Generic Site with R3 & R4 Development on Ridge Site (Existing Bldg to be demolished) parking provided in existing off site structure	7 \$26,833,033	7 130,000 sf	7 405	7 \$0	1 \$7,500,000	6 \$225,000	7 \$23,269,177	7 18 mos	4 Apr 2010 (R3) Feb 2014 (R4)	60

† For Options with land acquisition: Price estimated at \$100/sf of land area with downtown location. Land costs assumed to be less if located outside downtown area.

EXECUTIVE SUMMARY

DEVELOPMENT CRITERIA COMPARISON

Each alderperson was asked to prioritize the Development Criteria during a council meeting on 9/25/07. ('8' being the highest priority and '1' being the lowest priority). The following is an Average Ranking of all votes. Please note: the highest value represents the highest priority.

Average Ranking
5.4
5.3
5.3
5.1
5.1
4.1
3.6
2.3

CITY OF EVANSTON CIVIC CENTER

PROJECT DEVELOPMENT CRITERIA

9/26/2007

- **Provide greatest economic benefit for the city**
Develop a project solution that is the least expensive to the City based on total lifecycle cost and tax revenues
- **Develop an environmentally conscious facility**
Provide a concept that minimizes operational costs, promotes the use of alternative transportation, and maximizes daylighting and views. Develop a project that achieves a LEED silver rating.
- **Minimize operational disruption**
Minimize the amount of time and cost that the citizens, staff and Council are disrupted and displaced during the project.
- **Optimize real estate**
Generate the largest amount of land to return to the tax rolls. Land to be developed with the community and neighbors to achieve a project that represents the location, neighborhood and current zoning requirements.
- **Preserve the existing park space**
Provide appropriate levels of design for setbacks, heights, density, and site context to reinforce the existing character. Provide a concept that supports the appropriate reuse of the building and site
- **Support community activities**
Develop a project solution that provides the greatest amount of convertible and flexible spaces - exterior and interior - for public activities.
- **Reinforce identity of the building and site as a strong civic presence**
Create concepts that reflect, preserve, or enhance the purpose of the building as a civic space that is accessible to the community and that reinforces its symbolic association with the patterns and history of the City.
- **Preserve the historic character and economic viability of the existing building and site**
Provide appropriate levels of design for setbacks, heights, density, and site context to reinforce the existing character. Provide a concept that supports the appropriate reuse of the building and site

• Estimate reflects current 2008 market conditions and prices
• Escalation factor should be added to actual construction start date. (suggested 5% per year)

**Option 1:
Renovation of Existing
Building w/ R3 Zoning
Development**

Civic Center Estimated Costs			Development Estimated Revenue		
A. Construction Costs	\$43,452,000		L. Land Sale Revenue	\$4,828,750	\$5,428,750
B. Site Work	\$2,019,000		M. NPV of TIF Property Tax Increment	\$7,181,617	\$8,010,145
C. Total Construction Costs (A+B)	\$45,471,000		N. Total Revenue (L+M)	\$12,010,367	\$13,438,895
D. Site Acquisition	NA				
E. Temp. Relocation/ Move Costs	\$7,664,000				
F. FF&E	\$6,017,800				
G. Professional Fees/ Soft Costs	\$11,367,750				
H. Admin. Costs	\$454,710				
J. Subtotal (D+E+F+G+H)	\$25,504,260.00				
K. Total Budget Required (C+J)	\$70,975,260		P. Net Cost Range (K-N)	\$58,964,893	\$57,536,365

**Option 2:
Renovation of Existing
Building & Addition w/ R3
Zoning Development**

A. Construction Costs	\$54,805,000		L. Land Sale Revenue	\$4,828,750	\$5,428,750
B. Site Work	\$2,226,000		M. NPV of TIF Property Tax Increment	\$7,181,617	\$8,010,145
C. Total Construction Costs (A+B)	\$57,031,000		N. Total Revenue (L+M)	\$12,010,367	\$13,438,895
D. Site Acquisition	NA				
E. Temp. Relocation/ Move Costs	\$8,789,000				
F. FF&E	\$7,720,750				
G. Professional Fees	\$14,257,750				
H. Admin. Costs	\$570,310				
J. Subtotal (D+E+F+G+H)	\$31,337,810				
K. Total Budget Required (C+J)	\$88,368,810		P. Net Cost Range (K-N)	\$76,358,443	\$74,929,915

**Option 3:
New Building on Existing
Site w/ R3/R4 Zoning
Development**

A. Construction Costs	\$75,652,000		L. Land Sale Revenue	\$6,508,000	\$7,048,000
B. Site Work	\$4,905,000		M. NPV of TIF Property Tax Increment	\$9,967,275	\$10,712,950
C. Total Construction Costs (A+B)	\$80,557,000		N. Total Revenue (L+M)	\$16,475,275	\$17,760,950
D. Site Acquisition	NA				
E. Temp. Relocation/ Move Costs	\$8,789,000				
F. FF&E	10,847,800				
G. Professional Fees	\$16,111,400				
H. Admin. Costs	\$805,570				
J. Subtotal (D+E+F+G+H)	\$36,553,770				
K. Total Budget Required (C+J)	\$117,110,770		P. Net Cost Range (K-N)	\$100,635,495	\$99,349,820

**Option 4a:
New Building on New Site
w/ R3/R4 Development w/
Condo Conversion**

A. Construction Costs	\$58,121,000		L. Land Sale Revenue	\$7,960,000	\$8,560,000
B. Site Work	\$2,505,000		M. NPV of TIF Property Tax Increment	\$12,234,711	\$12,725,933
C. Total Construction Costs (A+B)	\$60,626,000		N. Total Revenue (L+M)	\$20,194,711	\$21,285,933
D. Site Acquisition	\$7,500,000				
E. Temp. Relocation/ Move Costs	\$225,000				
F. FF&E	8,718,150				
G. Professional Fees	\$12,125,200				
H. Admin. Costs	\$606,260				
J. Subtotal (D+E+F+G+H)	\$29,174,610				
K. Total Budget Required (C+J)	\$89,800,610		P. Net Cost Range (K-N)	\$69,605,899	\$68,514,677

**Option 4b: New Building
on New Site w/ R3/R4
Development Demo
Existing Bldg**

A. Construction Costs	\$58,121,000		L. Land Sale Revenue	\$8,653,750	\$9,253,750
B. Site Work	\$2,505,000		M. NPV of TIF Property Tax Increment	\$13,186,899	\$14,015,427
C. Total Construction Costs (A+B)	\$60,626,000		N. Total Revenue (L+M)	\$21,840,649	\$23,269,177
D. Site Acquisition	\$7,500,000				
E. Temp. Relocation/ Move Costs	\$225,000				
F. FF&E	8,718,150				
G. Professional Fees	\$12,125,200				
H. Admin. Costs	\$606,260				
J. Subtotal (D+E+F+G+H)	\$29,174,610				
K. Total Budget Required (C+J)	\$89,800,610		P. Net Cost Range (K-N)	\$67,959,961	\$66,531,433

**Option 5:
Renovation of Existing
Building in 3 Phases w/
No Development**

A. Construction Costs	\$34,051,600		L. Land Sale Revenue	\$0	\$0
B. Site Work	\$2,019,000		M. NPV of TIF Property Tax Increment	\$0	\$0
C. Total Construction Costs (A+B)	\$36,070,600		N. Total Revenue (L+M)	\$0	\$0
D. Site Acquisition	NA				
E. Temp. Relocation/ Move Costs	\$0				
F. FF&E	\$5,107,740				
G. Professional Fees	\$9,017,650				
H. Admin. Costs	\$380,706				
J. Subtotal (D+E+F+G+H)	\$14,486,096				
K. Total Budget Required (C+J)	\$50,556,696		P. Net Cost Range (K-N)	\$50,556,696	\$50,556,696

**Option 6:
New Building on New Site
w/ remote parking; R3/R4
Development Demo
Existing Bldg**

A. Construction Costs	\$28,931,000		L. Land Sale Revenue	\$8,653,750	\$9,253,750
B. Site Work	\$2,505,000		M. NPV of TIF Property Tax Increment	\$13,186,899	\$14,015,427
C. Total Construction Costs (A+B)	\$31,436,000		N. Total Revenue (L+M)	\$21,840,649	\$23,269,177
D. Site Acquisition	\$7,500,000				
E. Temp. Relocation/ Move Costs	\$225,000				
F. FF&E	4,339,650				
G. Professional Fees	\$6,287,200				
H. Admin. Costs	\$314,360				
J. Subtotal (D+E+F+G+H)	\$18,666,210				
K. Total Budget Required (C+J)	\$50,102,210		P. Net Cost Range (K-N)	\$28,261,561	\$26,833,033

TISHMAN CONSTRUCTION CORPORATION OF ILLINOIS
 CITY OF EVANSTON
 EVANSTON CIVIC CENTER DEVELOPMENT
 SUMMARY OF CONCEPTUAL CONSTRUCTION COST ESTIMATES

25-Feb-08

OPTION	1- RENOVATE EXISTING BUILDING				2-RENOVATION & ADDITION TO EXISTING BUILDING				3- NEW OFFICE BUILDING ON EXISTING SITE			4-NEW OFFICE BUILDING ON NEW SITE		
DESCRIPTION	OFFICE BUILDING	NEW ELEVATOR TOWER	NEW GARAGE	SITE DEVELOPMENT	OFFICE BUILDING	NEW ELEVATOR TOWER	NEW GARAGE	SITE DEVELOPMENT	OFFICE BUILDING	NEW GARAGE	SITE DEVELOPMENT	OFFICE BUILDING	NEW GARAGE	SITE DEVELOPMENT
GROSS FLOOR AREA (SF)	112,000	2,420	126,000	-	130,000	2,420	157,500	-	130,000	157,500	-	130,000	143,000	-
PARKING SPACES			350				405			405			405	
NO OF OFFICE FLOORS	5	5			5	5			5			7		
NO. OF PARKING FLOORS			4				6			1			2	
CONSTRUCTION COSTS (\$)	\$26,670,000	\$1,692,000	\$15,090,000	\$2,019,000	\$33,356,000	\$1,765,000	\$19,684,000	\$2,226,000	\$44,742,000	\$30,910,000	\$4,905,000	\$58,121,000	INCL	\$2,505,000
TOTAL OPTION COST	\$45,471,000				\$57,031,000				\$80,557,000			\$60,626,000		

GENERAL NOTES

1. ESTIMATE REFLECTS CURRENT 2008 MARKET CONDITONS AND PRICES
2. ESCALATION FACTOR SHOULD BE ADDED TO ACTUAL DATE OF START OF CONSTRUCTION. SUGGESTED 5.0% PER YEAR.

INTRODUCTION/ PROCESS

PURPOSE

The purpose of this report is to provide a test fit for each of four development options, applying a list of criteria and empirical data in order to assist the City in selecting the most beneficial site for the seat of local government. This report provides:

- Design Criteria
- Development Criteria
- Pre-Design site plans of the given four options and their associated developments
- Detailed cost estimates for each option
- Project schedule timelines for each option
- TIF and property tax projections for each option
- Comparative matrix of all options

BACKGROUND

The present Civic Center has had a history of ongoing repairs and maintenance challenges for the past 20+ years. Unfortunately, these problems have grown over time and have become a significant cost liability for the City as well as a detriment to the work efficiency of its employees and visitors.



Aerial view of Evanston Civic Center

The four options as outlined by the City in their *Request for Proposals* (dated May 23, 2007) are as follows:

1. Rehabilitation of all or portions of the existing building for the continued use of the City Government without changes to the existing footprint.
2. Rehabilitation of all or portions of the existing building for the continued use of the City Government including any demolition and/or additions that may be needed to help the building more closely conform to the design criteria and increase the potential capital return from the remaining land values.
3. Demolition of the existing Building and the building of a new Civic Center on the site.
4. Building of an "Ideal Building" on a here-to-fore un-identified site remote from the existing land at 2100 Ridge.

Methodology

- Collect and review data from existing plans and plat of survey
- Conduct a series of workshops with representatives of the City of Evanston and the Fit Test team that address the four options by developing criteria, building mass, site orientation, and cost
- Develop, review and analyze cost estimates of four options
- Develop, review, and analyze property development of four options
- Review the following list of reports as part of the background and

INTRODUCTION/ PROCESS

history of the Civic Center building:

1993 HVAC Report

WMA Consulting Engineers, Ltd.

1998 Adaptive Reuse & Programming Feasibility Analysis

Doyle & Associates/Architecture-Planning-Interiors
The Lambert Group/ Real Estate Consultants
Hinkle Engineering

1999 Recommendations for Interim Mitigations

Doyle & Associates/Architecture-Planning-Interiors
Hinkle Engineering

2002 Evaluation of Civic Center Roofs

Building Technology Consultants, PC (BTC)

2003 Comparison to Rehab or Budget for New Building

U.S. Equities

2003 Preliminary Analysis of Potential Civic Center Alternatives

U.S. Equities/ Program Manager
Nagle, Hartray, et al/ Architects

2005 Civic Center Proposal

U.S. Equities/ Program Manager
Nagle, Hartray, et al/ Architects

2005 Civic Center Design Guidelines

U.S. Equities/ Program Manager
Nagle, Hartray, et al/ Architects

2006 Updated Analysis of Civic Center

U.S. Equities/ Real Estate

2007 Space Study Summary of Civic Center

SOM/ Architecture-Programming

Tasks As outlined in the *Request for Proposals*:

- Task A: Design Criteria
- Task B: Design Development
- Task C: Real Estate Analysis of Alternatives
- Task D: Construction Costs and Time Line

Consultant Team

- Ross Barney Architects
- Tishman Construction Corporation of Illinois
- Valerie S. Kretchmer Associates, Inc. (real estate and planning)
- ARUP (structural, mechanical, electrical, plumbing, and fire protection systems)
- Camiros (urban planning)

Task A: Design Criteria

Design Criteria identify requirements that will serve the City for the next 15-20 years as well as dictate the objectives of the Civic Center project. Design Criteria drives the project and is the basis for determining whether or not an option meets, exceeds, or fails to meet the objectives of the project.

Process

In preparation for two Design Criteria Workshops with representatives of the City and the consultant team, a list was compiled by Ross Barney Architects

INTRODUCTION/ PROCESS

that incorporated previously established guidelines from the "Space Study Summary Report" dated April 2007, the "Design Guidelines" dated March 2005, and the City's following list of requirements as specified in the Request for Proposals:

- Site requirements for traffic patterns, parking, landscaping, open spaces, existing developer guidelines, current zoning, community context, and urban design objectives.
- Site amenities and exterior programmed spaces such as park spaces, the Avenue of the Righteous, outdoor gathering and meeting spaces, and the disposition of hard surfaces versus green space.
- Sustainability.
- Building amenities and infrastructure such as service areas, exiting and entry controls, floor-to-floor heights, exterior cladding, core requirements, and other building requirements.
- Vertical transportation and horizontal circulation patterns.
- Interior environmental issues such as natural lighting, volume of spaces, workplace productivity standards.)
- HVAC, plumbing, and electrical system requirements.
- Communications and data requirements.
- Security requirements.
- Preservation of the building on the National Registry.
- First time and long-term operational cost.
- Constructability, schedule, and phasing.

During the first Design Criteria Workshop, a prioritized list of roughly 80 requirements was generated. During the second Design Criteria Workshop, the list was distilled to 12 items with associated sub-criteria (appendix A) with further refinement of 8 essential criteria (page 8) and 12 design criteria, otherwise referred to as "Givens" (appendix B).

On September 25, 2007, a City Council meeting was held during which its members were asked to rank the eight essential criteria for use in the development and evaluation of the options.

Task B: Design Development

The Design Development task as executed for this particular situation differs from the conventional Design Development phase typical in an architectural project. During this Design Development phase, representatives of the City of Evanston and the consultant team participated in two Workshops to discuss and develop the four development options, referencing the following information:

- Design and Development Criteria
- Site plan
- Existing floor plans

INTRODUCTION/ PROCESS

- Existing zoning
- Existing site information
- Square footage requirements as defined by *Space Study Summary Report (2007)*

Process



Design Development Workshop with representatives of the City of Evanston and the consultant team.

During the first Design Development Workshop, scenarios were developed, taking into account the building mass, configuration, orientation, and program organization as well as the of surrounding buildings and site elements. All forms took into consideration the Design Criteria, existing site conditions, zoning and code requirements. In addition to the building, property development options were discussed and considered on a level in which a developer would not be restrained by any predetermined design.

During the second Design Development Workshop, the scenarios were evaluated using Design Criteria, site information, and preliminary zoning and code requirements. The options then proceeded to undergo further analysis for estimated costs and potential property development values.

Parking

Parking requirements were specified by the City of Evanston to provide 350 spaces for Option 1 (renovation of the existing building) and 405 for Options 2, 3, & 4. Several scenarios were considered and discussed on how to best achieve the required number of spaces while maintaining sensitivity towards the site and preserving green space. Underground parking is the ideal choice in considering the former issues, however the more cost effective solution is above ground structured parking. A combination of underground and above ground parking was decided upon for Option 1 & 2 and underground and/or surface parking for Options 3 & 4.

The results of the Design Development workshops were site strategies which combine the options with zoning recommendations for property development:

1. Renovation of existing building with R3 zoning development to reflect adjacent block faces on southwest corner of the existing site.
2. Renovation of existing building with a new addition and R3/R4 zoning development to reflect adjacent block faces on southwest corner of the existing site.
3. New building on existing site with R3 & R4 zoning development to reflect adjacent block faces on west half of the site.
4. (a) New building on new site with R3 zoning development to reflect adjacent block faces on southwest corner of existing site and condominium development of the existing building.

(b) New building on new site with R3/R4 zoning to reflect adjacent block faces.

INTRODUCTION/ PROCESS

Task C: Real Estate Analysis of Alternatives

Based on each of the four options, further clarifications regarding property development were required in order to assess land values of the Civic Center site. Camiros submitted recommendations for the number of lots that could be developed based on the defined zoning districts. (appendix E)

R3 zoning was considered the best development option for the land parcel in options 1, 2 & 3 because of its adjacency to R3 zoned districts to the west and north of the Civic Center site. R3 districts allow for either single family lots or two-family lots. Camiros provided recommendations for the number of units for both uses. For R4 districts, townhomes were best suited for the site given the presence of existing multifamily units to the south and east as well as for existing residential real estate trends.

The number of condo units recommended for Option 4a was determined by comparing the number of units and building footprint of a similar project in Wilmette with the existing Civic Center building. The Mallinckrodt project in Wilmette, a former convent and college and was recently converted to luxury condominiums for senior living. The consultant team believed the conditions were similar enough to draw comparisons and values from them.

The *Estimated Property Value of the current Civic Center site* worksheet provides potential values for residential units developed on the Ridge Ave. site. TIF allocations and property tax income was projected by Valerie S. Kretchmer Associates, Inc. to reflect the property development schedule. (appendix)

Task D: Construction Costs and Time Line

The Design Criteria ranked highest in priority by the City Council was to "provide greatest economic benefit to the City" In order to provide adequate levels of detail for the creation of cost estimates, the options were further developed. Each option took into account the Design Criteria developed in Task A.

Using graphic and narrative descriptions of architectural mechanical, electrical, plumbing, fire protection, and structural systems, cost estimate reports were generated for renovation, new construction, parking, elevators site development and components.

Project schedules were generated for all options to further refine estimates and to clarify the expected return on income from the proposed development options.

The following provides an overview of all six options with a presentation of each option.

OPTION 1 Renovation of Existing Building w/ R3 Zoning Development

DESCRIPTION Option 1 maintains the historic integrity of the Civic Center building by retaining its existing structure and façade while fully gutting the interior of all partition walls, mechanical, electrical, and plumbing (MEP) systems, and elevators. Reconfiguring the interior walls, infrastructure and elevators will maximize on program spaces and circulation as well as update and replace aging inefficient MEP systems.

Site Development Ingraham Park will remain intact. The Avenue of the Righteous will be relocated to Ingraham Park. A new drop-off drive will be added to the front entrance on Ridge Ave. A new parking structure will be built to accommodate a minimum of 350 vehicles. There will be one (1) underground level, one (1) at grade level, and two (2) above ground levels of structured parking. A new elevator tower will be added to the existing building and will service the rehabilitated Civic Center and new parking structure. The existing Boiler house will be demolished and new boiler room will be located in the underground level of the parking structure. The parcel of land along the southwest and southeast corners of the Ridge site will be sold and developed as R3 and R4 zoned districts respectively.

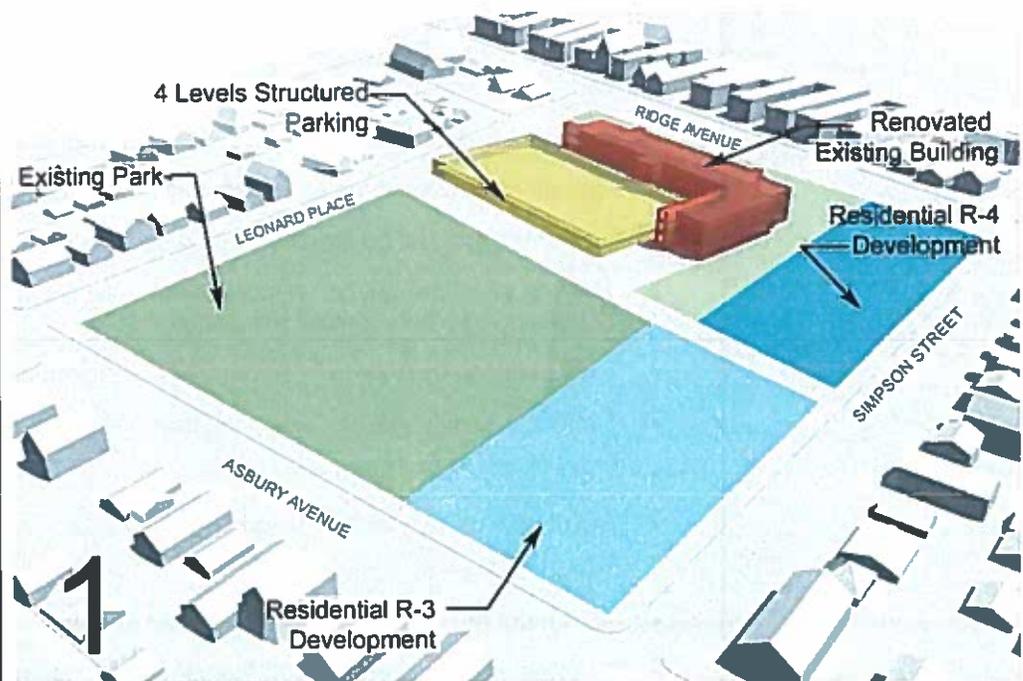
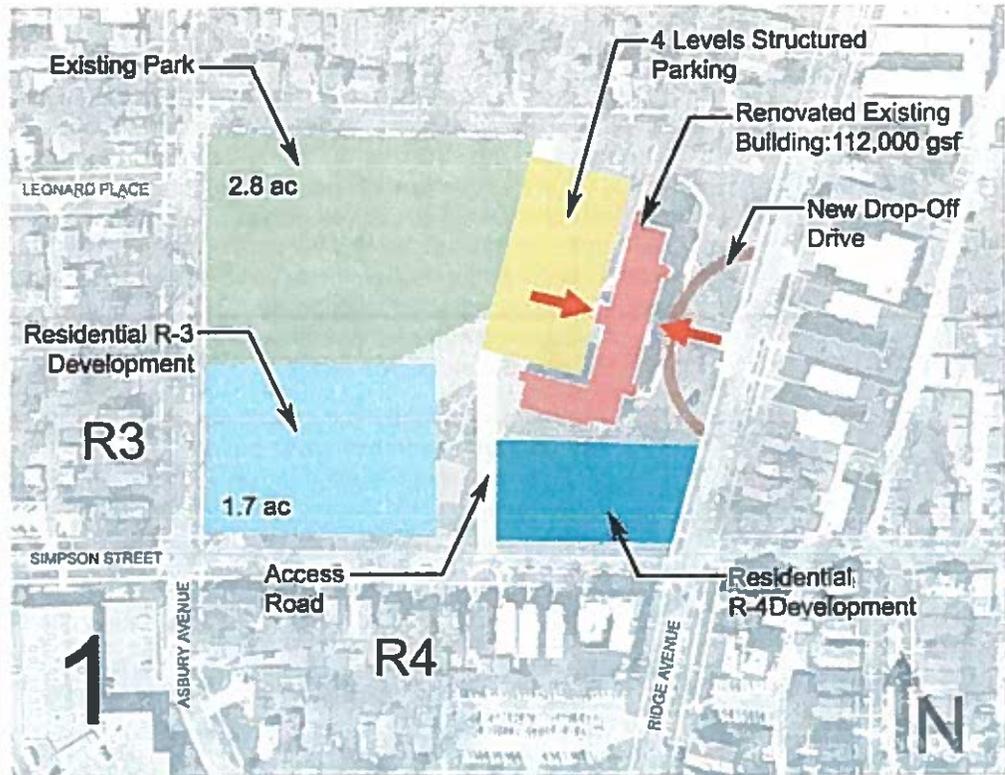
- Assumptions**
- The offices currently in the Civic Center will be relocated during construction. A temporary space has yet to be determined. There will be two moving costs: one to move the temporary location and the second to move back to the renovated Civic Center. The temporary location will require modifications to accommodate city departments and infrastructure. (appendix: relocation costs)
 - Rental of 90,000 gsf of temporary space estimated at \$25/sf for 18 months.
 - The square footage recommended in the Space Summary Report, 2007, cannot be met under the current building configuration with fixed interior walls. However if the city chooses to rehabilitate the building, the program can be adequately satisfied by reconfiguring workspace and eliminating unnecessary interior walls and circulation. The 2007 Space Summary Report identifies 8,160 sf of conference space desired. Option 1 can achieve 5,887 sf of conference space, which is 38% less than the desired conference space.
 - Existing building footprint, façade, and windows to remain.
 - Update all new systems and spaces to current code and ADA standards.
 - The entire roof will be replaced with a new slate roof.
 - Existing elevators will be replaced with a new elevator tower located at core of building to create a more efficient layout.
 - New parking structure to accommodate a minimum of 350 vehicles.
 - Project to achieve LEED Silver certification.
 - Construction period to be 18 months.
 - Building to remain on the Historic Registry.
 - Ingraham Park to remain.
 - Avenue of the Righteous to be relocated in Ingraham Park.
 - Estimate reflects current 2008 market conditions and prices.
 - Escalation factor should be added to actual construction start date.

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

(suggested 5.0% per year)

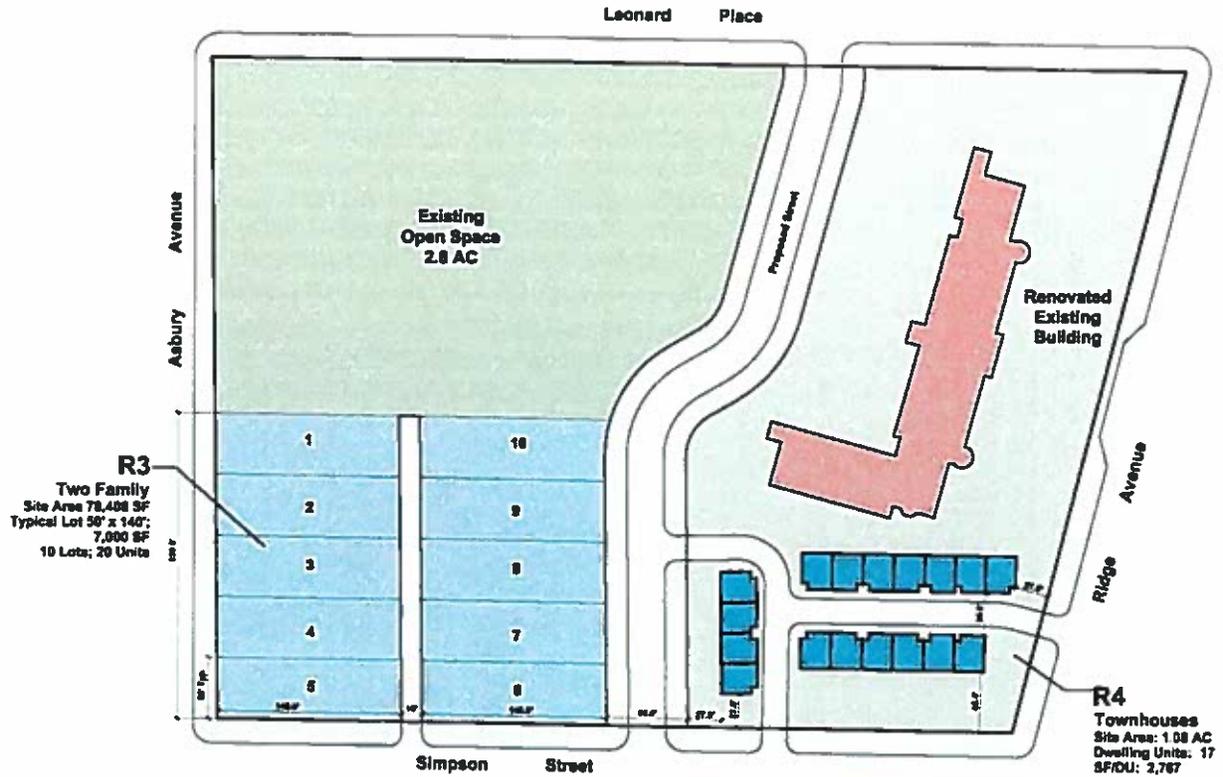
- The entire Civic Center building will be updated with a fire sprinkler system and will no longer be in violation of code.

SITE PLAN



OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

SITE DEVELOPMENT PROPOSAL



Option 1 & 2 - Two-Family Residential

Evanston Civic Center
Evanston, Illinois

February 2008

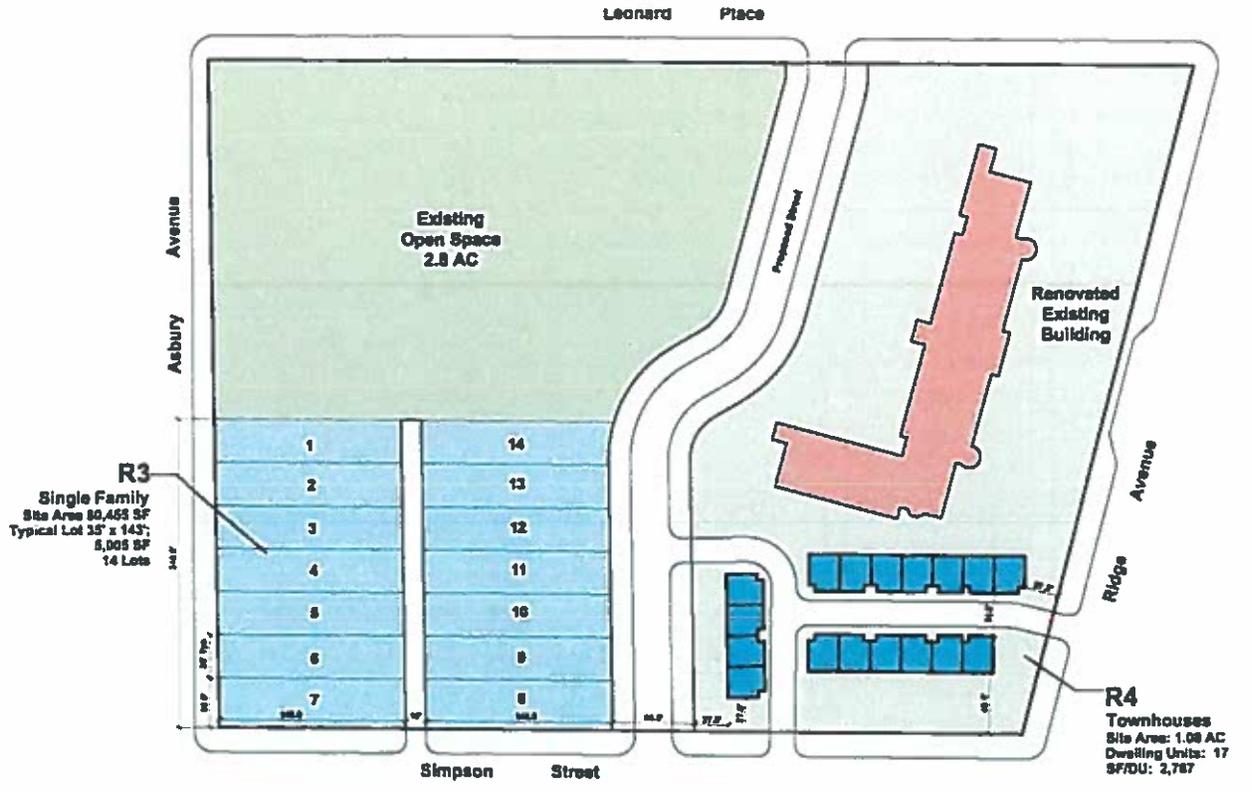
Scale: 1"=100'



CAMIROS
ARCHITECTS

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

SITE DEVELOPMENT PROPOSAL



Option 1 & 2 - Single Family Residential

Evanston Civic Center
Evanston, Illinois

February 2008



OPTION 1 Renovation of Existing Building w/ R3 Zoning Development

**ESTIMATED
PROJECT
BUDGET**

Civic Center Estimated Costs

A. Construction Costs		\$43,452,000
	Office	\$26,670,000
	Elevator Tower	\$1,692,000
	Garage/Parking	\$15,090,000
B. Site Work		\$2,019,000
C.	Total Construction Costs (A+B)	\$45,471,000
D. Site Acquisition		NA
E. Temp. Relocation/ Move Costs (appendix)		\$7,664,000
F. FF&E †	(15% of A)	\$6,017,800
G. Professional fees/ Soft Costs	(25% of C)	\$11,367,750
H. Admin. Costs*	(1% of C)	\$454,710
J. Subtotal (D+E+F+G+H)		\$25,504,260
K.	Total Budget Required (C+J)	\$70,975,260

† workspace furniture is accounted for in relocation cost.

* includes costs such as builder's risk insurance, attorney fees, etc.

**ESTIMATED
REVENUE**

Development Estimated Revenue

	Two Family & Townhouse Option	Single Family & Townhouse Option
L. Land Sale Revenue	\$4,828,750	\$5,428,750
M. NPV of TIF Property Tax Increment	\$7,181,617	\$8,010,145
N.	Total Revenue (L+M)	\$13,438,895
P.	Net Cost (K - N)	\$57,536,365

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development COST ESTIMATE ASSUMPTIONS AND QUALIFICATIONS



March 7, 2008

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City of Evanston
Evanston Civic Center
Option 1- Renovation of Existing Building and New Parking Garage
Conceptual Construction Cost

Assumptions and Qualifications:

The following assumptions are made for the preparation of the conceptual construction cost estimate for the renovation of the existing five-story Evanston Civic Center and New Parking Garage (one level underground, one level of surface parking & two levels above ground). The project is located at 2100 Ridge Ave. Evanston, IL.

1. Estimate is based upon conceptual drawings dated 10/29/07 prepared by Ross Barney Architects, SMEP narrative dated 10/15/07, prepared by Arup and emails from Ross Barney Associates dated 1/30/08.
2. This Budget incorporates our current knowledge of current market conditions and 2008 prices.
3. Leed Silver rating.
4. The development consists of the following:

a.)	Gross floor area (existing building):	112,000 s.f.
b.)	Parking area:	
	Gross floor area:	126,000 s.f.
	No. of Stalls	350
c.)	Elevator tower addition:	
	Gross floor area:	2,420 s.f.

5. Structural System:

Foundation:

Grade beams and shallow spread footings for the underground parking garage, and new elevator tower.

Concrete foundation walls and slab-on-grade for parking garage and new elevator tower.

Superstructure:

New concrete (precast or cast-in-place) concrete superstructure at parking garage.

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

New steel stairs and railings.

Remove existing elevators.

Repair (or replace as needed) wood roof trusses at the south wing of the building (25% replacement allowance).

6. Roofing:

Remove and replace slate roof with a new slate roof system including insulation, flashing & etc. to provide complete roof system.

7. Exterior Wall:

Brick veneer with 4" rigid insulation and 8" CMU backup at new elevator tower.

Existing load bearing masonry walls to remain.

Tuckpoint existing exterior masonry.

New limestone accents at new elevator tower.

Aluminum and glass storefronts to remain.

Aluminum and glass windows around elevator tower.

Aluminum and glass entry doors to remain.

Windows at existing building to remain.

8. Interiors:

Remove all interior walls (with the exception of load bearing walls and walls required for lateral stability), ceiling & floor finishes.

Following interior finishes are assumed:

a.) Office Building:

Painted gypsum board walls, with special wall finishes in select areas, raised floor system throughout, except ground floor, ceramic tile floors & base at washrooms, terrazzo and stone tile floor at ground floor entry & lobby, acoustic ceiling tile throughout. Hollow metal doors & frames at back of house areas and wood doors and frames at office areas.

9. Miscellaneous Items:

Break room on every floor including: refrigerators/ freezers, microwave and dishwasher, plastic laminate wall and base cabinets with plastic laminate counter top.

New toilet partitions and toilet accessories.

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

Window shades.

10. Conveying Svstems:

Two new elevators with front and back openings in the new elevator tower serving all five floors of office and garage.

11. HVAC:

a.) Underground Parking Garage:

Mechanically ventilated per code (at basement).

b.) Office Building:

Remove all HVAC equipment, piping, ductwork, etc. for new system.

Provide new HVAC system as follows:

Central water cooled chilled water plant.

Expand existing cooling tower heat rejection plant serving the new water cooled chillers.

Gas fired boiler plant.

Perimeter heating (low level radiators/ convectors) below windows.

Floor plenum system for supply air.

Toilet exhaust system.

Air handling units being fed from new boiler plant and chilled water plant.

New controls.

12. Plumbing:

a.) Parking Garage:

Included floor drains, triple oil separator basins and water supply on each floor with connections to city combined storm sewer.

b.) Office Building:

Plumbing fixtures, roof drains, for complete plumbing system.

13. Fire Protection:

Sprinkled system for office building, dry pipe system for garage.

14. Electrical:

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

New 2,000 amp, 480/ 277 volt, 3- phase, 4-wire system.

a.) Parking garage

Fluorescent fixtures.
Electrical for garage doors.
Security system.

b.) Office building:

Includes service and distribution devices, equipment connections, fire alarm system, lighting, telephone and data connections.

15. Following allowances are included in the estimate.

a.)	Demolition including hazardous material abatement	\$1,015,000
b.)	Special flooring (stone, tile)	\$784,000
c.)	Painting & wall finishes	\$707,000
d.)	Access Flooring	\$1,792,000
e.)	Kitchen Cabinets	\$25,000
f.)	Kitchen Appliances	\$15,000
g.)	Window treatments	\$176,000
h.)	Patch & repair existing floors, walls & ceiling @ elevator tower	\$25,000
i.)	Architectural woodwork	\$500,000
j.)	Asphalt new access street	\$200,000
k.)	Asphalt surface parking lot	\$165,000
l.)	Site improvements	\$25,000
m.)	Landscaping	\$200,000
n.)	Site utilities relocation & connections	\$100,000
o.)	Storm drainage	\$228,000
p.)	Site lighting	\$100,000
q.)	Tuckpointing & cleaning of existing exterior masonry walls	\$334,000
r.)	Wood roof truss repairs at south wing	\$250,000

16. Following are not included:

- a.) A/E and consultants fees
- b.) Testing & inspection services
- c.) Fees to utilities companies (Excess facility charges)
- d.) Furniture, fixtures and equipment (F, F & E)
- e.) Artwork and sculptures
- f.) Cost of land and other soft cost related to development of the project
- g.) Building permit and lane closure permit fees and permit expeditor's fees
- h.) Any work to adjacent structures
- i.) Builder's Risk Insurance.
- j.) Work to existing windows.
- k.) Temporary relocation / moving costs.
- l.) Residential development.
- m.) Work to existing park.

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

COST ESTIMATE SUMMARY

TISHMAN CONSTRUCTION CORPORATION OF ILLINOIS
CITY OF EVANSTON
EVANSTON CIVIC CENTER- OPTION 1 RENOVATION OF EXISTING BUILDING & NEW PARKING GARAGE
CONCEPTUAL CONSTRUCTION COST

PROJECT: EVANSTON CIVIC CENTER
EVANSTON, IL
ARCHITECT ROSS BARNEYARCHITECTS

PAGE: 1
DATE: 23-Feb-08
OFFICE AREA: 112,000
PARKING AREA: 126,000

DIVISION	DESCRIPTION	OFFICE	GARAGE	ELEVATOR	SITWORK	TOTAL
2	EXISTING CONDITIONS	\$1,000,000	\$0	\$5,000	\$10,000	\$1,015,000
J	CONCRETE	\$200,000	\$5,497,000	\$62,000	\$0	\$5,759,000
4	MASONRY	\$514,000	\$462,000	\$162,000	\$0	\$1,138,000
5	METALS	\$354,000	\$276,000	\$61,000	\$0	\$691,000
6	WOOD, PLASTICS & COMPOSITES	\$1,019,000	\$25,000	\$5,000	\$0	\$1,049,000
7	THERMAL AND MOISTURE PROTECTION	\$886,000	\$800,000	\$61,000	\$0	\$1,747,000
8	OPENINGS	\$664,000	\$72,000	\$20,000	\$0	\$756,000
8A	EXTERIOR WALLS	\$0	\$0	\$138,000	\$0	\$138,000
9	FINISHES	\$2,572,000	\$186,000	\$70,000	\$0	\$2,828,000
10	SPECIALTIES	\$2,007,000	\$30,000	\$0	\$0	\$2,037,000
11	EQUIPMENT	\$65,000	\$30,000	\$0	\$0	\$95,000
12	FURNISHINGS	\$176,000	\$0	\$0	\$0	\$176,000
13	SPECIAL CONSTRUCTION	\$0	\$0	\$0	\$0	\$0
14	CONVEYING SYSTEMS	\$0	\$0	\$460,000	\$0	\$460,000
21	FIRE PROTECTION	\$504,000	\$473,000	\$15,000	\$0	\$992,000
22	PLUMBING	\$1,568,000	\$378,000	\$10,000	\$0	\$1,956,000
23	HVAC	\$3,360,000	\$163,000	\$25,000	\$0	\$3,548,000
26	ELECTRICAL	\$3,360,000	\$570,000	\$36,000	\$0	\$3,966,000
31	EARTHWORK	\$0	\$1,365,000	\$26,000	\$251,000	\$1,642,000
32	EXTERIOR IMPROVEMENTS	\$0	\$0	\$0	\$693,000	\$693,000
33	UTILITIES	\$0	\$0	\$0	\$428,000	\$428,000
SUBTOTAL		\$18,249,000	\$10,125,000	\$1,157,000	\$1,381,000	\$31,112,000
	TRADE BONDS (1.50%)	\$274,000	\$155,000	\$17,000	\$21,000	\$467,000
	GENERAL CONDITIONS (8.5%)	\$1,574,000	\$891,000	\$100,000	\$119,000	\$2,684,000
	GENERAL LIABILITY INSURANCE (1.550%)	\$312,000	\$176,000	\$20,000	\$24,000	\$532,000
SUBTOTAL		\$20,409,000	\$11,547,000	\$1,294,000	\$1,545,000	\$34,795,000
	CONTRACTORS OH & PROFIT (8.0%)	\$1,633,000	\$924,000	\$104,000	\$124,000	\$2,785,000
SUBTOTAL OF CONSTRUCTION COST		\$22,041,000	\$12,471,000	\$1,398,000	\$1,669,000	\$37,579,000
	DESIGN CONTINGENCY (10%)	\$2,204,000	\$1,247,000	\$140,000	\$167,000	\$3,758,000
	CONSTRUCTION CONTINGENCY (10%)	\$2,425,000	\$1,372,000	\$154,000	\$184,000	\$4,135,000
TOTAL CONSTRUCTION COST		\$26,670,000	\$15,090,000	\$1,692,000	\$2,019,000	\$45,471,000

Estimated Value of Current Civic Center Site

Option 1 & 2 - R3 and R4 Development

2.81 acres

A	B	C	D	E	F	G	H	I	J	K	L	M
Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Two-Family and Townhouse Option A												
Total Units		37										
Single Family Detached		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units	R-3	18	3,000	\$300	\$900,000	\$16,200,000	20%	\$3,240,000	\$16,854,480	2.0%	\$337,090	
Townhouse Units	R-4	15	2,200	\$275	\$605,000	\$9,075,000	15%	\$1,361,250	\$9,630,463	2.0%	\$192,609	
Affordable SFD Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units	R-3	2	2,000	\$163	\$325,000	\$650,000	20%	\$130,000	\$676,260	2.0%	\$13,525	
Affordable Townhouse Units	R-4	2	2,000	\$163	\$325,000	\$650,000	15%	\$97,500	\$689,785	2.0%	\$13,796	
						TOTALS		\$4,828,750	\$ 27,850,988		\$ 557,020	\$7,181,617

OR

Single-Family Detached Option B

Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Total Units		31										
Single Family Detached	R-3	13	4,000	\$375	\$1,500,000	\$19,500,000	20%	\$3,900,000	\$20,287,800	2.0%	\$405,756	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Townhouse Units	R-4	15	2,200	\$275	\$605,000	\$9,075,000	15%	\$1,361,250	\$9,630,463	2.0%	\$192,609	
Affordable SFD Units	R-3	1	2,200	\$159	\$350,000	\$350,000	20%	\$70,000	\$364,140	2.0%	\$7,283	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Townhouse Units	R-4	2	2,000	\$163	\$325,000	\$650,000	15%	\$97,500	\$689,785	2.0%	\$13,796	
						TOTALS		\$5,428,750	\$30,972,188		\$619,444	\$8,010,145

% of Price Attributable to Land based on industry benchmarks and discussions with Realtors and developers

Assumes that 10% of units will be affordable to households earning less than 120% of Area Median Income.

Timing for Options 1 and 2: R3 development starts early 2009 and is finished early 2010. R-4 development starts early 2010 and is finished mid-2011.

Net change with sensitivity

\$828,527

Unit Assumptions

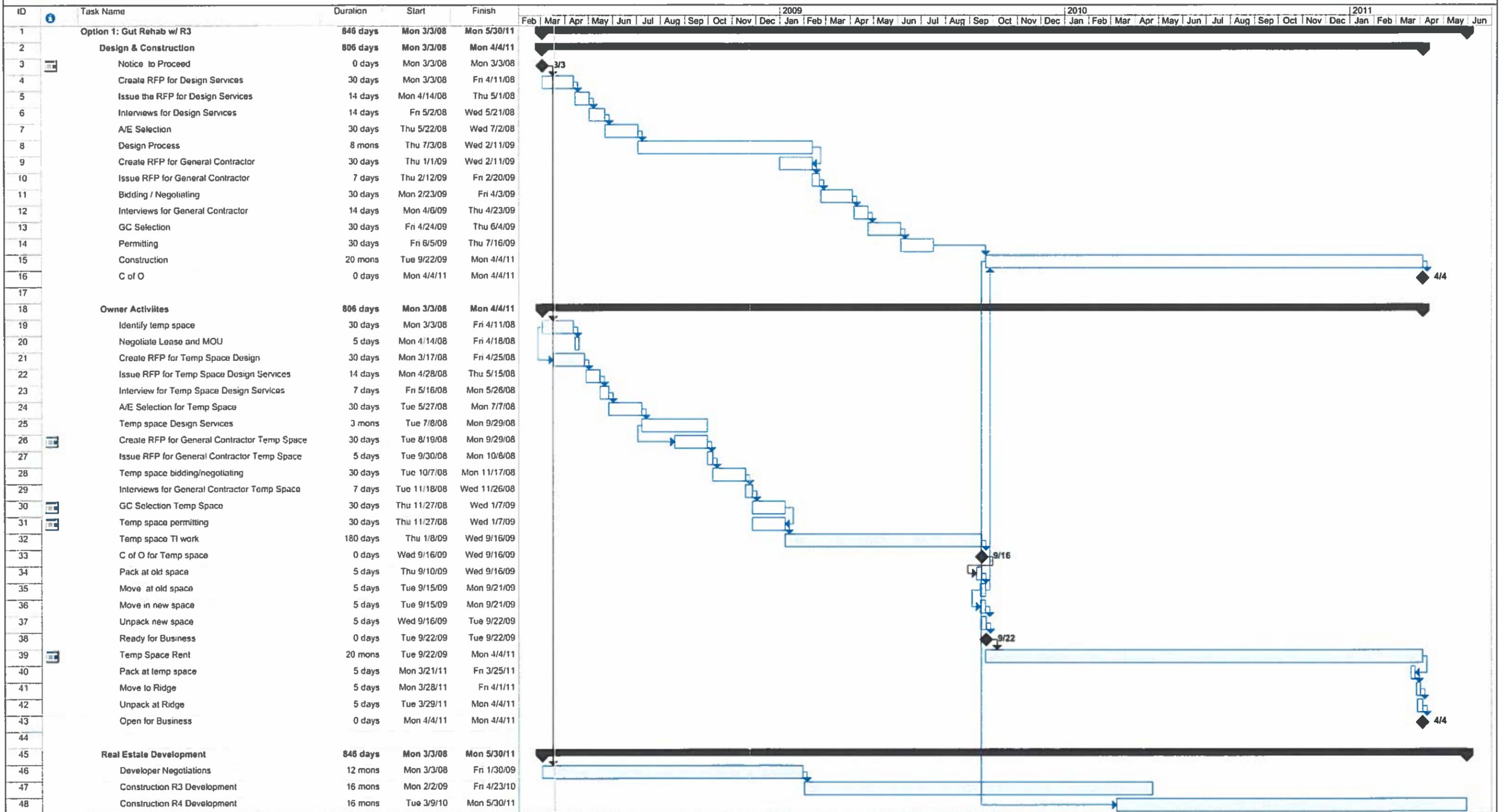
	Two-Family	SFD
Total	37	31
Single Family Detached		14
Condominiums		
Two-Family	20	
Townhouse	17	17

Taxes on vacant land before development

Assessed value of vacant land/acre*	\$20,000
x Vacant land area (acres)	2.81
Assessed value of vacant land	\$56,200
x Cook County multiplier	2.6
Equalized assessed value	\$146,120
x City tax rate	7.75%
Taxes paid on vacant land	\$11,324

* Per Cook County Assessor

ESTIMATED PROJECT SCHEDULE OPTION 1: RENOVATION OF EXISTING BUILDING w/ R3 & R4 DEVELOPMENT



Project: Option 1_rev1
Date: Tue 3/18/08

Task Progress Summary External Tasks Deadline
Split Milestone Project Summary External Milestone

OPTION 1 | Renovation of Existing Building w/ R3 Zoning Development

SUMMARY

The estimated project cost for Option 1 is \$70.9 million. This estimate includes building costs, site development, temporary relocation (leasing space, tenant build-out, etc.), furniture, fixtures, and equipment, professional fees, and administration costs (builder's risk insurance, attorney fees, etc.).

The estimated development revenue for Option 1 ranges from \$12 million for two family and townhome developments to \$13.4 million for single family detached and townhome developments. The parcel of land located on the southwest corner of the Ridge site has an estimated value of \$3.3-\$3.9 million. This area would be zoned for R3 development which can include single family or two family dwellings. The parcel of land located on the southeast corner of the Ridge site would be zoned for R4 development (townhomes) and has an estimated value of \$1.4 million. The estimated Net Present Value (NPV) of TIF property tax increment ranges from \$7 to \$8 million.

The net cost for Option 1 ranges from \$57.5 million to \$58.9 million. This amount is determined by subtracting the Development Revenue from the Project Cost.

All estimates reflect 2008 market conditions and prices.

Advantages

- Civic Center building remains on Historic Registry.
- No land acquisition costs.
- New parking structure will accommodate more users.
- Puts 2.7 acres back on Tax Roll.
- 18 month construction period.

Disadvantages

- Civic Center building does not meet space program requirements as stated in the SOM report.
- Lowest return of Project Development revenue.
- City departments must relocate to an alternate space during renovation.
- Finding one 90,000sf area of rental office space will be difficult. Currently there is not one contiguous space in the market that could house the entire Civic Center.
- Disruption to the Public on where to go to conduct business with the City.
- City will incur two move costs.
- Building will not perform as efficiently and energy costs will be higher than that of a new building (Option 4a & 4b).

OPTION 2 Renovation of Existing Building & New Addition w/ R3 Zoning Development

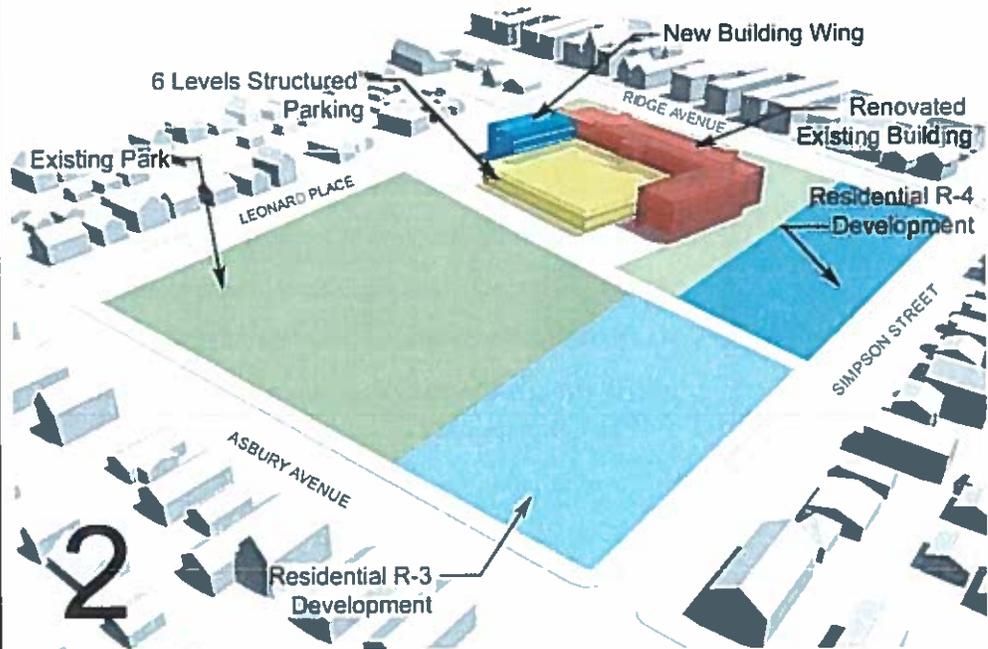
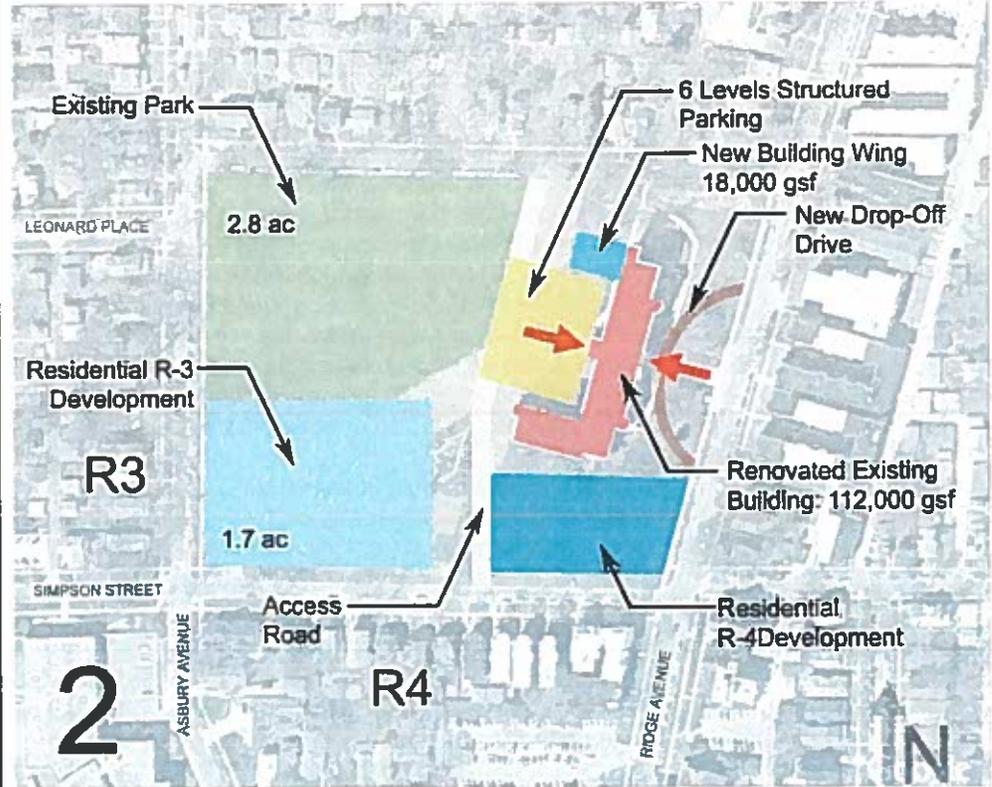
DESCRIPTION Option 2 provides for the same renovation/rehabilitation work as Option 1, but also includes an 18,000 sf addition to the north. The Civic Center will retain its existing structure and façade except for the area that will integrate with the new addition.

Site Development Ingraham Park will remain intact. The Avenue of the Righteous will be relocated to Ingraham Park. A new drop-off drive will be added to the front entrance on Ridge Ave. More levels of parking are required than in Option 1 in order to accommodate 405 parking spaces due to the addition's footprint on the site. There will be two (2) underground levels, one (1) at grade level, and three (3) above ground levels of structured parking. A new elevator tower will be added to the existing building and will service the rehabilitated Civic Center, addition, and new parking structure. The existing Boiler house will be demolished and new boiler room will be located in the underground level of the parking structure. The parcels of land to be sold and developed are the same as stated in Option 1.

- Assumptions**
- The offices currently in the Civic Center will be relocated during construction. A temporary space has not been determined. Relocation and temporary buildout costs have been included in the cost estimate. (appendix: relocation costs)
 - Rental of 90,000 gsf of temporary space at \$25/sf for 24 months.
 - The new 18,000 sf addition connecting on the north side of the existing building will allow the Civic Center to meet the full program space needs as defined in the *Space Study Report (2007)*.
 - Existing building footprint, façade, and windows to remain, except for the portion of building which integrates with the new addition.
 - Update all new systems and spaces to current code and ADA standards
 - The entire roof will be replaced with a new standing seam metal roof.
 - Existing elevators will be replaced with a new elevator tower located in the core of building to maximize a more efficient layout.
 - New parking structure to accommodate a minimum of 405 vehicles.
 - Project to achieve LEED Silver certification.
 - Construction period to be 24 months.
 - Building is to be removed from the Historic Registry.
 - Ingraham Park to remain.
 - Avenue of the Righteous to be relocated in Ingraham Park.
 - Estimate reflects current 2008 market conditions and prices.
 - Escalation factor should be added to actual construction start date. (suggested 5.0% per year)
 - The entire Civic Center building will be updated with a fire sprinkler system and will no longer be in violation of code.

OPTION 2 Renovation of Existing Building & New Addition w/ R3 Zoning Development

SITE PLAN



OPTION 2 Renovation of Existing Building & New Addition w/ R3 Zoning Development

SITE DEVELOPMENT PROPOSAL

SAME AS OPTION 1

ESTIMATED PROJECT BUDGET

A. Construction Costs		\$54,805,000
	Office	\$33,356,000
	Elevator Tower	\$1,765,000
	Garage/Parking	\$19,684,000
B. Site Work		\$2,226,000
C.	Total Construction Costs (A+B)	\$57,031,000
D. Site Acquisition		NA
E. Temp. Relocation/ Move Costs (appendix)		\$8,789,000
F. FF&E †	(15% of A)	\$7,720,750
G. Professional Fees/ Soft Costs	(25% of C)	\$14,257,750
H. Admin. Costs*	(1% of C)	\$570,310
J. Subtotal (D+E+F+G+H)		\$31,337,810
K.	Total Budget Required (C+J)	\$88,368,810

† workspace furniture is accounted for in relocation cost

* includes costs such as builder's risk insurance, attorney fees, etc

ESTIMATED REVENUE

	Two Family & Townhouse Option	Single Family & Townhouse Option
L. Land Sale Revenue	\$4,828,750	\$5,428,750
M. NPV of TIF Property Tax Increment	\$7,181,617	\$8,010,145
N.	Total Revenue (L+M)	\$12,010,367
		\$13,438,895
P.	Net Cost (K - N)	\$76,358,443
		\$74,929,915

- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. Suggested 5% per year.



OPTION 2 | Renovation of Existing Building & New Addition w/ R3 Zoning Development

COST ESTIMATE ASSUMPTIONS AND QUALIFICATIONS



March 7, 2008

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phone (312) 577-2310
fax (312) 577-2370
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City of Evanston
Evanston Civic Center
Option 2- Renovation and Addition to Existing Building and New Parking Garage
Conceptual Construction Cost

Assumptions and Qualifications:

The following assumptions are made for the preparation of the conceptual construction cost estimate for the addition and renovation of the existing five-story Evanston Civic Center and New Parking Garage (two levels underground, one level of surface parking & three levels of above ground parking). The project is located at 2100 Ridge Ave. Evanston, IL.

1. The assumptions and qualifications for option 2 are similar to option 1 with the following exceptions. Please refer to option 1 for complete assumptions and qualifications.
2. The development consists of the following:
 - a.) Gross floor area (existing & addition): 130,000 s.f.
 - b.) Parking area:

Gross floor area:	157,500 s.f.
No. of Stalls	405
 - c.) Elevator tower addition:

Gross floor area:	2,420 s.f.
-------------------	------------
3. Structural System:

Foundation:

Grade beams and shallow spread footings for the new addition at the north end.

Concrete foundation walls and slab-on-grade for new addition at the north end.

Superstructure:

Concrete floor slab at north addition with either concrete or steel frame to suit building layout and grid spacing.
4. Roofing:

Remove and replace slate roof with a standing seam metal roof system including insulation, flashing & etc. to provide complete roof system.

OPTION 2 | Renovation of Existing Building & New Addition w/ R3 Zoning Development

5. Exterior Wall:

Brick veneer with 4" rigid insulation and 8" CMU backup at new addition.

Limestone sills & headers.

Aluminum and glass storefronts.

Aluminum and glass windows.

Aluminum and glass entry doors.

6. Electrical:

New 2,500 amp, 480/ 277 volt, 3- phase, 4-wire system.

7. Following allowances are included in the estimate.

a.)	Demolition including hazardous material abatement	\$1,073,000
b.)	Special flooring	\$784,000
c.)	Access Flooring	\$2,080,000
d.)	Kitchen Cabinets	\$25,000
e.)	Kitchen Appliances	\$15,000
f.)	Window treatments	\$219,000
g.)	Patch & repair existing floors, walls & ceiling @ elevator tower	\$25,000
h.)	Architectural woodwork	\$526,000
i.)	Asphalt new access street	\$172,000
i.)	Asphalt surface parking lot	\$165,000
j.)	Site improvements	\$25,000
k.)	Landscaping	\$200,000
l.)	Site utilities relocation & connections	\$125,000
m.)	Storm drainage	\$210,000
n.)	Site lighting	\$165,000
o.)	Tuckpointing & cleaning of existing exterior masonry walls	\$334,000
p.)	Wood roof truss repair at south wing	\$250,000

11. Following are not included:

- a.) A/E and consultants fees
- b.) Testing & inspection services
- c.) Fees to utilities companies (Excess facility charges)
- d.) Furniture, fixtures and equipment (F, F & E)
- e.) Artwork and sculptures
- f.) Cost of land and other soft cost related to development of the project
- g.) Building permit and lane closure permit fees and permit expeditor's fees
- h.) Any work to adjacent structures
- i.) Builder's Risk Insurance.
- j.) Work to existing windows.
- k.) Temporary relocation / moving costs.
- l.) Residential development

OPTION 2 | Renovation of Existing Building & New Addition w/ R3 Zoning Development

COST ESTIMATE SUMMARY

TISHMAN CONSTRUCTION CORPORATION OF ILLINOIS
CITY OF EVANSTON
EVANSTON CIVIC CENTER- OPTION 2 RENOVATION & ADDITION TO EXISTING BUILDING & NEW PARKING GARAGE
CONCEPTUAL CONSTRUCTION COST

PROJECT: EVANSTON CIVIC CENTER
EVANSTON, IL
ARCHITECT ROSS BARNEYARCHITECTS

PAGE 1
DATE: 25 Feb-08
OFFICE AREA: 130,000
PARKING AREA: 157,500

DIVISION	DESCRIPTION	OFFICE	GARAGE	ELEVATOR	SITEWORK	TOTAL
2	EXISTING CONDITIONS	\$1,058,000	\$0	\$5,000	\$10,000	\$1,073,000
3	CONCRETE	\$1,306,000	\$7,301,000	\$62,000	\$0	\$8,669,000
4	MASONRY	\$1,052,000	\$467,000	\$162,000	\$0	\$1,681,000
5	METALS	\$490,000	\$308,000	\$63,000	\$0	\$861,000
6	WOOD, PLASTICS & COMPOSITES	\$1,069,000	\$15,000	\$5,000	\$0	\$1,089,000
7	THERMAL AND MOISTURE PROTECTION	\$795,000	\$808,000	\$61,000	\$0	\$1,664,000
8	OPENINGS	\$728,000	\$108,000	\$20,000	\$0	\$856,000
8A	EXTERIOR WALLS	\$492,000	\$0	\$138,000	\$0	\$630,000
9	FINISHES	\$2,932,000	\$289,000	\$70,000	\$0	\$3,291,000
10	SPECIALTIES	\$2,315,000	\$25,000	\$0	\$0	\$2,340,000
11	EQUIPMENT	\$65,000	\$50,000	\$0	\$0	\$115,000
12	FURNISHINGS	\$219,000	\$0	\$0	\$0	\$219,000
13	SPECIAL CONSTRUCTION	\$0	\$0	\$0	\$0	\$0
14	CONVEYING SYSTEMS	\$0	\$0	\$510,000	\$0	\$510,000
21	FIRE PROTECTION	\$585,000	\$656,000	\$15,000	\$0	\$1,256,000
22	PLUMBING	\$1,618,000	\$473,000	\$10,000	\$0	\$2,101,000
23	HVAC	\$3,864,000	\$278,000	\$25,000	\$0	\$4,167,000
26	ELECTRICAL	\$3,900,000	\$760,000	\$36,000	\$0	\$4,696,000
31	EARTHWORK	\$335,000	\$1,930,000	\$26,000	\$251,000	\$2,542,000
32	EXTERIOR IMPROVEMENTS	\$0	\$0	\$0	\$722,000	\$722,000
33	UTILITIES	\$0	\$0	\$0	\$540,000	\$540,000
SUBTOTAL		\$22,824,000	\$13,469,000	\$1,207,000	\$1,523,000	\$39,023,000
	TRADE BONDS (1.50%)	\$342,000	\$202,000	\$18,000	\$23,000	\$585,000
	GENERAL CONDITIONS (8.5%)	\$1,969,000	\$1,162,000	\$104,000	\$131,000	\$3,366,000
	GENERAL LIABILITY INSURANCE (1.550%)	\$390,000	\$230,000	\$21,000	\$26,000	\$667,000
SUBTOTAL		\$25,525,000	\$15,063,000	\$1,350,000	\$1,703,000	\$43,641,000
	CONTRACTORS OH & PROFIT (8.0%)	\$2,042,000	\$1,205,000	\$108,000	\$136,000	\$3,491,000
SUBTOTAL OF CONSTRUCTION COST		\$27,567,000	\$16,268,000	\$1,458,000	\$1,840,000	\$47,133,000
	DESIGN CONTINGENCY (10%)	\$2,757,000	\$1,627,000	\$146,000	\$184,000	\$4,714,000
	CONSTRUCTION CONTINGENCY (10%)	\$3,032,000	\$1,789,000	\$160,000	\$202,000	\$5,183,000
TOTAL CONSTRUCTION COST		\$33,356,000	\$19,684,000	\$1,765,000	\$2,226,000	\$57,031,000

Estimated Value of Current Civic Center Site

Option 1 & 2 - R3 and R4 Development

2.81 acres

A	B	C	D	E	F	G	H	I	J	K	L	M
Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
<i>Two-Family and Townhouse Option A</i>												
Total Units		37										
Single Family Detached		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units	R-3	18	3,000	\$300	\$900,000	\$16,200,000	20%	\$3,240,000	\$16,854,480	2.0%	\$337,090	
Townhouse Units	R-4	15	2,200	\$275	\$605,000	\$9,075,000	15%	\$1,361,250	\$9,630,463	2.0%	\$192,609	
Affordable SFD Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units	R-3	2	2,000	\$163	\$325,000	\$650,000	20%	\$130,000	\$676,260	2.0%	\$13,525	
Affordable Townhouse Units	R-4	2	2,000	\$163	\$325,000	\$650,000	15%	\$97,500	\$689,785	2.0%	\$13,796	
						TOTALS		\$4,828,750	\$ 27,850,988		\$ 557,020	\$7,181,617

OR

Single-Family Detached Option B

Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Total Units		31										
Single Family Detached	R-3	13	4,000	\$375	\$1,500,000	\$19,500,000	20%	\$3,900,000	\$20,287,800	2.0%	\$405,756	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Townhouse Units	R-4	15	2,200	\$275	\$605,000	\$9,075,000	15%	\$1,361,250	\$9,630,463	2.0%	\$192,609	
Affordable SFD Units	R-3	1	2,200	\$159	\$350,000	\$350,000	20%	\$70,000	\$364,140	2.0%	\$7,283	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Townhouse Units	R-4	2	2,000	\$163	\$325,000	\$650,000	15%	\$97,500	\$689,785	2.0%	\$13,796	
						TOTALS		\$5,428,750	\$30,972,188		\$619,444	\$8,010,145

% of Price Attributable to Land based on industry benchmarks and discussions with Realtors and developers

Assumes that 10% of units will be affordable to households earning less than 120% of Area Median Income.

Timing for Options 1 and 2: R3 development starts early 2009 and is finished early 2010. R-4 development starts early 2010 and is finished mid-2011.

Net change with sensitivity

\$828,527

Unit Assumptions

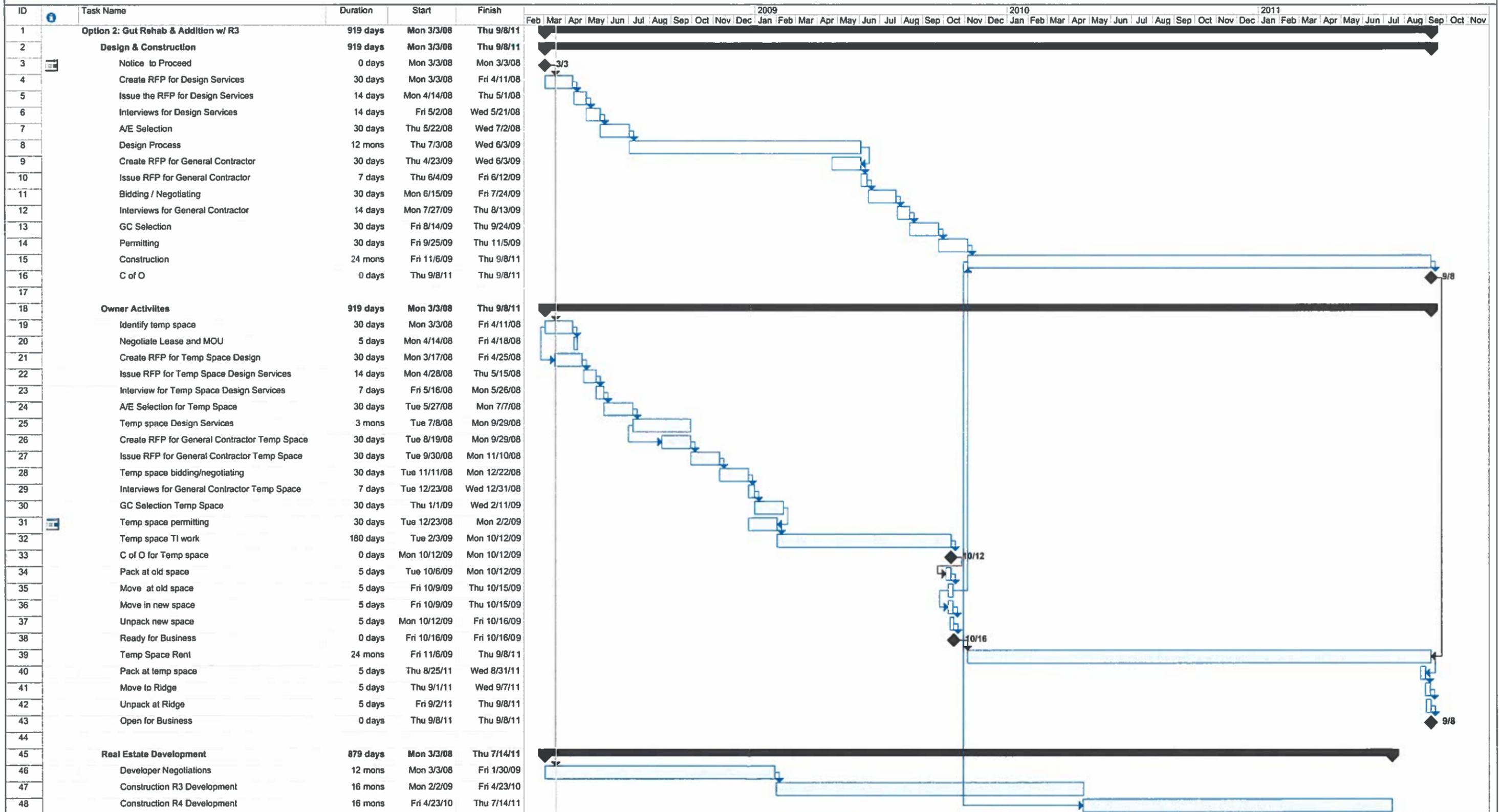
	Two-Family	SFD
Total	37	31
Single Family Detached		14
Condominiums		
Two-Family	20	
Townhouse	17	17

Taxes on vacant land before development

Assessed value of vacant land/acre*	\$20,000
x Vacant land area (acres)	2.81
Assessed value of vacant land	\$56,200
x Cook County multiplier	2.6
Equalized assessed value	\$146,120
x City tax rate	7.75%
Taxes paid on vacant land	\$11,324

* Per Cook County Assessor

ESTIMATED PROJECT SCHEDULE OPTION 2: RENOVATION OF EXISTING BUILDING AND ADDITION w/ R3 & R4 DEVELOPMENT



Project: Option 2_rev2
Date: Tue 3/18/08

Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			

OPTION 2 | Renovation of Existing Building & New Addition w/ R3 Zoning Development**SUMMARY**

The estimated project cost for Option 2 is \$88.4 million. This estimate includes building costs, site development, temporary relocation (leasing space, tenant build-out, etc.), furniture, fixtures, and equipment, professional fees, and administration costs (builder's risk insurance, attorney fees, etc.).

The estimated development revenue for Option 2 is the same as in Option 1.

The net cost for Option 2 ranges from \$74.9 million to \$76.3 million. This amount is determined by subtracting the Development Revenue from the Project Cost.

All estimates reflect 2008 market conditions and prices.

Advantages

- No land acquisition costs.
- Space program requirements as outlined in SOM report will be met.
- New parking structure will accommodate minimum number of parking spaces required by code.
- Puts 2.7 acres back on Tax Roll.

Disadvantages

- Civic Center building is removed from Historic Registry.
- Lowest return on Project Development (same as Option 1).
- City departments must relocate to an alternate space during renovation.
- Finding one 90,000sf area of rental office space will be difficult. Currently there is not one contiguous space in the market that could house the entire Civic Center.
- Disruption to the Public on where to go to conduct business with the City.
- City will incur two move costs.
- The aesthetic appearance of the addition will have to be 50% glazing in order to achieve LEED silver rating. The addition will look different than the original building. Depending on aesthetic preference, this can be seen as an advantage or disadvantage.

OPTION 3 New Building on Existing Site w/ R3 & R4 Zoning Development

DESCRIPTION

In Option 3, the existing Civic Center building will be demolished and a new building on the southeast corner of the site (Ridge Ave. and Simpson St.) will be constructed. The new building will be approximately 130,000 gross square feet with five stories including a basement.

Ridge Site Development

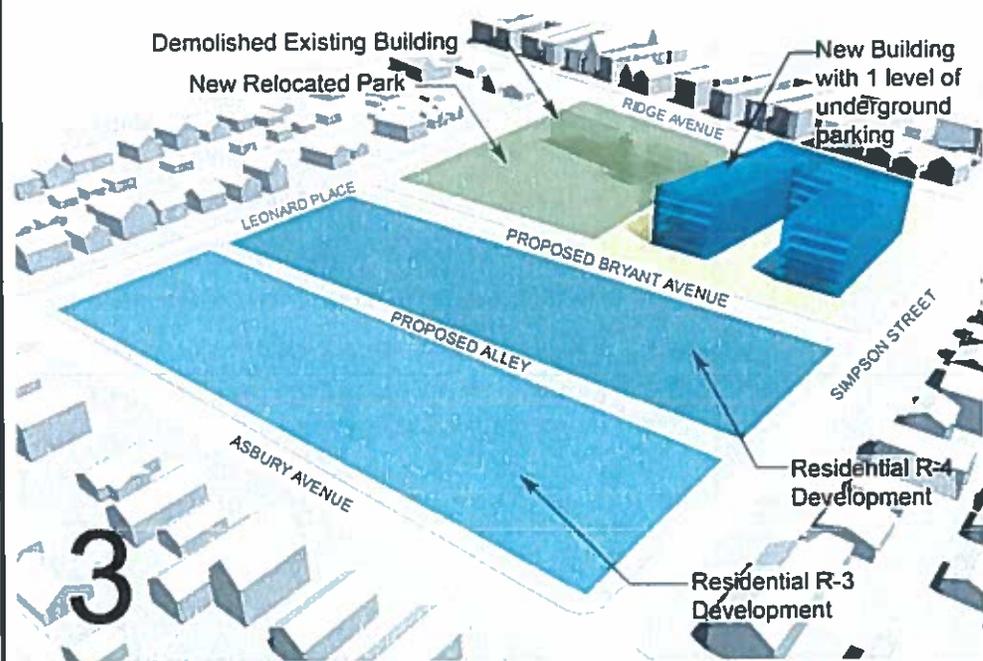
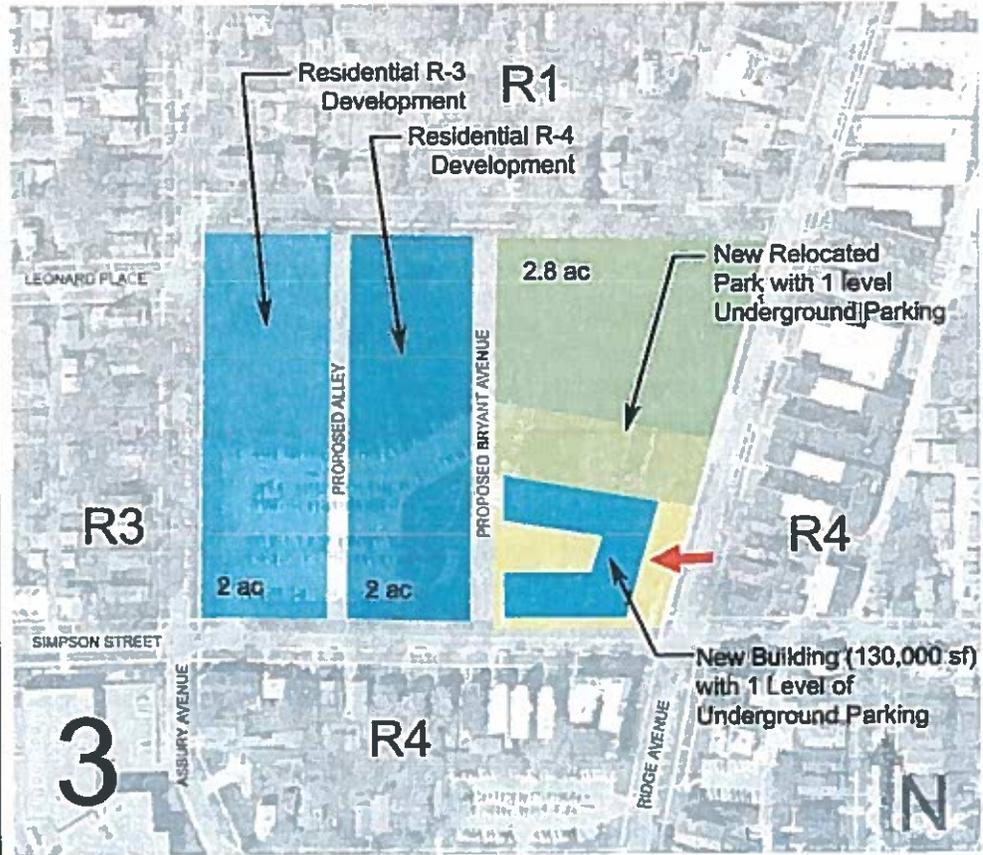
The gross square footage of Ingraham Park will remain, however the park will be relocated to the northeast part of the site. The Avenue of the Righteous will also be relocated to Ingraham Park. A new underground (one level) parking structure will be built to accommodate a minimum of 405 vehicles and will have a green roof. The existing Boiler house will be demolished and a new boiler room and its required gas supply will be located in the underground level of the parking structure. The parcel of land on the westside of the site will be sold and developed (R3 & R4 zoned district) with a north-south alley running in between the two zones. A new north-south street (Bryant Ave.) will be located midway through the site which will separate the Civic Center site from the R3 & R4 development. See site development proposal below.

Assumptions

- The offices currently residing in the Civic Center will be relocated during construction. A temporary space has not yet to be determined. Relocation and temporary buildout costs have been included in the cost estimate. (appendix: relocation costs)
- Rental of 90,000 gsf of temporary space at \$25/sf for 24 months.
- Existing building and boiler house to be demolished
- Ingraham Park to be relocated to corner of Leonard Pl. and Ridge Ave. Square footage to remain.
- Avenue of the Righteous to be relocated in Ingraham Park's new location.
- New parking structure to accommodate a minimum of 405 vehicles.
- New north-south street (Bryant Ave.) created between Civic Center property and R4 zoning development.
- Project to achieve LEED Silver certification.
- Construction period to be 24 months.
- Building is to be removed from the Historic Registry.
- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. (suggested 5.0% per year)

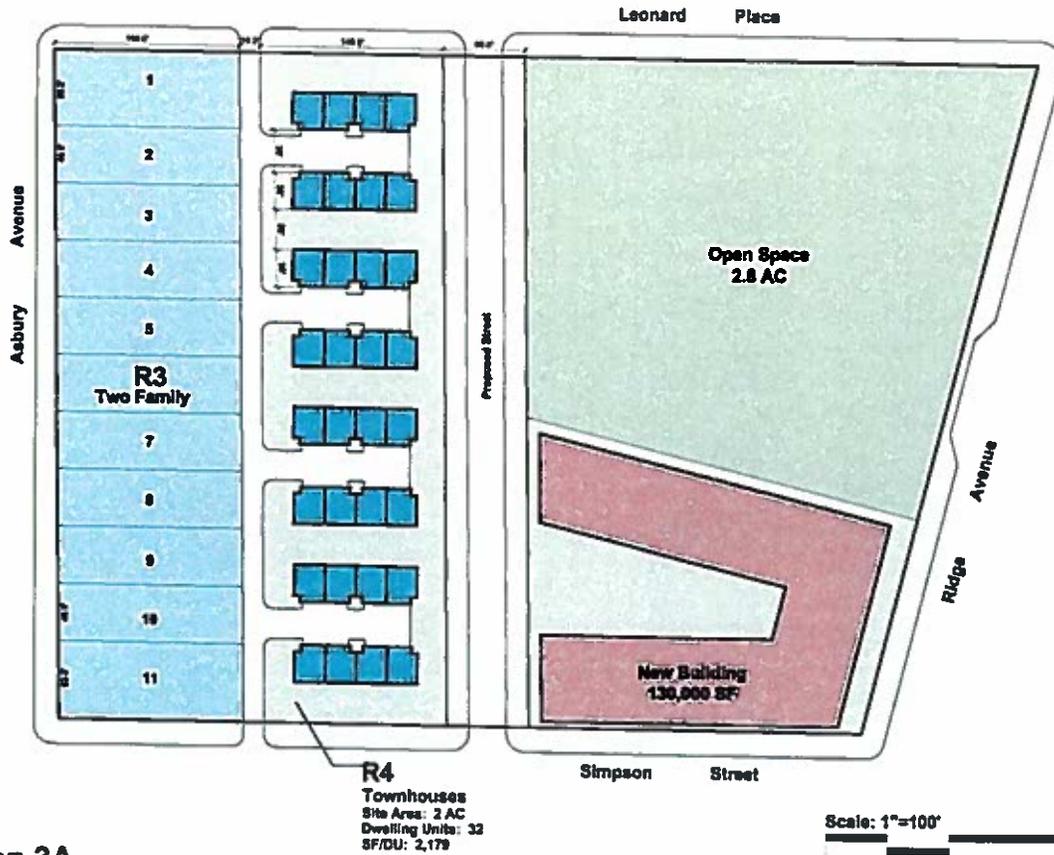
OPTION 3 New Building on Existing Site w/ R3 & R4 Zoning Development

SITE PLAN



OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development

SITE DEVELOPMENT PROPOSAL



Option 3A
Evanston Civic Center
Evanston, Illinois

February 2008

Scale: 1"=100'



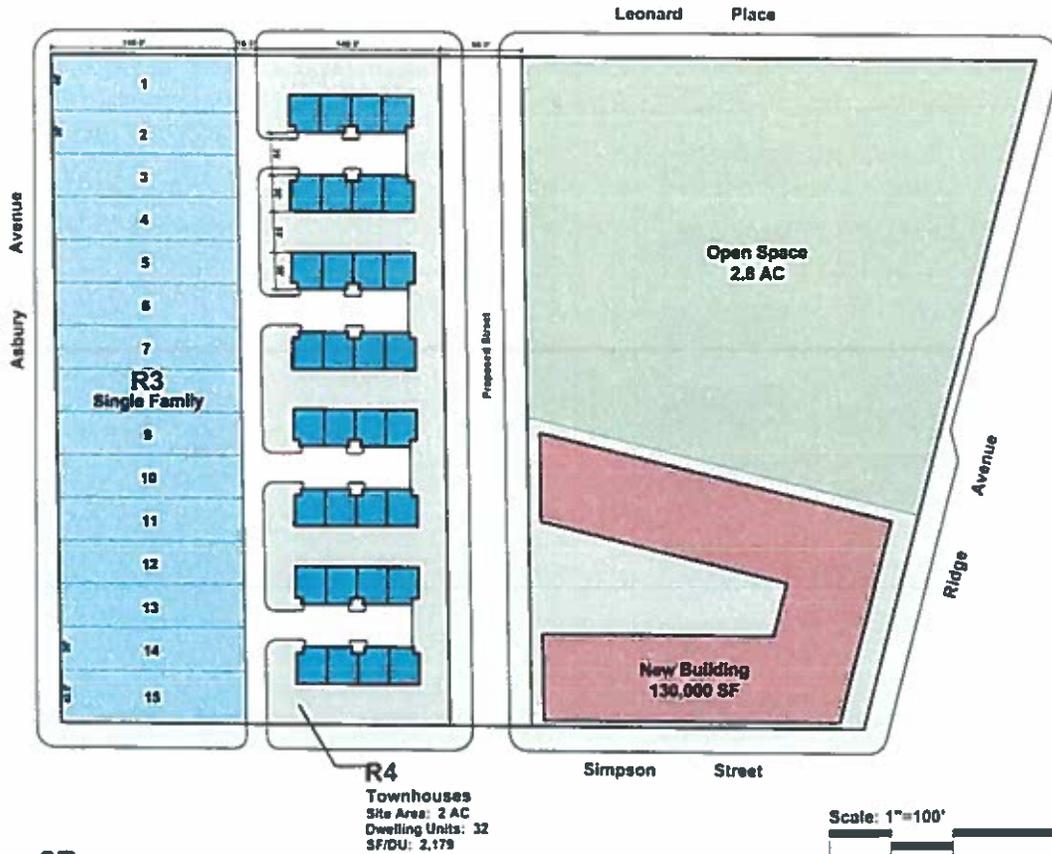
0' 50' 100' 200'



CAMIROS

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development

SITE DEVELOPMENT PROPOSAL



Option 3B

Evanston Civic Center
Evanston, Illinois

February 2008



OPTION 3 New Building on Existing Site w/ R3 & R4 Zoning Development

**ESTIMATED
PROJECT
BUDGET**

A. Construction Costs		\$75,652,000
	Office Elevator Tower Garage/Parking	\$44,742,000 included above \$30,910,000
B. Site Work		\$4,905,000
C.	Total Construction Costs (A+B)	\$80,557,000
D. Site Acquisition		NA
E. Temp. Relocation/ Move Costs (appendix)		\$8,789,000
F. FF&E †	(15% of A)	\$10,847,800
G. Professional Fees/ Soft Costs	(20% of C)	\$16,111,400
H. Admin. Costs*	(1% of C)	\$805,570
J. Subtotal (D+E+F+G+H)		\$36,553,770
K.	Total Budget Required (C+J)	\$117,110,770

† workstation furniture is accounted for in relocation cost.

* includes costs such as builder's risk insurance, attorney fees, etc.

**ESTIMATED
REVENUE**

	Two Family & Townhouse Option	Single Family & Townhouse Option
L. Land Sale Revenue	\$6,508,000	\$7,048,000
M. NPV of TIF Property Tax Increment	\$9,967,275	\$10,712,950
N. Total Revenue(L+M)	\$16,475,275	\$17,760,950
P. Net Cost (K-N)	\$100,635,495	\$99,349,820

- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. Suggested 5% per year.

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development COST ESTIMATE ASSUMPTIONS AND QUALIFICATIONS



March 7, 2008

One South Wacker Drive
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Chicago, IL 60606
phone (312) 577-2310
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www.tishman.com

City of Evanston
Evanston Civic Center
Option 3- New Office Building and Parking Garage on Existing Site
Conceptual Construction Cost

Assumptions and Qualifications:

The following assumptions are made for the preparation of the conceptual construction cost estimate for the new five-story Evanston Civic Center building and New Parking Garage (one level underground parking). The project is located on the existing site at 2100 Ridge Ave. Evanston, IL.

1. Estimate is based upon conceptual drawings dated 10/29/07 prepared by Ross Barney Architects, SMEP narrative dated 10/15/07, prepared by Arup and emails by Ross Barney Architects dated 1/30/08.
2. This Budget incorporates our current knowledge of current market conditions and 2008 prices.
3. Leed Silver rating.
4. The development consists of the following:
 - a.) Gross floor area (new office building): 130,000 s.f.
 - b.) Parking area:

Gross floor area:	157,500 s.f.
No. of Stalls	405

5. Structural System:

Foundation:

Grade beams and shallow spread footings.

Concrete foundation walls and slab-on-grade.

Sheeting around perimeter of new building.

Superstructure:

Structural steel frame or concrete frame to suit economic grid spacing and concrete floor slab.

Concrete slab or metal deck roofing dependant on frame.

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development

Concrete superstructure at parking garage (precast or cast-in-place) frame and roof.

6. Roofing:

Flat, reflective membrane roof system including insulation, flashing & etc. to provide complete roof system.

Parking garage to have green roof.

7. Exterior Wall:

Brick veneer with 4" rigid insulation and 8" CMU backup.

Limestone sills & headers.

Aluminum and glass storefronts.

Aluminum and glass windows.

Aluminum and glass entry doors.

8. Interiors:

Following interior finishes are assumed:

a.) Office Building:

Painted gypsum board walls, with special wall finishes in select areas, raised floor system throughout, except ground floor, ceramic tile floors & base at washrooms, terrazzo and stone tile floor at ground floor entry & lobby, acoustic ceiling tile throughout. Hollow metal doors & frames at back of house areas and wood doors and frames at office areas.

9. Miscellaneous Items:

Break room on every floor including: refrigerators/ freezers, microwave and dishwasher, plastic laminate wall and base cabinets with plastic laminate counter top.

Window shades.

10. Conveying Systems:

Two passenger elevators in office building serving all five floors & garage.

One freight elevator serving all five floors & garage.

11. HVAC:

a.) Underground Parking Garage:

Mechanically ventilated per code.

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development

b.) Office Building:

Provide HVAC system as follows:

Central water cooled chilled water plant.

Cooling tower heat rejection plant serving the new water cooled chillers.

Gas fired boiler plant.

Perimeter heating (low level radiators/ convectors) below windows.

Floor plenum system for supply air.

Toilet exhaust system.

Air handling units being fed from new boiler plant and chilled water plant.

New controls.

12. Plumbing:

a.) Underground Parking Garage:

Included floor drains, triple oil separator basins and water supply on each floor with connections to city combined storm sewer.

b.) Office Building:

Plumbing fixtures, roof drains, for complete plumbing system.

13. Fire Protection:

Sprinkled system for office building, dry pipe system for garage.

14. Electrical:

New 2,500 amp, 480/ 277 volt, 3- phase, 4-wire service

a.) Parking garage

Fluorescent fixtures.
Electrical for garage doors.
Security system.

b.) Office building:

Includes service and distribution devices, equipment connections, fire alarm system, lighting, telephone and data connections.

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development

15. Following allowances are included in the estimate.

a.)	Demolition including hazardous material abatement	\$1,514,000
b.)	Special flooring (stone, tile)	\$942,000
c.)	Painting & wall finishes	\$624,000
d.)	Access Flooring	\$2,093,000
e.)	Kitchen Cabinets	\$25,000
f.)	Kitchen Appliances	\$15,000
g.)	Window treatments	\$224,000
h.)	Architectural woodwork	\$500,000
i.)	Asphalt new access street	\$132,000
j.)	Landscaping	\$1,420,000
k.)	Site utilities relocation & connections	\$100,000
l.)	Storm drainage	\$254,000
m.)	Site lighting	\$100,000

16. Following are not included:

- a.) A/E and consultants fees
- b.) Testing & inspection services
- c.) Fees to utilities companies (Excess facility charges)
- d.) Furniture, fixtures and equipment (F, F & E)
- e.) Artwork and sculptures
- f.) Cost of land and other soft cost related to development of the project
- g.) Building permit and lane closure permit fees and permit expeditor's fees
- h.) Any work to adjacent structures
- i.) Builder's Risk Insurance.
- j.) Work to existing windows.
- k.) Temporary relocation / moving costs.
- l.) Relocation of existing park.
- m.) Residential development.

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development

COST ESTIMATE SUMMARY

TISHMAN CONSTRUCTION CORPORATION OF ILLINOIS
CITY OF EVANSTON
EVANSTON CIVIC CENTER- OPTION 3 NEW OFFICE BUILDING & PARKING GARAGE ON EXISTING SITE
CONCEPTUAL CONSTRUCTION COST

PROJECT: EVANSTON CIVIC CENTER
EVANSTON, IL
ARCHITECT: ROSS BARNEYARCHITECTS

PAGE: 1
DATE: 25-Feb-08
OFFICE AREA: 130,000
PARKING AREA: 157,500

DIVISION	DESCRIPTION	OFFICE	GARAGE	SITWORK	TOTAL
2	EXISTING CONDITIONS	\$0	\$0	\$1,514,000	\$1,514,000
3	CONCRETE	\$1,756,000	\$9,510,000	\$0	\$11,266,000
4	MASONRY	\$2,408,000	\$80,000	\$0	\$2,488,000
5	METALS	\$3,307,000	\$53,000	\$0	\$3,360,000
6	WOOD, PLASTIC'S & COMPOSITES	\$813,000	\$5,000	\$0	\$818,000
7	THERMAL AND MOISTURE PROTECTION	\$1,118,000	\$1,730,000	\$0	\$2,848,000
8	OPENINGS	\$785,000	\$72,000	\$0	\$857,000
8A	EXTERIOR WALLS	\$2,924,000	\$0	\$0	\$2,924,000
9	FINISHES	\$3,017,000	\$234,000	\$0	\$3,251,000
10	SPECIALTIES	\$2,350,000	\$20,000	\$0	\$2,370,000
11	EQUIPMENT	\$70,000	\$20,000	\$0	\$90,000
12	FURNISHINGS	\$224,000	\$0	\$0	\$224,000
13	SPECIAL CONSTRUCTION	\$0	\$0	\$0	\$0
14	CONVEYING SYSTEMS	\$620,000	\$0	\$0	\$620,000
21	FIRE PROTECTION	\$585,000	\$788,000	\$0	\$1,373,000
22	PLUMBING	\$1,820,000	\$473,000	\$0	\$2,293,000
23	HVAC	\$3,900,000	\$793,000	\$0	\$4,693,000
24	ELECTRICAL	\$3,900,000	\$695,000	\$0	\$4,595,000
31	EARTHWORK	\$1,019,000	\$5,733,000	\$685,000	\$7,437,000
32	EXTERIOR IMPROVEMENTS	\$0	\$945,000	\$704,000	\$1,649,000
33	UTILITIES	\$0	\$0	\$454,000	\$454,000
SUBTOTAL		\$30,615,000	\$21,150,000	\$3,356,000	\$55,121,000
	TRADE BONDS (1.50%)	\$459,000	\$317,000	\$50,000	\$826,000
	GENERAL CONDITIONS (8.5%)	\$2,641,000	\$1,825,000	\$290,000	\$4,756,000
	GENERAL LIABILITY INSURANCE (1.550%)	\$523,000	\$361,000	\$57,000	\$941,000
SUBTOTAL		\$34,238,000	\$23,653,000	\$3,753,000	\$61,644,000
	CONTRACTORS OH & PROFIT (8.0%)	\$2,739,000	\$1,892,000	\$300,000	\$4,931,000
SUBTOTAL OF CONSTRUCTION COST		\$36,977,000	\$25,545,000	\$4,054,000	\$66,576,000
	DESIGN CONTINGENCY (10%)	\$3,698,000	\$2,555,000	\$405,000	\$6,658,000
	CONSTRUCTION CONTINGENCY (10%)	\$4,067,000	\$2,810,000	\$446,000	\$7,323,000
TOTAL CONSTRUCTION COST		\$44,742,000	\$30,910,000	\$4,905,000	\$80,557,000

Estimated Value of Current Civic Center Site

Option 3 - R3 & R4 Development

4 acres

A	B	C	D	E	F	G	H	I	J	K	L	M
Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Two-Family and Townhouse Option A												
Total Units		54										
Single Family Detached		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units	R-3	20	3,000	\$300	\$900,000	\$18,000,000	20%	\$3,600,000	\$18,727,200	2.0%	\$374,544	
Townhouse Units	R-4	29	2,200	\$275	\$605,000	\$17,545,000	15%	\$2,631,750	\$18,618,894	2.0%	\$372,378	
Affordable SFD Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units	R-3	2	2,000	\$163	\$325,000	\$650,000	20%	\$130,000	\$676,260	2.0%	\$13,525	
Affordable Townhouse Units	R-4	3	2,000	\$163	\$325,000	\$975,000	15%	\$146,250	\$1,034,678	2.0%	\$20,694	
						TOTALS		\$6,508,000	\$39,057,032		\$781,141	\$9,967,275

OR

Single-Family Detached and Townhouse Option B

Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Total Units		47										
Single Family Detached	R-3	14	4,000	\$375	\$1,500,000	\$21,000,000	20%	\$4,200,000	\$21,848,400	2.0%	\$436,968	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Townhouse Units	R-4	29	2,200	\$275	\$605,000	\$17,545,000	15%	\$2,631,750	\$18,618,894	2.0%	\$372,378	
Affordable SFD Units	R-3	1	2,200	\$159	\$350,000	\$350,000	20%	\$70,000	\$364,140	2.0%	\$7,283	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Townhouse Units	R-4	3	2,000	\$163	\$325,000	\$975,000	15%	\$146,250	\$1,034,678	2.0%	\$20,694	
						TOTALS		\$7,048,000	\$41,866,112		\$837,322	\$10,712,950

% of Price Attributable to Land based on industry benchmarks and discussions with Realtors and developers

Assumes that 10% of units will be affordable to households earning less than 120% of Area Median Income.

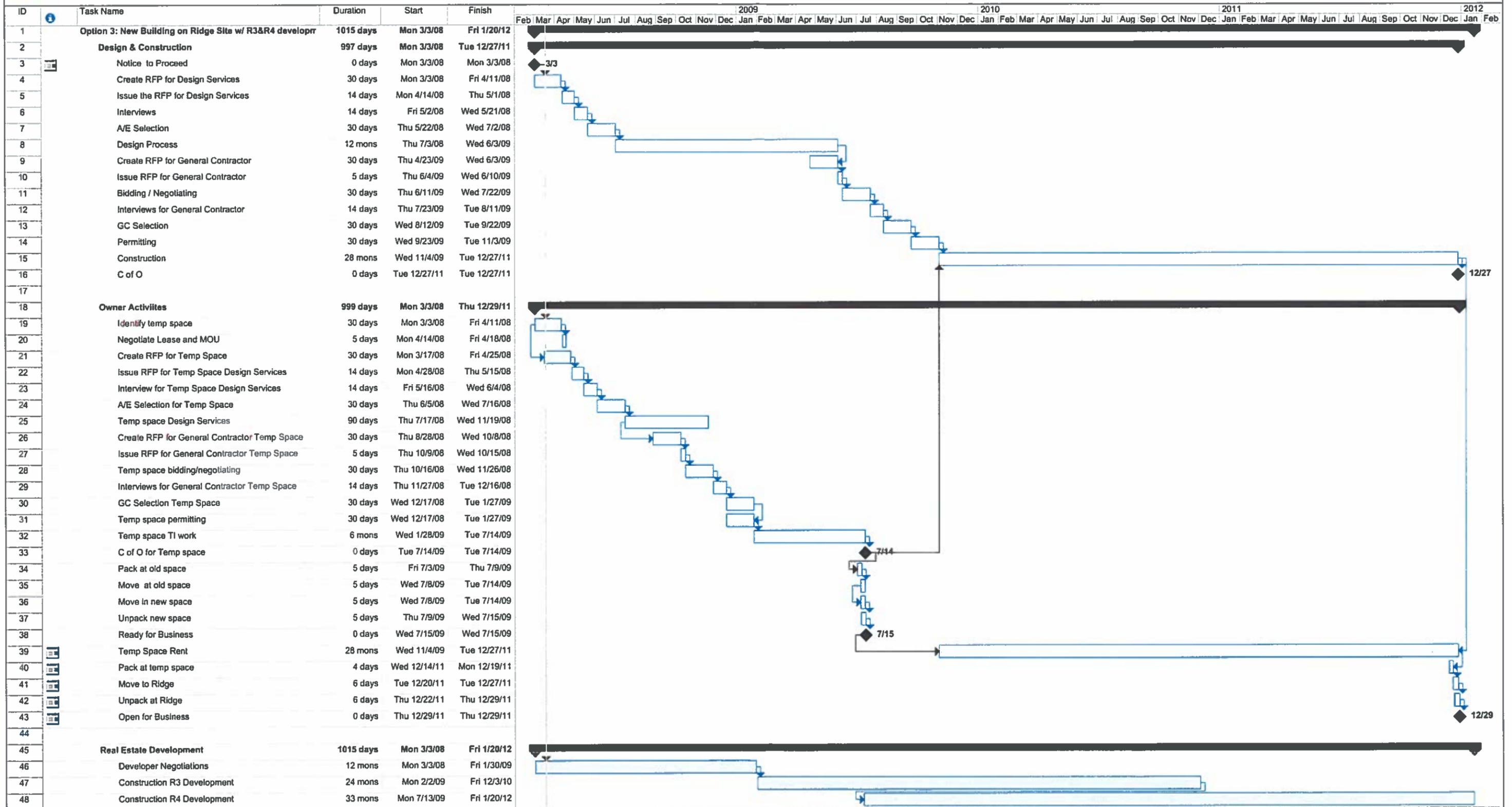
Timing for Option 3: Development of R-3 section starts in 2009 and is finished end of 2010. Development of R-4 section starts mid- 2009 and is finished early 2012.

Net change with sensitivity **\$745,674**

Unit Assumptions	Two-Family	SFD	Taxes on vacant land before development
Total	54	47	Assessed value of vacant land/acre* \$20,000
Single Family Detached		15	x Vacant land area (acres) 4
Condominiums			Assessed value of vacant land \$80,000
Two-Family	22		x Cook County multiplier 2.6
Townhouse	32	32	Equalized assessed value \$208,000
			x City tax rate 7.75%
			Taxes paid on vacant land \$16,120

* Per Cook County Assessor

ESTIMATED PROJECT SCHEDULE
OPTION 3: NEW BUILDING ON EXISTING SITE w/ R3 & R4 DEVELOPMENT



Project: Option 3 rev1
Date: Tue 3/18/08

Task Progress Summary External Tasks Deadline ↓

Split Milestone ◆ Project Summary External Milestone ◆

OPTION 3 | New Building on Existing Site w/ R3 & R4 Zoning Development**SUMMARY**

The estimated project cost for Option 3 is \$112.1 million. This estimate includes building costs, site development, temporary relocation (leasing space, tenant build-out, etc.), furniture, fixtures, and equipment, professional fees, and administration costs (risk insurance, attorney fees, etc.).

The estimated development revenue for Option 3 ranges from \$16.5 million for two family and townhome development to \$17.7 million for single family and townhome development. The parcel of land west of the Civic Center building has an estimated value of \$6.5 million to \$7 million. This area would be divided into two zones which can include single family or two family dwellings (R3) with townhomes (R4). The estimated Net Present Value (NPV) of TIF property tax increment ranges from \$9.9 million to \$10.7 million.

The net cost for Option 3 ranges from \$99.3 million to \$100.6 million. This amount is determined by subtracting the Development Revenue from the Project Cost.

All estimates reflect 2008 market conditions and prices.

Advantages

- No land acquisition costs.
- Space program requirements as outlined in SOM report will be met.
- New parking structure will accommodate minimum number of parking spaces required by code.
- Puts 4 acres of land on Tax Rolls.

Disadvantages

- Civic Center building is removed from Historic Registry.
- Highest Project Costs.
- Highest cost for parking structure.
- City departments must relocate to an alternate space during renovation.
- Finding one 90,000sf area of rental office space will be difficult. Currently there is not one contiguous space in the market that could house the entire Civic Center.
- City departments must move twice.
- Disruption to the Public on where to go to conduct business with the City.



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OPTION 4a | **New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site**

DESCRIPTION

In Option 4a, a new building will be constructed on an unspecified yet-to-be determined site. The new building will be approximately 130,000 gross square feet with seven stories. A minimum of 405 parking spaces will be provided with surface parking and one level of underground parking. An elevator tower will service the new building and parking structure.

Ridge Site Development

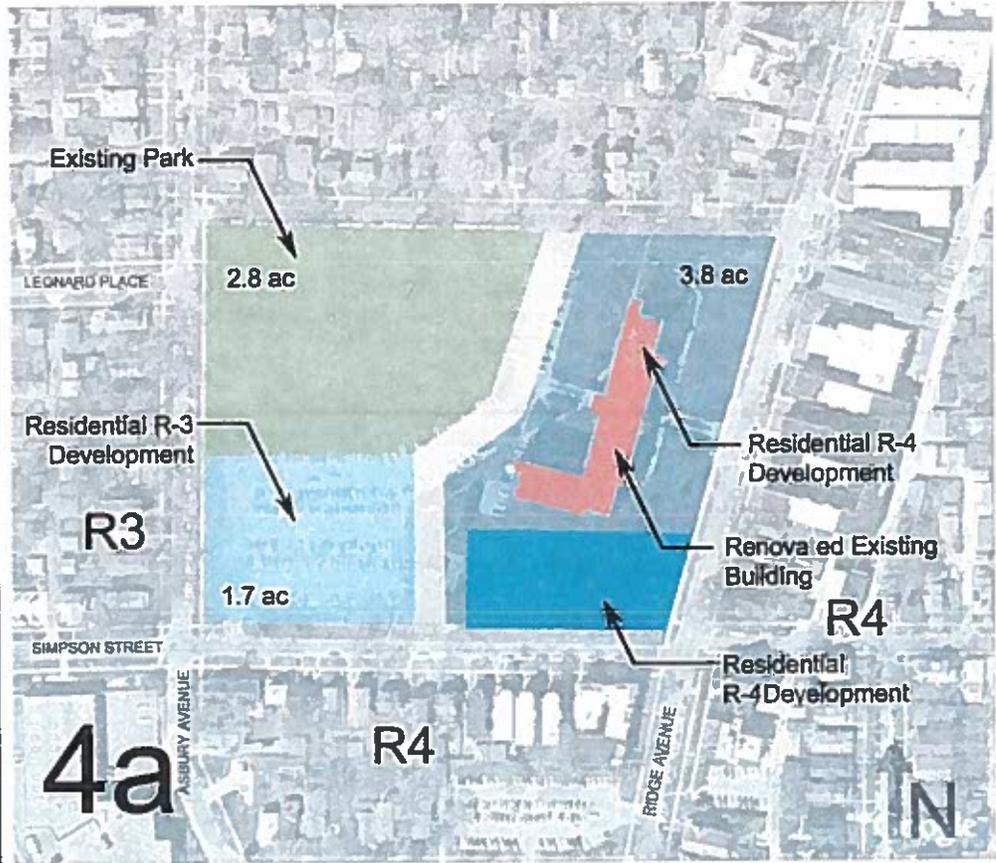
Ingraham Park will remain intact. The Avenue of the Righteous will be relocated to Ingraham Park. The existing Boiler house will be demolished. The parcel of land along the southwest and southeast corner of the site will be sold and developed as a R3 and R4 zoned district respectively. In addition, the vacated Civic Center building will be sold to a developer and converted to condominiums (R4). See site development proposal below.

Assumptions

- All departments will remain at the Civic Center during construction. Only one move will be required. (appendix: relocation costs)
- Project to achieve LEED Silver certification.
- New parking structure to accommodate a minimum of 405 vehicles.
- Construction period to be 18 months.
- Existing boiler house to be demolished.
- Civic Center building is to be removed from the Historic Registry.
- Civic Center building is sold to a developer and converted to condominiums.
- Ingraham Park to remain.
- Avenue of the Righteous to be relocated in Ingraham Park.
- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. (suggested 5.0% per year)

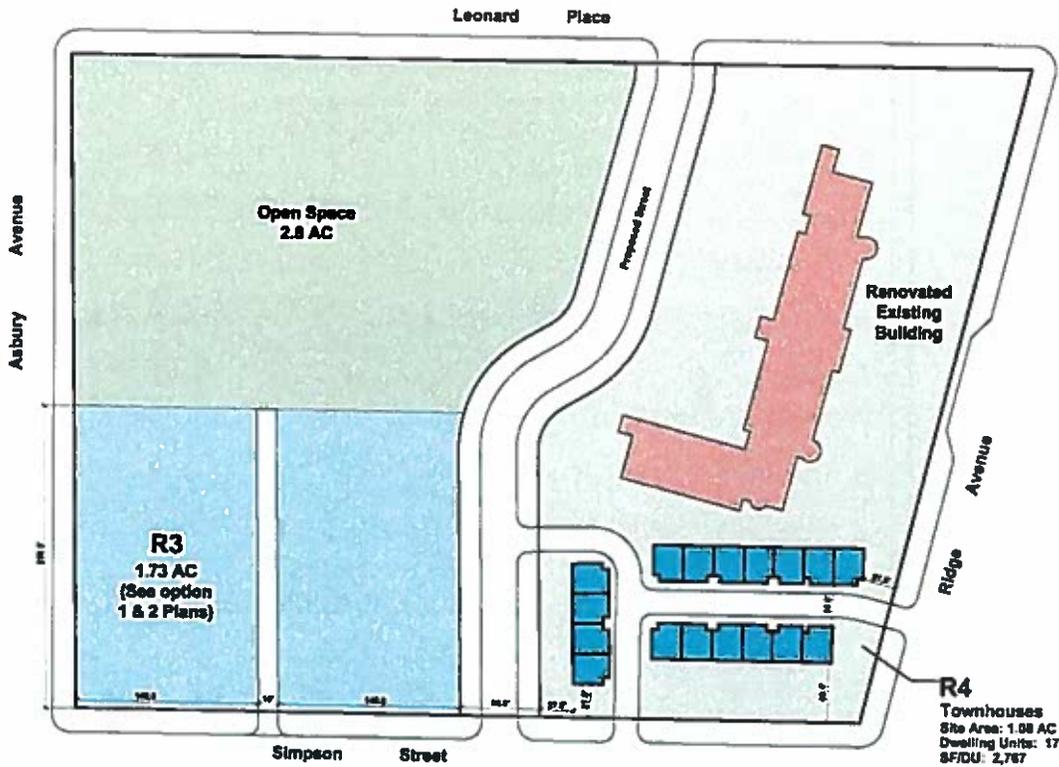
OPTION 4a | New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site

RIDGE SITE



OPTION 4a | New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site

SITE DEVELOPMENT PROPOSAL



Option 4A

Evanston Civic Center
Evanston, Illinois

February 2008

Scale: 1"=100'



CAMIROS
ARCHITECTS

OPTION 4a | **New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site**

**ESTIMATED
PROJECT
BUDGET**

A. Construction Costs		\$58,121,000
	Office	\$58,121,000.00
	Elevator Tower	included above
	Garage/Parking	included above
B. Site Work		\$2,505,000
C.	Total Construction Costs (A+B)	\$60,626,000
D. Site Acquisition **		\$7,500,000
E. Temp. Relocation/ Move Costs (appendix)		\$225,000
F. FF&E	(15% of A)	\$8,718,150
G. Professional Fees/ Soft Costs	(20% of C)	\$12,125,200
H. Admin. Costs*	(1% of C)	\$606,260
J. Subtotal (D+E+F+G+H)		\$29,174,610
K.	Total Budget Required (C+J)	\$89,800,610

* includes costs such as builder's risk insurance, attorney fees, etc.

** Estimated at \$100/sf of land area with downtown location. Land costs are less if located outside downtown.

**ESTIMATED
REVENUE**

	Two Family, Condo, & Townhouse Option	Single Family, Condo, & Townhouse Option
L. Land Sale Revenue	\$7,960,000	\$8,560,000
M. NPV of TIF Property Tax Increment	\$12,234,711	\$12,725,933
N.	Total Revenue(L+M)	\$20,194,711
P.	Net Cost (K-N)	\$68,514,677

- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. Suggested 5% per year.

OPTION 4a | New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site

COST ESTIMATE ASSUMPTIONS AND QUALIFICATIONS



March 7, 2008

One South Wacker Drive
Suite 2300
Chicago, IL 60606
phone (312) 577-2310
fax (312) 577-2370

www.tishman.com

**City of Evanston
Evanston Civic Center
Option 4- New Office Building & Parking Garage on New (Generic) Site
Conceptual Construction Cost**

Assumptions and Qualifications:

The following assumptions are made for the preparation of the conceptual construction cost estimate for the new seven-story Evanston Civic Center building and New Parking Garage (one level underground and surface parking). The project does not have a specific site, the existing building will be abandoned, the location of the new site will be determined at a later date.

1. The assumptions and qualifications for option 4 are similar to option 3 with the following exceptions. Please refer to option 3 for complete assumptions and qualifications.
2. The development consists of the following:
 - a.) Gross floor area: 130,000 s.f.
 - b.) Parking area:
Gross floor area: 143,000 s.f.
No. of Stalls 405
3. Structural System:
Foundation:
Mat foundation.
4. Following allowances are included in the estimate.

a.) Hazardous material abatement at new site	\$500,000
b.) Special flooring (stone, tile)	\$720,000
c.) Painting & wall finishes	\$735,000
d.) Access Flooring	\$2,040,000
e.) Kitchen Cabinets	\$25,000
f.) Kitchen Appliances	\$15,000
g.) Window treatments	\$216,000
j.) Architectural woodwork	\$500,000
m.) Landscaping	\$200,000
n.) Site utilities relocation & connections	\$100,000



OPTION 4a | New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site

o.)	Storm drainage	\$382,000
p.)	Site lighting	\$100,000

5. Following are not included:

- a.) A/E and consultants fees
- b.) Testing & inspection services
- c.) Fees to utilities companies (Excess facility charges)
- d.) Furniture, fixtures and equipment (F, F & E)
- e.) Artwork and sculptures
- f.) Cost of land and other soft cost related to development of the project
- g.) Building permit and lane closure permit fees and permit expeditor's fees
- h.) Any work to adjacent structures
- i.) Builder's Risk Insurance.
- j.) Moving costs.
- k.) Demolition or any work to existing building at 2100 Ridge.
- l.) Residential development.
- m.) Work to existing park.
- n.) Due to the lack of a defined site, anything except hazardous materials abatement / removal and site improvements necessary for the building, has been excluded. A further cost study will have to be performed once a site is selected.

OPTION 4a | New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site

COST ESTIMATE SUMMARY

ISHMAN CONSTRUCTION CORPORATION OF ILLINOIS
CITY OF EVANSTON
EVANSTON CIVIC CENTER- OPTION 4 NEW OFFICE BUILDIGN & PARKING GARAGE ON NEW (GENERIC) SITE
CONCEPTUAL CONSTRUCTION COST

PROJECT	EVANSTON CIVIC CENTER	PAGE	1
	EVANSTON, IL	DATE:	25-Feb-08
ARCHITECT	ROSS BARNEYARCHITECTS	OFFICE AREA	273,000
		PARKING AREA	130,000

DIVISION	DESCRIPTION	OFFICE & GARAGE	SITWORK	TOTAL
2	EXISTING CONDITIONS	\$0	\$500,000	\$500,000
3	CONCRETE	\$5,885,000	\$0	\$5,885,000
4	MASONRY	\$2,024,000	\$0	\$2,024,000
5	METALS	\$3,208,000	\$0	\$3,208,000
6	WOOD, PLASTICS & COMPOSITES	\$834,000	\$0	\$834,000
7	THERMAL AND MOISTURE PROTECTION	\$1,695,000	\$0	\$1,695,000
8	OPENINGS	\$864,000	\$0	\$864,000
8A	EXTERIOR WALLS	\$2,839,000	\$0	\$2,839,000
9	FINISHES	\$3,114,000	\$0	\$3,114,000
10	SPECIALTIES	\$2,320,000	\$0	\$2,320,000
11	EQUIPMENT	\$100,000	\$0	\$100,000
12	FURNISHINGS	\$216,000	\$0	\$216,000
13	SPECIAL CONSTRUCTION	\$0	\$0	\$0
14	CONVEYING SYSTEMS	\$680,000	\$0	\$680,000
21	FIRE PROTECTION	\$1,061,000	\$0	\$1,061,000
22	PLUMBING	\$2,300,000	\$0	\$2,300,000
23	HVAC	\$4,474,000	\$0	\$4,474,000
26	ELECTRICAL	\$4,632,000	\$0	\$4,632,000
31	EARTHWORK	\$3,523,000	\$238,000	\$3,761,000
32	EXTERIOR IMPROVEMENTS	\$0	\$394,000	\$394,000
33	UTILITIES	\$0	\$582,000	\$582,000
SUBTOTAL		\$39,769,000	\$1,714,000	\$41,483,000
	TRADE BONDS (1.50%)	\$597,000	\$26,000	\$623,000
	GENERAL CONDITIONS (8.3%)	\$3,431,000	\$148,000	\$3,579,000
	GENERAL LIABILITY INSURANCE (1.550%)	\$679,000	\$29,000	\$708,000
SUBTOTAL		\$44,476,000	\$1,917,000	\$46,393,000
	CONTRACTORS OH & PROFIT (8.0%)	\$3,558,000	\$153,000	\$3,711,000
SUBTOTAL OF CONSTRUCTION COST		\$48,034,000	\$2,070,000	\$50,104,000
	DESIGN CONTINGENCY (10%)	\$4,801,000	\$207,000	\$5,010,000
	CONSTRUCTION CONTINGENCY (10%)	\$5,284,000	\$228,000	\$5,512,000
TOTAL CONSTRUCTION COST		\$58,121,000	\$2,505,000	\$60,626,000

Estimated Value of Current Civic Center Site

Option 4a - R3 & R4 New

2.81 acres

R4 (Renovation of Existing Building for Condominiums)

A	B	C	D	E	F	G	H	I	J	K	L	M
Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
<i>Two-Family, Condominium and Townhouse Option A</i>												
Total Units		74										
Single Family Detached		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Condominiums	R-4	33	1,700	\$350	\$595,000	\$19,635,000	15%	\$2,945,250	\$21,253,555	2.0%	\$425,071	
Two-Family Units	R-3	18	3,000	\$300	\$900,000	\$16,200,000	20%	\$3,240,000	\$16,854,480	2.0%	\$337,090	
Townhouse Units	R-4	15	2,200	\$275	\$605,000	\$9,075,000	15%	\$1,361,250	\$9,630,463	2.0%	\$192,609	
Affordable SFD Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Condominiums	R-4	4	1,100	\$282	\$310,000	\$1,240,000	15%	\$186,000	\$1,342,216	2.0%	\$26,844	
Affordable Two-Family Units	R-3	2	2,000	\$163	\$325,000	\$650,000	20%	\$130,000	\$676,260	2.0%	\$13,525	
Affordable Townhouse Units	R-4	2	2,000	\$163	\$325,000	\$650,000	15%	\$97,500	\$689,785	2.0%	\$13,796	
						TOTALS		\$47,450,000	\$7,960,000	\$50,446,759	\$1,008,935	\$12,234,711

OR

Single-Family Detached, Condominium and Townhouse Option B

Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Total Units		68										
Single Family Detached	R-3	13	4,000	\$375	\$1,500,000	\$19,500,000	20%	\$3,900,000	\$20,287,800	2.0%	\$405,756	
Condominiums	R-4	33	1,700	\$350	\$595,000	\$19,635,000	15%	\$2,945,250	\$21,253,555	2.0%	\$425,071	
Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Townhouse Units	R-4	15	2,200	\$275	\$605,000	\$9,075,000	15%	\$1,361,250	\$9,630,463	2.0%	\$192,609	
Affordable SFD Units	R-3	1	2,200	\$159	\$350,000	\$350,000	20%	\$70,000	\$364,140	2.0%	\$7,283	
Affordable Condominiums	R-4	4	1,100	\$282	\$310,000	\$1,240,000	15%	\$186,000	\$1,342,216	2.0%	\$26,844	
Affordable Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Townhouse Units	R-4	2	2,000	\$163	\$325,000	\$650,000	15%	\$97,500	\$689,785	2.0%	\$13,796	
						TOTALS		\$50,450,000	\$8,560,000	\$53,567,959	\$1,071,359	\$12,725,933

% of Price Attributable to Land based on industry benchmarks and discussions with Realtors and developers

Assumes that 10% of units will be affordable to households earning less than 120% of Area Median Income.

Timing for Option 4a: Development of R-3 section starts early 2009 and is finished early 2010. R-4 development starts early 2010 and is finished mid-2011. Existing building redevelopment starts mid-2011 and is finished late 2012.

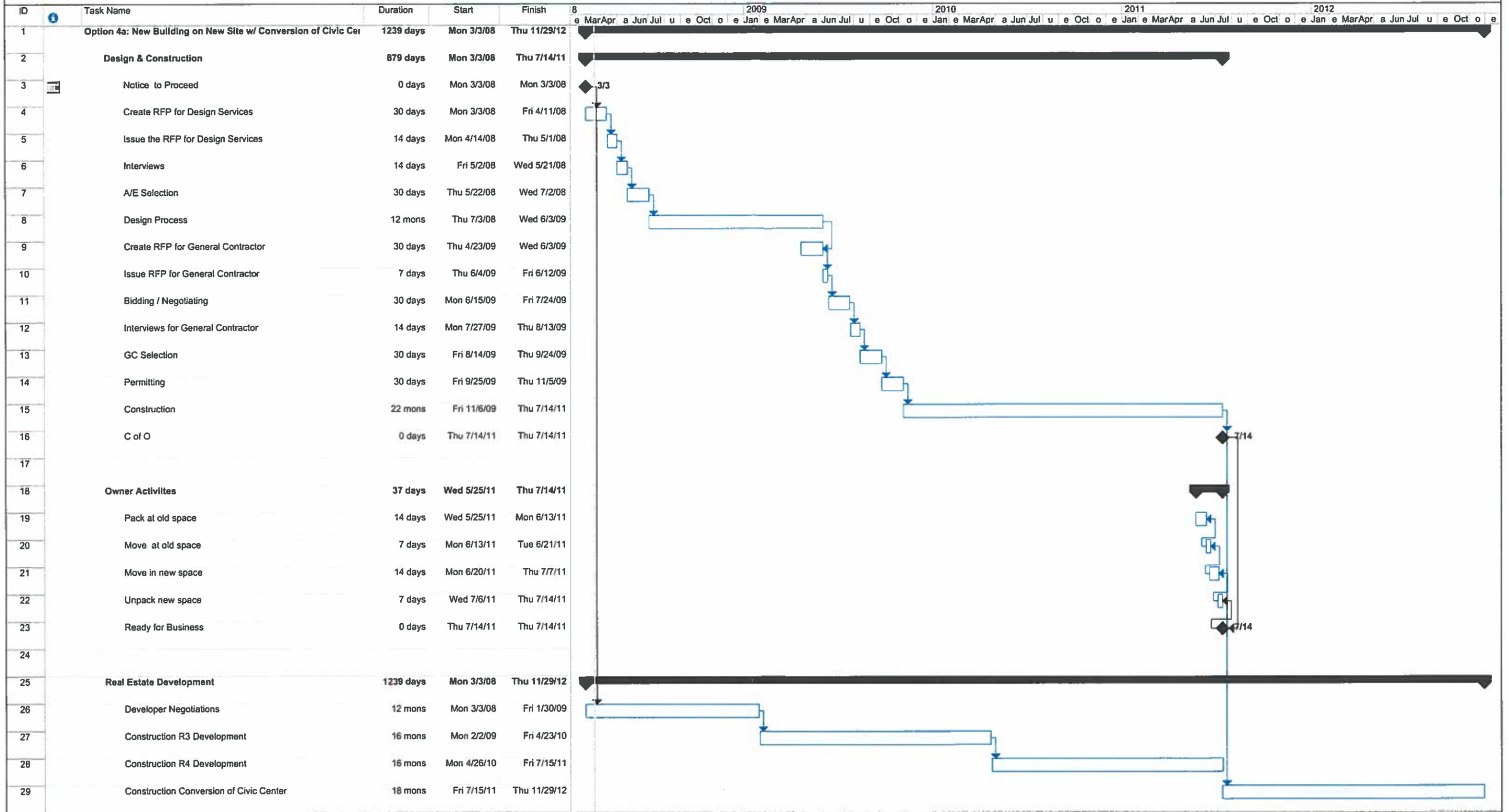
Net change with sensitivity

\$491,222

Unit Assumptions	Two-Family	SFD	Taxes on vacant land before development
Total	74	68	Assessed value of vacant land/acre* \$20,000
Single Family Detached		14	x Vacant land area (acres) <u>2.81</u>
Condominiums	37	37	Assessed value of vacant land \$56,200
Two-Family	20		x Cook County multiplier <u>2.6</u>
Townhouse	17	17	Equalized assessed value \$146,120
			x City tax rate <u>7.75%</u>
			Taxes paid on vacant land \$11,324

* Per Cook County Assessor

ESTIMATED PROJECT SCHEDULE
 OPTION 4a: NEW BUILDING ON NEW SITE w/ R3, R4 DEVELOPMENT & EXISTING CIVIC CENTER CONDO CONVERSION



Project: Option 4b
 Date: Tue 3/18/08

Task Progress Summary External Tasks Deadline

Split Milestone Project Summary External Milestone

OPTION 4a New Building on New Site w/ R3 Zoning Development & Condo Conversion on Ridge Site

SUMMARY

The estimated project cost for Option 4a is \$89.8 million. This estimate includes building costs, site development, temporary relocation (leasing space, tenant build-out, etc.), furniture, fixtures, and equipment, professional fees, and administration costs (risk insurance, attorney fees, etc.).

The estimated development revenue for Option 4a ranges from \$22.4 million for two family and townhome development to \$23.8 million for single family and townhome development. The estimated land value of the proposed development is between \$7.9 million and \$8.5 million. The southwest corner of the Ridge site would be zoned for single family or two family dwellings (R3). The southeast corner of the Ridge site would be zoned for townhomes (R4). The existing Civic Center building conversion to condominiums would be zoned for R4 development. *Please note that based on past similar developments which involved the conversion of a historic building into residences, this type of development would be considered a financial risk for prospective developers to take on.* The estimated Net Present Value (NPV) of TIF property tax increment is between \$12.3 and \$12.7 million.

The net cost for Option 4a ranges from \$68.5 million to \$69.6 million. This amount is determined by subtracting the Development Revenue from the Project Cost.

All estimates reflect 2008 market conditions and prices.

Advantages

- Space program requirements as outlined in SOM report will be met.
- New parking structure will accommodate minimum number of parking spaces required by code.
- No temporary relocation costs.
- Second highest return on Project Development.
- 18 month construction period.
- Building will perform at a higher efficiency and will have lower energy costs than the renovated building (Option 1 & 2).
- Puts 5.4 acres on the Tax Rolls.

Disadvantages

- Land acquisition costs unknown, which mean the net cost may go up. However, if the city utilizes existing city property, there will be no land acquisition costs and the total net costs will reduce.
- Second highest in Project Costs.
- Civic Center building is removed from Historic Registry.



OPTION 4b | **New Building on New Site w/ R3 & R4 Zoning Development on Ridge Site**

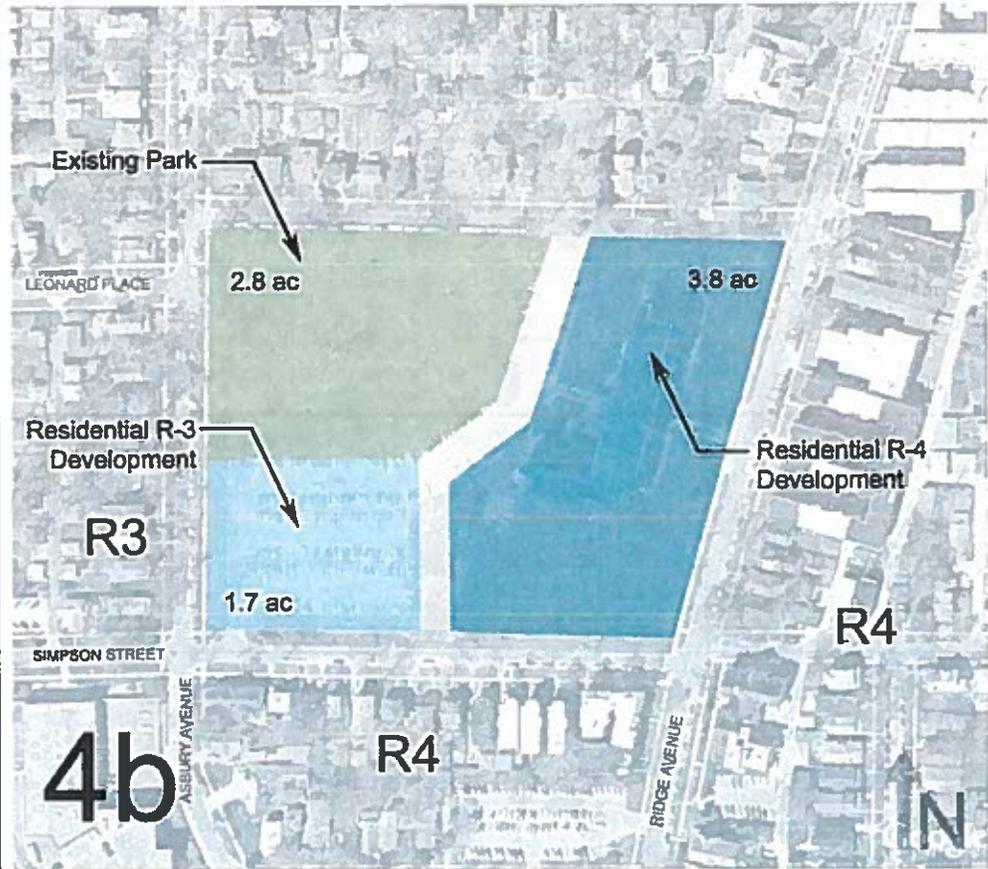
DESCRIPTION In Option 4b, the new Civic Center building construction will be the same as described in Option 4a.

Ridge Site Development Ingraham Park will remain intact. The Avenue of the Righteous will be relocated. The existing Boiler house will be demolished and the parcel of land along the southwest corner of the Ridge site will be sold and developed as a R3 zoned district. The Civic Center building will be demolished and the property will be sold and developed as a R4 zoned district. See site development proposal below.

- Assumptions**
- All departments will remain at the Civic Center during construction. Only one move will be required. (appendix: relocation costs)
 - Project to achieve LEED Silver certification.
 - New parking structure to accommodate a minimum of 405 vehicles.
 - Construction period to be 18 months.
 - Existing building and boiler house to be demolished and property sold to a developer.
 - Civic Center building is to be removed from the Historic Registry.
 - Ingraham Park to remain.
 - Avenue of the Righteous to be relocated in Ingraham Park.
 - Estimate reflects current 2008 market conditions and prices.
 - Escalation factor should be added to actual construction start date. (suggested 5.0% per year)

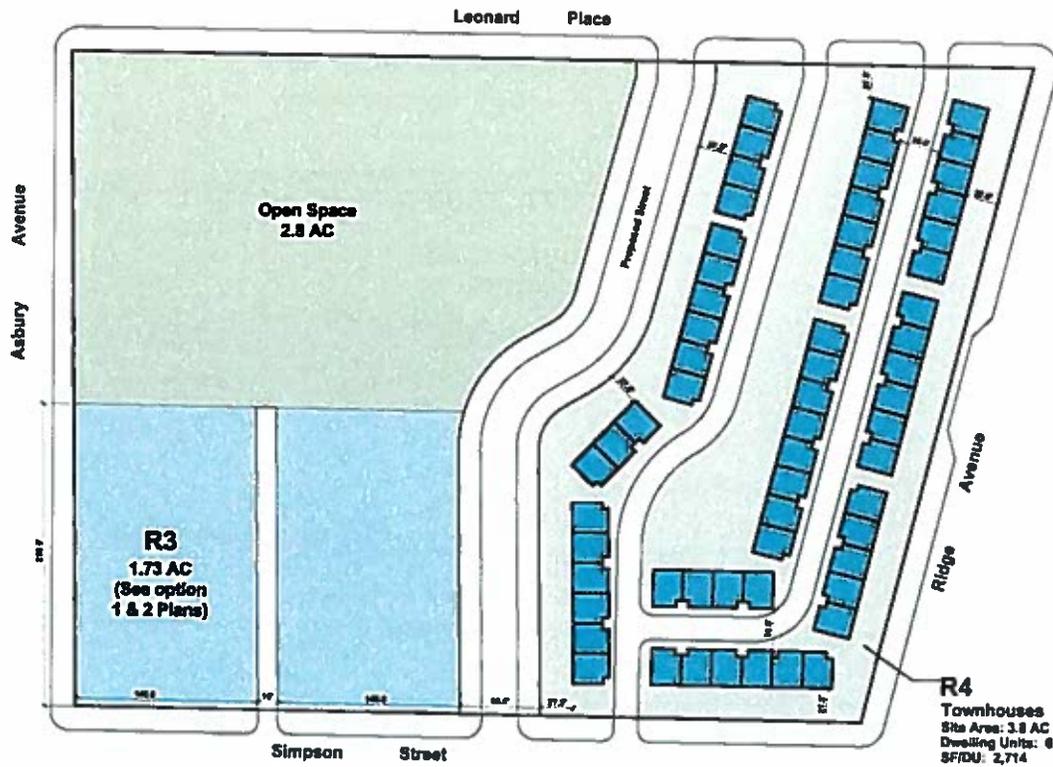
OPTION 4b New Building on New Site w/ R3 & R4 Zoning Development on Ridge Site

RIDGE SITE



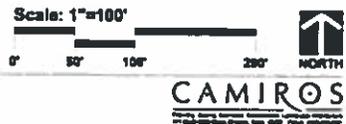
OPTION 4b | New Building on New Site w/ R3 & R4 Zoning Development on Ridge Site

SITE DEVELOPMENT PROPOSAL



Option 4B
Evanston Civic Center
Evanston, Illinois

February 2008



OPTION 4b | **New Building on New Site w/ R3 & R4 Zoning Development on Ridge Site**

ESTIMATED PROJECT BUDGET

A. Construction Costs		\$58,121,000
	Office	\$58,121,000.00
	Elevator Tower	Included above
	Garage/Parking	Included above
B. Site Work		\$2,505,000
C.	Total Construction Costs (A+B)	\$60,626,000
D. Site Acquisition**		\$7,500,000
E. Temp. Relocation/ Move Costs (appendix)		\$225,000
F. FF&E	(15% of A)	\$8,718,150
G. Professional Fees/ Soft Costs	(20% of C)	\$12,125,200
H. Admin. Costs*	(1% of C)	\$606,260
J. Subtotal (D+E+F+G+H)		\$29,174,610
K.	Total Budget Required (C+J)	\$89,800,610

* includes costs such as builder's risk insurance, attorney fees, etc.

** Estimated at \$100/sf of land area with downtown location. Land costs are less if located outside downtown.

ESTIMATED REVENUE

	Two Family & Townhouse Option	Single Family & Townhouse Option
L. Land Sale Revenue	\$8,653,750	\$9,253,750
M. NPV of TIF Property Tax Increment	\$13,186,899	\$14,015,427
N. Total Revenue(L+M)	\$21,840,649	\$23,269,177
P. Net Cost (K-N)	\$67,959,961	\$66,531,433

- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. Suggested 5% per year.

COST ESTIMATE ASSUMPTIONS & QUALIFICATIONS

SAME AS OPTION 4a

COST ESTIMATE SUMMARY

SAME AS OPTION 4a

Estimated Value of Current Civic Center Site

Option 4b - R3 New

1.73 acres

R4 New (Demo Existing Bldg)

3.8 acres

A	B	C	D	E	F	G	H	I	J	K	L	M
Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Two-Family and Townhouse Option A												
Total Units		81										
Single Family Detached		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units	R-3	18	3,000	\$300	\$900,000	\$16,200,000	20%	\$3,240,000	\$16,854,480	2.0%	\$337,090	
Townhouse Units	R-4	55	2,200	\$275	\$605,000	\$33,275,000	15%	\$4,991,250	\$36,017,930	2.0%	\$720,359	
Affordable SFD Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units	R-3	2	2,000	\$163	\$325,000	\$650,000	20%	\$130,000	\$676,260	2.0%	\$13,525	
Affordable Townhouse Units	R-4	6	2,000	\$163	\$325,000	\$1,950,000	15%	\$292,500	<u>\$2,110,743</u>	2.0%	\$42,215	
						TOTALS		<u>\$8,653,750</u>	<u>\$55,659,413</u>		<u>\$1,113,188</u>	<u>\$13,186,899</u>

OR

Single-Family Detached and Townhouse Option B

Unit Type	Zoning	No.	Avg. Unit Size (sf)	2008 Avg. Price/ Sq. Foot	2008 Avg. Price per Unit [D x E]	2008 Total Value of all Units [C x F]	% of Unit Price Attributable to Land	2008 Estimated Land Value [G x H]	Total Value of all Units at Year of Sale (G x 2%/yr x yrs since 2008)	Real Estate Taxes as a % of Unit Value	Est. Annl. Real Estate Taxes at Completion [J x K]	NPV of Estimated TIF Increment
Total Units		75										
Single Family Detached	R-3	13	4,000	\$375	\$1,500,000	\$19,500,000	20%	\$3,900,000	\$20,287,800	2.0%	\$405,756	
Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Townhouse Units	R-4	55	2,200	\$275	\$605,000	\$33,275,000	15%	\$4,991,250	\$36,017,930	2.0%	\$720,359	
Affordable SFD Units	R-3	1	2,200	\$159	\$350,000	\$350,000	20%	\$70,000	\$364,140	2.0%	\$7,283	
Affordable Condominiums		0			\$0	\$0	15%	\$0	\$0	2.0%	\$0	
Affordable Two-Family Units		0			\$0	\$0	20%	\$0	\$0	2.0%	\$0	
Affordable Townhouse Units	R-4	6	2,000	\$163	\$325,000	\$1,950,000	15%	\$292,500	<u>\$2,110,743</u>	2.0%	\$42,215	
						TOTALS		<u>\$9,253,750</u>	<u>\$58,780,613</u>		<u>\$1,175,612</u>	<u>\$14,015,427</u>

% of Price Attributable to Land based on industry benchmarks and discussions with Realtors and developers.

Assumes that 10% of units will be affordable to households earning less than 120% of Area Median Income.

Timing for Option 4b: Development of R-3 section starts early 2009 and is finished early 2010. New development on the demolished Civic Center building site starts in late 2011 and is completed early 2014.

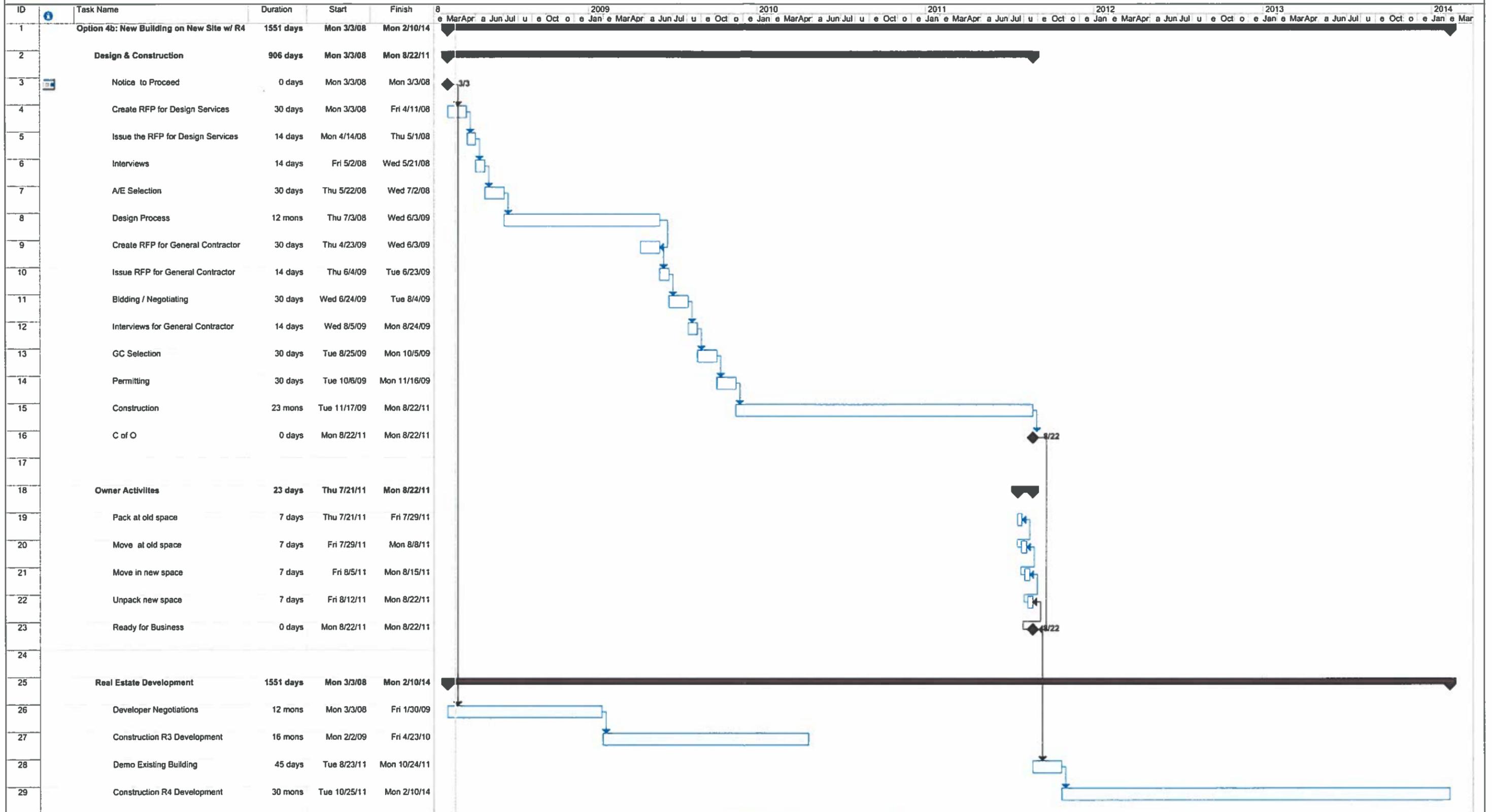
Net change with sensitivity

\$828,527

Unit Mix Assumptions	Two-Family	SFD	Taxes on vacant land before development
Total	81	75	Assessed value of vacant land/acre*
Single Family Detached		14	x Vacant land area (acres)
Condominiums			Assessed value of vacant land
Two-Family	20		x Cook County multiplier
Townhouse	61	61	Equalized assessed value
			x City tax rate
			Taxes paid on vacant land

* Per Cook County Assessor

ESTIMATED PROJECT SCHEDULE OPTION 4b: NEW BUILDING ON NEW SITE w/ R3 & R4 DEVELOPMENT



Project: Option 4a Date: Tue 3/18/08

Task Progress
 Task Split
 Summary
 Project Summary
 External Tasks
 External Milestone
 Deadline

OPTION 4b | New Building on New Site w/ R3 & R4 Zoning Development on Ridge Site**SUMMARY**

The estimated project cost for Option 4b is \$89.8 million. This estimate includes building costs, site development, temporary relocation (leasing space, tenant build-out, etc.), furniture, fixtures, and equipment, professional fees, and administration costs (risk insurance, attorney fees, etc.).

The estimated development revenue for Option 4b ranges from \$22.4 million for two family and townhome development to \$23.8 million for single family and townhome development. The estimated land value of the proposed development is between \$8.6 million and \$9.2 million. The parcel of land located on the southwest corner of the Ridge site would be zoned for single family or two family dwellings (R3). The cleared land acquired from the east portion of the Ridge site will be zoned for townhomes (R4). The estimated Net Present Value (NPV) of TIF property tax increment ranges from \$13.7 million to \$14.6 million.

The net cost for Option 4b ranges from \$65.9 million to \$67.3 million. This amount is determined by subtracting the Development Revenue from the Project Cost.

All estimates reflect 2008 market conditions and prices.

Advantages

- Space program requirements as outlined in SOM report will be met.
- New parking structure will accommodate minimum number of parking spaces required by code.
- No temporary relocation costs.
- Highest return on project development.
- Lowest net cost for the city.
- 18 months construction period.
- Building will perform at a higher efficiency and will have lower energy costs than the renovated building (Option 1 & 2).
- Puts 5.4 acres on the Tax Rolls.

Disadvantages

- Land acquisition costs unknown.
- Second highest in Project Costs.
- Civic Center building is removed from Historic Registry.

OPTION 5 | Renovation of Existing Building w/o Property Development

DESCRIPTION

Option 5 is the same as Option 1, however, the city will continue to occupy and conduct business in the building during construction. The project will take place in 3 phases.

Site Development

Ingraham Park will remain intact. The Avenue of the Righteous and existing surface parking will remain. There will be no property development on the Ridge site.

Assumptions

- Building to remain on Historic Registry.
- Boiler house to be demolished after new mechanical plant constructed.
- The project will be executed in 3 phases, during each phase, select departments will be relocated to swing space within the existing Civic Center.
- Each phase is estimated to last 12 months (total 36 months).
- Each phase has a 20% increase in cost from prior year for escalation and phasing premium.
- Parking remains at 215 spaces during construction.
- No moving costs will be incurred, however, costs and time lost for relocating infrastructure and departments during construction have not been included in cost estimate.
- The square footage recommended in the Space Summary Report, 2007, cannot be met under the current building configuration with fixed interior walls. However if the city chooses to rehabilitate the building, the program can be adequately satisfied by reconfiguring workspace and eliminating unnecessary interior walls and circulation. The 2007 Space Summary Report identifies 8,160 sf of conference space desired. Option 5 can achieve 5,887 sf of conference space, which is 38% less than the desired conference space.
- Existing building footprint, façade, and windows to remain.
- Existing elevators will be replaced with a new elevator tower (Phase 1) located at core of building to create a more efficient layout.
- Update all new systems and spaces to current code and ADA standards.
- The entire roof will be replaced with a new slate roof.
- Project to be LEED Silver certification.
- Construction period to be 36 months.
- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. (suggested 5.0% per year)

Exclusions

- Cost of City Employees to move to and from temporary swing space
- Cost of City IT department to move PC's and telephones for employees

OPTION 5 | Renovation of Existing Building w/o Property Development

- Cost of Temporary Signage for Public wayfinding
- Cost of City Employees loss of productivity and inconvenience
- Cost of Constituents loss of productivity and inconvenience
- Parking to be increased, as a final phase after all construction, to 300 stalls costs are excluded
- Cost of temporary parking lot for Construction
- Does not achieve the desired amount of conference space - short 38% from program
- Cost to City for any off site storage facilities

ESTIMATED PROJECT BUDGET

A. Construction Costs		\$34,051,600
	Office	\$32,359,600 see 3-Phase breakdown
	Elevator Tower	\$1,692,000
	Garage/Parking	NA
B. Site Work		\$2,019,000
C.	Total Construction Costs (T + Site Work)	\$36,070,600
D. Site Acquisition		NA
E. Temp. Relocation/ Move Costs		\$0
F. FF&E	(15% of A)	\$5,107,740
G. Professional fees/ Soft Costs	(25% of C)	\$9,017,650
H. Admin. Costs*	(1% of C)	\$360,706
J. Subtotal (D+E+F+G+H)		\$14,486,096
K.	Total Budget Required (C+J)	\$50,556,696

* Includes costs such as builder's risk insurance, attorney fees, etc.

OPTION 5 Renovation of Existing Building w/o Property Development

3 Phase Cost Breakdown

L. Office Cost (from Option 1)		\$26,670,000
M. Elevator Tower (from Option 1)		\$1,692,000
N. Phase 1	(L/3 + M)	\$10,582,000
P. Phase 2	(L/3 * 120%)	\$10,668,000
Q. Phase 3	(P * 120%)	\$12,801,600
R.	Total	<u>\$34,051,600</u>
S. Total Office Costs	(1/3 L+P+Q)	\$32,359,600

- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. Suggested 5% per year.

COST ESTIMATE ASSUMPTIONS & QUALIFICATIONS

Same as Option 1, except omit new parking garage related items.

COST ESTIMATE SUMMARY

Same as Option 1, except omit parking garage estimate. Refer to previous page for 3 Phase cost breakdown.

OPTION 5 | Renovation of Existing Building w/o Property Development**SUMMARY**

The estimated project cost for Option 5 is \$47.8 million. This estimate includes building costs, site development, furniture, fixtures, and equipment, professional fees, and administration costs (builder's risk insurance, attorney fees, etc.).

There will not be any property development on the Ridge site and therefore, the city will not be generating any new revenue to offset the costs of Option 5.

Even though Option 5 incurs minimum costs, there is a price to be paid in terms of reorganization costs, inconvenience, and disruption for 36 months of construction incurred by the citizens and city employees. Such inconveniences may include dust, noise, infrastructure reorganization costs, planning/management for each phase, signage for wayfinding updated for each phase, allowance for reduced work inefficiencies, and disruption for Ridge site adjacent neighbors.

All estimates reflect 2008 market conditions and prices.

ADVANTAGES

- Minimum construction costs.
- No land acquisition costs.
- No relocation or moving costs incurred.
- Civic Center remains on site.

DISADVANTAGES

- Longest construction period.
- Citizens and employees will be inconvenienced by all of the associated side affects that pertain to a construction site such as noise, dust, disruptions, delays, and unexpected occurrences.
- Civic Center building does not meet space program requirements as stated in the SOM report.
- Does not provide for any parking space increase.
- Building will not perform as efficiently and energy costs will be higher than that of a new building (Option 4a & 4b).
- Disruption to the Public on where to go to conduct business with the City.
- No new property is put on the Tax Rolls.



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OPTION 6 Renovation of Existing Building w/ no Property Development

DESCRIPTION

Option 6 is the same as Option 4b, however, parking will be provided by an already existing parking lots/structure nearby.

Site Development

Ingraham Park will remain intact. The Avenue of the Righteous will be relocated in Ingraham Park. Property development will be the same as in Option 4b.

Assumptions

- Same as Option 4b, except for parking related items.
- Parking will be provided by utilizing already existing parking lots/structure nearby.
- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. (suggested 5.0% per year)

ESTIMATED PROJECT BUDGET

A. Construction Costs		\$28,931,000
	Office	\$42,516,000
	Elevator Tower	included above
	Garage/Parking**	-\$13,585,000
B. Site Work		\$2,505,000
C.	Total Construction Costs (A+B)	\$31,436,000
D. Site Acquisition †		\$7,500,000
E. Temp. Relocation/ Move Costs (appendix)		\$225,000
F. FF&E	(15% of A)	\$4,339,650
G. Professional Fees/ Soft Costs	(20% of C)	\$6,287,200
H. Admin. Costs*	(1% of C)	\$314,360
J. Subtotal (D+E+F+G+H)		\$18,666,210
K.	Total Budget Required (C+J)	\$50,102,210

* includes costs such as builder's risk insurance, attorney fees, etc.

† Estimated at \$100/sf of land area with downtown location. Land costs are less if located outside downtown.

**estimated \$33,500 per stall for 405 parking spaces

OPTION 6 | Renovation of Existing Building w/ no Property Development

ESTIMATED REVENUE

	Two Family & Townhouse Option	Single Family & Townhouse Option
L. Land Sale Revenue	\$8,653,750	\$9,253,750
M. NPV of TIF Property Tax Increment	\$13,186,899	\$14,015,427
N. Total Revenue(L+M)	<u>\$21,840,649</u>	<u>\$23,269,177</u>
P. Net Cost (K-N)	<u>\$28,261,561</u>	<u>\$26,833,033</u>

- Estimate reflects current 2008 market conditions and prices.
- Escalation factor should be added to actual construction start date. Suggested 5% per year.

COST ESTIMATE ASSUMPTIONS & QUALIFICATIONS

Same as Option 4b, except omit new parking garage related items.

COST ESTIMATE SUMMARY

Same as Option 4b, except omit new parking garage estimate.

PROJECT SCHEDULE

Same as Option 4b.

OPTION 6 Renovation of Existing Building w/ no Property Development

SUMMARY The estimated project cost for Option 6 is \$50.1 million. This estimate includes building costs, site development, furniture, fixtures, and equipment, professional fees, and administration costs (builder's risk insurance, attorney fees, etc.).

The estimated development revenue for Option 6 will be the same as Option 4b. The estimated Net Present Value (NPV) of TIF property tax increment ranges from \$13.7 million to \$14.6 million.

Option 6 has the best rating of all the Options because it has the lowest net cost for the city and the highest revenue gained from property development. If the city's highest priority is for an option to have the greatest economic benefit, then the numbers support this option. In order for this option to be viable and for the city to move forward, a site would need to be specified. In addition, if the city were to use existing city property for the new Civic Center, the land acquisition cost would be subtracted from the total project budget and the resulting net cost would be lower.

It should be noted that this option assumes an already existing parking lot/structure within walking distance to the new building and will provide for the parking requirements of the new Civic Center.

All estimates reflect 2008 market conditions and prices.

ADVANTAGES

- Minimum costs.
- No temporary relocation costs.
- Provides maximum property development and therefore generates highest return in property taxes.
- 18 month construction period.
- New building can perform at high efficiency.
- Reduces environmental footprint by not building a new parking structure, but uses already existing parking lots.

DISADVANTAGES

- Requires the city to acquire land and associated land costs for new site.

