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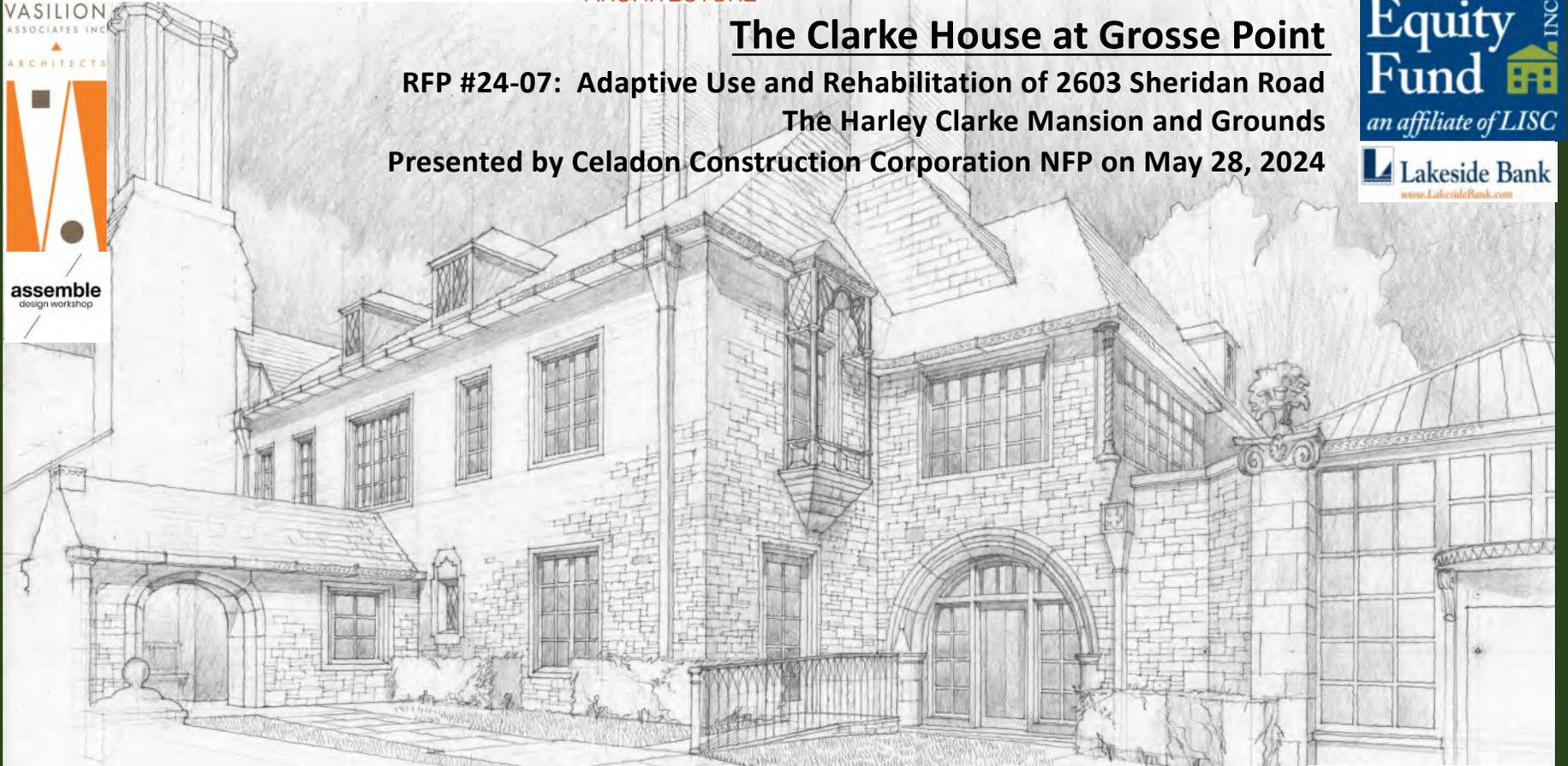
assemble
design workshop

The Clarke House at Grosse Pointe

**RFP #24-07: Adaptive Use and Rehabilitation of 2603 Sheridan Road
The Harley Clarke Mansion and Grounds
Presented by Celadon Construction Corporation NFP on May 28, 2024**

**National
Equity
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Jens Jensen
GARDENS IN EVANSTON

WALDEN



RAMSEY HISTORIC CONSULTANTS, INC.



Celadon

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Advisors
Robert E. Grese
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Virginia Beatty

MAY 27, 2024

Dear City of Evanston,

I am writing to introduce and champion our exclusive partnership with Celadon in their response to the RFP for the Adaptive Use and Rehabilitation of The Harley Clarke Mansion and Grounds. As you'll learn, they have the expertise, vision, and financing to do this and to do it right. I am honored to propose with Scott Henry and his team and excited to have such a supportive and thoughtful partner as we at JJGE continue our work to build and maintain a landscape complementing the quality and beautify of the restored Harley Clarke house.

For the past 6 years, Jens Jensen Gardens in Evanston (JJGE) has been on the grounds of the Harley Clarke Mansion / Lighthouse Landing property. We have actively stepped into the role of Stewards for this highly significant natural space. And as with this year's extension of the Statement of Significance to include the adjacent Werling Dune, we have been tireless advocates for the preservation of this unique Evanston treasure. Through all of this time and work, our aim has remained to chart a sustainable, long-term path for this historical and natural treasure. While many plans have come and gone, we have remained on, and in, the ground.

A few months back, when I read a letter from Cade Sterling to City Council that said that many of the parties interested in leasing the mansion referenced JJGE as a potential collaborator, I had the feeling of "oh no here we go again." And soon after the RFEI was issued I received a call from Scott Henry. He left a message. After about a week I called him back. He was very complimentary and said he loved what we were doing. I'd heard that before...

Jens Jensen Gardens in Evanston, Inc. – a 501 (c) (3) organization
1607 Dobson Street, Evanston IL 60202 847.274.7842 contact@jensjensengardensinevanston.org
www.jensjensengardensinevanston.org

What I couldn't fully express to Scott at that time was what a long and circuitous route to get to this point. Fits and starts. Years of negotiations resulting in disappointment. Yet since 2018 the work has never stopped. We removed trash and invasive plants and trees. We planted hundreds of native plants shrubs and trees. We weeded and pruned. Never sure if we wouldn't be kicked out. Always with some restrictions. But thanks to some city staff from Facilities and Greenways, volunteers, and donors, we have little by little improved the landscape. Without agency or control we persisted. When I learned that in the latest phase, the landscape from Sheridan Road to the Beach was included with the mansion as one package, I felt sick and sad. I was ready to pack up my tools.

When I first saw the Celadon RFEI response, in fact, I was discouraged. The large glass structure proposed for the back lawn would have obscured key elements of the Jens Jensen landscape, and I told Scott so. His response was that I was very important to the success of the project. At the time, I didn't believe he believed that.

Then he began to discuss the details of the development plan and ask for my input about how to have minimal impact on the neighborhood, and about how to benefit Evanston's Black community. As we talked about these matters, I realized that I was not the only one he was seeking information from. I realized he truly did care about the things I cared about: saving Harley, reviving the Jensen landscape, and doing it in a way that he, I, and the community will be proud of.

Regarding the glass structure, Scott listened, and said, "We will make it smaller." We met on the back lawn to talk about it, and I showed him why that didn't work. He said, "We will make even smaller." I started to feel he was listening. After another week and learning the impact the addition would have on the 250-year-old oak trees, Scott called me

to say they had listened to me and the addition the rear of the building was out. Then he said, "What else can we do?" Never shy, I had an answer: "No cars parked on the landscape." He said "OK."

Now that I am part of the Celadon team and have met the other team members, I am so impressed by their sincere love and respect for historic buildings and grounds. I believe Scott and Celadon are as dedicated to refurbishing the Jensen landscape as I am. Celadon and JJGE are a perfect fit. Celadon has agreed to sub-lease the coach house and grounds to JJGE and fund the restoration of both. JJGE will have agency, control and relationship that will be good for the community,

Working together, JJGE and Celadon can preserve this unique treasure and sustain our work to restore Jensen's distinctive vision for the garden as a series of intentional outdoor "rooms" that frame views and organize visitors' encounter with nature.

With gratitude for this opportunity,

Charles Smith
Founder and Executive Director
Jens Jensen Gardens in Evanston

1.0 Introduction

Celadon Construction Corporation NFP, the Respondent, is an affordable housing developer with a strong track record for successfully raising capital for and completing complicated historic adaptive re-use projects. Many times in the past, the Respondent has been the last group standing in the way of the wrecking ball, having saved many beloved historic buildings that could not be redeveloped by a long list of others. Harley Clarke is no exception. Landmarks Illinois reached out in August 2023 urging the Respondent to pursue the RFEI that appeared to be the property's last chance. The Respondent rose to the call and is now excited to present to the City of Evanston a highly viable and feasible redevelopment plan that offers the following unique opportunities:

- The Respondent formed a strategic partnership and executed MOUs with Jens Jensen Gardens of Evanston and CW Market & Ice Cream Parlor to help ensure the gardens are maintained and expanded as well as bring job opportunities and unique retail and food amenities for visitors coming to the mansion, beach and public spaces.
- The project consists of wedding and other venue space, hotel, restaurant and retail space, public access community meetings and activities throughout the week and managed by Walden, a professional venue operator, as well as an investment to restore and maintain the grounds in perpetuity, representing a \$29 million investment in Evanston that will create 80 temporary construction jobs, 35 permanent jobs, and will provide job training / shadowing opportunities for Evanston's pre and post college residents.
- The Respondent received letters of support from Jens Jensen Gardens of Evanston, The Trade Collective, Evanston Township High School, The Evanston Latinos, Evanston Made, and the Outdoor Yoga Collective.
- Anthony Rubano from the State Historic Preservation Office ("SHPO"), at the Respondent's request, traveled from Springfield, IL to visit Harley Clarke and review the Respondent's proposed plans. Additionally, with the City of Evanston's permission, the Respondent submitted a Historic Part 1 application and already received approval, confirming the property's eligibility for historic tax credits, a critical component of the Respondent's capital stack.

2.0 Scope of Services

Please refer to file attachment titled:

“RFP-24-07_Celadon_2_B_Scope of Services.pdf”

SCOPE SERVICES SUMMARY

RFP Requirement	Respondent’s Proposal
<p>Invest in a substantial rehabilitation of the property including the mansion, coach house and its surrounding grounds.</p>	<p>Substantial Rehabilitation is a defined term by the National Park Service and the Property meets the definition for two reasons. First, per the Part 1 application that was submitted by Respondent and already approved by SHPO, the property “contributes to the significance of the National Register district.” Secondly, the project meets the substantial rehabilitation test because the anticipated \$18.9 million cost of rehabilitation exceeds the pre-rehabilitation cost of the property. According to the last appraisal completed, the property’s value is approximately \$2 million which is far lower than the Respondent’s proposed renovation budget.</p>
<p>Render the building(s) compliant with all building and fire codes (including ADA).</p>	<p>The plans and specifications will be prepared by licensed architects and subject to permit review by the City of Evanston’s building department. A total of four elevators will be installed, three in the mansion and one in the coach house. Public bathrooms will be ADA compliant, and a combination of wheel chair accessible ramps and the raising of certain floors to resolve significant elevation differences will allow the mansion and coach house to be accessible to everyone.</p>
<p>Consider the inherent sustainability of adaptive use and historic preservation while proposing building improvements which meet local preservation standards, the federal standards for rehabilitation of historic properties and advance the City’s Climate Action and Resilience Plan.</p>	<p>The property will meet Enterprise Green Community standards and will include the modernization of HVAC equipment, including the use of geothermal. Construction materials will be locally sourced to minimize carbon footprint impacts from long distance shipping. The venue operator utilizes in-house food production, so there is less transportation involved and less pollution with less than a cubic yard of landfill bound trash per week. No single use plastics will be used and the operator will prioritize recycling and composting. Lastly, two new vans/shuttles and one new pickup truck will be acquired, all of which will be electric powered.</p>

SCOPE SERVICES SUMMARY

<p>Demonstrate adequate experience, capacity and financial viability for both initial rehabilitation and ongoing operational, maintenance, and programmatic expenses, as well as familiarity and experience working with historic preservation tax credits.</p>	<p>The Respondent is an award-winning developer of historic buildings and was asked by Landmarks Illinois, a historic building advocacy group, to respond to this RFP to help save the Harley Clarke mansion. The Respondent, because of its strong rapport with the State Historic Preservation Office, has already visited the Harley Clarke property and development team (at the Respondent's request) and has already approved the Respondent's submitted historic Part 1 application for the project.</p>
<p>Identify alternatives to relying on the site's existing 55 public hourly parking spaces.</p>	<p>There will be no reliance on the existing 55 public parking spaces. As noted on the proposed site plan within Section 5B of this RFP response, the Respondent proposes to add ten new parallel parking spots dedicated solely for the use of hotel guests. All other parking will be offsite within nearby parking structures. Respondent will operate two electric powered shuttles to bring guests to and from the parking structures.</p>
<p>Maintain meaningful public access to the property's Jens Jensen design gardens and landscape features, Lighthouse Beach and west lawn.</p>	<p>A combination of a strategic partnership codified by an MOU between the Respondent and the Jens Jensen Gardens in Evanston, a significant investment in the gardens by Respondent, and a commitment by Respondent through binding agreements will ensure public access and the maintenance and growth of the gardens in perpetuity.</p>
<p>Strictly private use of the buildings will not be considered.</p>	<p>As noted within Section 5A of this RFP response, the public use of the Respondent's redevelopment plans is the most exciting aspect of the project. The revenue producing activities needed to justify the \$29 million investment in the property will not require that the mansion be operated for private events for more than a few days per week. That means most of the ground floor and grounds will be available for other public activities for the balance of the week when events are not being held.</p>

3.0 Insurance

Please refer to file attachment titled:

“RFP-24-07_Celadon_3_Insurance.pdf”

Notes:

1. The attached Acord assumes a selection of the Respondent in July 2024. Therefore, coverage is noted to be effective as of 7/1/24.
2. The RFP does not indicate requirements for Builders’ Risk or Property Insurance, however Respondent will purchase appropriate Property coverage, including provisions for coverage of soft costs, once the property is conveyed to Respondent.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER R.J. Galla Co., Inc. P.O. Box 347 42 N. Lake St. Grayslake IL 60030	CONTACT NAME: David G. Galla PHONE (A/C. No. Ext): 8472236504 E-MAIL ADDRESS: dgg@rjgallacompany.com	FAX (A/C. No): 847-223-8685
	INSURER(S) AFFORDING COVERAGE	
License#: PC-913063 CELACON-01	INSURER A: West Bend Mutual Insurance Co.	NAIC # 15350
INSURED Celadon Construction Corp NFP 4707 S. Marshfield Ave. Chicago IL 60609	INSURER B: Hiscox Insurance Co.	NAIC # 10200
	INSURER C: Assigned Risk Plan / Travelers	NAIC # 25658
	INSURER D: Nautilus Insurance Co.	NAIC # 17370
	INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1109256748

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI/PD Deductible: \$500 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		T.B.A.	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ 0			T.B.A.	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	T.B.A.	7/1/2024	7/1/2025	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A B	D&O Professional Liability			B349183 01 T.B.A.	5/1/2024 7/1/2024	5/1/2025 7/1/2025	Aggregate 2,000,000 Aggregate 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Harley Clarke Mansion - 2603 Sheridan Road Evanston, IL. The City of Evanston is included as additional insured with respect to commercial general liability. Policies shall not be canceled, non-renewed or materially changed without (30) days prior written notice to the City of Evanston.

Scott Henry excluded under workers compensation.

CERTIFICATE HOLDER**CANCELLATION**

City of Evanston
2100 Ridge Avenue
Evanston IL 60201

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

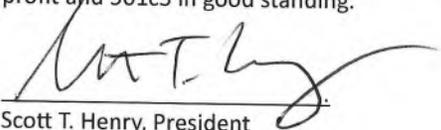
AUTHORIZED REPRESENTATIVE

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4.0 Submittal Requirements

A. Cover Letter

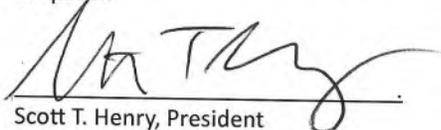
Respondent and submitting firm: Celadon Construction Corporation NFP, an Illinois not-for-profit and 501c3 in good standing.

Authorized Signatory of Respondent: 
Scott T. Henry, President

Address of Respondent: 1305 Sheridan Road
Wilmette, IL. 60091

Phone number of Respondent: 312-343-3285

Authorized and Binding Official Authorized to Answer Questions Regarding the Organization's Proposal:


Scott T. Henry, President

Additional Acknowledgements:

- The Price/Cost Form on page 21 of the RFP is blank.
- Respondent's acknowledges Bid/Document Specifications dated February 16, 2024, Addendum dated April 17, 2024 and Addendum dated May 1, 2024.

4.0 Submittal Requirements

B. Qualifications and Experience of Firm and/or Team

Please refer to file attachment titled:

“RFP-24-07_Celadon_4_B_Qualifications and Experience.pdf”

B. Qualifications and Experience of Firm and/or Team

<p>Property: Maywood Supportive Living</p>	<p>Location: 316 Randolph. Maywood, IL</p>
	
<p>1. Role / Member of Respondent: Developer / Celadon 2. Role/ Member of Respondent: Historian / Ramsey Original Construction: 1930, Baptist Nursing Home New Use: 100 units of Affordable Assisted Living Recipient of Richard Driehaus Award Redevelopment Dates: June 2021 - July 2022 Total Development Costs: \$60 million Total size: 110,000 square feet</p>	<p>Reference Contact: Mayor Nathaniel Booker nbooker@maywood-il.org 708-250-4138</p>

<p>Property: West Pullman Elementary School</p>	<p>Location: 11941 S. Parnell. Chicago, IL</p>
	
<p>1.Role / Member of Respondent: Developer / Celadon 2. Role/Member of Respondent: Masonry Assessment Consultant / Revive Architecture 3. Role/ Member of Respondent: Historic Consultant / Ramsey Original Construction: 1897, Chicago Public School New Use: 60 units of Affordable Senior Housing Recipient of Richard Driehaus Award Redevelopment Dates: Aug 2018 - September 2019 Total Development Costs: \$25 million Total size: 130,000 square feet</p>	<p>Reference Contact: Alderman Ronnie Mosley, 21st Ward Ward21@cityofchicago.org 773-881-9300</p>

B. Qualifications and Experience of Firm and/or Team

Property: New City Supportive Living	Location: 4707 S. Marshfield. Chicago, IL
	
<p>1. Role / Member of Respondent: Developer / Celadon Original Construction: 1915 New Use: Affordable Assisted Living Redevelopment Dates: Sept 2014 - Sept 2015 Total Development Costs: \$60 million Total size: 100,000 square feet</p>	<p>Reference Contact: Alderdwoman Jeanette Tayler, 20th Ward Jeanette.Taylor@cityofchicago.org 773-966-5336</p>

Property:	Location:
	
<p>1. Role/Member of Respondent: Developer / Celadon 2. Role Member of Respondent: Architect/ Assemble Design New Use: 50 units of Affordable Housing Redevelopment Dates: November 2021-May 2023 Total Development Costs: \$24 million Total size: 66,600 square feet</p>	<p>Reference Contact: Alderdwoman Rossana Rodriguez, 33rd Ward Rossana@33rdward.org 773-840-7880</p>

B. Qualifications and Experience of Firm and/or Team

Property: Catherine White Residence	Location: 1313 Ridge Ave (at Dempster), Evanston
	
<p>Role/Member of Respondent: Architect/ Vasilion Assoc. Original Construction: 1897 Double Home Original Architect: Myron Hunt New Use: Single Family Residence Redevelopment Dates: 2007 - 2008 Total Development Costs: \$4.5 million +/- Total size: 21,000 square feet</p>	<p>Reference Contact: Mr. Rick Angell rick@angell.tv 312-953-9883</p>

Property: The Givins Castle/Beverly Unitarian Church	Location: 10244 South Longwood Drive, Chicago, IL.
	
<p>Role/Member of Respondent: Masonry Assessment Consultant / Revive Architecture Original Construction: 1887, Private Residence Current Use: Unitarian Church Redevelopment Dates: May 2020 – Oct 2020 Total Development Costs: \$668,000 Total size: 6,500 square feet</p>	<p>Reference Contact: Mr. Ken Small ksmall.0923@gmail.com 949-394-9920</p>

B. Qualifications and Experience of Firm and/or Team

<p>Property: Cook County Hospital</p>	<p>Location: 1835 W. Harrison Street, Chicago, IL</p>
	
<p>Role/ Member of Respondent: Historic Consultant / Ramsey Original Construction: 1913, Public hospital New Use: Hotel and offices Redevelopment Dates: 2018-2020 Total Development Costs: \$90 million Total size: 345,000 square feet</p>	<p>Reference Contact: Chris Horney – Murphy Real Estate Services chorney@murphyres.com 248-721-7927</p>
<p>Property: Albany Terrace + McCoy Gaines Apartments</p>	<p>Location: 3700 W. Congress Parkway & 3030 W. 21st Place in South Lawndale</p>
	
<p>Role / Member of Respondent: GC/Blackwood Group Original Construction: 1974, Senior Apartments New Use: Housing and offices Redevelopment Dates: July 2021 – Currently Active Total Development Costs: \$100 million Total size: 206,635 SF, 17-story (148 ft high) building, located on a 6-acre site.</p>	<p>Reference Contact: Afshan Barshan, SVP, Skender abarshan@skender.com</p>

B. Qualifications and Experience of Firm and/or Team

Property: Chelsea Market	Location: 75 9 th Avenue, New York, NY 10011
	
<p>Role / Member of Respondent: Architect/Assemble Original Construction: 1890 New Use: Retail Redevelopment Dates: 2014-2016 Total Development Costs: \$15.3 million Total size: 32,000 SqFt</p>	<p>Reference Contact: David Burns dburns@studios.com 347-837-0675</p>

4.0 Submittal Requirements

C. Proposal Management

Celadon Construction Corporation NFP is the Respondent for this RFP. Scott Henry, president, is assigned to negotiate and oversee all aspects of this proposal.

Celadon Construction Corporation is an Illinois Not-For-Profit and 501c3 and based in Wilmette, IL. Established in 2012, the Respondent is a developer, specializing in the adaptive re-use of large historic buildings utilizing federal and state historic tax credits and other incentives. The Respondent previously won two Richard Driehaus Awards for outstanding historic adaptive re-use projects, most recently for a project consisting of the conversion of a 1930s era hospital into an affordable assisted living facility for residents over the age of 65. Scott Henry is an architect and studied under Alfred Caldwell at the Illinois Institute of Technology, and is the president of Celadon Construction Corporation NFP. Prior to Celadon's establishment in 2012, Scott worked within JPMorgan's investment bank and managed the bank's investments for over 800 projects across the United States, many of which are very similar to the Harley Clark redevelopment project.

4.0 Submittal Requirements

D. Proposed Conveyance

The Respondent proposes to enter into a 99 year lease for the mansion, coach house and grounds for a lease rate of \$1 / year. The Respondent intends to execute a sublease with Jens Jensen Gardens in Evanston (“JJG”) for the grounds and coach house for \$1 / year. As part of the sublease, Respondent will provide \$3.2 million in funding for JJG’s use to expand work on the grounds and renovate the coach house. Further, Respondent will provide up to \$230,000 to JJG annually to support ongoing operations.

Respondent understands the cost of maintaining the mansion and grounds is a significant burden on the City. To help alleviate that, Respondent will agree to execute its lease with the City shortly after Respondent is awarded the RFP and before the June 2025 financial closing. If the Respondent is selected by the City, Respondent will immediately engage its consultants to complete Phase I and Phase II Environmental Reviews. Parallel to the Environmental Review, Respondent will engage in lease negotiations with the City. Once the Environmental Review is completed to Respondent’s satisfaction, Respondent will execute the lease, hopefully well before winter later in 2024.

A copy of the MOU between Respondent and JJG is provided via the file attachment titled:

“RFP-24-07_Celadon_4_D_Executed MOU Celadon-Jens Jensen Gardens.pdf”

May 24, 2024 5th
an

Memorandum of Understanding

This Memorandum of Understanding ("MOU") is entered into as of May X, 2024 between Celadon Construction Corporation NFP ("Celadon") and Jens Jensen Gardens in Evanston ("JJG").

RECITALS

WHEREAS Celadon is an Illinois Not-For Profit Corporation and 501c3 in good standing in the State of Illinois; and

WHEREAS JJG is an Illinois Not-For-Profit corporation in good standing with the State of Illinois; and

WHEREAS, JJG is currently based in Evanston, IL and its mission is to restore and maintain the Lighthouse Landing Jens Jensen garden and educate the public about Jensen's philosophy of using native plants; and

WHEREAS, Celadon is a developer that specializes with historic adaptive re-use redevelopment projects across the United States; and

WHEREAS, Celadon and JJG wish to enter into a strategic partnership to redevelop the Harley Clark Mansion and continue to restore and maintain the Lighthouse Landing Jens Jensen garden and promote education to the public about Jensen's philosophy of using native plants in Evanston, IL, with the intent to convert the mansion into a wedding and event venue (the "Project") and to further and support JJGE's mission in perpetuity (the "Gardens"); and

THEREFORE, it is agreed by the parties of this Memorandum of Understanding as follows:

- I. The above paragraphs are incorporated by reference into this Agreement.
- II. Development and Operations: Any and all phases of the Project as a result of this strategic partnership, including financing and construction, will be managed, and developed by Celadon.
 - a. Development fees, operational revenue, residual value, and tax benefits will be received by Celadon, its development partners, and investors.
 - b. JJG will be responsible for all aspects of the Gardens.
 - c. There will be no financial exposure or risk to JJGE, including development costs, ongoing operating costs, lending guarantees, etc., for the Project.
 - d. Celadon will bare all cost for the renovation of the coach house and green house, and the construction of a geothermal system.
 - e. JJG will have final approval of landscape architect, building architect and construction contractor for coach house and landscape.
- III. Outreach Activities: JJGE will assist Celadon with outreach activities in the community during the development activities for the Project.
 - a. Project advocacy to elected officials and other governmental agencies.
 - b. Outreach to the community, including nearby residents, business owners, and other community advocacy groups.

- c. Attend any necessary public meetings and support Celadon's efforts to obtain any necessary approvals to construct any aspect of the Project.
- d. Assist with generating excitement and raising awareness of the Project for those within and outside the JIG and Evanston community.

IV. Strategic Partnership: JIG and Celadon will meet weekly, or as needed, throughout term of the Project.

V. Ownership: A separate single purpose ownership entity will be formed to act as the general partner (or managing member) to the limited partnership (or limited liability company) for the Projects.

- a. The managing member or general partner for the ownership entity will be owned by Celadon.
- b. Celadon and JIG will enter into a 40-year lease agreement for exclusive use the gardens and green space associated with the mansion, coach house, garage, and green house. The lease will be triple net with a base rate of \$1 per year.
- c. Upon financial closing, estimated to be June 2025, Celadon will provide JIG funding for the Gardens in the amount of \$1,700,000 and 1.500,00 for renovation of the coach house and green house. Funding will be disbursed through draw process administered by a mutually acceptable title company. Timing and structure of funding is subject to the consent of the investors.
- d. Celadon will provide to JIG \$230,000 per year for operating expenses.

VI. Guarantees: Celadon will provide guarantees required by equity investors or lenders. JIG will not be required to provide guarantees or other financial commitments.

VII. Predevelopment Costs: All predevelopment costs will be paid by Celadon. JIG will not be required to fund the property's pre-development costs.

VIII. This MOU is binding. JIG and Celadon will act in good faith to finalize project terms and parameters to execute a mutually acceptable Development execute and 40-year lease agreement prior to July 15, 2024.

SIGNATURE PAGE FOLLOWS

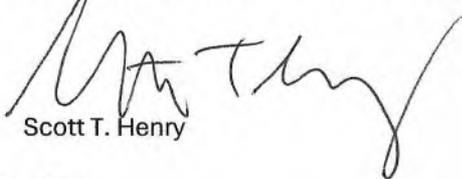
Agreed to by the parties as of the date written above.

Jens Jensen Gardens in Evanston

By: *Charles Smith 5/24/2024*

Its: *Chairman of the Board
Jens Jensen Gardens*

CELADON CONSTRUCTION CORPORATION NFP

By: 
Scott T. Henry

Its: President

5.0 Additional Submission Requirements

A. Proposed Adaptive Use and Rehabilitation Vision

For the Proposed Adaptive Use and Rehabilitation Vision, please refer to file attachments titled:

- “RFP-24-07_Celadon_5_A_Adaptive Re-Use Vision.pdf”

For the Summary of Operations and Management, please refer to file attachments titled:

- “RFP-24-07_Celadon_5_A_Operations and Management Summary.pdf”

For the Architect’s responses to Standards for Uniques Uses, please refer to file attachments titled:

- “RFP-24-07_Celadon_5_A_Standards for Unique Uses.pdf”

Regarding the project’s compliance to historic and preservation requirements:

For the Meeting Minutes from the 4-15-24 SHPO site visit, please refer to file attachments titled:

- “RFP-24-07_Celadon_5_A_Minutes from Visit by SHPO-Anthony Rubano.pdf”

To review the Historic Part 1 application submitted to SHPO, please refer to file attachments titled:

- “RFP-24-07_Celadon_5_A_Celadon Part 1 Submitted to SHPO.pdf”

To review SHPO’s approval of Respondent’s Part 1, please refer to file attachments titled:

- “RFP-24-07_Celadon_5_A_Celadon Part 1 Approved by SHPO.pdf”

PROPOSED ADAPTIVE USE AND REHABILITATION VISION

Vision Statement

On the North East corner of Evanston, under the lighthouse depicted on the City's seal, and adjacent to one of its signature Lake Michigan beaches and its hometown University, a historic property will be transformed into a vital platform for Evanston's future.

We envision three interwoven components, summarized here and described in more detail below:

Clarke House at Grosse Point — the historic “mansion” restored, preserved, and strengthened—will operate as a high-quality event center, hosting weddings, private events, and open-access community gatherings of all kinds. Clarke House will be a distinctive setting for celebration and connection. With café, restaurant, “speakeasy” and retail spaces open to the public, the building will also provide new and welcome amenities for neighbors and those visiting nearby Lighthouse Beach.

Jens Jensen Gardens in Evanston and the Werling Dune—the historically and naturally significant grounds surrounding the Clarke House—will continue their path toward full and sensitive restoration. And, true to Jens Jensen's vision, they will function as “outdoor rooms” whose plantings, stone work, and views are open to the public as well as to all who host and attend events at the Clarke House. These irreplaceable natural assets are at the heart of our vision for the property and our Proposal includes funding to sustain them over the long term.

The Lighthouse Center for Native Habitat—occupying the restored and updated Coach House—will be an educational center and rallying point for Stewards of native habitats across Evanston in parks, schoolyards, churchyards, and other spaces. Interwoven with and anchored by the Gardens, the Center will have an impact felt throughout the community's neighborhoods, schools and homes via its programs for youth and adults and via the work of the Stewards that it supports with seeds, tools, and other resources.

Designed and built a century ago for a single family, the repurposed Harley Clarke Mansion and Grounds will be a place where all of Evanston can come together to celebrate, to connect, to learn, and to take action. It will be a place of beauty and a place of collective impact—on employment, access, knowledge, climate change, and the restoration of nature.

Vision Statement for Clarke House at Grosse Point

The mansion building will be revitalized with an aim to maximize community benefit both in the process of its restoration and in the outcome. Not only will the project represent a \$29 million investment in the community, creating 80 temporary construction jobs and 30 permanent jobs, through the collaboration with The Trade Collective and Evanston Township High School, there will be numerous opportunities to train and provide job shadowing opportunities for pre and post college Evanstonians. These job training programs will provide opportunities for people to learn and obtain practical on the job training in the construction, culinary, hospitality, retail, management and landscaping industries. The building will be used as an event venue for a few days per week, but it will

also include retail and dining experiences open to the public. Other public and community event opportunities are virtually limitless and the Respondent is welcoming to all known and yet to be known compatible community groups and activities, and will also include partnerships with the Park District, Evanston Made, Evanston Latinos through the use of the onsite commercial Kitchen, yoga programs through the Outdoor Yoga Collective, among others.

Ground Floor: There will be an ice cream shop in the space (and porch) at the far northwest corner of the mansion - perfectly situated to serve visitors to Lighthouse Beach. At the southwest corner of the main house will be a high-end bourbon retail shop, accessed by a new entrance approached from the west. The largest function on the ground floor will be a wedding and events venue with an approximately 170-person capacity. Wedding ceremony, event space and support functions fit within the existing building envelope. If needed, additional banquet space is envisioned to be housed in a temporary tent fabric roof structure at the east side of the building. During non-event hours, the 1st floor spaces will be home to a restaurant, serviced by the commercial kitchen.

Basement: Speakeasy will be entered from the bourbon shop by way of a discreet stairway. Access will also be provided via the front lobby elevator.

The basement will also hold bathroom, storage, and mechanical elements along with a commercial kitchen which will serve the wedding / events venue as well as other functions. A recessed courtyard adjacent to the kitchen will allow direct access to and from the exterior and daylight to the work space.

Second Floor: will be devoted to seven of ten planned guest rooms and a common lounge space at the top of the grand front stair. This space and its address to the stairs is original to the building.

The third level will have three more guest rooms and an additional event / gathering space under the vaulted ceiling with its exposed heavy timber rafters.

The facility will be operated by [Walden Chicago](#), a highly experienced operator of two other venue spaces in Chicagoland. The Walden ownership team originated from Charlie Trotter's and Half Acre Beer, and has a combined 90 years of experience planning, catering and hosting events. Walden is committed to sustainable operations: With in-house food production onsite, there is less transport involved and less pollution/waste produced. Weekly, Walden produces less than a cubic yard of landfill bound trash. Walden uses no single use plastics and prioritizes recycling and composting.

Restored to a standard that meets and exceeds National Park Service ("NPS") and the State Historic Preservation Office ("SHPO") requirements, the building's ground floor will be revitalized with historically authentic finishes, leaving the layout largely intact.

Vision Statement for Jens Jensen Gardens and Werling Dune

Protecting heritage while advancing a passion for our native landscapes and ecology.

The grounds of this property, including the Jens Jensen Gardens and the Werling Dune, will create a unique experience that will teach, enable, and support the use of native trees, shrubs, and plants to

help preserve and protect the natural world that sustains us. The Jensen Landscape will be reimagined to respond to the impact of climate change and misuse.

In 1928, Jens Jensen designed a landscape for Harley J. Clarke as a way to help his client escape the stress and pressure of his work. The stonework of Alfred Caldwell was a centerpiece of the design. The naturalistic waterfall and pond, the Council Ring, and the stone stairway provide a strong connection with the earth. The shade of mature oak trees and the large natural stones evoked a sense of calm. Over many years and changes, Caldwell's magnificent stonework was left in place, even as the general upkeep of the landscape suffered.

Going forward, we will continue the work JJGE began in 2018 to restore the stone features and create additional stone walls following Alfred Caldwell's work in style and materials and as much as possible plant the same plants and shrubs used by Jens Jensen. While the attached Werling Dune is a major departure from the Jensen plan, it does provide an opportunity to present a Great Lakes sand dune habitat containing many plant and animal species not otherwise available locally.

This is a vision for a landscape that features a native habitat, a refuge for birds and butterflies, and areas of public access. It will be a living example for how native plants might be used in residential landscapes. This Jensen landscape will combine "A new approach to conservation that starts in your yard" as espoused by Douglas W. Tallamy and the planting of native trees, shrubs and plants practiced by Jens Jensen.

Vision Statement for **Lighthouse Center for Native Habitat**

Strengthening capacity for natural stewardship in Evanstonians of all ages and backgrounds.

The Coach House and attached greenhouse at Lighthouse Park will become the Lighthouse Center for Native Habitat—dedicated to the propagation of natural landscapes and the natural knowledge required to maintain them. From this Center, JJGE will create, fund, staff, and administer programs that will encourage and support the inclusive proliferation and cultivation of natural habitats throughout our city — most notably a cadre of Native Habitat Stewards in a network of native habitat set-asides across Evanston.

The Coach House will provide a meeting space that supports collaboration among the native habitat stewards. The Center will be a place to host meetings and share knowledge and tangible resources — books, tools, equipment, seeds, plants, etc.

The First Floor will consist of a large open space for community gatherings and classes. This will facilitate the education of people — young and old — who wish to learn how to become stewards of native habitat at their home, workplace, church or school.

The Second Floor will be a tech-enabled office and small meeting space where JJGE, stewards, and other advocates for native habitat can store records and materials and hold meetings.

The Greenhouse will be restored as a four-season greenhouse and education space.

The Garage will have 2 bays for equipment and resources, and 1 bay for Lighthouse Park District. The cul-de-sac parking area will remain reserved for JJGE, City, and Lighthouse Park uses.

The process of refurbishing the Jens Jensen designed landscape of the Harley Clarke Mansion will be used to demonstrate how native plants, trees and shrubs can be used to create beautiful, sustainable residential landscapes that support birds, butterflies, moths, and bees. The combination of the coach house, grounds and dunes is an ideal learning laboratory.

The volunteers trained in the Center's Stewardship Development Program will help churches, schools, and other private institutions throughout Evanston to establish ecological landscapes on their properties with ongoing support from the Stewardship Development Program. The Center will leverage the resources of organizations and institutions to create and fund ecological landscapes on their grounds by helping some of their members become stewards, and by serving as a repository for shared tools, materials, and technical support as needed.

The resulting pollinator and bird-friendly native gardens will benefit the entire community. The habitats that result will complement, rather than compete with, public lands stewards for volunteers and funds.

For further details, see the full proposal for the Lighthouse Center, submitted by JJGE in response to the City of Evanston REOI earlier this year.

Vision Statement for **The Process**

Because this project is one of such significance for the Evanston community, our vision must encompass not only the outcome, but also the process. As noted in our Expression of Interest, we are committed to ensuring that a significant portion of the construction and operating jobs go to Evanston residents, and we have begun to engage local partners to ensure that this happens.

Overall, we have proceeded to date and are committed to continuing in the process with a deep commitment to inclusion, diversity, co-creation, and transparency. We are going far beyond "checking the box" in our inclusion of Diverse Business Entities and local community partners in our proposal. For example, in just the few months since the Expression of Interest phase of this process, we have altered our plan as we have engaged with JJGE so that our plan for the mansion no longer encroaches on the Gardens. And we have adapted our use of the Coach House to support the JJGE vision for the Lighthouse Center.

Re: Letter of Support for Harley Clarke Redevelopment

Dear Scott:

The Outdoor Yoga Collective, on behalf of Heaven Meets Earth located at 2746 Central Street in Evanston, offers outdoor yoga and other wellness programs that support and enhance well-being. For nearly 20 years, we have gathered on the grounds of the Harley Clarke mansion to lead programming for the community. The Jens Jensen gardens are significant to us. With the news and uncertainty of the future of the Harley Clarke property, we have been concerned that we might no longer be able to continue to utilize this amazing resource for our classes.

I appreciate you meeting with me to describe your redevelopment plans for the property. I am also thrilled to hear that Charles Smith is part of your team and he will continue to care for the grounds creating a beautiful place where the community may experience nature and history.

I am very happy to hear that, if the City of Evanston selects your team to redevelop the property, our yoga group will still have access to the grounds. I also appreciate your offer to open up the Harley Clarke mansion, once it is complete, to hold our classes inside during inclement weather.

I support your proposal and urge the City of Evanston to select your team. Thank you, and I look forward to collaborating with you. Feel free to reach out to me if needed.

Sincerely,
Lisa Faremouth Weber M.A. RYT500
Satinder Kaur
lisayoga@comcast.net; 312-933-3936

Heaven Meets Earth
2746 Central Street
Evanston, IL 60201
www.heavenmeetsearthyoga.com

Operations and Management Summary

Program Component	Days/Hours of Operation	Attendance Projections	Staffing	Parking, Loading, etc.	Public access management
Community Activities	4-5 days/week	Variable	Varies depending on size of event	Offsite Parking	Public Access
Wedding Venue	1-2 day / week 9a-11p	Up to 170 people/event	20-30 depending on venue size	Valet, Shuttle Service to off-site parking	Not open to the public during weddings
Hotel Rooms	7 days / week 24 hrs	20-30 people	5	Valet, Shuttle Service to off-site parking	By reservation
Full-Service Restaurant	7 days Breakfast, lunch and dinner	Up to 170 people	10	Valet, Shuttle Service to off-site parking	Public access
Cafe & Ice Cream Shop	6 days / week 8a -5p	Variable	3	Offsite Parking	Public access
Retail Space (High-end Spirits)	6 days / week 5p - 12m	Variable	2	Offsite Parking	Age restricted, public access
Speakeasy (Basement)	6 days / week 7p - 12m	40-60 people	5	Offsite Parking	Age restricted, public access
Event Spaces	1-2days / week 9a-11p	Up to 170 people	Varies depending on size of event	Valet, Shuttle Service to off-site parking	By reservation.

Re: **The Clarke House at Grosse Point**
2603 Sheridan Road

Standards for Planned Developments

1. *The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development Location.*

Adjoining property to the north is a public park, to the south is the lighthouse. This proposal is compatible with these non-private functions and would not impede them in any way. Across the street is a residential neighborhood. The Clarke mansion is set back from Sheridan Road by more than 200 feet. Activities within will not adversely affect the neighborhood. The appearance of the mansion itself will largely remain unchanged.

2. *The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.*

The proposed functions are contained within the existing building and grounds. Proposed temporary structure as illustrated is of a form compatible with the lighthouse tower and open surrounding parkland.

3. *The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.*

Vehicular site circulation as envisioned in this proposal will be the same as existing.

4. *The proposed development aligns with the current and future climate and sustainability goals of the City.*

Climate sustainability, at least with regards to buildings, begins with maintaining viable existing structures and preserving the embodied energy that they represent. Allowing the Clarke Mansion to remain as a functional part of the community is perhaps the most aligned facet of this proposal in this regard. Proposed building systems, envelope, and insulation, to the extent that they will be altered or new, will adhere to current standards of efficiency and performance. This will include the consideration of geo-thermal HVAC systems.

5. *Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested site development allowance(s).*

The Clarke mansion is a well known and well loved part of Evanston. Preserving the building and grounds and maintaining them for public use and enjoyment, along with the amenities proposed are benefits much enhanced from the current state of the property.

Standards for Special Uses

- A. *It is one of the special uses specifically listed in the zoning ordinance*

Proposed functions are compatible with public, community, cultural, and educational uses listed in the ordinance.

- B. *It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time*

This proposal maintains and preserves public access to gardens and outdoor space and preserves and expands opportunities for public use of the building. It is in keeping with and is in conformance with the zoning ordinance.

- C. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole*

There are a variety of uses and functions in the neighborhood. This proposal does not create an over-representation of any use type, nor does it introduce incompatible or competing uses. The uses proposed are intended to serve a wide range of community members and groups.

- D. It does not interfere with or diminish the value of property in the neighborhood*

Preserving the Clarke mansion will preclude other outcomes that could have a strong negative impact on the neighborhood experience and property values. Maintaining and conforming our design to the context of the building and grounds is a powerful determinant of our design solutions. The work of this proposal will not diminish property values.

- E. It can be adequately served by public facilities and services*

Occupancy levels and functions envisioned will not unduly weigh on public facilities and services.

- F. It does not cause undue traffic congestion*

Proposed functions are not expected to create or coincide with busier traffic hours. Weddings will be events of the most vehicle ingress and egress, mostly on weekends with much of the traffic managed by valet service.

- G. It preserves significant historical and architectural resources*

The Clarke mansion is a beautiful and unique landmark. This proposal not only avoids disturbing the building to great extent, but includes substantial innovation and rehabilitation. All proposed uses and modifications have been reviewed and approved by the Illinois State Historic Preservation Office (SHPO).

- H. It preserves significant natural and environmental features*

This proposal includes a substantial budget to support and vastly enhance the Jens Jensen Gardens group and their effort to preserve and restore the special landscape of this property.

- I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation*

Standards for Unique Uses

- A. Evidence of special and extraordinary need for the unique use which shall include evidence of unique characteristics of the subject property, proposed use, and/or the neighborhood surrounding the subject property.*
- B. Evidence that the unique use will be of some affirmative benefit, from a land use or economic standpoint, to the City and its residents*

A & B: Special and extraordinary need arises from the property's history of disuse, neglect, and unsuccessful attempts to revitalize it. The program is composed of functional elements that are capable of sustaining the building and grounds. A vibrant Clarke mansion and grounds can only benefit the neighborhood.

- C. Evidence that authorization of the use would not be appropriate through a zoning amendment*

- D. Evidence that the project is designed to be reasonably compatible with surrounding properties and neighborhood*

E. Evidence that the proposed use and the development are consistent with and implement the planning goals and objectives of the City, as contained in the adopted comprehensive general plan and other pertinent policy resolutions, particularly in terms of:

1. Land use intensity.
2. Housing goals.
3. Preservation goals and policies.
4. Population policies.
5. Traffic impact and parking.
6. Environmental goals and policies.

D & E: Please refer to complete proposal documents including plans, elevations, renderings, and written narrative of the proposed project

F. *Each unique use application shall address the planned development standards of [Section 6-3-6-9](#) of this Chapter, the public benefit standards of [Section 6-3-6-3](#) of this Chapter, and the standards for special uses of [Section 6-3-5-10](#) of this Chapter.*

See itemized responses to Standards for Planned Development, and Standards for Special Uses above.

Public Benefits Standards:

Compliance with Public Benefits Standards is described above and throughout the writing and drawings of this proposal.

G. *Applications for unique adaptive use within an existing building envelope shall be exempt from the off-street parking, loading, and maximum density requirements outlined within this Title*

H. *Existing building setbacks, height, and lot coverage for applications for unique adaptive use shall be permitted to remain and be considered legally non-conforming regardless of a change in use or intensity of use*



Scott Henry <shenry@celadonco.com>

Notes From Site Meeting, Monday 4-15-24

1 message

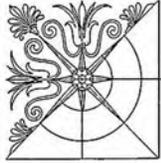
John Vasilion <vasilion@sbcglobal.net>
To: Scott Henry <shenry@celadonco.com>

Sat, Apr 20, 2024 at 9:15 AM

Notes from walk-through with team members, Anthony Rubano, Carlos Ruiz:

Temporary structure concept not challenged. Discussed removal of balustrade at roof of central octagon bay and removal of window well below the dining room bay (well opens into the room intended to be the speakeasy). No objections expressed. Relocation of plaster garland ornamentation at the conservatory to the living room is not deemed acceptable. AR allowed that the opening between the living room and conservatory could be made wider but should still be surrounded by the plaster garland with added sections of new plaster to match the existing. A loose sketch of this could be submitted for approval. Carlos Ruiz suggested in an aside that the heavy wall elements of the proposed banquet space that are on axis with the entrance hall and octagon bay could be altered to preserve open view corridor. Route of ramp and proposed lowering of the dining room floor is not acceptable. AR suggested that the handicapped ramp should begin closer to the banquet space. Scott Henry suggested that the ramp could wrap the inside of the octagon bay. AR and John Vasilion agreed but doubted that there would be enough room in the bay. Proposed conversion of existing east facing windows in the dining room to an open passage was deemed acceptable. Current library conversion into public facing retail space, by converting existing window into an entrance door, deemed acceptable. SH and AR agreed that converting one of the bookshelf bays into a discreet access to a route to stairs leading to the speakeasy could be workable and would be acceptable, even with the challenge of creating an opening through masonry supporting chimney above. In the conservatory, the two interior fountain features should be restored. Degree of mandate about this was unclear. Wood conservatory windows: AR felt that they were sound and should be restored. Suzi Reinhold in a side comment suggested that these windows were not suitable for restoration and that John Cramer might take up this position with AR later. Raising the floor level in the conservatory is acceptable. This would necessitate a pocket along the south wall into which the existing window sills would rest at their original height. (A handrail along the pocket would likely be needed.) The existing wall and floor height at the west wall of the conservatory must remain. Stairs or ramp leading from an interior landing (at existing near grade level) up to the raised floor level would be appropriate. At the east wall of the conservatory, the exterior door may be raised in concert with new landing and steps leading down to grade. On the second floor at space designated as Hotel Room 1, there is an existing bathroom with ornate purple tile work that must remain. At the space designated for housekeeping there is less significant tile work that AR encouraged, but did not require, its preservation. At the third floor, the layout, as drawn was deemed acceptable. AR suggested that we retain the square bay set into the west wall of the main space. JV said he would try, but that space might be critical for hotel room or other function. AR agreed that he would not want to preclude opportunity for hotel room. Roof window proposed for hotel room 10 was deemed acceptable. Placement of exit stairways and doorways throughout, including at the blind west-facing arch at ground level, did not elicit concerns. AR would like to see sketch of proposed design for enclosure and door at the arch.

Vasilion Associates, Inc. Architects
847-256-9999
www.johnvasilion.com



TRANSMITTAL MEMO

To: Anthony Rubano, Illinois SHPO
From: John Cramer
Date: May 21, 2024
Re: HPCA Part 1 – Harley Clarke House and Coach House – Evanston, IL

Anthony: Enclosed are Harley Clarke House and Coach House HPCA Part 1 materials for your review.

I am uploading the following materials to the IL SHPO Sharepoint link:

- Transmittal memo
- Part 1 Cover Form
- Part 1 Narrative
- Relevant pages from the Northeast Evanston Historic District (NR) nomination
- Part 1 Historic Images
- Part 1 Photo Key
- Part 1 Current Photos

I'm happy to talk over any questions / comments you may have as you begin your review. Feel free to email me or call on my cell phone -- 337.781.1180

Thanks, Anthony – JC

John Cramer, Ramsey Historic Consultants, Inc.



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

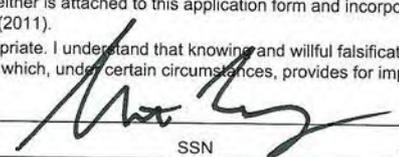
Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

	NPS Project Number
--	---------------------------

1. **Historic Property Name** Harley Clarke House + Coach House
Street 2603 Sheridan Road
City Evanston County Cook State IL Zip 60201
Name of Historic District or National Register property Northeast Evanston Historic District - Section 7, page 41
 National Register district certified state or local district potential district National Register property

2. **Nature of Request** (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district or National Register property.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name John Cramer Company Ramsey Historic Consultants, Inc.
Street 1105 W. Chicago Avenue, Suite 201 City Chicago State IL
Zip 60642 Telephone (337) 781-1180 Email Address john@ramseyhcinc.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Scott Henry Signature  Date 5/14/24
Applicant Entity Celadon Construction Corporation NFP SSN _____ or TIN 82-3809037
Street 1305 Sheridan Road City Wilmette State IL
Zip 60091 Telephone (312) 343-3285 Email Address shenry@celadonco.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____

NPS Comments Attached



City of Evanston
City Managers Office
2100 Ridge Avenue
Evanston, Illinois 60201
847.448.8177

Karen Brandt
Technical Preservation Services
National Park Service
1849 C Street, NW
Mail Stop 7243
Washington, DC 20240

Re: Harley Clarke Mansion and Grounds – 2603 Sheridan Road – Evanston Illinois

Ms. Brandt,

As representative of the City of Evanston, owner of the Harley Clarke Mansion, coach house, and their associated grounds located at 2603 Sheridan Road in Evanston, Illinois, I understand that federal and state historic tax credit (HTC) applications for this property are being prepared by Celadon Construction Corporation NFP., and the City has no objections.

Sincerely,

Luke Stowe

Luke Stowe
City Manager

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Harley Clarke House and Coach House

NPS Project # _____

Property address 2603 Sheridan Road – Evanston, IL 60201

Section 5: Description of Physical Appearance

Site

The Harley Clarke House and Coach House are located at 2603 Sheridan Road in Evanston, Illinois, set on a parcel accessed by a north driveway from Sheridan Road along its west side. The large Main House is located at the east end of the parcel, set back from Sheridan Road across an expansive front lawn, with its rear garden set on a bluff overlooking a public beach and Lake Michigan to the east. The Coach House (called so in the Northeast Evanston Historic District nomination but this smaller separate building is actually a combined garage, servants' quarters, and greenhouse) is located southwest of the Main House along the south edge of the property, overlooking the front lawn to the north.

The subject property is currently owned by the City of Evanston and is set amidst a city-operated public park with the Grosse Point Lighthouse (1873) to the south and Lawrence O. Lawson Park to the north. Neither the lighthouse nor north park area were historically affiliated with the Harley Clarke property.

The Harley Clarke site today contains parking areas for the public park and beachfront along the home's north driveway and in a large paved parking lot north of the Main House historically the site of a now-missing tennis court. The north driveway curves south to connect to the Main House's west-facing front door and terminates in a south cul-de-sac with access to the Coach House's west-facing garage doors.

The Harley Clarke site retains several landscape features designed by landscape architect Jens Jensen in the late 1920s, including the front lawn facing Sheridan Road (though the lawn has been lowered several feet from its original height, and the Main House entry must now be accessed via ascending steps); the rear garden facing Lake Michigan; a flagstone grotto and pond south of the Main House's conservatory wing; a flagstone council ring northeast of the Main House along a lakefront access path; and numerous stone paths and terrace walls.

Main House Exterior

The Harley Clarke House is a three-story mansion with French Eclectic and English Tudor detailing, designed by architect Richard Powers and completed in 1927. The house is roughly L-shaped in plan, with a long two-story service wing extending west from the north wall of the main massing. A large one-story conservatory is located on the south wall of the main massing. The exterior walls are random-coursed ashlar limestone, with carved limestone and red sandstone trim. The roofline of the house is complex, with multiple steeply pitched hipped roofs, cross gables, and hipped roof dormers. The roofs of the main house and north wing are clad in red Ludovici clay tile and feature six tall, elaborate brick chimneys. The shallower hipped roof of the conservatory is glass with iron joists.

The house is regularly fenestrated on all sides and retains its original multi-light wood windows. The large bands of multi-light wood windows along the east, west, and south walls of the conservatory are also original.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

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The main entrance to the house is situated at the center of the west elevation and accessed through a projecting one-story, front-gabled portico with clay tile roof and ashlar limestone walls. Rusticated stone steps with non-historic metal railings connect the driveway to the portico. Arched openings with rusticated limestone surrounds are located on the north and south sides of the portico. The west side of the portico features a larger rectangular opening set in a rusticated carved limestone surround. The door itself is a wood paneled door set in a Tudor arched rusticated limestone surround.

A recessed porch is located at the southwest corner of the main house, accessed through a large round-arched opening on the west side.

The east elevation of the house, facing Lake Michigan, features a one-story polygonal sun porch near the center, accessed by a doorway on its south face. The sun porch has a flat roof with a stone balustrade. A projecting three-sided window bay is located south of the sun porch at the first story of the east elevation.

A one-story polygonal sun porch with a flat roof is located at the northeast corner of the house, at the intersection of the main house and two-story service wing. An ornate oriel window, clad in carved sandstone on an ashlar limestone base and topped by a decorative copper balustrade, is located on the second floor of the north elevation.

The east end of the service wing is offset, projecting farther to the north, and houses an open porch on the north half of the first story with large, round-arched openings on its north, east, and west sides.

Main House Interior

Inside, the Main House's original layout of primary family living and entertaining spaces remains mostly intact, though secondary spaces at all floors were heavily altered by later owners.

1st Floor

The Main House is accessed via the west entry door which connects through a small vestibule to the two-story tall oval-shaped main entry hall clad in plank wood flooring and paneled oak walls (today with a white-washed "pickled" finish), a south fireplace, and a sweeping curved stairwell up to the 2nd floor bedrooms. A small wood paneled library with a fireplace is located just south of the main entry hall.

East of the main entry hall is a one-story tall cross hall with plank wood flooring, plaster walls and ceilings. The cross hall connects the 1st floor's primary rooms which all face the rear (east) garden and lakefront – a wood-paneled dining room to the north with a small octagonal breakfast room beyond, a sunken octagonal sun room to the east, and a large living room to the south. The living room is missing its fireplace and much of its original trim.

South of the living room through a set of French doors is the 1st floor's largest interior space -- the sunken conservatory, accessed via an arched portal with plaster garlands above and flagstone steps down to the concrete conservatory floor. The conservatory's walls are clad in rough stone walls with large wood windows. Large stone formations protrude from the chamfered walls at the southeast and southwest corners.

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The original rooftop skylights were replaced with a solid ceiling with exposed metal structure. The conservatory is missing its Jensen-designed interior landscape features and plants.

Service spaces including the kitchen at the north end of the 1st floor are utilitarian in character and have been altered by previous owners.

2nd Floor

At the top of the main entry hall's curved stairwell is a curved landing with accesses a single former bedroom overlooking the east garden. To the north and south were family and servants' bedrooms which were mostly gutted by later owners, though some bathrooms remain.

3rd Floor

A narrow enclosed stair north of the main entry stairwell connects up the 3rd floor attic landing which connects to heavily altered family and servants' bedrooms and attic storage. Wide double doors at the top of the attic stairs provide access east to the double height ballroom set beneath the Main House's center hipped roof. The ballroom is clad in half-timbering and stucco with the ceiling buttressed with timber supports.

Basement

A small stair located between the 1st floor main entry hall and cross hall connects down to the low-ceilinged basement billiard room with a stone floor and plaster walls and ceilings. Low archways along the billiard room's south wall enclose a raised fireplace room. The remainder of the basement houses highly utilitarian storage and service spaces.

Coach House

The small two-story Coach House southwest of the Main House is smaller version of the family home, clad in rough stone walls with a French Eclectic- and Arts and Crafts-inspired picturesque roofline.

Inside, the Coach House's 1st floor houses a three-car garage and 1st and 2nd floor servants' apartments. The Coach House's west-facing greenhouse has a contemporary glass enclosure that replaced the original greenhouse.

Integrity

The Harley Clarke property's basic site plan is intact with extant Jens Jensen landscape features. The Main House and Coach House remain in their original locations and retain their basic original appearance when viewed from Sheridan Road to the west. Inside the Main House retains its original primary living spaces, including its paneled main entry hall and stairwell, library, and dining room, its large south conservatory, attic ballroom, and basement billiard room. The Harley Clarke House and Coach House retain sufficient integrity and continue to express their significance as good examples of French Eclectic style architecture.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

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Section 6: Statement of Significance

The Harley Clarke House and Coach House are contributing buildings in the Northeast Evanston Historic District (NR #9900079), listed in the National Register of Historic Places in 1999.

The Northeast Evanston Historic District contains 474 primary buildings and structures that represent some of Evanston’s best examples of late 19th and early 20th century residential architecture. The district’s period of significance spans from c.1960 to 1949 (coincidentally the last year the property operated as a private home).

The subject property was also designated an Evanston local landmark in 1982.

The Harley Clarke House and Coach House were completed in 1928. Their architect Richard Powers designed several prominent homes in Chicago’s northern suburbs, the best known today being the Harley Clarke House. Landscape architect Jens Jensen (1860-1951) designed the grounds and their completion was overseen by his then protégé Alfred Caldwell (1903-1998). The Jensen-designed grounds include the Sheridan Road-facing west lawn and a south stone grotto and pool, along with stone grottos and plantings in the south conservatory (the conservatory’s stone grotto walls remain).

The home was commissioned by Harley Lyman Clarke (1881-1955), president of the Utilities Power & Light Corporation, owner of the International Projector Company, and later president of the Fox Film Corporation. Clarke lived in the home with his family for 20 years until he sold the property to the Sigma Chi fraternal organization in 1949.

Sigma Chi operated the home and its grounds as their national headquarters from 1949 to 1963 when they sold the property to the City of Evanston as part of the municipality’s effort to acquire and improve lakefront property. The Clarke property linked two city-owned neighbors – the Grosse Point Lighthouse to the south and Lawrence O. Lawson Park (the former Charles Deering estate) to the north – to form a large new city park and 600-foot long public beach. From 1966 to 2015, the home housed gallery and office rental spaces operated by the Evanston Art Center which preserved the home’s significant Jens Jensen site features, exteriors, 1st floor public spaces, 2nd floor east center bedroom, 3rd floor ballroom, and basement billiard room but added new driveways and parking areas, constructed a new greenhouse on the site of the original coach house greenhouse, and heavily altered the home interior’s secondary service and bedroom spaces. The home and coach house are currently vacant.

The Northeast Evanston Historic District makes notable mention of the Harley Clarke House’s unique and intact French Eclectic architectural style, calling it “the grandest French Eclectic style house in the District.” Distinct features of this style found at the Harley Clarke House recall French manor and farm house architecture of the 16th and 17th centuries – its asymmetrical massing and fenestration patterns; rough stone facades; tall, steeply pitched hipped roofs, dormer windows, and tall and massive stone and brick chimneys.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Harley Clarke House and Coach House

NPS Project # _____

Property address 2603 Sheridan Road – Evanston, IL 60201

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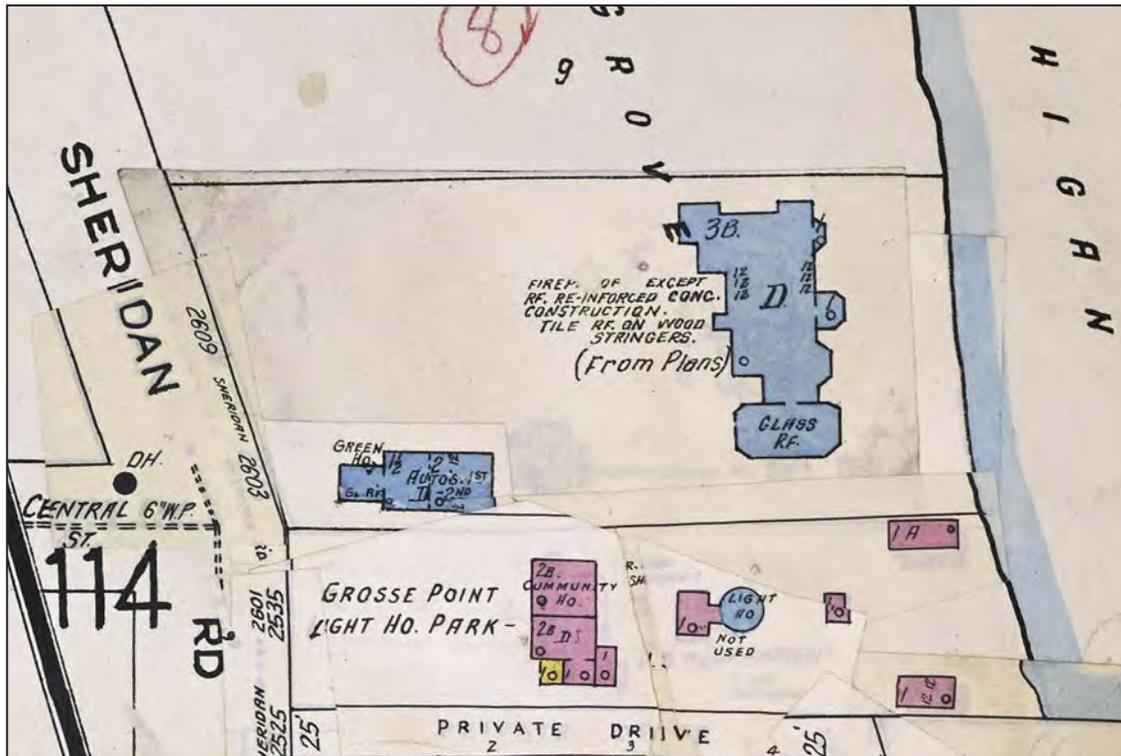
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Historic Image 1. 1950 fire insurance map with Harley Clarke House at top right. Zoom in shown in Historic Image 2.



Historic Image 2. 1950 fire insurance map zoom in image with Harley Clarke House and Coach House at center in blue.



Historic Image 3. c.1949 view of the main entry hall. Source: Friends of Harley Clarke website.



Historic Image 4. c.1949 view of the main entry hall. Source: Friends of Harley Clarke website.



Historic Image 5. c.1949 view of the 1st floor library. Source: Friends of Harley Clarke website.



Historic Image 6. c.1949 view of the 1st floor library. Source: Friends of Harley Clarke website.



Historic Image 7. c.1949 view of the 1st floor living room. Source: Friends of Harley Clarke website.



Historic Image 8. c.1949 view of the 1st floor living room. Source: Friends of Harley Clarke website.



Historic Image 9. c.1949 view of the 1st floor living room. Source: Friends of Harley Clarke website.



Historic Image 10. c.1949 view of the 1st floor sun room. Source: Friends of Harley Clarke website.



Historic Image 11. c.1949 view of the 1st floor conservatory. Source: Friends of Harley Clarke website.



Historic Image 12. c.1949 view of the 1st floor conservatory. Source: Friends of Harley Clarke website.



Historic Image 13. c.1949 view of the 2nd floor center east bedroom. Source: Friends of Harley Clarke website.



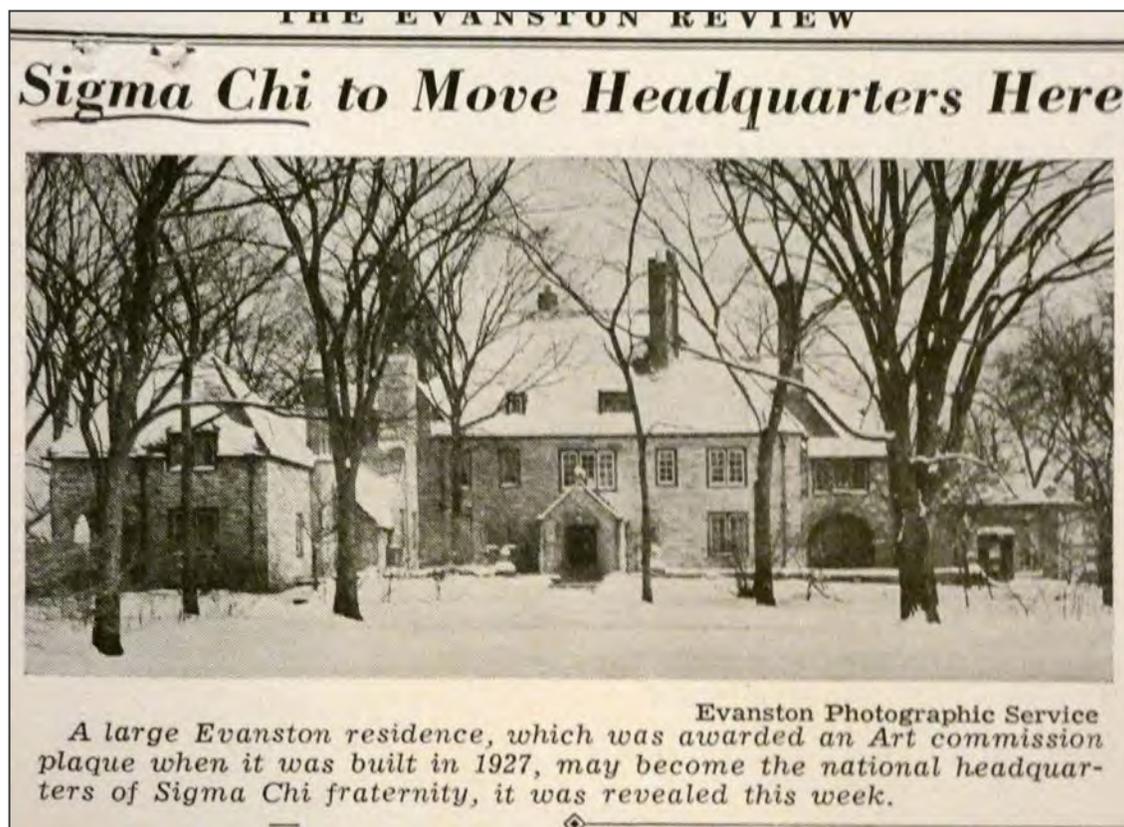
Historic Image 14. c.1949 view of the 3rd floor ballroom. Source: Friends of Harley Clarke website.



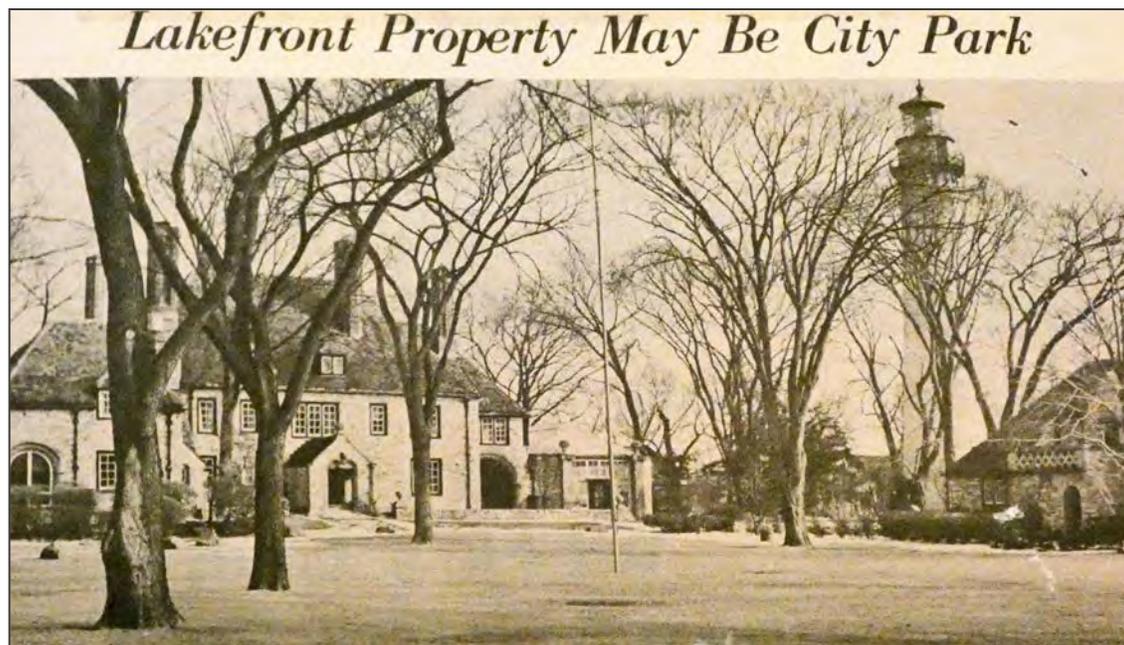
Historic Image 15. c.1949 view of the basement billiard room. Source: Friends of Harley Clarke website.



Historic Image 16. c.1949 view of the basement billiard room. Source: Friends of Harley Clarke website.



Historic Image 17. 1958 view of the Main House. Source: Evanston Review, March 2, 1958, Evanston History Center collection.

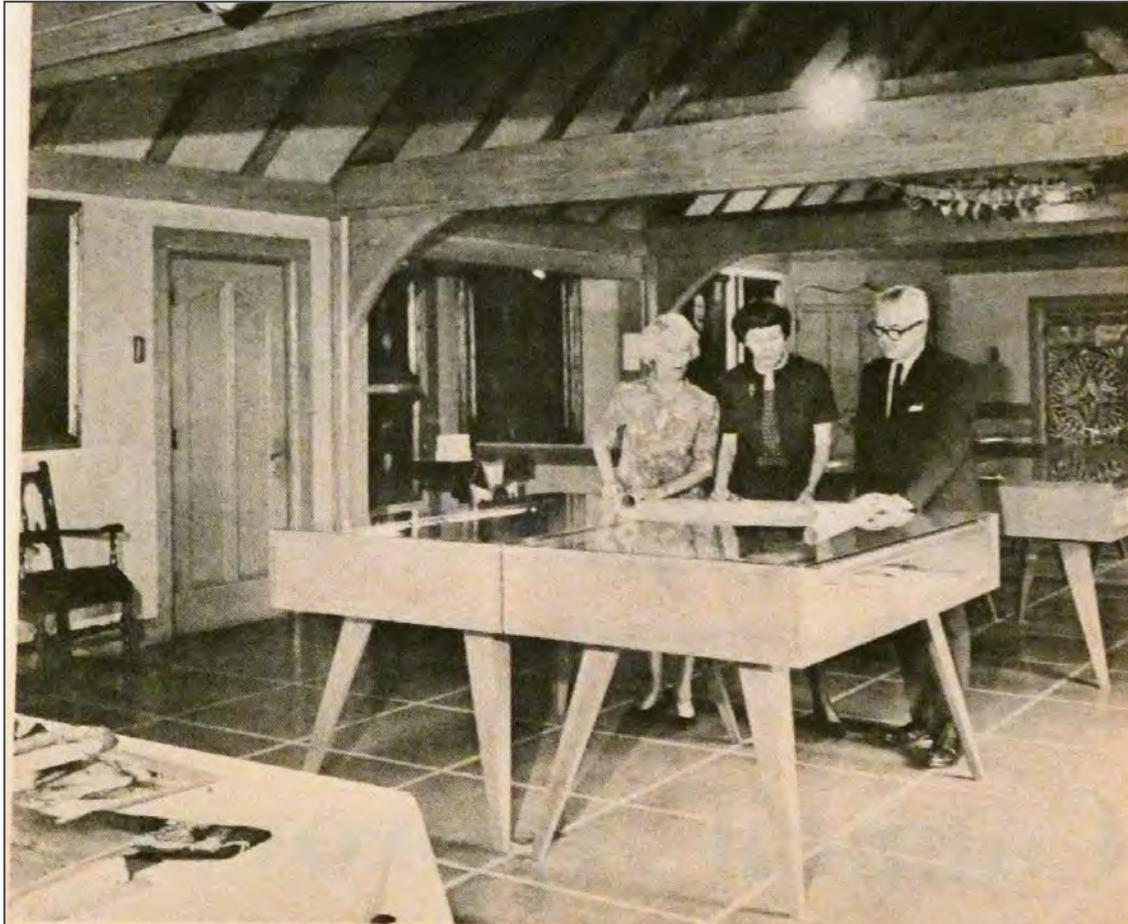


Historic Image 18. 1963 view of the Main House. Source: Evanston Review, February 21, 1963, Evanston History Center collection.



The old Clark mansion, national headquarters of Sigma Chi now, will become the Evanston Center for the Arts by July, 1966. The three-story building at 2603 Sheridan road will house galleries, workshops and classrooms.

Historic Image 19. 1965 view of the Main House. Source: Evanston Review, June 17, 1965, Evanston History Center collection.



Mrs. Harold Havighurst (left), Art Center classes chairman; Mrs. O'Neil and Mr. Watts discuss ideas for the third-floor ballroom which will be used for lectures, small theater presentations and musical programs.

Historic Image 20. 1965 view of the 3rd floor ballroom. Source: Evanston Review, June 17, 1965, Evanston History Center collection.

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Historic Image 21. 1966 view of the Main House. Source: Chicago Daily News, December 2, 1966, Evanston History Center collection.

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HISTORIC IMAGES



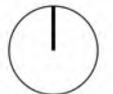
Historic Image 22. 1968 view of the Main House. Source: Evanston Chamber of Commerce, Evanston History Center collection.

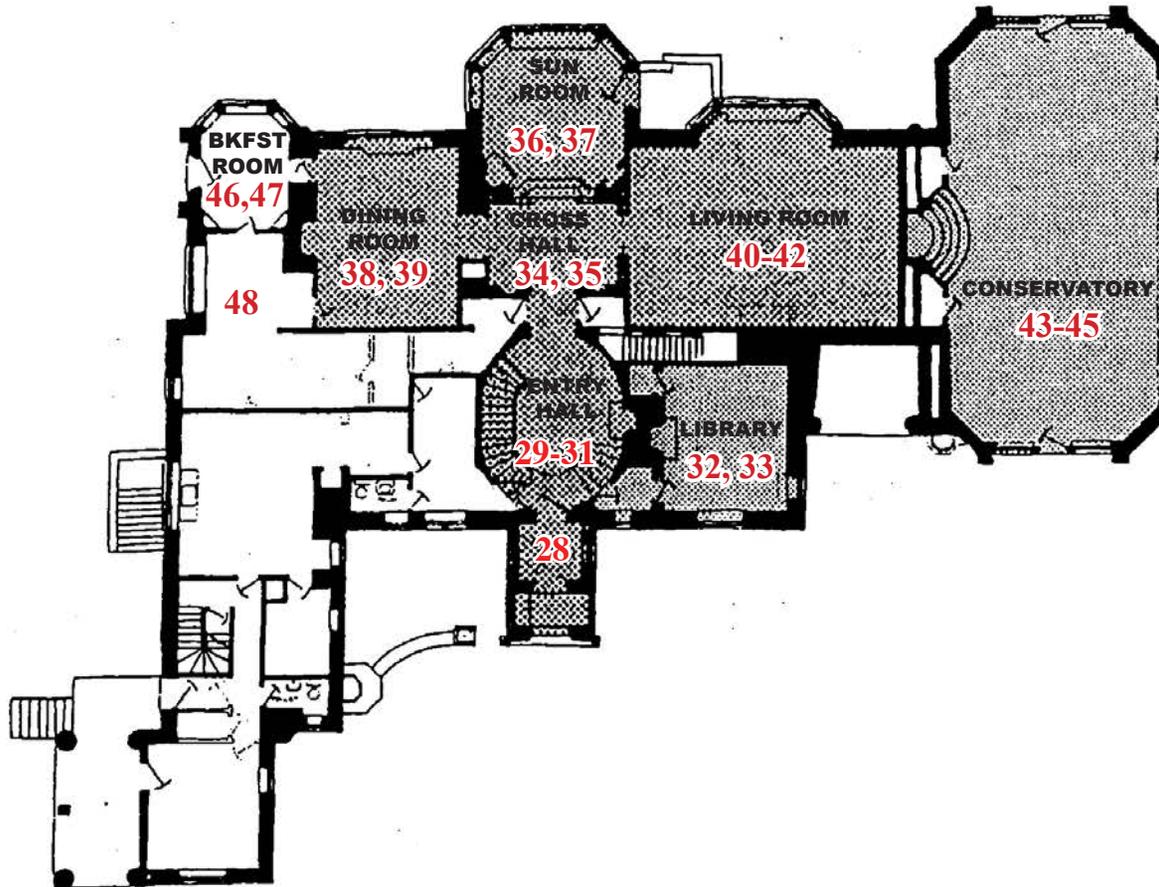


Site Plan

Harley Clarke House and Coach House
 2603 Sheridan Road - Evanston, Illinois 60201

HPCA Part 1 Photo Key

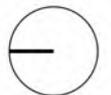


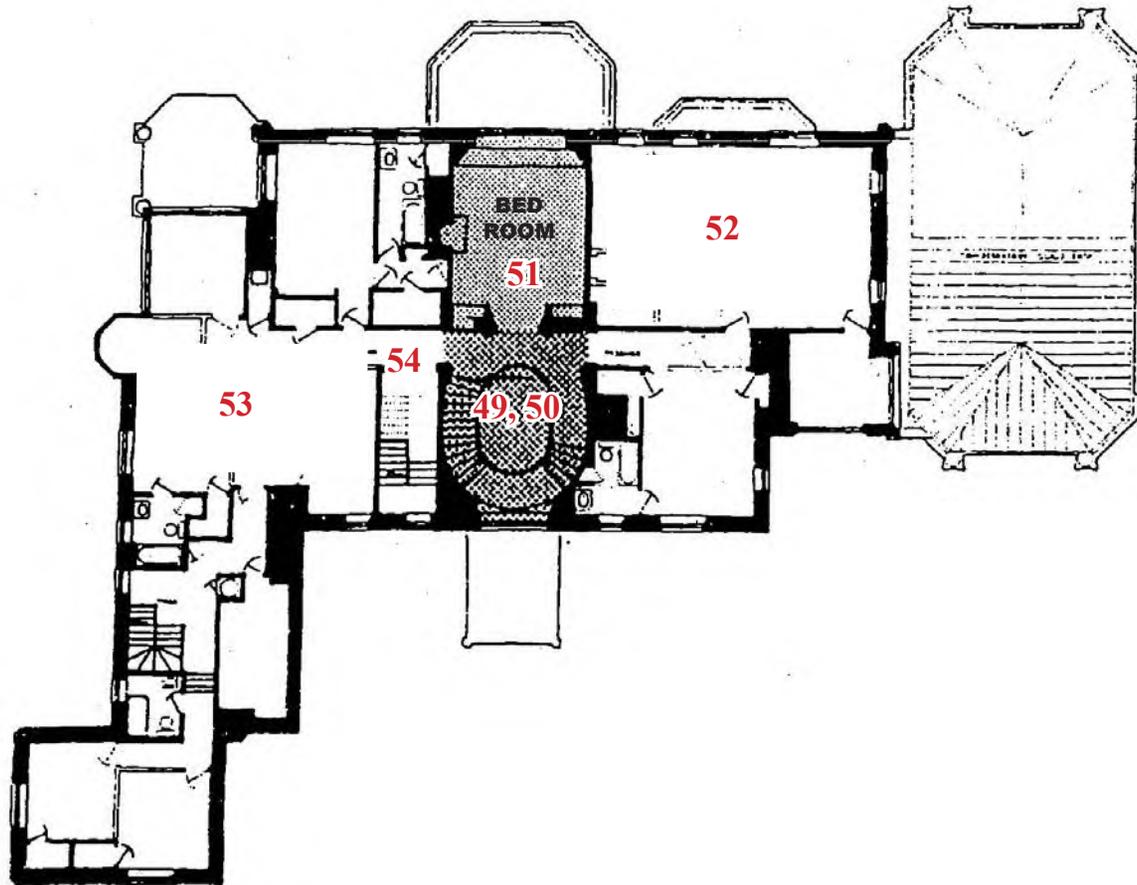


Main House - 1st Floor

Harley Clarke House and Coach House
 2603 Sheridan Road - Evanston, Illinois 60201

HPCA Part 1 Photo Key

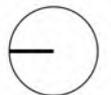


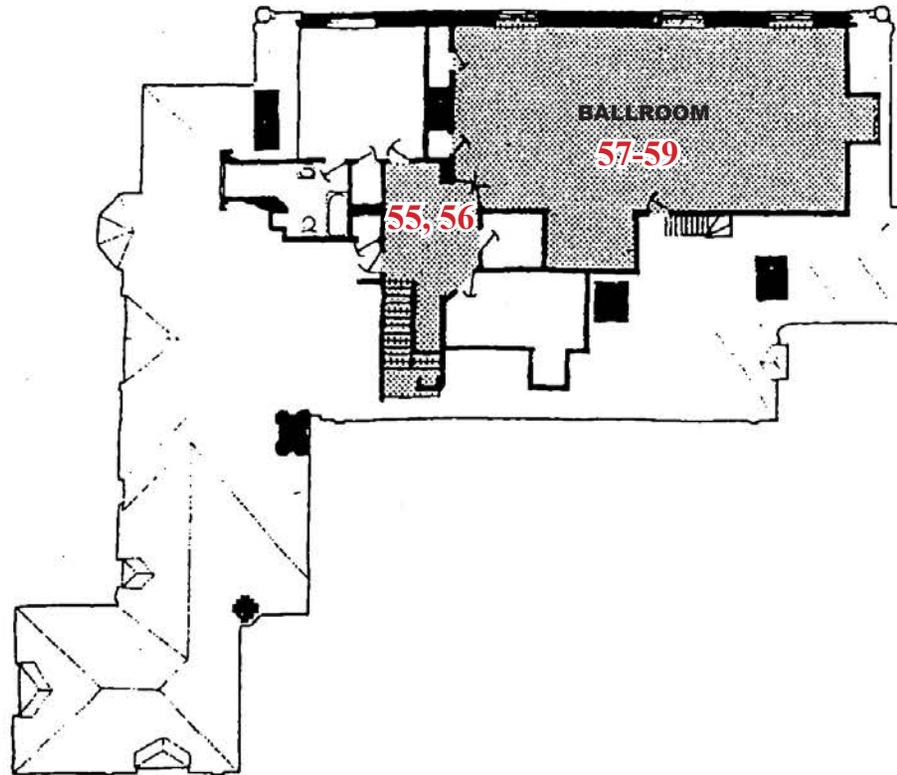


Main House - 2nd Floor

Harley Clarke House and Coach House
2603 Sheridan Road - Evanston, Illinois 60201

HPCA Part 1 Photo Key

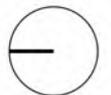


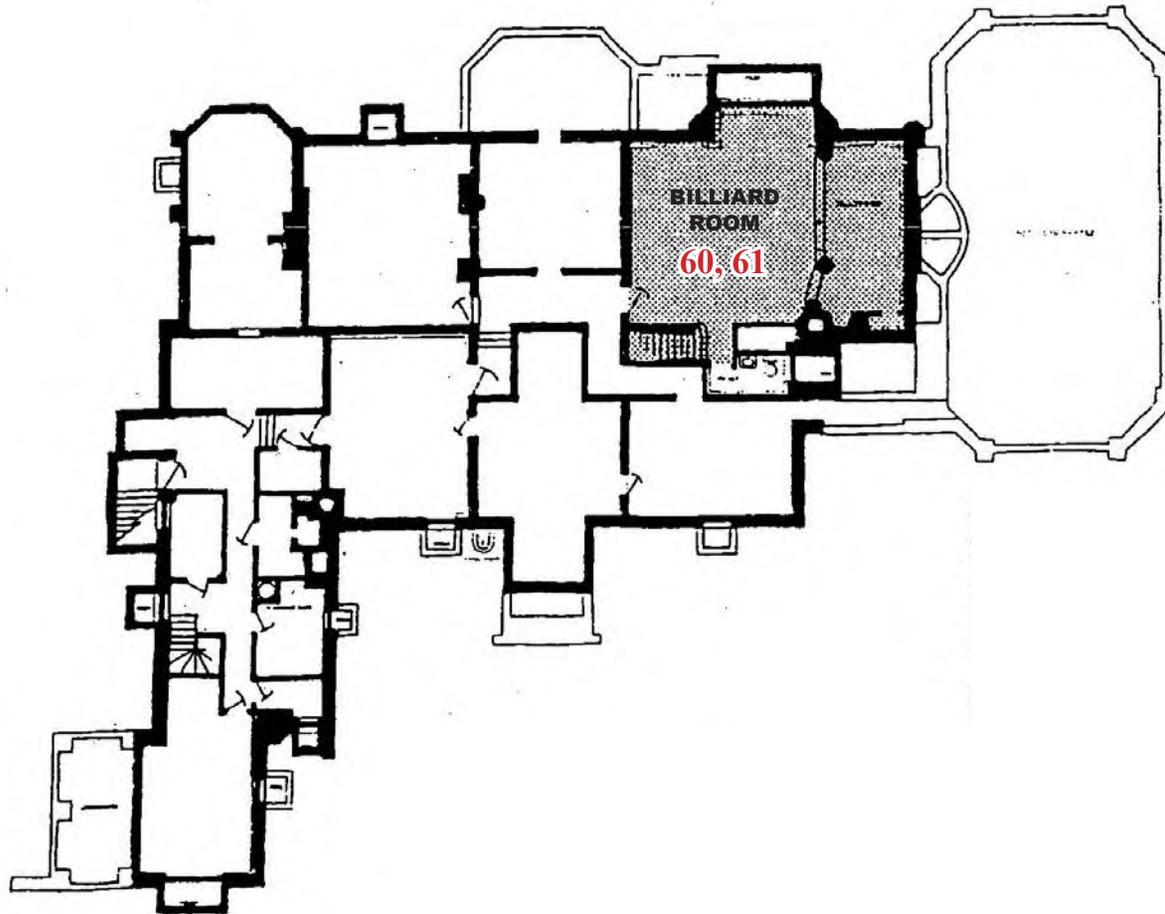


Main House - 3rd Floor

Harley Clarke House and Coach House
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HPCA Part 1 Photo Key





Main House - Basement

Harley Clarke House and Coach House
2603 Sheridan Road - Evanston, Illinois 60201

HPCA Part 1 Photo Key

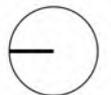




Image 1. West lawn, looking east.



Image 2. West lawn, looking east. Main House is at left, Coach House at right with Grosse Pointe Lighthouse beyond.



Image 3. Main House, looking west.



Image 4. North driveway, looking west toward Sheridan Road.



Image 5. North driveway, looking southeast toward Main House and east parking lot.



Image 6. East parking lot, looking east.



Image 7. Main House, looking east. Source: City of Evanston website.



Image 8. Main House, looking northeast. Source: City of Evanston website.



Image 9. Main House, looking southeast.



Image 10. Main House, looking east toward main entry door.



Image 11. Main House, looking north.

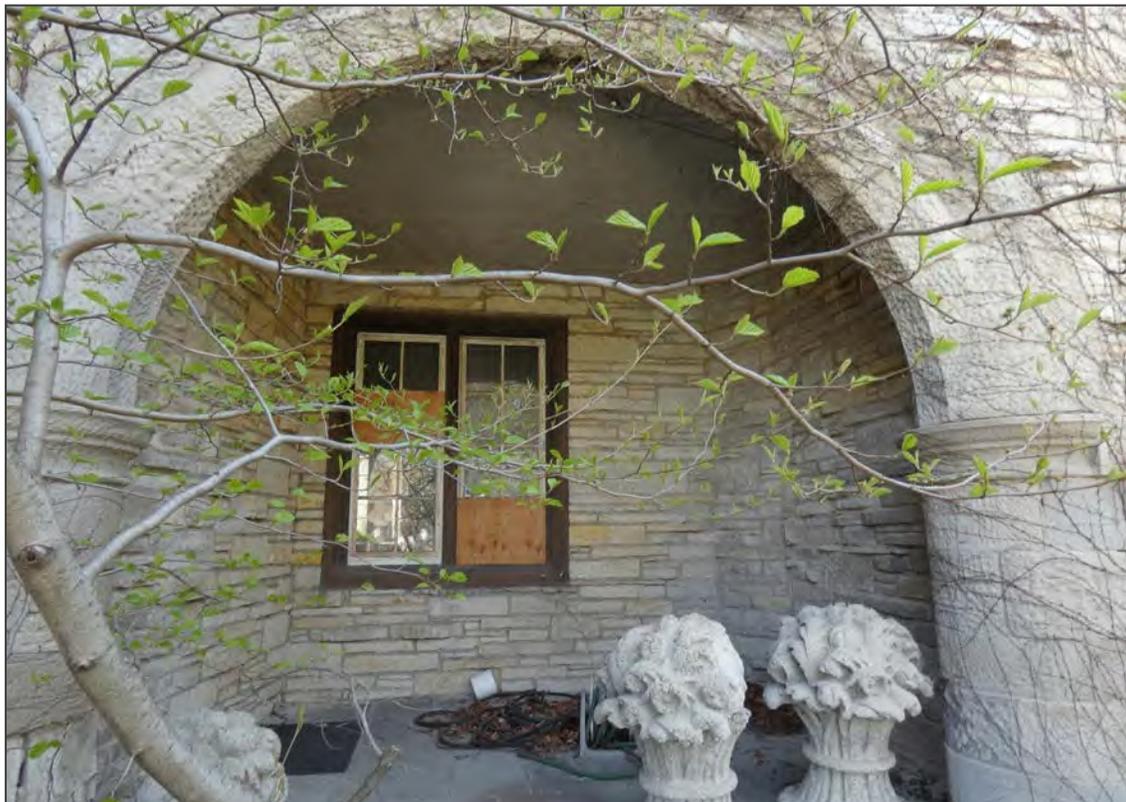


Image 12. Main House, looking east at living room porch recess.



Image 13. Main House conservatory wing, looking east.



Image 14. Main House conservatory wing, looking northwest.



Image 15. South grotto, looking southeast.



Image 16. Main House conservatory wing, looking northwest.



Image 17. Main House, looking northwest.



Image 18. Rear (east) garden, looking north.



Image 19. Main House, looking west.



Image 20. Main House, looking southwest. Source: City of Evanston website.



Image 21. Main House, looking southwest.



Image 22. Main House, looking southeast.



Image 23. Council ring, looking west with Main House at left.



Image 24. Coach House, looking south.



Image 25. Coach House, looking southeast.



Image 26. Coach House, looking northeast.

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CURRENT IMAGES



Image 27. Coach House, looking west.



Image 28. Main House - 1st floor main entry vestibule, looking west.



Image 29. Main House - 1st floor main entry hall, looking east.



Image 30. Main House - 1st floor main entry hall, looking west.



Image 31. Main House - 1st floor main entry hall, looking west.



Image 32. Main House - 1st floor library, looking north.



Image 33. Main House - 1st floor main entry hall, looking east.



Image 34. Main House - 1st floor cross hall, looking south.

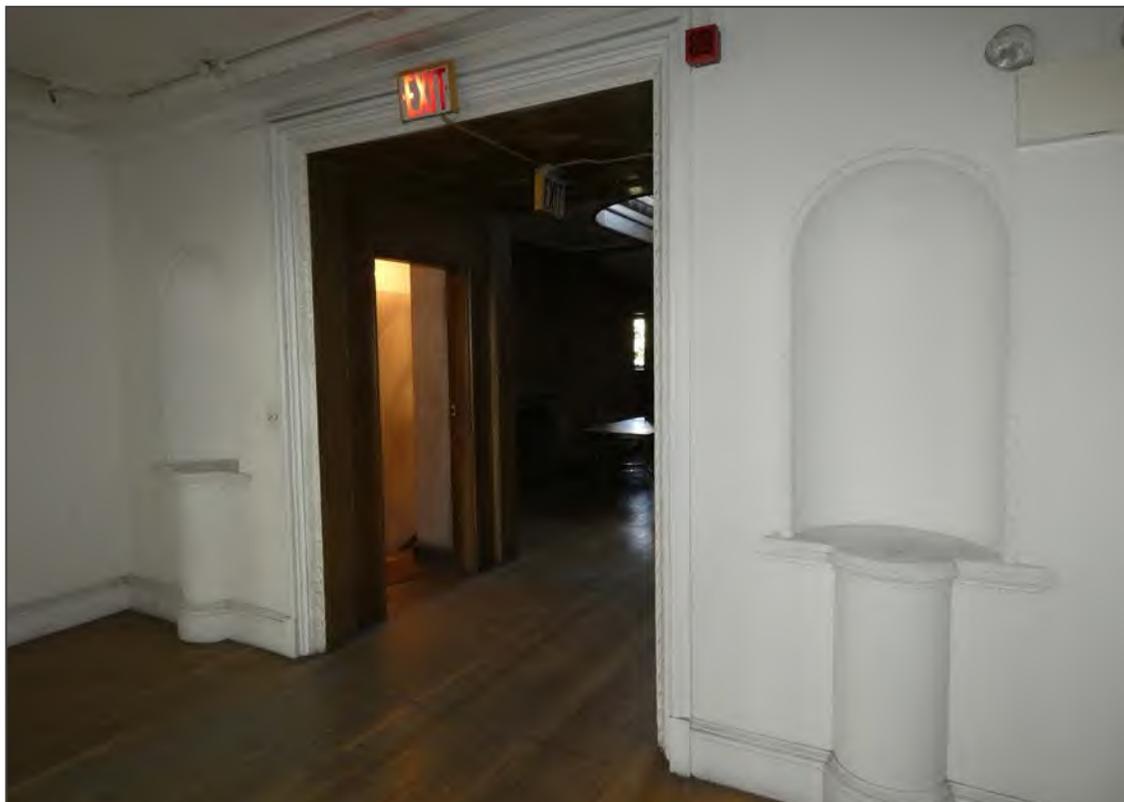


Image 35. Main House - 1st floor main entry hall, looking southwest.



Image 36. Main House - 1st floor sun room, looking east.



Image 37. Main House - 1st floor sun room, looking west.



Image 38. Main House - 1st floor dining room, looking north.



Image 39. Main House - 1st floor dining room, looking south.



Image 40. Main House - 1st floor living room, looking south.



Image 41. Main House - 1st floor living room, looking north.



Image 42. Main House - 1st floor dining room, looking northeast.



Image 43. Main House - 1st floor conservatory, looking north.



Image 44. Main House - 1st floor conservatory, looking west.



Image 45. Main House - 1st floor conservatory, looking east.



Image 46. Main House - 1st floor breakfast room, looking east.



Image 47. Main House - 1st floor breakfast room, looking west.



Image 48. Main House - 1st floor kitchen, looking north.



Image 49. Main House - 2nd floor stair hall, looking east.



Image 50. Main House - 2nd floor stair hall, looking south.



Image 51. Main House - 2nd floor center bedroom, looking east.



Image 52. Main House - 2nd floor south studios, looking southeast.



Image 53. Main House - 2nd floor north studio, looking northwest.



Image 54. Main House - 2nd floor attic stair, looking west.



Image 55. Main House - 3rd floor stair hall, looking west.



Image 56. Main House - 3rd floor stair hall, looking south into ballroom.



Image 57. Main House - 3rd floor ballroom, looking north.



Image 58. Main House - 3rd floor ballroom, looking south.



Image 59. Main House - 3rd floor ballroom, looking north.



Image 60. Main House - Basement billiard room, looking south.



Image 61. Main House - Basement billiard room, looking north.



Image 62. Coach House - 1st floor garage, looking south.



Image 63. Coach House - 1st floor greenhouse, looking east.



Image 64. Coach House - 1st floor servants quarters, looking south.



Image 65. Coach House - 1st floor servants quarters, looking north.



Image 66. Coach House - 2nd floor servants quarters, looking north.



Image 67. Coach House - 2nd floor servants quarters, looking south.



Image 68. Coach House - 2nd floor servants quarters, looking north.



Image 69. Coach House - 2nd floor servants quarters, looking north.



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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number _____

2. Location

Roughly bounded by Emerson St., Sherman Ave., Sheridan Pl., Lake Michigan,
street & number Sheridan Rd., and Orrington Ave. not for publication

city or town Evanston vicinity

state Illinois code IL county Cook code 031 zip code 60201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination
 request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
 meets does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

William L. Wheeler (SHP) 7-1-99
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional
comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the
National Register
 See continuation sheet.
- determined not eligible for the
National Register.
- removed from the National
Register.
- other, (explain): _____

Edson H. Beall
Signature of the Keeper

Date of Action
8.12.99

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National Register of Historic Places
Continuation Sheet

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NORTHEAST EVANSTON HISTORIC DISTRICT

home with first-hand knowledge of the French prototypes. Moreover, the publication of books and articles on French architecture helped to popularize the style. A number of photographic studies of modest French houses, published in the 1920s, gave architects and builders many models from which to draw.⁵⁴ The style persisted through the 1930s; pre-1920 examples are rare.

The principal identifying feature of French Eclectic architecture is a steeply pitched hipped roof. Occasionally it flares outward at the junction of the roof and wall. Mansard roofs also appear. Walls are brick, stone, or stucco, sometimes with decorative half-timbering. Dormers, especially those that project from the wall and extend up through the cornice are common; they may have gabled, arched, hipped, or shed tops. Quoins, French doors with shutters, and prominent chimneys are other characteristic features of the French Eclectic style. The majority of French Eclectic houses are formal and imposing.

There are two major subtypes of the style. The first is symmetrical, with a steep, hipped roof that has a ridge parallel with the front of the house. Façade detailing is formal, inspired by small French manor houses, not grand chateaux or French farmhouses. The second subtype is asymmetrical with a picturesque massing. Many of these houses have a prominent round tower with a tall conical roof at the intersection of two wings. These are loosely patterned after Norman farmhouses. Some French Eclectic designs are quite similar stylistically to Tudor Revival homes.

[REDACTED]

[REDACTED] Several handsome examples built in the 1920s are quite different from one another. Most are quite formal; some are symmetrical; and only one has a tower. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] A considerably more modest symmetrical example may be found at 826 Lincoln Street. This house, designed by Archibald Morphett in 1925, is built of brick, and is three bays wide. It has the characteristic steep roof and dormers that extend up through the cornice line. Ralph D. Huszagh designed a very

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National Register of Historic Places Continuation Sheet

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NORTHEAST EVANSTON HISTORIC DISTRICT

Two-Flats and Double Houses

Two-flats and double houses are both designed to accommodate two families in one building. In the two-flat, the units are arranged vertically; in the case of the double house, the units are located side by side with a common wall.

There are seven two-flats in the Northeast Evanston Historic District. The two-flat at 2141 Sherman Avenue, built in 1905, has a two-story front bay, a remnant of Queen Anne massing. The two-flat at 2039 Sherman Avenue resembles an American Foursquare; it was built in 1909. The remaining two-flats are at 619 Library Place (1915), 723 Lincoln Street (1915), 803 Lincoln Street (1915), and 629 Garrett Place (1916). Both 619 Garrett Place and 803 Lincoln have bands of windows in the front and wide overhangs, recalling Prairie School architecture. The two contributing double houses in the District were built in the 1890s. The example at 2001-03 Orrington has a broad front porch and a front-facing gambrel. Its front facade is symmetrical, with the two units designed as mirror images of one another. The Queen Anne double house built in 1894 at 2032-34 Orrington Avenue is not symmetrical. There is a cylindrical tower topped by a conical roof at one end of the front and a polygonal bay at the other.

Sixty-nine per cent of the secondary buildings in the District are contributing structures. Five buildings in the District appear to have been used as barns that were built in the first decade of the Twentieth Century. Three of them are at 823, 900, and 904 Colfax Street. These barns are rectangular structures with gable roofs. The example at 900 Colfax Street has sliding barn doors on the side and an opening in the peak of the gable end.

There are 17 contributing coach houses in the District. The typical coach house is high style in design and a miniature of the generally large and substantial main house. One of the earliest examples was built ca. 1910; it is a companion piece to the simple, unornamented American Foursquare at 2015 Orrington Avenue. Another has broad bands of windows in its dormers and wide eaves to be compatible with the elegant Prairie style house designed by Ernest A. Mayo in 1912. A coach house with half timbering was built to match the house at 2206 Orrington Avenue. The coach house for the Colonial Revival house at 2252 Orrington Avenue was designed by Schmidt, Garden & Martin in 1914.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

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NORTHEAST EVANSTON HISTORIC DISTRICT

The coach house is sheathed in clapboards and has multilight double-hung windows like the main house. [REDACTED]

The District contains 348 garages with a handful dating from the first decade of the Twentieth Century. The history of garages dates from ca. 1904. The building was to be a house for the motorcar, and various architects' and builders' journals used various terms like "automobile house" to describe these new buildings that stored cars. After 1910, magazines abandoned that description and adopted the word French "garage," meaning "to shelter." Up until about 1920, most garages were designed in the image of a small house but did not necessarily match the main house. Garages could be ordered from catalogues and built by the do-it-your-selfer. As early as 1910, Radford's Architectural Company published the first garage plan book, advertising a variety of designs. The District contains many garages that were built after the main house was constructed and could have been ordered from manufacturers of ready-cut garages and built either by carpenters or by homeowners. Two examples may be found at 811 and at 818 Colfax Street. The garage at 811 is a simple frame structure, with a hipped roof and was built in 1911; the Craftsman house on the lot was constructed in 1907. The frame garage for 818, which still has its original hinged paneled doors, was built in 1910 to accompany the brick Craftsman house constructed in 1908.

By the 1920s, it was assumed that the house and garage should be in architectural harmony with each other. Builders looked to the house for architectural inspiration. Although early garages were set unobtrusively at the rear of residential lots, they were within visual proximity to the house and could often be seen from the street. Both the trade and popular press endorsed the design of garages as being beautiful buildings in their own right. The most interesting examples in the District mimic the materials and roof shape of the house and borrow details such as multi-paned windows, brackets, and roof shapes. There are many fine examples of harmonious garages throughout the District. Prairie Style garages, with triple bands of windows matching the main houses,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

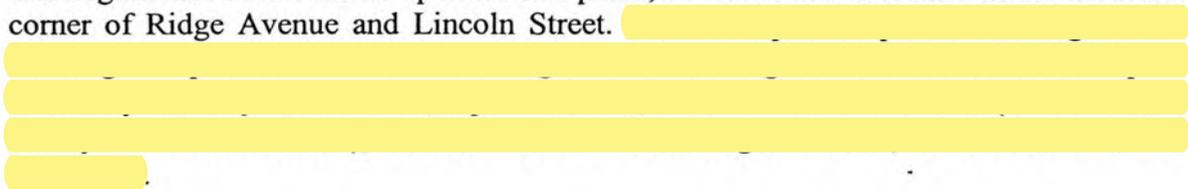
NORTHEAST EVANSTON HISTORIC DISTRICT

NARRATIVE DESCRIPTION

SUMMARY

The Northeast Evanston Historic District is situated in the northeast corner of the City of Evanston, which had a 1998 population of 72,400. Evanston occupies 8.55 square miles and is located just north of the City of Chicago, along the shore of Lake Michigan. Twelve miles from Chicago's Loop, Evanston is served by Metra's commuter rail line (formerly the Chicago and North Western Railway) and Chicago Transit Authority buses and trains from Chicago. The major north-south arteries connecting Chicago and Evanston are Sheridan Road, Chicago Avenue, and Ridge Avenue.

Located just north of Evanston's central business district, the Northeast Evanston Historic District is predominantly single-family residential in character. It contains 931 buildings and structures, including 546 primary buildings and 385 outbuildings. There are four double houses and eighteen other multifamily buildings including nine apartment buildings, six two-flats, and one townhouse development with three buildings. The District does not contain any commercial buildings. There are no churches, although the District includes two religious centers located in converted houses along Orrington Avenue. Northwestern University has also converted a number of residences to house a variety of university offices. The Northeast Evanston Historic District includes only a handful of undeveloped lots; most are side yards for existing houses. The District includes three educational buildings: Orrington School, a public elementary school built in 1911; Roycemore School, a private school built in 1915, with programs for pre-kindergarten through high school; and Kendall College. There are three parks and one block-size green, "Long Field," in the District. Northwestern University owns Long Field. The Lighthouse Park District operates two parks, of which one is located at the northeast corner of Ridge Avenue and Lincoln Street.



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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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NORTHEAST EVANSTON HISTORIC DISTRICT

Address Number	Street Name	Building Type	Style	Significance		Architect	Builder	Built For	Date	# of Stories
				C/NC	Ldmk					
2535	Sheridan Road	Fog House		C					1873-74	
		Rooms								
2604	Sheridan Road	S.F.	Ranch	NC			Hemphill, C.A.	Hemphill, C.A.	1955	1.5
2615	Sheridan Road	Picnic Shelter		NC					Ca. 1978	
2618	Sheridan Road	S.F.	Ranch	NC		Marks, Edward	Hemphill, C.A.	Hemphill, C.A.	1954	1.5
2626	Sheridan Road	S.F.	Ranch	NC		Marks, Edward	Hemphill, C.A.	Hemphill, C.A.	1954	2.5
2651	Sheridan Road	S.F.	Colonial Revival	NC		Marks, Edward	Hemphill, C.A.		1956	2
2651	Sheridan Road	Play House		NC					Unk	
2652	Sheridan Road	S.F.	Raised Ranch	NC		Marks, Edward	Hemphill, C.A.	Hemphill, C.A.	1954	1.5
2652	Sheridan Road	Garage		NC					Unk	
2652	Sheridan Road	Pool		NC					Unk	
2653	Sheridan Road	S.F.	Modern	NC		Kenyon & Associates	H. Peterson Construction	Buck, Mr. & Mrs. John T.	1979	1.5
2655	Sheridan Road	S.F.	Colonial Revival	C		Burnham, D.H. & Co.	MacLean Construction Co.	Deering, Charles	1895	2
2655	Sheridan Road	Garage		NC					Unk	
2658	Sheridan Road	S.F.	Colonial Revival	C		Giatto, L.A.	Morrison, Richard	Hutchins. M.W.	1923	2.5
2658	Sheridan Road	Coach House	Colonial Revival	C		Giatto, L.A.	Morrison, Richard	Hutchins. M.W.	1924	2
2664	Sheridan Road	S.F.	Ranch	NC		Schnur, J.C.	O & O Construction Co.	O & O Construction Co.	1953	1
2668	Sheridan Road	S.F.	Ranch	NC		Schnur, J.C.	O & O Construction Co.	O & O Construction Co.	1953	1
2674	Sheridan Road	S.F.	Craftsman	C		Knapp, W.H. (owner)	Shumway & Hinkel	Knapp, W.H.	1925	2.5
2674	Sheridan Road	Garage		NC					1978	
2678	Sheridan Road	S.F.	Tudor Revival	C		Cline, A.L.	Danielson, P.A.	Winn, J.S.	1924	2
2678	Sheridan Road	Garage		C					Unk	
2681	Sheridan Road	S.F.	Tudor Revival	C	LL	Unknown		Brooks, Edward L.	1892-93	2.5
2681	Sheridan Road	Garage		C					1907	
2686	Sheridan Road	S.F.	Classical Revival	C		Maher & McGrew	Foley, James	Iredale, Earl	1927	2

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Section number 8 Page 64

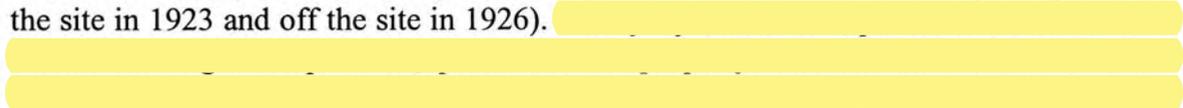
NORTHEAST EVANSTON HISTORIC DISTRICT

May Wood Simons did her undergraduate work at the University of Chicago and received a Ph.D. from Northwestern University. She chaired the social service department of the Woman's Club of Evanston and was state chairman of the committee of citizenship training of the Illinois League of Women Voters.¹⁹

In 1907, Algie and May Simons were editors of the *Chicago Daily Socialist*. They purchased a lot at 2319 Sherman Avenue and had fellow socialist and Evanston architect Edgar O. Blake to design a small house. Algie Simons had written articles for Gustav Stickley's periodical, *The Craftsman*; it is fitting that Blake used an Arts and Crafts theme in the design of the house. Constructed for a mere \$3,000, the house is a perfect example of how good design, even with the constraints of a very limited budget, can have artistic and uplifting results.²⁰

The popularity of Sheridan Road increased the desirability of the already valuable lakefront land east of the drive. In 1895, when Charles Deering, chairman of the International Harvester Company, had Daniel Burnham design a house for 2645 Sheridan Road, few houses existed in this part of northeast Evanston. Ingleside Park lay immediately to the north; to the south were one house and the Grosse Pointe Light Station. Deering died in 1927, and his widow lived in the house called "Harlakenden" until her death in 1943. After Mrs. Deering's death, the house changed hands twice. In 1960, the third owners decided that the \$40,000 renovation estimate was too high and razed the house but not the coach house. They planned to sell most of the land and to build a new house on the remainder, according to an article in the November 6, 1960, *Chicago Sunday Tribune*. The owners were "removing doors, fireplace frames, marble from bathroom sinks, and brass hardware . . . for their present home and the planned one." Eventually, the vacant land became a City-owned park.

Between the Deering land and the Grosse Point Light Station two houses stood: the Wehrstedt House, built in 1894 (demolished), and the Wilbur D. Nesbit House (moved to the site in 1923 and off the site in 1926).



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NORTHEAST EVANSTON HISTORIC DISTRICT

[Redacted text block]

[Redacted text block]

[Redacted text block]

1917 Plan of Evanston and Illinois' First Zoning Ordinance

By the early part of the Twentieth Century, it was obvious that, while unrestricted growth might be very democratic, it was not good for a mature city. The Evanston Small Parks and Playgrounds Association, established in 1909, appointed architects Daniel Burnham, Jr., Dwight Perkins, Thomas Tallmudge, and Hubert Burnham to write Evanston's first comprehensive plan. In particular, they drew up proposals for the parks, the lakefront, and the downtown, claiming to have solved the downtown parking problems "for all time." More importantly, the plan urged the enactment of a comprehensive zoning ordinance. Two northeast Evanston residents served on the Association board. Frank McCulloch (2236 Orrington Avenue) was a director, and Mrs. U.S. Grant (2320 Orrington Avenue) was secretary.

As land became more scarce and construction costs began to rise, developers in Evanston promoted the apartment house as a cost-efficient way to provide needed housing. The proliferation of apartment houses in those early years caused single-family homeowners to become very concerned about property values. The result was a series of restricted residence ordinances that forbade the construction of apartment houses or the conversion



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
STATE HISTORIC PRESERVATION OFFICE
REVIEW & RECOMMENDATION SHEET
PART 1—SIGNIFICANCE**

SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER

Historic Property Name Harley Clarke House and Coach House

Property Address 2603 Sheridan Road, Evanston, IL 60201

Historic District or National Register Property Northeast Evanston Historic District

National Register District Certified State or Local District

Property with multiple buildings, including individually-listed properties and properties in a historic district (see Section 6)

Application received (date) 5/21/24

Property visited by SHPO (date/s) 4/15/24

Additional information requested (date/s) _____

Preliminary consultation (date) _____

Complete information received (date) 5/21/24

Applicant informed of SHPO recommendation

Transmitted to NPS (date) 5/23/24

SECTION 2. APPLICATION MATERIALS

Photographs (PDF) Photographs (up to 20 individual in folder) Historic District Map Other (list) _____

For properties with more than one building—map or site plan of the entire property and map or site plan of the portion of the property under applicant's ownership or control.

SECTION 3. SHPO RECOMMENDATION

Anthony Rubano, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

Include names of any additional staff to be copied on NPS decisions _____

The property contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for the purpose of rehabilitation.

The property contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.

The property does not contribute to the significance of the above-named district.

Insufficient documentation has been provided to evaluate the property.

This application is being forwarded without recommendation.

Preliminary Determinations

The property appears to meet the National Register Criteria for Evaluation and will be nominated individually.

The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

The property appears to contribute to the significance of a:

proposed historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.

registered historic district, but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. The nominated will be amended.

The property is located in a proposed historic district and:

the property does not appear to contribute to the significance of the proposed historic district.

the proposed historic district does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

5/23/24

Date

State Historic Preservation Office Signature

This is a review sheet only and does not constitute an official determination of the significance of the property.

SECTION 4. ISSUES

- | | |
|---|---|
| <input type="checkbox"/> Extensive loss or deterioration of historic fabric | <input type="checkbox"/> Obscured or covered elevation(s) |
| <input type="checkbox"/> Substantial alterations over time | <input type="checkbox"/> Moved property |
| <input type="checkbox"/> Significance less than 50 years old | <input type="checkbox"/> Other (explain) |

SECTION 5. HISTORIC DISTRICT OR PRELIMINARY DETERMINATION INFORMATION

The period(s) of significance of the district is 1860-1949.

The property is mentioned in the historic district documentation, section 7, page 41.

- Supplemental Listing Record requested. The property is located in a registered district, but its current condition is not consistent with the determination that it contributes or does not contribute to the district, as stated in the nomination.
- Preliminary Determinations. The state of the nomination for the property/historic district is:
- Nomination was submitted to the NPS on _____.
 - Nomination was submitted to the State Review Board, and will be forwarded to the NPS within _____ months. Draft enclosed.
 - Nomination process will likely be completed within thirty (30) months.
 - Other, explain _____.

SECTION 6. SHPO EVALUATION

Describe any problematic issues or concerns. For properties with more than one building, such as a functionally-related complex (identified in Section 1), list all contributing and non-contributing buildings, regardless of ownership, and specify the buildings that are under the applicant's ownership or control.

The Harley Clarke House and its Coach House retain excellent integrity and continue to contribute to the historic character of the Northeast Evanston Historic District.

SECTION 7. NATIONAL PARK SERVICE EVALUATION

5.0 Additional Submission Requirements

B. Concept Plans, Renderings, and Design Details

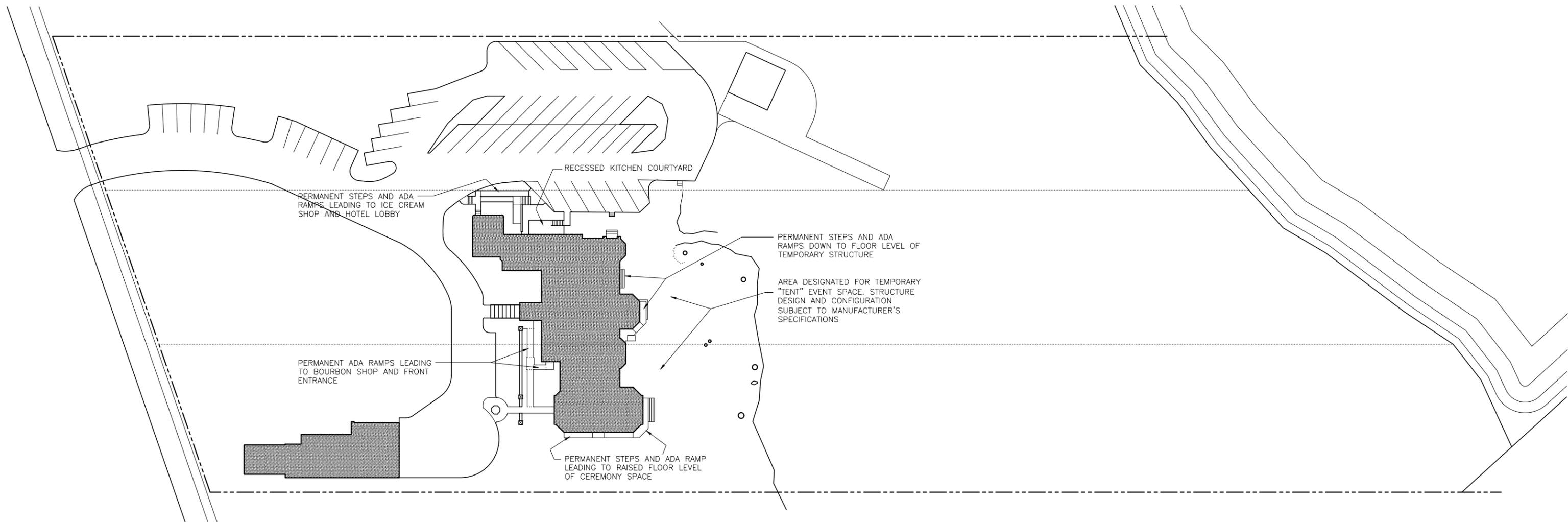
Please refer to file attachment titled:

“RFP-24-07_Celadon_5_B_Concept Plans_Renderings_Design Details.pdf”

THE CLARKE HOUSE AT GROSSE POINT

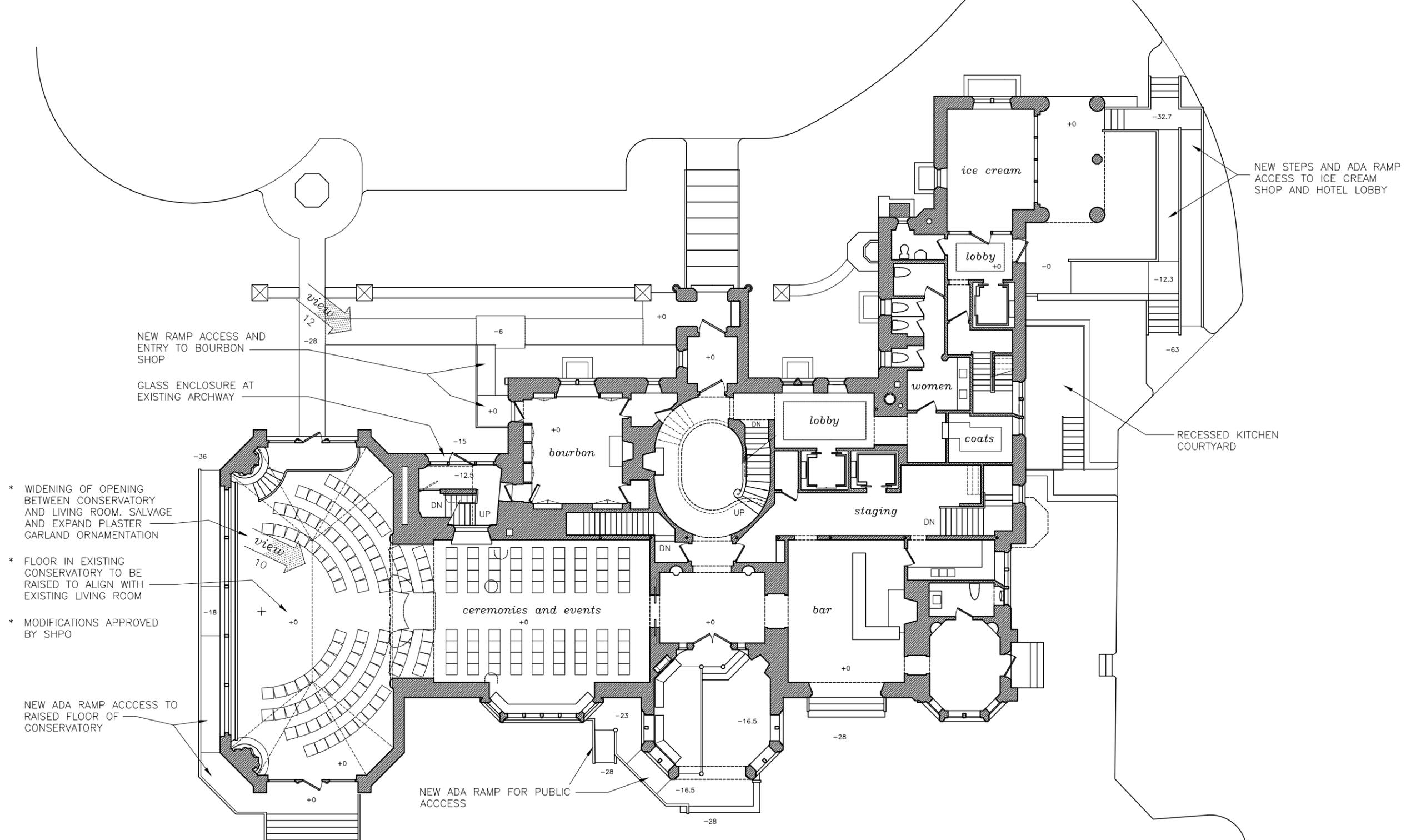
RFP #24-07 : Adaptive Use and Rehabilitation of 2603 Sheridan Road
the Harley Clarke Mansion and Grounds

Presented by Celadon Construction Corporation May 28, 2024
Vasilion Associates, Inc. Architects



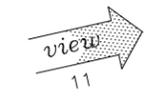
The Clarke House at Grosse Pointe



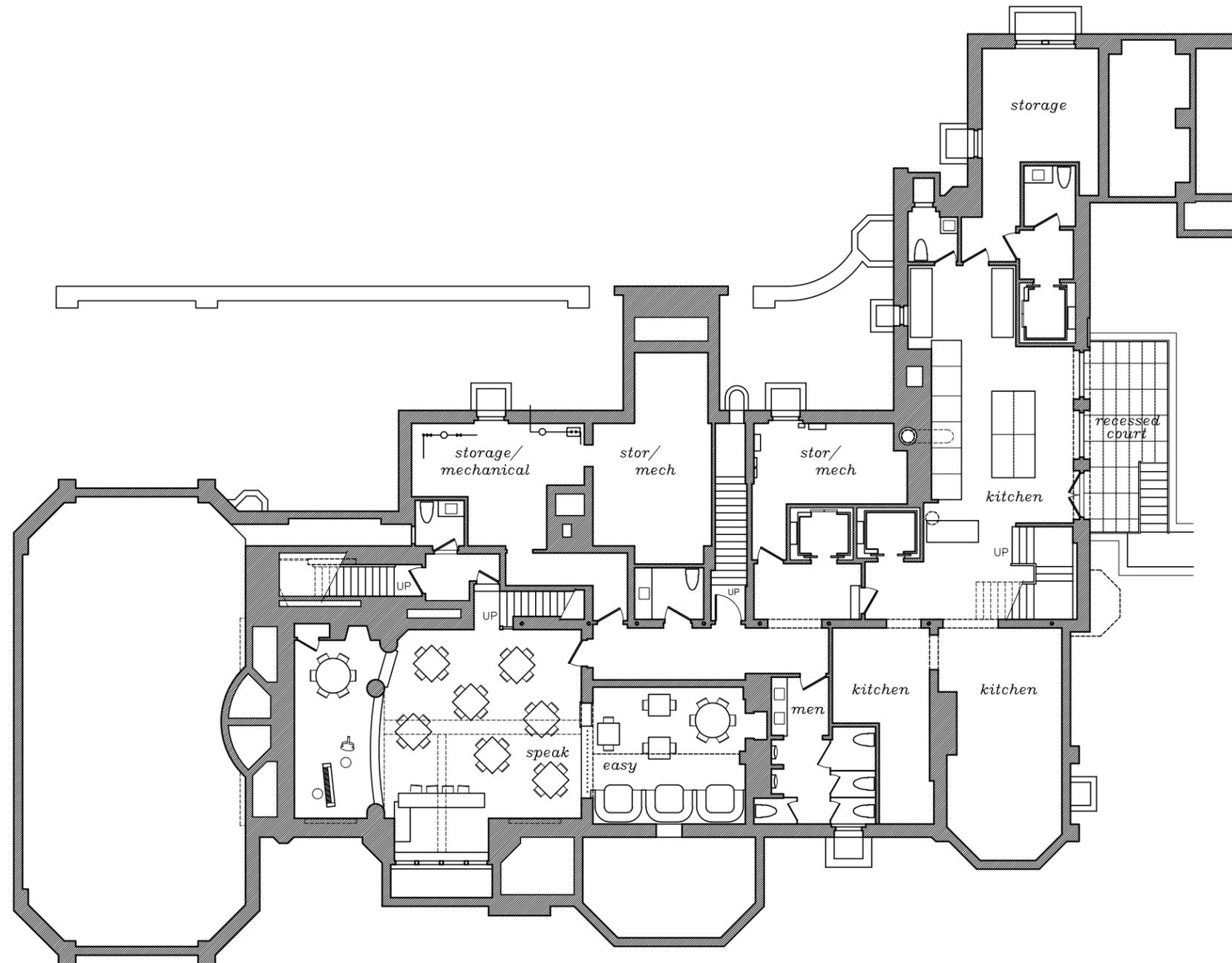


- * WIDENING OF OPENING BETWEEN CONSERVATORY AND LIVING ROOM. SALVAGE AND EXPAND PLASTER GARLAND ORNAMENTATION
- * FLOOR IN EXISTING CONSERVATORY TO BE RAISED TO ALIGN WITH EXISTING LIVING ROOM
- * MODIFICATIONS APPROVED BY SHPO

THIS AREA DESIGNATED FOR TEMPORARY "TENT" STRUCTURE. DESIGN AND CONFIGURATION SUBJECT TO MANUFACTURER'S SPECIFICATIONS



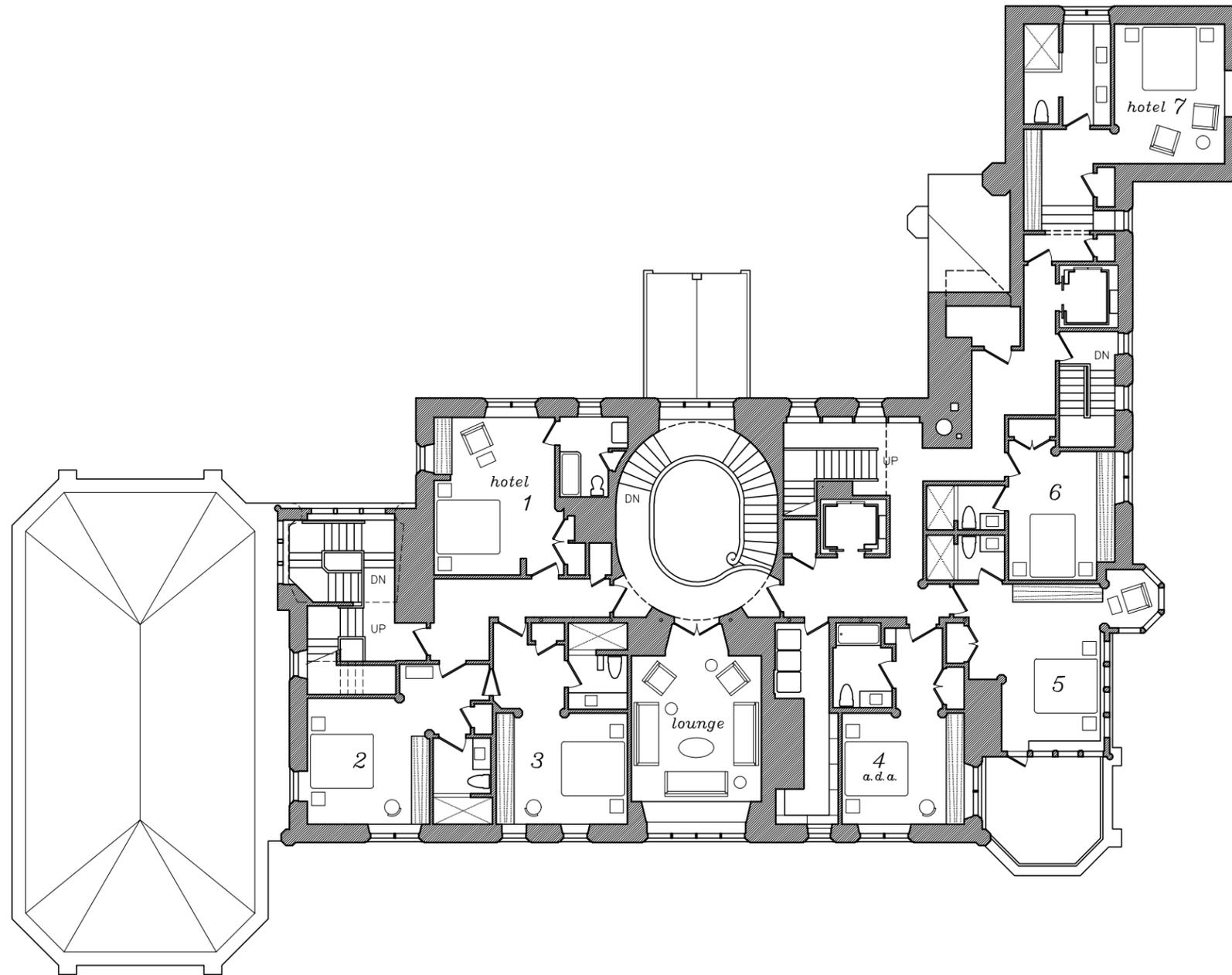
The Clarke House at Grosse Pointe



The Clarke House at Grosse Pointe

Celadon Construction Corporation NFP - Vasilion Associates, Inc. Architects



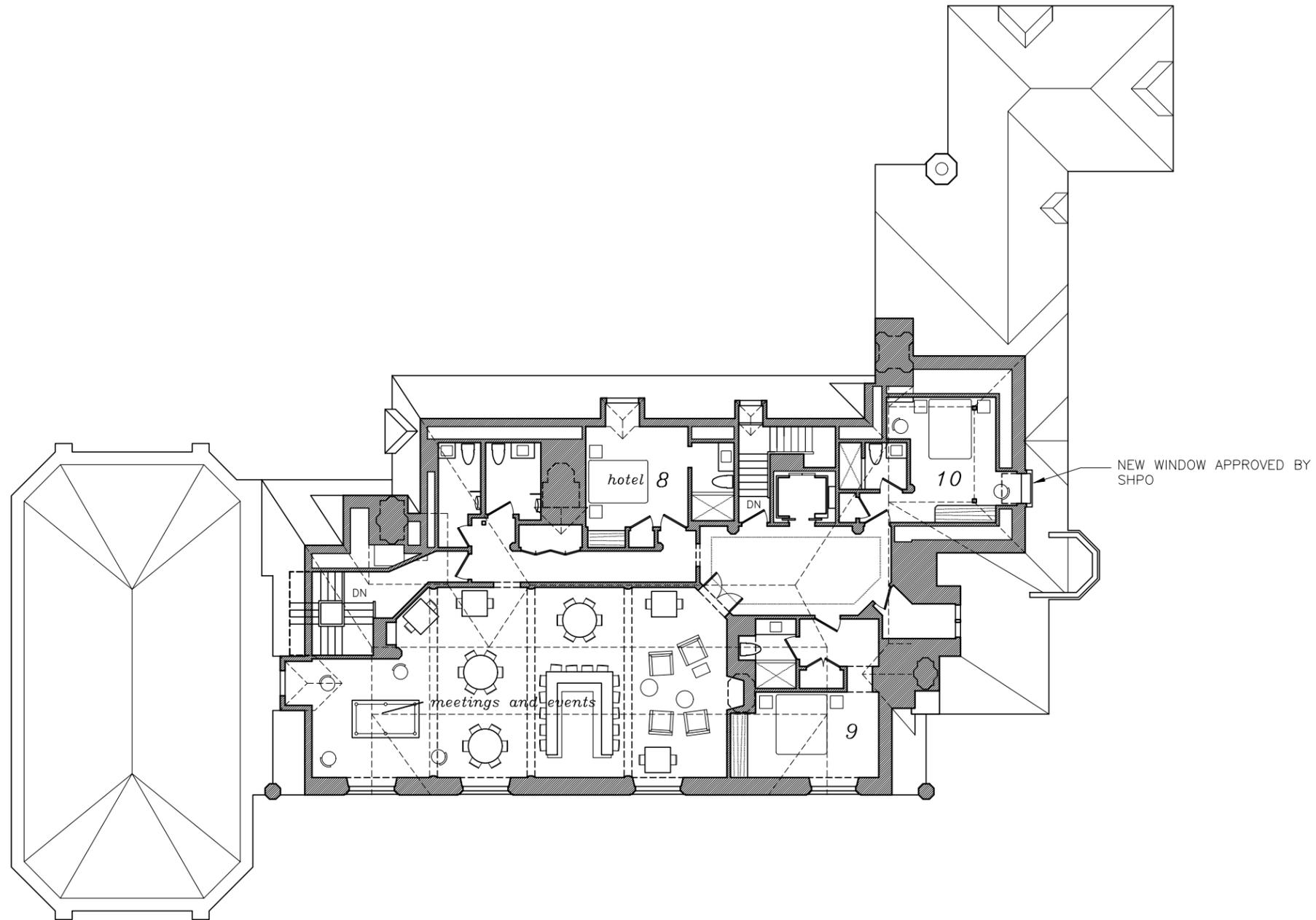


AREA AT FIRST FLOOR
 DESIGNATED FOR TEMPORARY
 "TENT" STRUCTURE. DESIGN AND
 CONFIGURATION SUBJECT TO
 MANUFACTURER'S SPECIFICATIONS

The Clarke House at Grosse Pointe

Celadon Construction Corporation NFP - Vasilion Associates, Inc. Architects





The Clarke House at Grosse Pointe

Celadon Construction Corporation NFP - Vasilion Associates, Inc. Architects





*note regarding temporary
"tent" structure:
drawings are intended to
illustrate general concept only.
actual design and
configuration will be subject
to manufacturer's
specifications*

*ada ramps and railing to new
entrance to bourbon shop
approved by SHPO*

*ada ramps leading to raised
floor level of conservatory*

SOUTH ELEVATION
0 16

The Clarke House at Grosse Point





new steps and ada ramps leading to raised floor level of conservatory

regarding temporary "tent" structure: see note on page 6

new steps and ada ramps leading to ice cream shop and hotel lobby

EAST ELEVATION
 0 16

The Clarke House at Grosse Point



*regarding temporary "tent"
structure: see note on page 6*

*new window approved by
SHPO*

recesed court

*ada ramps and stairs to ice
cream shop and hotel lobby*

NORTH ELEVATION



The Clarke House at Grosse Point





*ada ramps and stairs to ice
cream shop and hotel lobby*

*new glass infill of existing
arch approved by SHPO*

The Clarke House at Grosse Pointe

Celadon Construction Corporation NFP - Vasilion Associates, Inc. Architects

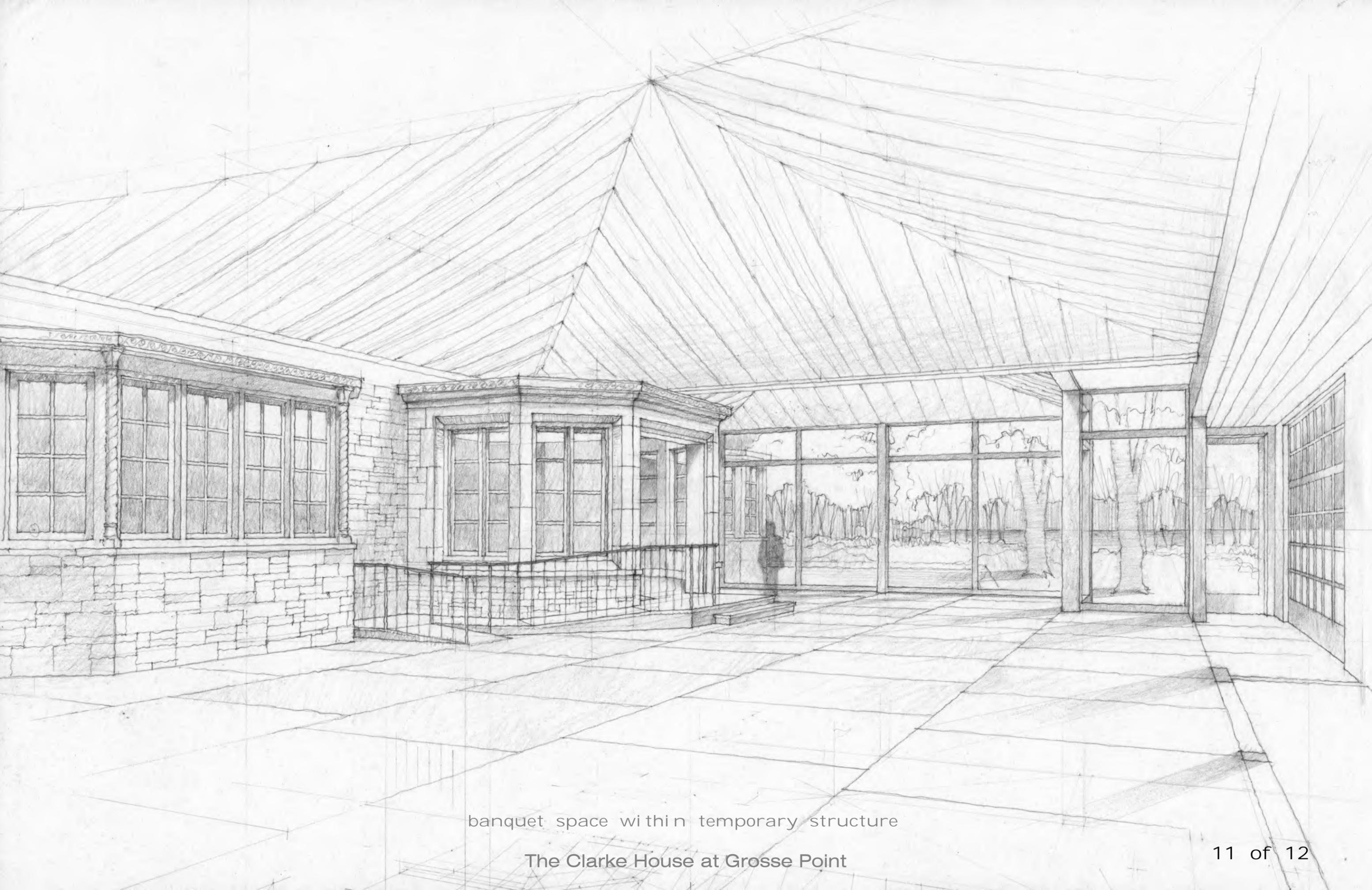




combined living room and conservatory for ceremonies and events

The Clarke House at Grosse Point

10 of 12



banquet space within temporary structure

The Clarke House at Grosse Point



front yard; main entrance, bourbon shop, enclosed arch, conservatory

The Clarke House at Grosse Pointe

5.0 Additional Submission Requirements

C. Financing Plan

Respondent has already identified Lakeside Bank to provide a construction-to-permanent debt structure and NEF to provide the equity to purchase the federal and state historic tax credits that will be generated by the project. Between Lakeside Bank, NEF, and additional equity provided by Respondent, the project will raise a capital stack totaling \$29,293,010 that will fund all of the development costs needed to complete a thorough and credible re-use of the mansion and grounds. Respondent's guarantor strength meet's NEF and Lakeside's balance sheet requirements.

The financial model is conservatively underwritten with actual hard costs, soft costs and financial costs obtained from LOIs and proposals that factored into Respondent's assumptions. Additionally, see below:

- Respondent is not requesting any funding from the City of Evanston.
- Debt Coverage Ratio is strong at 2.03, much high than most loans that are often sized to a 1.25 to 1.40 DCR.
- The development budget includes capitalizing a \$1 million operating reserve that will be in place during the entire life of the project to cover any unforeseen operating costs. If the reserve is used, it will be replenished before Respondent receives property cash flow.
- The development budget includes capitalizing a \$2,645,370 interest reserve to service the construction loan through the construction period and the first 12 months of operations. So during operational ramp up, the interest reserve will pay its debt service and the property cash flow will not be encumbered by mortgage payments for 12 months.

5.0 Additional Submission Requirements

C. Financing Plan - Continued

Please refer to financial model file attachments titled:

- “RFP-24-07_Celadon_5_C_Sources and Uses.pdf”
- “RFP-24-07_Celadon_5_C_Proforma.pdf”
- “RFP-24-07_Celadon_5_C_Assumptions.pdf”
- “RFP-24-07_Celadon_5_C_Operating Expenses.pdf”
- “RFP-24-07_Celadon_5_C_Development Budget.pdf”

Please refer to soft and hard cost proposal file attachments titled:

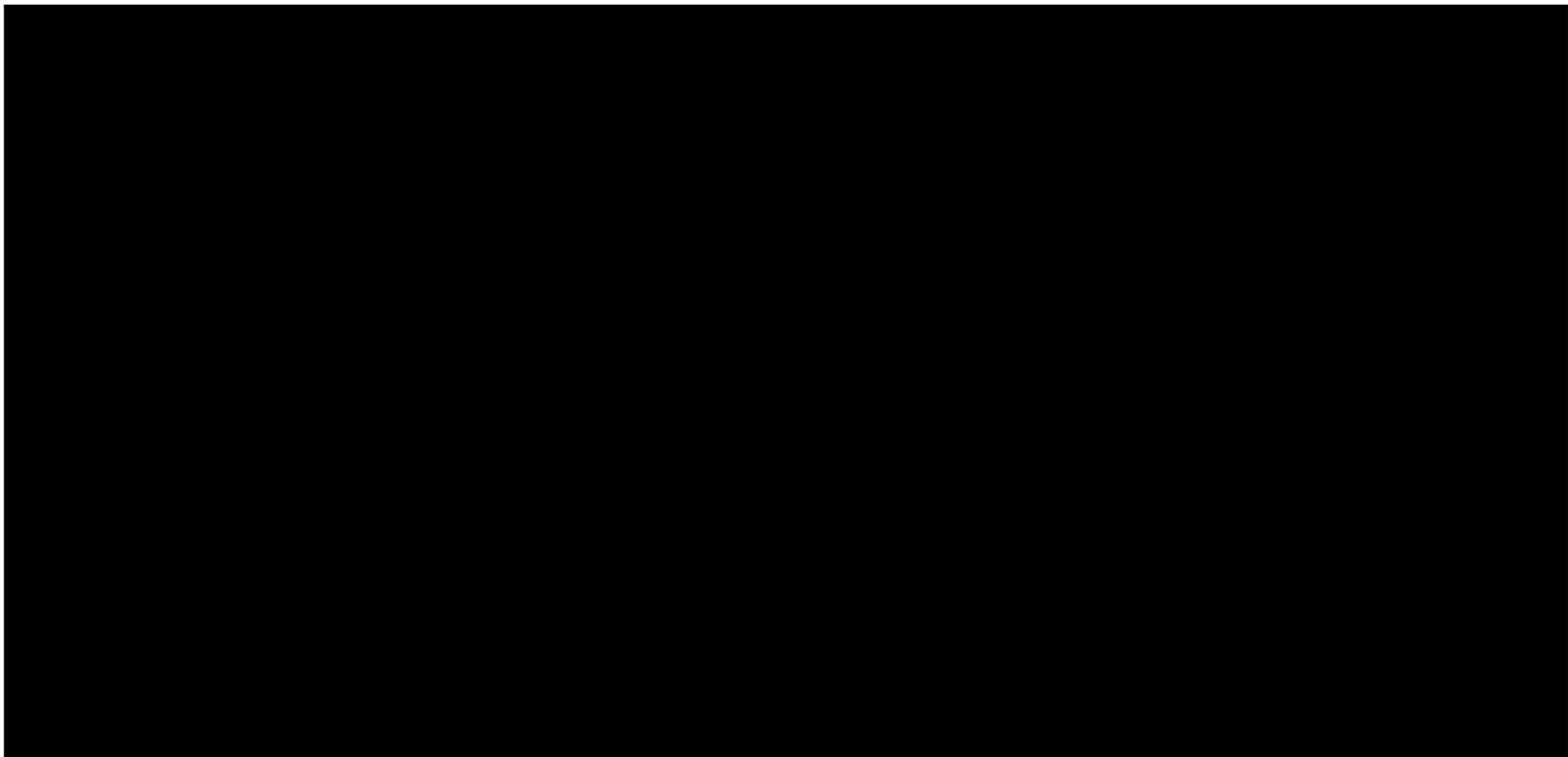
- “RFP-24-07_Celadon_5_C_Ramsey Proposal.pdf”
- “RFP-24-07_Celadon_5_C_Revive Proposal.pdf”
- “RFP-24-07_Celadon_5_C_Assemble Proposal.pdf”
- “RFP-24-07_Celadon_5_C_Vasilion Proposal.pdf”
- “RFP-24-07_Celadon_5_C_Blackwood Cost Estimate.pdf”

Please refer to lender and investor proposal file attachments titled:

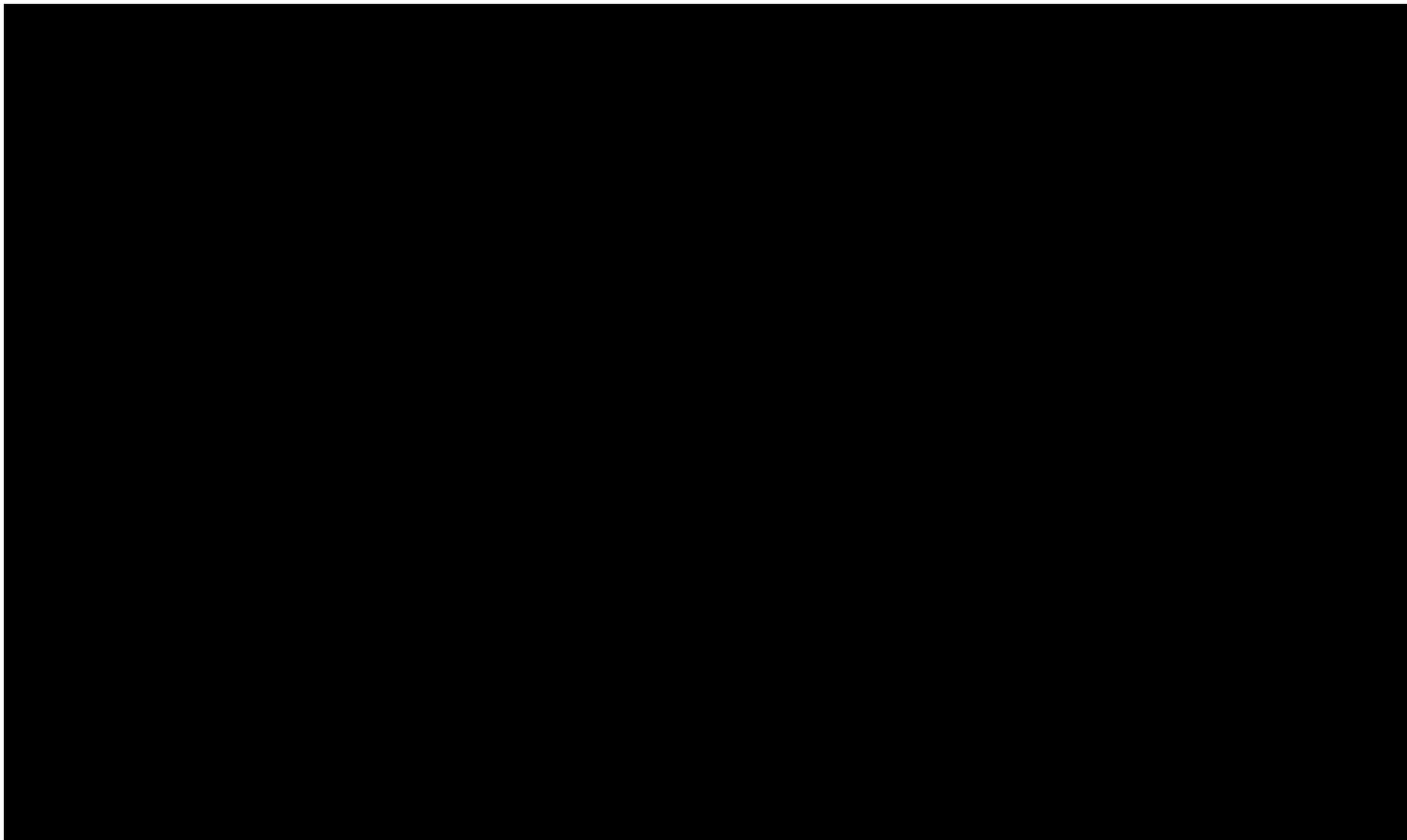
- “RFP-24-07_Celadon_5_C_Lakeside Bank LOI.pdf”
- “RFP-24-07_Celadon_5_C_NEF LOI.pdf”

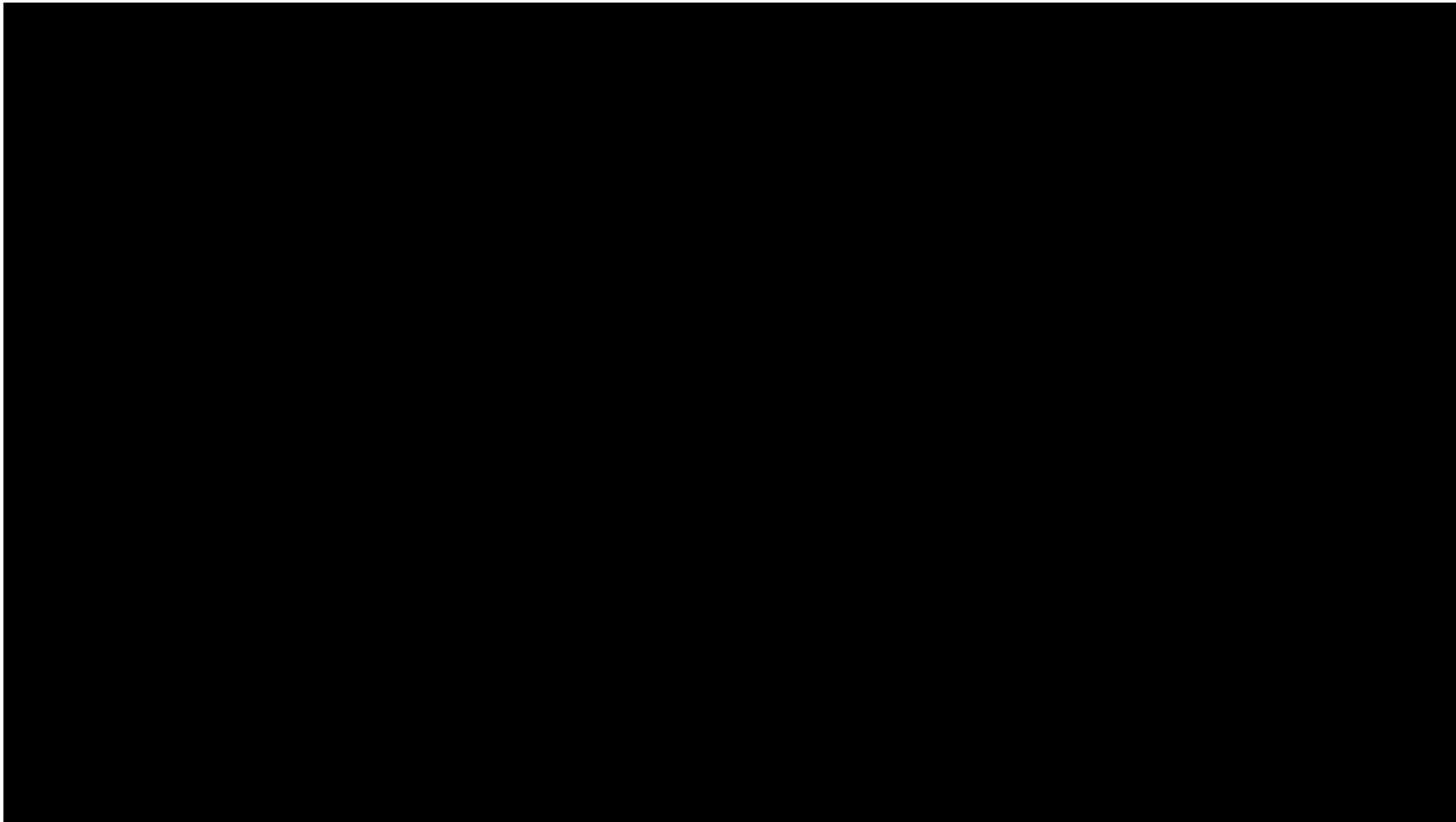
Please refer to MOU describing Ice Cream Shop Operations via attachment titled:

- “RFP-24-07_Celadon_5_C_MOU-Celadon and CW.pdf”

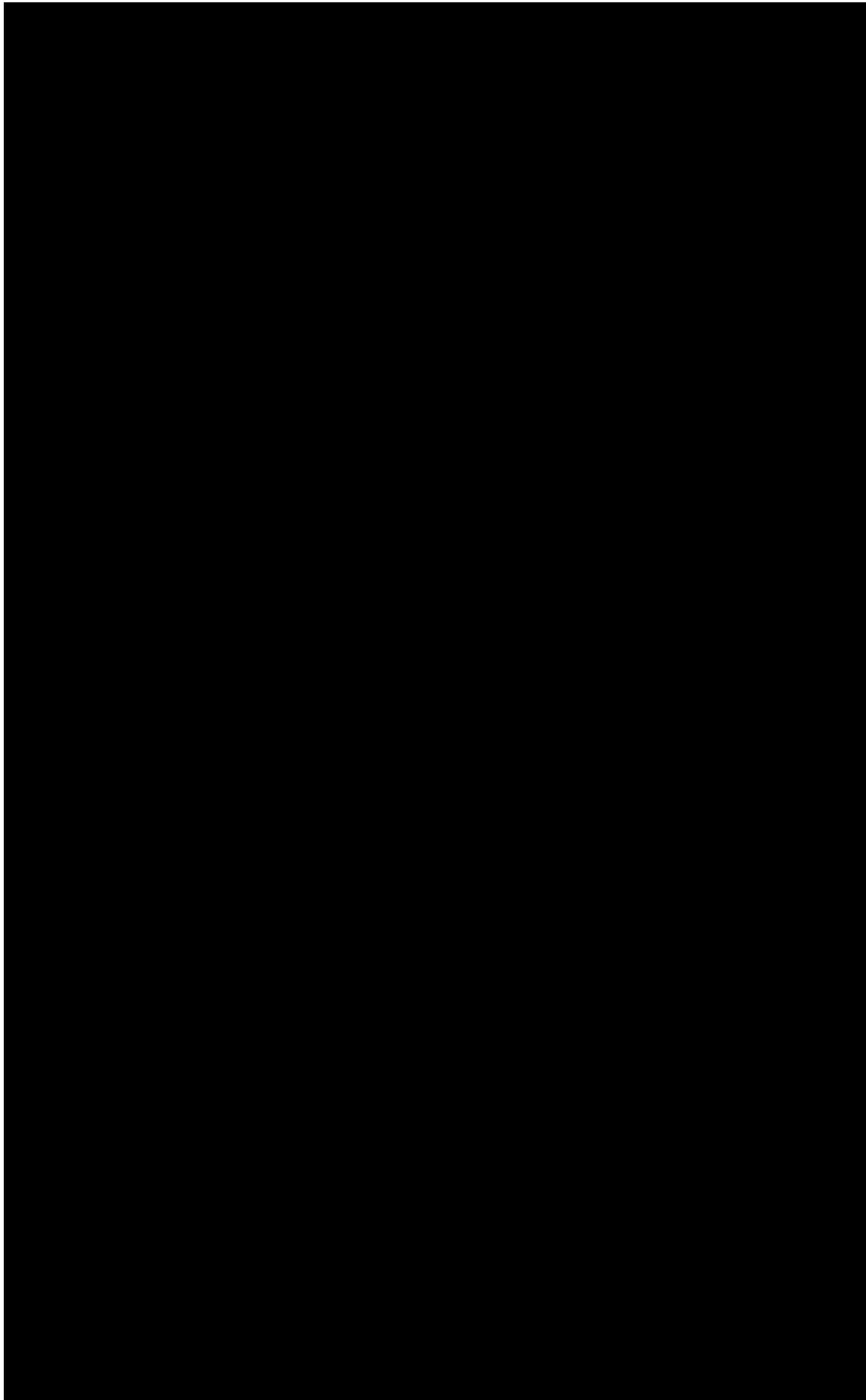


Pro Forma NOI - Harley Clarke











RAMSEY HISTORIC CONSULTANTS, INC.

1105 WEST CHICAGO AVENUE, SUITE 201 ■ CHICAGO, IL 60642
(312) 421-1295 ■ WWW.RAMSEYHCINC.COM

CONSULTING AGREEMENT

Harley Clarke House 2603 Sheridan Road – Evanston, IL

Ramsey Historic Consultants, Inc., an Illinois corporation (“RHC”) is pleased to submit the following scope of work and fee schedule for historic preservation consulting services related to the tax-advantaged rehabilitation of the Harley Clarke House at 2603 Sheridan Road in Evanston, Illinois (“Building”). This proposal outlines the terms and conditions under which RHC will provide consulting services to _____ (“Client”).

RHC has extensive experience in preparing historic rehabilitation incentive certifications and maintains excellent relationships with staff at the Illinois State Historic Preservation Office (“SHPO”), National Park Service (“NPS”), and the Evanston Preservation Commission (“EPC”).

RHC understands that Client seeks to utilize federal, state, and local historic rehabilitation incentives for the rehabilitation of the Building for event use (“Project”).

The large French Eclectic Style mansion and adjoining coach house at 2603 Sheridan Road in Evanston, Illinois were built for the family of Harley Lyman Clarke, president of the Utilities Power and Light Corporation. The home was completed in 1927 and designed by architect Richard Powers, with landscaping features designed by prominent landscape architect Jens Jensen. The home is currently owned by the City of Evanston and more recently operated as the Evanston Art Center.

RHC understands that the Building is currently listed in the National Register of Historic Places (“National Register”), a pre-requisite requirement for seeking federal and state historic rehabilitation tax credits. The Building is listed as a contributing building within the Northeast Evanston Historic District, a National Register historic district.

RHC also understands that the Building is a designated Evanston local landmark (“Evanston Landmark”) which will require that any work planned for at the building or its grounds to be reviewed and approved by the Evanston Preservation Commission. Local landmark designation is also a pre-requisite requirement for seeking incentives from the Cook County Class “L” Property Tax Program.

As a National Register listed property and a designated Evanston Landmark, the following historic preservation incentive programs and regulatory restrictions could apply to the Project.

Federal Historic Rehabilitation Tax Credits

Income-producing properties that are listed in the National Register of Historic Places or determined to be a “certified historic structure” and that undergo a substantial rehabilitation (equal to 100% of the adjusted basis of the property) are eligible for the federal historic rehabilitation tax credit program. Under this program, 20% of the qualified costs of the rehabilitation are returned to the owner in the form of a dollar-per-dollar credit on federal income taxes.

A three-part Historic Preservation Certification Application must be submitted to the SHPO and NPS for review and approval. The NPS makes the final decision regarding certification of a completed rehabilitation project. All rehabilitation work must meet the Secretary of the Interior’s *Standards for Rehabilitation of Historic Structures* for a completed project to receive final certification to claim the federal historic tax credits.

Illinois Historic Preservation Tax Credits

The Illinois Historic Preservation Tax Credit Act provides a state income-tax credit equal to 25% of a project’s qualified expenditures, with a maximum credit of \$3 million per project to applicants that meet the program’s requirements. Applicants must secure NPS approval of the federal HPCA Part 2 application to apply. The program has an annual cap of \$25 million until the credit expires on December 31, 2028. The program is highly competitive, and projects are prioritized based on five additional criteria. The program allocates funding in two application rounds per year.

Class “L” Property Tax Incentive Program

Owners of local landmark properties in Cook County can also take advantage a special real estate tax classification (the Class “L” property tax incentive) designed to encourage rehabilitation of landmark buildings. Owners can have their property tax assessment levels reduced for a twelve-year period, provided they invest at least half the value of the landmark building in an approved rehabilitation project. Assessment levels for qualifying properties are reduced to 10% for the first 10 years, 15% in year 11, 20% in year 12 and back to 25% in year 13. The incentive can be renewed in year 10 for an addition 10-year period for class 3, 4, and 5b properties.

AGREEMENT

1. Scope of Work: RHC will provide the following services:

Federal Historic Tax Credit Application

The application for the federal historic tax credit program, known as the Historic Preservation Certification Application (HPCA), is divided into three parts, which are detailed below.

HPCA Part 1 – Evaluation of Significance

For properties within existing National Register historic district, an HPCA Part 1 is required to confirm that the Building contributes to the significance of the historic district.

Upon authorization from Client, RHC will proceed with preparation of the HPCA Part 1 application, which is submitted digitally to the SHPO. Upon completion of their review, SHPO will forward the application to NPS for final review and approval.

To prepare the HPCA Part 1, RHC will:

1. Prepare the Part 1 application including form, narrative description, narrative evaluation of significance, and photographs keyed to current floor plans.
2. Submit draft HPCA Part 1 application materials to Client and project team for review prior to SHPO submission.
3. Assemble the complete HPCA Part 1 package and submit the package digitally to the SHPO to initiate review.

HPCA Part 2 – Description of Rehabilitation

Upon authorization from Client, RHC will proceed with preparation of the HPCA Part 2 application which describes the existing condition of the property and outlines the proposed rehabilitation work for review. The Part 2 is submitted digitally to the SHPO. Upon completion of their review, SHPO will forward the application to NPS for final review and approval.

To prepare the HPCA Part 2, RHC will:

1. Provide preliminary feedback on initial plans for the rehabilitation and coordinate with the project team to advise on strategies for meeting the historic rehabilitation standards.
2. Photograph the entire interior and exterior of the Building to document the current condition. As required by NPS, RHC will caption and key these photos to existing condition plans.
3. Coordinate with Client to obtain digital existing and proposed architectural plans for the project, which are required as part of the HPCA Part 2 submission.
4. Prepare a detailed description of the proposed rehabilitation work based on the project plans and feedback provided by the team. The Part 2 narrative must clearly and completely describe the proposed rehabilitation work—including site work, exterior and interior work,

and any proposed additions or new construction on the site—and its impact on the historic features of the Building.

5. Submit draft HPCA Part 2 application materials to Client and project team for review prior to SHPO submission.
6. Assemble the complete HPCA Part 2 package and submit the package digitally to the SHPO to initiate review.

Before the HPCA Part 2 is prepared, RHC will coordinate a site visit with review staff from the SHPO to obtain feedback from the reviewer on the proposed scope of work and discuss solutions to any issues that would prevent the project from receiving SHPO and NPS approval. RHC will serve as the primary project contact with the SHPO and NPS during the federal historic tax credit review process and will advocate on Client's behalf during this process.

HPCA Part 2 Amendments

The NPS typically issues conditional approval for an HPCA Part 2, which includes conditions outlining requests for additional information, clarifications, or changes to the scope of work that must be formally submitted as HPCA amendments for the project to be in full compliance with the rehabilitation standards. The number of amendments varies by project. As with all other HPCA submissions, amendments are submitted digitally to the SHPO for initial review, and the SHPO forwards the amendments on to the NPS for final review and approval.

RHC will coordinate with Client and their project team to prepare amendments responding to any conditions outlined in the HPCA Part 2 approval or to address changes to the approved scope of work during construction. RHC will submit draft amendment materials to Client and project team for review prior to SHPO submission and will then assemble amendment packages and submit them digitally to the SHPO to initiate review.

Client is responsible for alerting RHC to any changes or modifications to the approved scope of work at any time during the Part 2 submission process or after the Part 2 approval has been secured. Client is also responsible for providing RHC with the necessary information and documentation to prepare the necessary amendments responding to conditions and/or updating the approved scope of work.

HPCA Part 3 – Request for Certification of Completed Work

Upon authorization from Client, RHC will proceed with preparation of the HPCA Part 3 – Request for Certification of Completed Work. Upon completion of the rehabilitation work, RHC will:

1. Conduct final inspection of the project and photograph the exterior and interior to document rehabilitated conditions.
2. Meet and/or consult with Client, if necessary, to address any remaining issues.
3. Arrange and conduct final inspection by SHPO project reviewer, if required.
4. Submit draft HPCA Part 3 application materials to Client and project team for review prior to SHPO submission.

5. Assemble the complete HPCA Part 3 package and submit the package digitally to the SHPO to initiate review.

Illinois Historic Preservation Tax Credit Program

If Client wishes to pursue the Illinois Historic Preservation Tax Credit Program, RHC can, at the request of Client, assist with the preparation of the necessary application forms and represent the Project at mandatory meetings.

RHC will not be able to assist Client with time-competitive application components (ie. S-2 application in which timely submissions may increase competitiveness).

Client will be responsible for assembling all required ownership, cost certification and financial documents and submitting them to RHC for final submittal to SHPO.

Evanston Landmark Pre-Permit Review

At the Client's request, RHC can assist the project team with EPC's pre-permit review. RHC will be available to consult on recommended treatments to meet rehabilitation standards, review plans, and participate in meetings and public hearings with EPC staff as needed.

Cook County Class "L" Eligibility Applications

At Client's request, RHC will assist the project team with the following Cook County Class "L" application items:

1. Scope of work narrative
2. Pre-rehabilitation interior and exterior photography
3. Post-rehabilitation interior and exterior photography

Client is responsible for all communications with EPC staff regarding the Project's Class "L" applications and for preparation of application materials not outlined above, including but not limited to ownership documents, cost certification documents, and financial documents. Client is also responsible for submission of Class L applications to EPC.

2. Client Information Obligation: Client will be responsible for providing RHC with all project-related information required in the application process, including but not limited to any changes to the scope of work that occur after the application submissions ("Project-Related Information"). Client agrees that all Project-Related Information will be submitted to RHC in a timely manner and further guarantees the accuracy of all submitted Project-Related Information Client agrees to indemnify and hold RHC harmless from any and all payments, claims, liabilities, suits, actions, demands, recoveries, losses, costs and expenses and judgments, including but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, arising from or related to Client's failure to provide timely or accurate Project-Related Information.

Client acknowledges and agrees that commencing with construction on the property before securing SHPO, NPS, and EPC approval for the proposed work may result in remediation of completed work or denial of the application.

Client also acknowledges and agrees that any changes to the scope of work in design or construction as approved by SHPO, NPS, and EPC that are not disclosed to RHC and reviewed by SHPO, NPS, and EPC may also result in remediation of the completed work or denial of the application.

3. Disclaimer: RHC will provide its best efforts in attempting to secure the certifications and approvals specified in this Agreement. However, Client acknowledges and agrees that SHPO, NPS, and EPC have final decision-making authority and as a result RHC cannot guarantee that the certifications and approvals that are sought will be granted.

RHC will not be responsible for verifying any of the Project-Related Information provided by Client in the application process. RHC is also not responsible for monitoring communications between other project team members (including between Client, architect, contractor, and other consultants) or monitoring construction drawing development and onsite construction for adherence to the SHPO-, NPS-, and EPC-approved scope of work.

4. Mutual Indemnification: The parties agree to indemnify, defend and hold each other, their agents and employees, harmless from and against any and all payments, claims, liabilities, suits, actions, demands, recoveries, losses, costs and expenses and judgments of every nature and description brought or recovered against the other party, its agents and employees, including but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, caused by the fault or by any act or omission of the other party, its agents and employees.

5. Billing and Expenses: Based on experience with similar projects, RHC fees for the above-described scope of work are as follows:

FEE SCHEDULE

Task	Fee
<u>Federal Historic Tax Credit Application:</u>	
HPCA Part 1 <i>100% of fee must be paid before RHC will initiate preparation of Part 1 application.</i>	\$4,500 (plus expenses)
HPCA Part 2 <i>50% of fee must be paid before RHC will initiate preparation of Part 2 application.</i>	\$28,000 (plus expenses)
<i>Remaining 50% of fee to be invoiced on date of draft submission to Client for review. Upon full payment of Part 2 fee, RHC will</i>	

submit Part 2 application to SHPO.

HPCA Part 2 Amendments \$200/hour (plus expenses)
Invoiced monthly as work is completed.

HPCA Part 3 \$5,500 (plus expenses)
100% of fee must be paid before RHC will initiate preparation of Part 3 application.

Illinois Historic Preservation Tax Credit Program (IL-HTC) \$200/hour (plus expenses),
Invoiced monthly as work is completed. not to exceed \$1,000 per round without prior authorization by Client

Evanston Landmarks Permit Review \$200/hour (plus expenses),
Invoiced monthly as work is completed. not to exceed \$5,000 without prior authorization by Client

Cook County Class L Application Consultation \$200/hour (plus expenses),
Invoiced monthly as work is completed. not to exceed \$5,000 without prior authorization by Client

*** All other RHC work outside of the flat fee scope of work described above will be invoiced on an hourly basis at \$200/hour (plus expenses).*

6. Retainer: RHC requires a retainer of \$4,500 (Part 1 preparation fee) to begin work on the Project, which will be applied to the first billing pursuant to this Agreement.

7. Payment for Services: Payment must be received within thirty (30) days from the date of invoicing or a 5% late payment fee per month shall be added to the amount invoiced and unpaid. RHC reserves the right to stop work under this Agreement should payment not be received within sixty (60) days and such work stoppage will not be considered a breach of this Agreement.

8. Application Fees: Client is responsible for payment of all federal and state HPCA application fees and will pay these fees directly to NPS and Illinois SHPO:

Federal HPCA Fees

The NPS charges a fee to process HPCA Part 2 and HPCA Part 3 submissions. The total fee is \$6,500 for projects with rehabilitation costs equal to or greater than \$3,850,000. 50% of this fee is invoiced upon NPS receipt of the HPCA Part 2, and the remaining 50% is invoiced upon NPS receipt of the HPCA Part 3. Invoices are generated electronically and sent to the contact and applicant email addresses listed on the HPCA forms. Payment is made through Pay.gov, the Department of the Treasury's electronic payment system. In both instances, NPS will not initiate review of an application until the fee is paid in full.

Illinois Historic Preservation Tax Credit Program Fees

The Illinois Department of Revenue charges a fee to process final approval of the Illinois Historic Preservation Tax Credit and issuance of the IL-HTC certificate. After the federal HPCA Part 3 approval by NPS and after SHPO review and acceptance of the applicant's Certification of QREs, an issuance fee of 2% of the value of the IL-HTC credits will be collected from the applicant. The Illinois SHPO will provide applicants the information on the fee payment process and the amount owed after SHPO review and acceptance of the applicant's Certification of QREs. The Illinois Department of Revenue will not issue the IL-HTC certificate until the IL-HTC issuance fee is paid in full.

9. Entire Agreement / No Other Promises, Agreements, Representations or Statements:

RHC and Client represent and acknowledge that in executing this Agreement no other promises, agreements, representations or statements have been made by RHC, its agents and employees, with regard to the subject matter, purpose or effect of the Agreement and that this Agreement sets forth the entire agreement between the parties, and fully supersedes any and all prior agreements or understandings between the parties hereto pertaining to the subject matter hereof.

10. Governing Law: This Agreement is made and entered into in the State of Illinois, and the parties agree that it shall in all respects be interpreted, enforced and governed under the laws of the State of Illinois. The parties further agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the federal or state courts located in Cook County, Illinois. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties.

11. Severability: Should any provision of this Agreement be declared or be determined by any Court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby and said illegal or invalid part, term, or provisions shall be deemed not to be a part of this Agreement.

12. Term / Termination: The term of this Agreement will begin on the making of this Agreement and will continue thereafter until written notice is given, as set forth herein. This Agreement may be terminated by either party for any reason on ten (10) business day's written notice. Upon termination, Client shall remain obligated to pay RHC the compensation as set forth herein for services performed and expenses incurred prior to the termination of the Agreement.

13. Marketing and Promotion: Client agrees to reference RHC in any onsite project signage. Client also agrees that RHC may use in-progress and completion photos and reference Client and Project in any RHC marketing and promotional activities, including but not limited to RHC website, social media, and direct mail or email distribution.

14. Facsimile, Email or Digital Signatures: Facsimile, email or digital signatures shall be sufficient for purposes of executing this Agreement and shall be regarded as if originally signed by a party to the Agreement.

IN WITNESS WHEREOF, the RHC and Client have executed this Agreement below, for the uses and purposes set forth above, as their free and voluntary act, and as the free and voluntary act of their respective principals or members, as the case may be.

Client Harley

Ramsey Historic Consultants, Inc

Date: 5/9/24 2024

Date: _____ 2024

Please Complete the Following:

Client Entity Name: CELADON CONSTRUCTION CORPORATION NFP

Mailing Address: 1305 SHERIDAN RD.

WILMETTE, IL 60091

Email: Shenry@celadonco.com

Phone: (312) 343-3285

March 21, 2024

Mr. Scott Henry
Principal and CEO
Celadon Partners, LLC
4707 S Marshfield Avenue
Chicago, Illinois 60609



Re: Proposal for Professional Architectural Services
Harley Clarke Mansion
2603 Sheridan Road
Evanston, IL 60201
Proposal No. 23016.01

Dear Mr. Henry:

Revive Architecture LLC (REVIVE) is pleased to provide professional architectural services relating to the anticipated adaptive reuse rehabilitation program for the Harley Clarke Mansion in Evanston, Illinois. Built in 1926, this wood-framed residence is constructed of exterior limestone masonry bearing walls with steel casement windows and steeply sloped clay tile roofs with ornate copper gutters. An iron and glass conservatory covered with a copper standing seam roof exists on the south. It is our understanding that Vasilion Associates, Inc. is acting as the Design Architect, Assemble Design Workshop as the Architect of Record (AOR) and Clark Construction Group as the General Contractor for the renovation project. Historic tax incentives will also be utilized requiring all work to meet the Secretary of the Interiors Standards for Historic Properties.

This assessment includes a visual review of the exterior masonry walls, windows, and roofs from the ground and roof levels for the main house and coach house. We have also included a condition assessment of exterior site elements including the stone retaining walls, stairs, and railings. Allowances for invasive openings at the exterior masonry wall and roof are included, which should be performed by the Contractor. Any contracting costs relating to this scope would be considered in addition to the consultant fees outlined in this proposal.

Our scope of services outlined in this proposal consists of the investigative, design and construction administration services relating to the restoration of the building envelope.

Anticipated Scope of Work

- Isolated rebuild of masonry parapet walls and balusters.
- Isolated rebuild and/or repointing of limestone masonry including fire escape areas.
- Steel lintel replacement and/or rehabilitation as designated.
- Cleaning of brick and limestone masonry.
- Restoration of original steel casement and leaded glass windows.
- Restoration of existing wood windows in conservatory.
- Isolated repairs to original clay tile and copper conservatory roofs including repairs to flashing, gutters and downspouts.

SCOPE OF SERVICES

Investigative Services

1. Review available drawings, previous reports and opinion of costs relating to the building's envelope, including the main house and coach house. Client to provide any available original drawings, plans and elevation drawings prior to performing sitework.
 - a. Harley Clarke Mansion Condition Assessment Report prepared by Wiss, Janney, Elstner Associates, Inc. dated September 11, 2019
 - b. Updated Repair Recommendations prepared by Wiss, Janney, Elstner Associates, Inc.
 - c. It is our understanding that the Client is having a 3D laser scanning of the exterior envelope performed and roof and elevation drawings will be provided in AutoCad format.
2. Discuss history of active leaking, if any, and recent repair efforts with Architect and the Client.
3. Perform a visual review of the exterior walls, windows, and roofs of the main house and coach house to document existing conditions, determine the extent of repair area, and obtain building measurements required for preparation of drawings. Survey will be conducted from the ground and roof levels. We also request access to the building interior to review the condition of the exterior walls. We have assumed (2) days for (2) people and a maximum of twenty-four (24) hours for visual site review. If additional hours are required, they will be billed on an hourly basis per the current Billing Rate Schedule.
4. Document repair location, types and extents on roof and elevation drawings.
5. Coordinate with the Client and the Contractor to provide observation openings in the exterior masonry walls and roofing system at designated locations. Visually inspect up to ten (10) openings to determine the condition of the underlying building envelope components. Contractor to be contracted directly by Client and openings to be restored to a watertight condition after review.
6. Prepare a summary update to WJE's condition assessment report that includes:
 - a. Update summarizing any changes to previous findings and observations noted in WJE's condition assessment report based on visual review and observation openings of roof structure. Observations will be identified on photographs prepared by Revive.
 - b. Update on recommended scope of work to repair any noted deficiencies. Repair scope will take into account durability, maintenance, and budgets. Recommendations will provide various options for repairs, where appropriate.
 - c. Prepare a preliminary cost worksheet outlining a recommended repair scope and estimated costs. Estimated opinion of probable costs for recommended scope of work. A cost worksheet will be provided to the Contractor to obtain current prices and aid in development of more accurate budgets for the Client.

Design Services for Construction Documents

1. Meet with Architect and the Client to develop a mutually agreed upon renovation program which addresses the scope and extent of work, alternate bids for repairs, funding limitations, preliminary schedule and target dates.
2. Evaluate design options for recommended repairs while incorporating job specific feedback obtained from manufacturers and contractors.
3. Meet with the Client and AOR to discuss design options and finalize repair scope of work.
4. Prepare construction documents that include elevations and repair details to indicate overall scope and general extent of work. Drawings will utilize the AOR's title block for inclusion in the construction documents. The Project Manual (specifications) will include technical specifications only for inclusion in the AOR's manual and follow the Construction Specifications Institute (CSI) standard format for construction documents.
5. Submit documents at 50% and 95% completion to the Client and AOR for review and revise documents as requested, based on mutually agreeable modifications.
6. Submit final documents to Client and AOR in electronic format. Hard copies of bid documents are available upon request.

Construction Administration Services

1. Attend a maximum of four (4) project meetings with the Client and Contractor, including a pre-construction walkthrough. Discuss and coordinate critical items such as building access, tenant disruption, scheduling and detail modifications with project team.
2. Review Contractor's submittals including shop drawings, product data, in-situ mock-ups and samples for conformity with Construction Documents.
3. Perform site visits to observe general conformance with the contract documents and quantify repairs. We have included a total of eighteen (18) reviews for mockup, initial, and periodic post-demo reviews of the masonry, windows and roofs.
4. Re-engineer details and prepare supplementary drawings as required by field conditions.
5. Review Contractor payment applications and, as necessary, assist with the development and review of Contractor change orders.
6. Provide contract closeout services relating to the building envelope repairs including preparation of punch list, final review of work, procuring waivers of lien from the Contractor and processing the final Certificate of Payment.

FEE SCHEDULE

Investigative Services

Masonry Façade Assessment	\$ 8,610
Window Assessment	\$ 7,980
Roof Assessment	\$ 6,150
Subtotal	\$ 22,740

Design Services

Masonry Facade Rehabilitation	\$ 9,635
Window Repair + Replacement	\$ 10,455
Roof Repairs	\$ 7,175
Subtotal	\$ 27,265

Construction Administration Services

Masonry Facade Rehabilitation (6 visits total)	\$ 7,380
Window Repair + Replacement (8 visits total)	\$ 9,840
Roof Repairs (4 visits total)	\$ 4,920
Subtotal	\$ 22,140

Consultant Fee Total \$ 72,145¹

Additional Services

Roof Opening Allowance (By Contractor)	\$ 3,500
Masonry Wall Opening Allowance (By Contractor)	\$ 6,500

Project Fee Total (Consultant Fee + Allowance) \$ 82,145

CLARIFICATIONS

1. Our fee is based on two (2) consecutive days onsite to perform assessment of the exterior envelope. If additional site visits are requested by the Client, they will be billed at the hourly rate of \$205/hour plus travel expenses.
2. Additional inspections, exploratory openings and/or testing deemed necessary to evaluate the building envelope will be identified by Revive and discussed with the Client prior to submission of the report. If the Client does not elect to perform the recommended additional scope of work, Revive shall be released from any obligation to perform any further services whatsoever pursuant to this Contract.

3. If the Client would like to document the condition of underlying structures at the masonry facades, we are happy to work with the Client's contractor to coordinate the location of these openings. Any contracting costs relating to these openings would be considered in addition to the consultant fees outlined in this proposal.
4. Costs for temporary stabilization, removal of loose material, and exploratory openings will be considered out-of-scope and billed on an hourly basis.
5. We request that the Client contract directly with the Contractor for any observation openings and/or material testing.
6. We have assumed that a roof plan and elevation drawings depicting all existing elevations will be provided in AutoCad format by the Client or AOR prior to commencing any sitework. If no drawings are available, 3D laser scanning of the building can be provided as an additional service.
7. Assistance with Historic Tax Credits is not included in this scope of services. We assume these services will be provided by Ramsey Historic Consultants, Inc.
8. Evaluation of mechanical, electrical, and plumbing systems are excluded from the assessment and design scope. If modification of these systems is required as part of the rehabilitation program, we ask that the Client contract this work directly with their preferred vendor.
9. Structural evaluation of the exterior walls and roof systems are excluded from the scope of work. We ask that the Client contract directly with a structural engineer if required.
10. Building permit assistance is not included in this scope of services. We request that the Client contract directly with an Expeditor for building permit assistance.
11. REVIVE carries a \$2 million Professional Liability / \$1 million General Liability / \$1 million Automobile / \$1 million Employers Liability / Workers Compensation / \$1 million Umbrella. If additional coverage is necessary, we request the opportunity to reevaluate our fee.

We hope this proposal meets your needs at this time. If you have any concerns or comments regarding the defined scope or associated fee, please do not hesitate to contact us. If you find the outlined scope of work and attached standard terms and conditions acceptable, please return a signed copy of this proposal to REVIVE. Our services will commence upon receipt of an executed mutually agreeable contract between the Client and REVIVE.

Sincerely,



Susan E. Reinhold, R.A.
Principal

Accepted by: **Celadon Partners, Inc.**

Signature: _____

Print Name: _____

Title: _____

Date: _____

Attachments: REVIVE Standard Terms and Conditions dated January 2023

STANDARD TERMS AND CONDITIONS

Performance: Revive Architecture LLC and its employees will exercise the degree of skill and care ordinarily exercised by members of the profession performing similar services in the geographical area where the services are being provided under similar circumstances at the same time. NO OTHER WARRANTY, OF ANY KIND, EXPRESS OR IMPLIED, AT COMMON LAW OR CREATED BY STATUTE, IS EXTENDED MADE OR INTENDED, WITH RESPECT TO PROVIDING OR PERFORMING ANY SERVICES WHATSOEVER, INCLUDING THE FURNISHING OF ANY ORAL OR WRITTEN REPORTS. Revive Architecture LLC agrees to perform its services in as timely a manner as is consistent with the professional standard of care and to comply with all material applicable laws, regulations and standards that relate to its services and that are in effect as of the date the services are provided.

Client Responsibilities: In order for Revive Architecture LLC to perform the services requested, the Client shall, at no expense to Revive Architecture LLC, (1) provide all necessary information regarding Client's requirements as necessary for orderly progress of the Services; (2) designate a person to act as Client's representative for the services who shall have the authority to transmit instructions, receive instructions and information and interpret and define Client's policies and requests for Revive Architecture LLC's services; and (3) provide access to and make all provisions for Revive Architecture LLC to enter, without cost, limitation or burden to Revive Architecture, the subject property as required to perform the Services. Revive Architecture LLC shall be entitled to rely on the accuracy and completeness of services and information furnished by the Client and the Client's consultants and/or information available from generally accepted reputable sources, without independent verification. Revive Architecture LLC shall not be responsible for a Client's directive or substitution made without Revive Architecture LLC's approval.

Limitation of Liability: To the fullest extent permitted by law, the total liability, in the aggregate, of Revive Architecture LLC and Revive Architecture LLC's officers, directors, employees, agents, and consultants to the Client and anyone claiming by, through, or under the Client, for any and all injuries, claims, losses, expenses, or damages, including, without limitation, attorneys' fees, arising out of or in any way related to Revive Architecture LLC's services, the Project, or these Terms, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, indemnity or breach of contract shall not exceed an amount equal to the proceeds obligated to be paid under Revive Architecture LLC's applicable insurance policy for such claims. If, for any reason, the applicable insurance policy does not provide coverage for any particular claim described herein, then the liability amount shall not exceed Revive Architecture LLC's fees actually received for the services performed hereunder. In no event shall Revive Architecture LLC be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of equipment or system, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power.

Latent Defects: Revive Architecture LLC shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred from the completion of the services that all defects will have been either observed or recorded. Where Revive Architecture LLC's services are limited to the

performance of representative visual inspection of limited areas of the building or structure, Revive Architecture LLC shall only be responsible for that which can be reasonably observed at such representative locations. Revive Architecture LLC shall not be responsible for costs of corrective work or any other cost or expense arising from any latent defects in existing conditions, or the accuracy or inaccuracy of drawings or information provided to Revive Architecture LLC.

Insurance: Revive Architecture LLC maintains general liability and professional liability coverage, subject to annual renewals. Any request to add other parties as additional insured must be made in writing and subject to certain limitations. No waiver of subrogation is allowed on professional liability policy. The Client agrees to require the Contractor and Sub-contractors of all tiers engaged by them to perform inspections or construction work based on documents prepared by Revive Architecture LLC under this agreement to have Revive Architecture LLC named as additional insured on their Certificates of Insurance and provide policy endorsement as evidence of same.

Safety: The Client has the duty to provide a safe working environment to employees; if Revive Architecture LLC reasonably determines the working conditions to be dangerous, then Revive Architecture LLC may, without penalty, cease the performance of its services and withdraw its employees from the project until such dangerous conditions are corrected. In the event that Revive Architecture LLC ceases the performance of its services in accordance with this section, Revive Architecture LLC shall be entitled to an equitable adjustment to its compensation to account for any additional costs and expenses incurred as a result of such actions. Field work will be performed only under conditions deemed safe by Revive Architecture LLC personnel. Client understands that Revive Architecture LLC is only responsible for the safety of its own employees and those of its subconsultants and is not responsible for the safety of other persons or property.

Environmental Hazards: Revive Architecture LLC shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site. Client acknowledges that Revive Architecture LLC's services do not include the detection, investigation, evaluation or abatement of environmental conditions that Revive Architecture LLC may encounter, such as mold, lead, asbestos, PCBs, hazardous substances, or toxic materials that may be present in buildings or structures subject to the Services. The Client agrees to defend, indemnify and hold Revive Architecture LLC harmless from any claims relating to the actual or alleged existence or discharge of such materials not solely caused by the fault of Revive Architecture LLC's employees. Revive Architecture LLC reserves the right to suspend its services without liability for consequential or other damages, if it has reason to believe that its employees may be exposed to hazardous materials and will notify Client in such event.

Means and Methods: Revive Architecture LLC shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work not under the direct supervision of Revive Architecture LLC. Revive Architecture LLC shall not be responsible for the construction means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with any demolition or construction work, as these remain solely the construction

contractor's responsibility. Where applicable for inspections requiring the use of swing-stages, scaffolds, lifts or other apparatus to provide access, the Client shall contract directly with the contractor providing such apparatus.

Reports, Drawings and Other Work Product: Letters, reports, drawings, techniques, photographs, specifications, test data, notes and other materials generated by Revive Architecture LLC during the course of performance of its services are instruments of Revive Architecture LLC's service for use solely with respect to this project and Revive Architecture LLC retains ownership rights thereto. Revive Architecture LLC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. These documents or parts thereof may not be reproduced, nor used by the Client or by third parties for any purpose other than the purpose for which they were prepared, without the express written consent of Revive Architecture LLC. Upon request, Revive Architecture LLC will provide Client with a copy of such documentation for information and reference purposes and will bill client for such reproduction in accordance with the terms of this Agreement. Any unauthorized use of work product shall be at Client's sole risk and Client shall indemnify Revive Architecture LLC for any costs (including reasonable attorney's fees), liability, loss, fine, penalty or legal exposure to Revive Architecture LLC. To the extent Revive Architecture LLC terminates its services due to non-payment of fees by Client, Client shall not be entitled to use the documents described herein for any purpose whatsoever.

Termination / Suspension: Either party may have the right to terminate/suspend this Agreement for convenience effective upon seven (7) days written notice to the other. Upon a termination/suspension, Revive Architecture LLC shall receive as full payment for Revive Architecture LLC's services performed prior to such termination/suspension the amounts together with both standard and reimbursable expenses due as under this Agreement as of the effective date of termination/suspension and its lost profits. If the Project is resumed, Revive Architecture LLC shall be compensated for expenses incurred in the interruption and resumption of Revive Architecture LLC's services. Revive Architecture LLC's fees for the remaining services and the time schedules shall be equitably adjusted. In the event termination/suspension of services is not solely due to Revive Architecture LLC's fault or breach of the Agreement, Revive Architecture LLC shall have no liability to the Client for delay or damage caused the Client because of such termination/suspension.

Indemnification: The Client shall, to the fullest extent permitted by law, defend, indemnify and hold Revive Architecture LLC, its officers, directors, manager, owners, employees, agents and subconsultants harmless from and against all claims, damages, liabilities, expenses and costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of the Services under this Agreement and/or are caused by the negligent acts, errors or omissions of the Client or the Client's agents, officers, employees, independent contractors or subcontractors of any tier, excepting only those damages, liabilities or costs directly and solely attributable to the gross negligence or willful misconduct of Revive Architecture LLC. In the event any such claims, losses, damages or expenses are caused jointly or concurrently by the negligence of Client and the gross negligence of Revive Architecture LLC, or their respective agents, officers, managers, owners, employees, independent contractors or subcontractors of any tier, they shall be borne by each party in proportion to such negligence or gross negligence as the case may be.

Dispute Claims: Any legal proceeding arising out of or relating to this agreement shall take place solely in Cook County, Illinois, and any civil action or legal proceeding arising out of or relating to this Agreement shall be brought in the Circuit Court of Cook County, Illinois. The parties consent to the jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court.

Assigns and Successors: Both the Client and Revive Architecture LLC bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither party may assign this Agreement without the written consent of the other, which consent shall not be unreasonably withheld.

Independent Contractor: Revive Architecture LLC is an independent contractor, and all persons employed to furnish services hereunder are employees of Revive Architecture LLC or its subcontractors/subconsultants and not the Client. Revive Architecture LLC and Client agree to be solely responsible for compliance with all federal, state and local laws, rules and regulations, and ordinances that apply to their respective employees.

Governing Law: This Agreement shall be governed by the laws of the State of Illinois, without regard to its principles of conflict of laws. The venue for any dispute arising out of or relating to this Agreement shall be in Chicago, Illinois.

Third-Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either Client or Revive Architecture LLC. Revive Architecture LLC's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against Revive Architecture LLC because of this Agreement or Revive Architecture LLC's performance or non-performance of services hereunder.

Entire Agreement: This Agreement shall constitute the entire understanding of the parties concerning the Services and supersede all prior negotiations and written agreements between them, and any amendment or modification to this Agreement may be made only by a written instrument expressly stated to be an amendment to this Agreement and signed by Revive Architecture LLC and the Client.

Change Orders: Any requests for additional work or services beyond the scope of the Agreement must be in writing and signed by the Client and Revive Architecture LLC.

Severability: In any provisions of this Agreement, or portions thereof, are determined to be unenforceable, the remainder shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to fullest extent permitted by law.

Compensation: The Client agrees to pay Revive Architecture LLC's proposed services in accordance with Revive Architecture LLC's billing rate schedule or negotiated fee. Payment in full is expected upon receipt of the invoice. Billing rates may be increased annually. Client agrees to pay Revive Architecture LLC for any costs incurred in enforcing this Agreement including attorneys' fees, collection costs and any other expense Client agrees to pay all such expenses immediately upon receipt of an invoice for such expenses. Payment to Revive Architecture LLC shall not be contingent upon receipt of payments to Client by others. Failure to make payment will be considered a breach of this Agreement. Past due invoices will be charged interest at the rate of 1.5% per month. Revive Architecture LLC reserves the right to suspend services if Client fails to make payment when due. Revive

Architecture LLC will have no liability to the Client for delay or damage caused by any such suspension. In the event of litigation or other dispute resolution, Client agrees to pay Revive Architecture LLC's then current time charges, attorney's fees, and other expenses resulting from required attendance at depositions, administrative proceedings, or responding to subpoenas or court orders relating to the Services, but not for such expenses attributed to Revive Architecture LLC's willful misconduct or gross negligence in performance of the Services.

Billing Rate Schedule:

Principal.....	\$205 per hour
Associate.....	\$170 per hour
Technician.....	\$145 per hour
Drafting.....	\$140 per hour
Support Staff.....	\$115 per hour

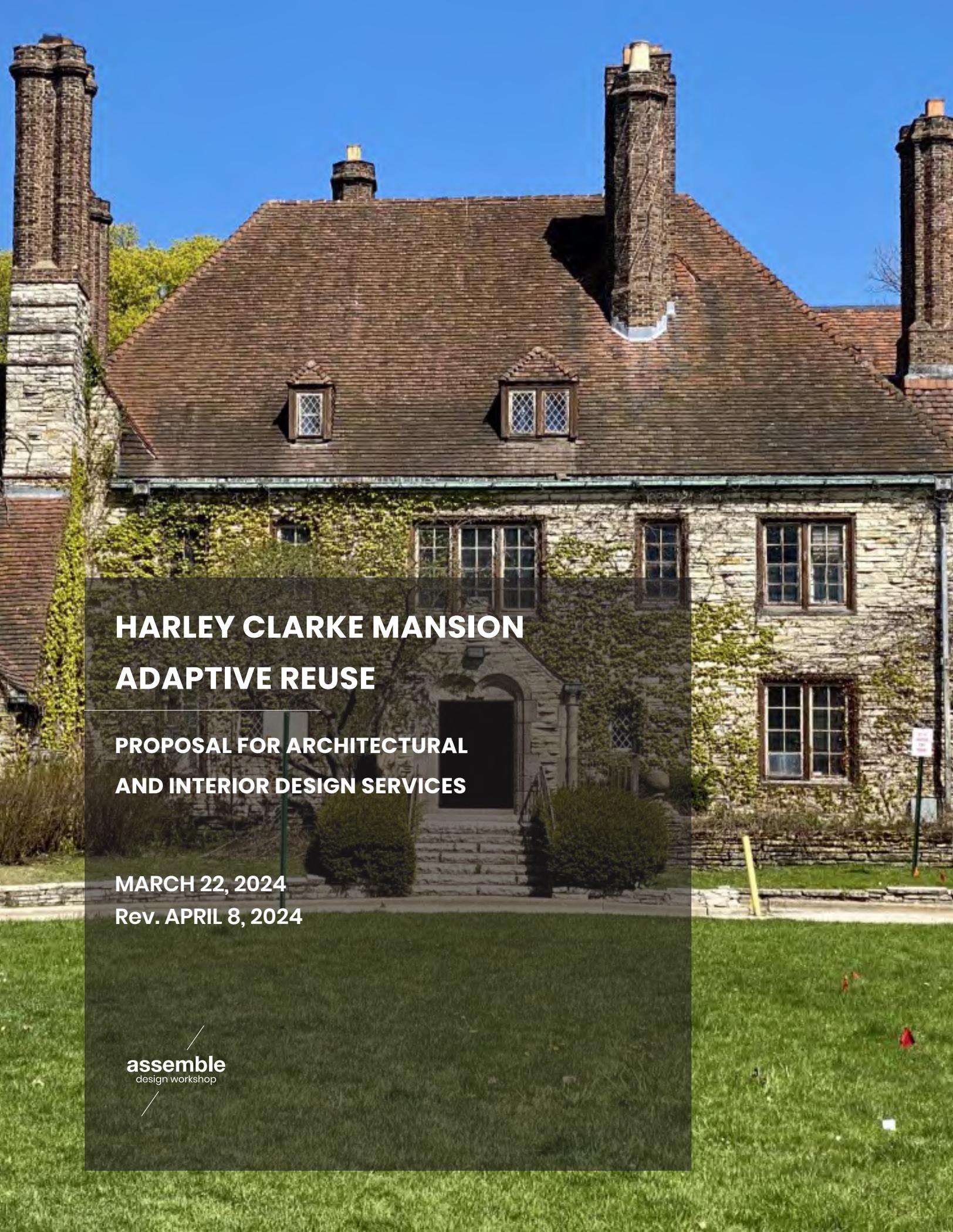
Expenses / Reimbursements:

Transportation, printing, reproduction, plotting, messenger services, shipping charges, equipment rental and other project-related expenditures.....Cost plus 10%

Renderings, models, mock-ups, professional photography, and presentation materialsCost plus 5%

Sub consultant's services.....Cost plus 10%
Sub consultant's reimbursable expenses will be billed at Cost charged to Revive Architecture LLC.

Company and personal cars will be reimbursed at the current Internal Revenue Service Allowable Mileage Reimbursement Rate.

A photograph of the Harley Clarke Mansion, a large, two-story stone building with a dark, gabled roof and several prominent brick chimneys. The facade is covered in ivy, and the entrance features a stone archway with steps leading up to it. The building is set against a clear blue sky with some greenery in the foreground.

HARLEY CLARKE MANSION ADAPTIVE REUSE

PROPOSAL FOR ARCHITECTURAL
AND INTERIOR DESIGN SERVICES

MARCH 22, 2024
Rev. APRIL 8, 2024

assemble
design workshop



MR. SCOTT HENRY
Celadon Partners, LLC

Dear Scott:

Assemble Design Workshop is delighted to submit this proposal for the restoration and adaptive reuse of the Harley Clarke Mansion, located at 2603 Sheridan Road in Evanston, Illinois. We believe that this building, with its extensive history, has great potential to become the premier event space on the North Shore, and a true beacon in the community.

Our previous experience with historically-significant buildings, as well as our attention to detail will be key for this project. Our team has played a significant part in the design and renovation of several prominent buildings of historic significance, such as Chelsea Market in New York and the Daniel Burnhamdesigned Filene's Department Store building in Boston.

We are excited about the opportunity to act as your architect-of-record for this project. We look forward to working closely with you and the rest of the design team, and continuing to expand on the design vision that you and John established.

We want to thank you for considering our team, and we look forward to working together again on this very exciting project.

Best regards,



Delia Conache, RA, CPHC
Managing Partner

PART 1: OUR APPROACH



PROJECT DESCRIPTION

The Harley Clarke Mansion is a three-story historic structure, located at 2603 Sheridan Road, in Evanston, Illinois 60201. The approximate building area is 20,275 SF for the main residence, and 4,383 SF for the coach house.

The building is designated historic landmark, designed by Richard Powers in 1926. Several of the interior spaces are marked as being "Essential" or "Contributing" to the historical character of the property, and will need to be carefully considered and restored. In addition to the building itself, the grounds are also of historical significance, having been designed by Jens Jensen and constructed by Alfred Caldwell, the most prominent practitioners of the Prairie Style of landscape architecture.

While the original structure was designed for a residential use, the intent is to convert the building use to serve as an event, designed to accommodate weddings and a variety of other community events. A new addition of approximately 3,500 SF is anticipated on the East side of the existing main building. The project program is understood to include a combination of assembly and support spaces, most notably a serving kitchen. The program for the coach house is yet to be determined. The proposed conceptual design will be developed by Vasilion Associates Inc. Vasilion Associates Inc. will also be leading the public approval effort, with support as described below from Assemble Design Workshop.

The project is pursuing state historical tax credits, and will be designed in accordance with guidelines from the Secretary of Interiors standards for Historic Properties. A review of the project by the State Historic Preservation Office and the National Park Service is expected to take place after the Schematic Design phase is completed. Due to the assumed extent of the changes and the proposed use of the space, it is assumed that the entire facility will need to be made compliant with the American with Disabilities Act (ADA) and brought up to compliance with the 2021 International Building Code and other applicable codes.

SCOPE AND SERVICES

PRE-DESIGN & INVESTIGATION PHASE (6 WEEKS)

Scope of Work:

- This period is intended to allow the consultants (REVIVE Architecture, Architectural Consulting Engineers, and Deep Design Studio) to complete their investigation of the existing conditions;
- Code and ADA assessment of the design developed by Vasilion Associates Inc.;
- Coordinate with consultants as required.

Deliverables:

- None applicable.

DESIGN PHASE (8 WEEKS)

- Discuss project funding sources, and applicable requirements with the Owner and the design team;
- Based on the conceptual design prepared by Vasilion Associates Inc., advance floor plans to satisfy code and ADA requirements;
- Advance façade design and prepare all building elevations for new addition;
- Prepare material options for new addition;
- Prepare reflected ceiling plans, identifying ceiling types, light fixture types and locations;
- Prepare look & feel presentation for the interior spaces, for Owner's design approval of interior design direction;
- Develop interior elevations for key spaces and all restrooms;
- Based on notes prepared by Ramsey Historic Consultants, develop restoration interior elevations for the historically-significant interior elements;
- Prepare finish and furniture plans for all spaces;
- Develop proposed site plan, in conjunction with Civil Engineer and Landscape Designer;
- Coordinate with MEP/FP Engineer in establishing spatial requirements for all services, and establishing the basis of design for the mechanical system;
- Prepare Specifications draft book;
- Coordinate with other disciplines as required.

Deliverables:

- Design Development drawing set, including site plan, floor plans, reflected ceiling plans, elevations, building sections, to be used for pricing by Owner's General Contractor;
- Specifications Project Manual draft book.

PUBLIC APPROVALS (~6-8 WEEKS)

- Prepare materials for the City of Evanston Preservation Commission Certificate of Appropriateness;
- Prepare materials for the zoning change of use application, to be reviewed by the City of Evanston Land Use committee;
- Participate in meetings as required (3 meetings are included).
- Coordinate with other disciplines as required.

Deliverables:

- Design presentations to the City of Evanston Preservation Committee and Land Use Committee.

CONSTRUCTION DOCUMENTS (8 WEEKS)

- Continue to advance all deliverables prepared during the Design Phase;
- Address known, unresolved issues from the Design Phase;
- Revise drawings as needed based on Owner's General Contractor budget input;
- Revise drawings as needed based on input from the State of Illinois Historic Preservation and National Park Service review;

- Confirm compliance with code, zoning, and historic preservation requirements;
- Prepare construction document set for building permit submission;
- Finalize Project Specifications;
- Provide responses to and attend meetings as needed with the authorities having jurisdiction;
- Revise drawings as needed based on permit review comments from the City of Evanston;
- Coordinate with other disciplines as required.

Deliverables:

- Issue for Permit/Bid set and Specifications Project Manual, to be used for permit approval by the Owner, and for bidding by Owner’s General Contractor;
- Issue for Construction set and Specifications Project Manual, to be used for construction by the Owner’s General Contractor.

BIDDING & NEGOTIATION (4 WEEKS)

- Provide answers to questions from the Owner’s General Contractor regarding Consultant’s Construction Documents as needed;
- Provide interpretations of Construction Documents, either in writing, or in the form of drawings.

CONSTRUCTION ADMINISTRATION (~32 WEEKS - TO BE CONFIRMED BY OWNER’S GENERAL CONTRACTOR)

- Review shop drawings, submittals, samples and other data related to the scope of work;
- Respond to Requests for Information (RFI) as needed;
- Attend site visits and meetings as required to observe construction progress;
- Provide field reports on a regular basis, describing any issues in a timely fashion;
- Review and approve monthly Applications for Payment;
- Review and document change orders and field directives;
- Participate in regular meetings during construction phase;
- Conduct final site visit and review punch list items upon substantial completion;
- Provide Substantial Completion documentation and confirmation of punch list completion.

COMPENSATION

• Pre-Design / Investigation	\$	8,000 (4%)
• Design	\$	59,800 (30%)
• Public Approvals	\$	9,900 (5%)
• Construction Documents	\$	69,800 (35%)
• Bidding/Negotiation	\$	12,000 (6%)
• Construction Administration	\$	39,900 (20%)
• TOTAL ARCHITECTURAL FEE	\$	199,400 (100%)



COMPENSATION: CONSULTANTS

ARCHITECTURAL CONSULTING ENGINEERS

MEP/FP ENGINEER

Pre-Design/Investigation	\$ 37,150
Design	\$ 86,450
Construction Documents	\$ 74,100
Bidding/Negotiation	\$ -
<u>Construction Administration</u>	<u>\$ 49,350</u>
Total	\$ 247,050

SR+A ENGINEERS (MBE)

STRUCTURAL ENGINEER

Pre-Design/Investigation	\$ 6,000
Design	\$ 21,000
Construction Documents	\$ 21,000
Bidding/Negotiation	\$ -
<u>Construction Administration</u>	<u>\$ 12,000</u>
Total	\$ 60,000

SITE DESIGN (MBE)

LANDSCAPE DESIGNER

Pre-Design/Investigation	\$ TBD
Design	\$ TBD
Construction Documents	\$ TBD
Bidding/Negotiation	\$ TBD
<u>Construction Administration</u>	<u>\$ TBD</u>
Total	\$ TBD

ENGAGE CIVIL (MBE)

CIVIL ENGINEER

Pre-Design/Investigation	\$ 2,000
Design	\$ 5,000
Construction Documents (if needed)	\$ 16,800
Bidding/Negotiation	\$ -
<u>Construction Administration</u>	<u>\$ 1,500</u>
Total	\$ 25,300

OVERALL DESIGN FEE

• Pre-Design/Investigation	\$	53,150
• Design	\$	172,250
• Public Approvals	\$	9,900
• Construction Documents	\$	181,700
• Bidding/Negotiation	\$	12,000
• <u>Construction Administration</u>	\$	<u>102,750</u>
• Total	\$	531,750
• Consultant Mark-Up (2%)	\$	10,635
• <u>Estimated Reimbursables (3%)</u>	\$	<u>15,953</u>
• TOTAL DESIGN FEE	\$	558,338



ADDITIONAL SERVICES

Compensation for Additional Services will be based on Assemble Design Workshop's Standard Hourly Billing Rates:

- Partner \$130/hour
- Senior Designer \$120/hour
- Designer \$100/hour

Consultant Additional Services will be based on Consultant's Standard Hourly Billing Rates, which can be found in the individual Consultant proposals.

Assemble Design Workshop will provide services beyond those described above if requested by Owner and confirmed in writing by Assemble Design Workshop. Additional Services include, but are not limited to the following:

- Changes due to unforeseen existing conditions;
- Physical models or photorealistic renderings;
- Multiple construction drawing sets (beyond those listed in the proposal);
- Pricing of multiple design options;
- Client-requested revisions that are inconsistent with prior approvals or instructions;
- Value engineering after Construction Documents;
- Increase in duration of services;
- Insurance limits beyond Assemble Design Workshop's current coverage.

Additional Services will be performed on an hourly basis, plus Expenses. Assemble will notify Owner in writing prior to the performance of any Additional Services, and receive Owner's written authorization to proceed with Additional Services.

REIMBURSABLE EXPENSES

Reimbursable Expenses are in addition to compensation for Basic and Additional Services, and include expenses incurred by Assemble and its Consultants in the interest of the Project, to include, but not limited to the following:

- Travel to and from meetings;
- Reprographics.

Estimated reimbursable expenses for this project are included in the overall project fee.

PAYMENTS

Progress payments will be made monthly based on the percentage of each phase that was completed during the previous month. Invoices are due within ninety (90) days of issuance.

EXCLUSIONS / CLARIFICATIONS

The following services are not included in Assemble's Basic Services. These services may be required on the Project and will be provided by the Owner, the Owner's Consultants, or others prior to the commencement of the project:

- 3D Scan of existing conditions;
- Modeling of existing conditions;
- Sustainability consulting;
- Signage/wayfinding;
- Acoustical consulting;
- Geotechnical engineering;
- Permit expediting;
- Environmental testing;
- Professional surveys;
- Accessible design consulting services;
- As-built drawings.



PART 2: OUR FIRM



Woman-owned, full-service boutique architecture firm focusing on commercial and civic projects.

Assemble Design Workshop is led by Delia Conache and Chris Emens. Our mission is to create timeless and efficient designs, while delivering a superior level of service. Delia focuses on project management, while Chris brings a wealth of technical expertise. Design responsibilities are shared within the firm. In each project, we see an opportunity to help our clients meet and exceed their goals, and to

contribute to the surrounding community. Assemble Design Workshop is a woman-owned business. We are WBENC-Certified, and a certified Woman Business Enterprise by the City of Chicago and by the State of Illinois. In addition to our commitment to excellence, we aim to engage a diversity of collaborators, including other women-owned and minority-owned business consultants.



Robert A.M. Stern Architects / Yale University, Pauli Murray College
Head of college house, entrance hall and living room (above and right)

Who we've worked with...



The John Buck Company

LINCOLN PARK ZOO.



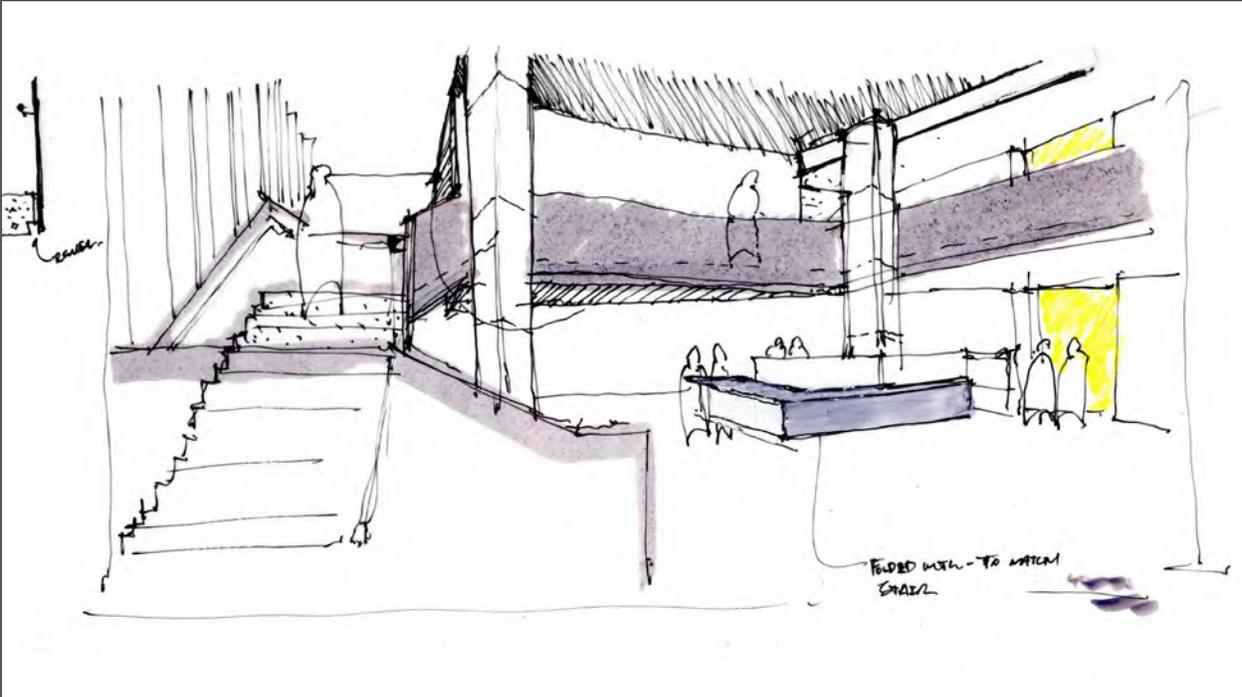
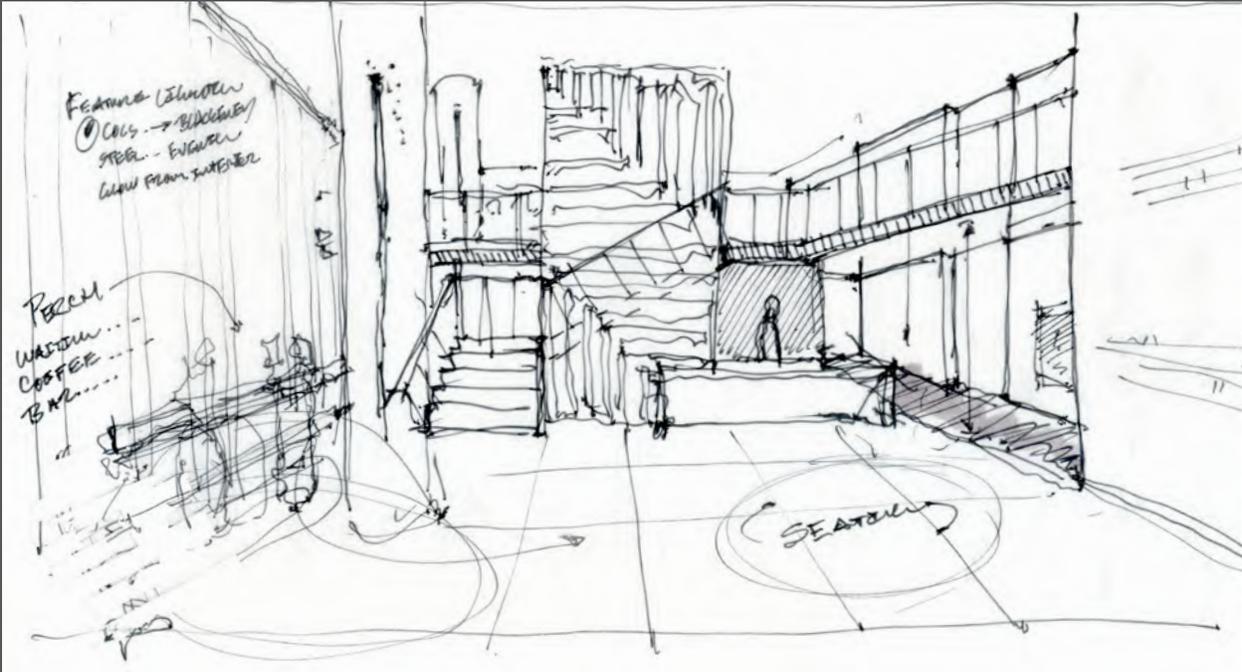
Yale University



**COOK COUNTY
GOVERNMENT**



PART 3: OUR WORK



GREC Architects / Porte, North and South Lobby
Sketches by Chris Emens



Industry-leading, large firm experience with the personalized attention of a boutique firm.

EXPERIENCED.

We have a wealth of experience in a variety of architectural projects across multiple sectors, from residential to commercial and everything in between. With over 30 years of combined experience working in top architecture firms in New York and Chicago, you can trust us to create beautiful, high-performance buildings.

STRATEGIC.

We take a highly strategic approach to every project, working closely with our clients to understand their goals. Our team has the expertise to anticipate and overcome potential challenges, and we are committed to delivering designs that are both innovative and practical. With our strategic mindset, we are confident in our ability to help our clients achieve their goals and bring their vision to life.

RELIABLE.

At Assemble Design Workshop, we understand that our clients' time and resources are valuable. That's why we strive to be a reliable partner throughout every stage of the design process. We are committed to delivering projects on time and on budget, and we work closely with our clients to ensure that we meet their expectations at every turn. We will be there for you, every step of the way.

DETAIL-ORIENTED.

We are passionate about every aspect of our projects, big or small. We believe that the little details matter just as much as the big picture, and we take pride in our meticulous approach to design. From the initial concept to the final touches, we pay close attention to every detail to ensure that our designs are of the highest quality and meet our clients' exacting standards.

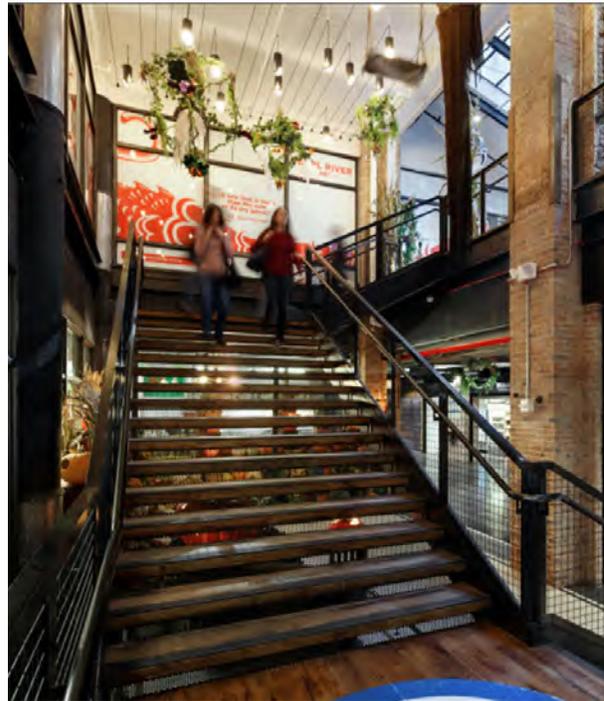
Chelsea Market Cellar Redevelopment



STUDIOS ARCHITECTURE

New York, NY / Adaptive Reuse, Retail
Approx. 50,000 SF (Renovation Area)
Role: Project Architect / Completed 2018

The site of a former Nabisco factory, Chelsea Market is a prime New York tourist destination, and one of the best case studies for the potential of adaptive reuse. Delia led the design and documentation of the cellar redevelopment, assisting the development team in decommissioning unutilized boiler rooms from the 1890's, and transforming underutilized back-of-house areas into active, valuable retail spaces. The project team dealt with the complex existing conditions, and spent extensive time documenting and coordinating MEP services to the new retail spaces.





Millennium Tower



HANDEL ARCHITECTS

Boston, MA / Residential, Mixed-Use
60 Stories / 1.1 million SF / 422 units / Completed 2017

Millennium Tower is located in the heart of Boston's Downtown Crossing. The project adapted the existing Filene's Department Store, a Daniel Burnham building, for reuse as retail and office space, while the adjacent glass tower added luxury residential units. As a technical designer, Chris researched the materials and details of the Daniel Burnham design, and developed many of the modern details for the new ground level façade of the historical Filene's building.





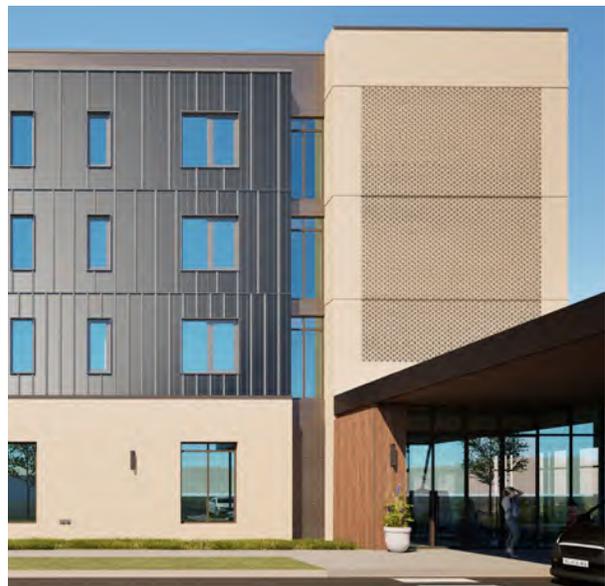
1101 Lake Cook Road



ASSEMBLE DESIGN WORKSHOP

Deerfield, IL / Supportive Living
4 Stories / 100,860 SF / 144 units / In Progress

Located in an office park adjacent to busy Lake Cook Road, this new facility will be the first of its kind on the North Shore. As such, it was designed to strike a balance between meeting the budget and being able to compete with market-rate senior living facilities. The massing is intentionally kept simple, with a refined material palette that is reminiscent of mid-century modern design. All the public amenities are housed on the first floor, while the upper floors are typical residential floors.





Yale New Residential Colleges



ROBERT A.M. STERN ARCHITECTS

Pauli Murray and Benjamin Franklin Colleges

Yale University

New Haven, CT / Academic Residential

440,000 SF / Completed 2017

The most significant development within recent years on the Yale University campus, this project is comprised of residential areas, as well as support spaces, such as libraries, offices, and private residences for the college deans. Our partner, Delia Conache, was part of a 40-person team, working first to establish the structural grid and coordinate service spaces with consultants, and then assisting the interiors team in designing and documenting many of the specialty interior areas.





PART 4: OUR TEAM

Meet Delia Conache Managing Partner

Assemble Design Workshop

Managing Partner / October 2020–Present

Responsible for day-to-day operations of the firm, including providing project management, conceptual design ideation, and overall design strategy for civic and affordable housing projects.

Gensler, Chicago, IL

Design Manager / July 2017– January 2020

Managed multiple corporate interiors projects for professional services firms. Focused on project quality and client satisfaction to ensure repeat work.

CannonDesign, Chicago, IL

Architect III / August 2015–July 2017

Led architectural teams through all phases of design and construction for commercial interiors projects.

Studios Architecture, New York, NY

Associate / November 2013– June 2015

Directed upgrades and redevelopment projects for Chelsea Market, an adaptive reuse, full-block property dating from the 19th century, combining retail and office uses.

Robert A.M. Stern Architects, New York, NY

Designer / April 2010 – November 2013

Contributed to the development of designs and client presentation for high-profile academic, academic residential, and mixed-use buildings.



Delia has over 15 years of experience with a variety of project types, from complex adaptive reuse and core-and-shell new construction projects, to high profile education and office interiors projects.

Prior to founding Assemble Design Workshop, Delia worked on many award-winning projects in renowned architecture firms such as Robert A.M. Stern Architects, Gensler, Studios Architecture, and CannonDesign. An experienced project architect and project manager, Delia enjoys leading strong teams, partnering with clients, consultants and contractors, and guiding projects toward a successful outcome for everyone involved.

Delia holds a Master of Architecture from the University of Texas at Austin, and a Bachelor of Arts from Middlebury College. She is a registered architect in Illinois, New York, and Vermont. Delia is passionate about sustainability, and is a Certified Passive House Consultant.

PROJECT LIST

Assemble Design Workshop

- 1101 Lake Cook Road (Supportive Living), Architect of Record / 4 stories, 100,860 SF, 144 units
- Lincoln Park Zoo - East Gate Entrance & Parking Lot Re-Design, Concept Design & Cost Estimate
- Lincoln Park Zoo - Kovler Seal Pool Shade Structure, Concept Design & Cost Estimate
- Maria Elena Sifuentes Apartments, Associate Architect / 6 Stories, 66,600 SF, 50 units

Gensler

- CTC - New build-out, 56,000 SF
- ESD HQ - New build-out, 38,000 SF
- NG&E - Renovation in-place, 10,000SF
- TTX - Renovation in-place, 55,000 SF

CannonDesign

- Hill-Rom - New build-out, 48,000 SF
- Central Bond Court Redesign - Pro bono, Renovation in-place, 2,000 SF
- Echo Global Logistics - New build-out, 110,000 SF
- Insurance Auto Auctions - Renovation in-place, 66,000 SF

Studios Architecture

- Chelsea Market - Cellar Redevelopment, 50,000 SF
- Chelsea Market - New Kiosks, 10,000 SF; New Electrical Vault, 3,000 SF; Boiler Plant & Elevator Upgrades, 3,500 SF
- James Beard Foundation House - Office and Dining, 50,000 SF

Robert A.M. Stern Architects

- 900 16th Street - Mixed-Use, Office / Church, 140,000 SF
- Schwarzman College - Academic Residential, 200,000 SF
- Yale Colleges - Academic Residential, 400,000 SF
- LeBow College of Business - Educational, 177,500 SF
- DePauw University Dining Hall & Student Union - Academic, 120,000 SF
- Hewitt School - Educational, 48,000 SF
- Wake Forest University School of Business - Educational, 120,000 SF
- Grand Valley State University - Academic, 140,000 SF

Meet Chris Emens Partner

Assemble Design Workshop

Partner / October 2020–Present

Responsible for all technical aspects, document development and material research for civic and affordable housing projects. Contributes to the development of designs for all projects.

Skender Modular, Chicago, IL

Senior Project Architect

June 2019–September 2020

Oversaw the development of several affordable housing and market-rate multifamily residential project. Provided technical direction and support as needed. Led research and development for developing the standard details associated with modular construction.

GREC Architects, Chicago, IL

Project Architect / June 2015–May 2019

Acted as project architect for several large, high-profile multifamily residential projects. Developed the identity and design for all amenity spaces for the Porte Apartments.

Handel Architects, New York, NY

Associate / December 2011– June 2015

Contributed to the design and development of luxury multifamily residential towers. Responsible for unit plan development and enclosure design for several of these projects.



With over 17 years of experience in the commercial building sector, Chris brings a wealth of planning and technical expertise to any project.

Chris has completed several major commercial and multifamily high rise projects in Chicago, New York, and Boston. Chris combines a design background with technical expertise to make projects a reality. With an active interest in innovative building practices and materials, Chris seeks elegant solutions to complex building challenges.

Chris holds a Master of Architecture from the University of Texas at Austin, and a Bachelor of Science degree from University of Florida. He is a registered architect in the State of Illinois.

PROJECT LIST

Assemble Design Workshop

- 1101 Lake Cook Road (Supportive Living), Architect of Record / 4 stories, 100,860 SF, 144 units
- Lincoln Park Zoo - East Gate Entrance & Parking Lot Re-Design, Concept Design & Cost Estimate
- Lincoln Park Zoo - Kovler Seal Pool Shade Structure, Concept Design & Cost Estimate
- Maria Elena Sifuentes Apartments (Affordable Housing), Associate Architect / 6 Stories, 66,600 SF, 50 units

Skender Modular

- 1850 S Racine Ave, Chicago, IL / 5 Stories, 43,500 SF, 37 units
- 3557 Lawrence Ave, Chicago, IL / 6 Stories, 66,600 SF, 50 units
- Affordable Housing Typology: 3 Flat, Chicago, IL / 3 Stories, 3,400 SF, 3 units
- Prospective Co-Living Mid Rise, Chicago, IL / 11 Stories, 72 units

GREC Architects

- Porte (845 W Madison), Chicago, IL / 17 Stories, 720,000 SF, 586 units
- Landmark West Loop, Chicago, IL / 30 Stories, 450,000 SF, 300 units
- 360 West Erie, Chicago, IL / 12 Stories, 122,000 SF, 38 units

Handel Architects

- One Blue Slip, New York, NY / 30 Stories, 380,000 SF, 349 units
- Millennium Tower Boston, Boston, MA / 60 Stories, 1,100,000 SF, 422 units
- OneEleven (111 West Wacker), Chicago, IL / 58 Stories, 928,000 SF, 504 units

Let's work together.



13 March 2024

Vasilion Associates, Inc.
a r c h i t e c t s
7 0 5 E l m w o o d A v e n u e
W i l m e t t e , I l l i n o i s 6 0 0 9 1
(8 4 7) 2 5 6 - 9 9 9 9

Celadon Holdings, LLC

Attention: Scott Henry

Re: 2603 Sheridan Road, Evanston, Illinois - the Harley Clark Mansion

A g r e e m e n t f o r C o n c e p t D e s i g n S e r v i c e s

Dear Mr. Henry:

This agreement is for providing architectural services related to Celadon Holding's submittal to the City of Evanston's Request for Proposal (RFP) pertaining to the above referenced property.

Celadon proposes to convert the Harley Clarke mansion from its current use into a wedding and events venue. The building will be expanded and altered to allow for wedding, and non-wedding, events of up to approximately 200 people. The grounds will be enhanced and minimally altered to support the building's functions. Our *Previous Concept* drawing set dated 11-07-2023 (which is attached), was produced for you in response to the City of Evanston's prior Request for Expression of Interest and illustrates the general scope of work.

RFP Basic Services:

We will provide the following services to further develop and promote the exceptional vision created and set forth for this property.

- * Preliminary code review.
- * Programming; research specific functional requirements.
- * Concept design plans and elevations.

- * Above items will be developed in concert with members of the Celadon team, including Walden (wedding venue operator), Assemble (ultimate Architect of Record), Ramsey (historic preservation), Jen Jensen Gardens (C. Smith) and others as appropriate.

- We will assist in obtaining existing documents such as plans, elevations, site plans, and surveys for use in this design effort.
- We will visit the site to become more familiar with existing conditions, taking photographs and selected measurements that may be needed.
- Presentation renderings similar in detail and character to the *Previous Concept*, 2 or 3 views.
- Promotional support; appearance at hearings or meetings, presentation, advocacy, and discussion of our proposal with interested parties.
- Presentation materials, which may include PDF and paper printed imagery of drawings, renderings, and photographs.
- Written narrative, or assistance with narrative written by others.

Services Not Included:

- Complete or detailed field documentation of existing buildings and site conditions.
- Notices to or correspondence with neighboring property owners or occupants.
- Landscape, or planting design.
- Estimates or statements of construction cost or schedule.
- Engineering services such as Structural, Building Systems, Thermal and Moisture, Acoustic, Plumbing, Mechanical, Electrical, and Fire Protection.
- Identification, analysis, abatement, or removal of materials or conditions such as asbestos, lead, radon, mold, or any other hazardous materials, soil contamination, or underground services & facilities.
- Investigation, identification or determination of the cause of adverse existing conditions.
- Contract Documents, Bidding Documents, Construction Administration Services.

Vasilion Associates, Inc. will not be the Architect of Record for this project.

Compensation:

To be paid hourly at the rate of \$220.00.

Budget for concept design plans, elevations, and renderings as described above and in a deliverable package similar to the *Previous Concept*: \$22,800.00 **

** The fee stated above is a budget estimate based on hours expended for the *Previous Concept* effort. Actual hours may significantly exceed the Budget.

It is understood that cooperation between various parties (some of them listed above) will be desirable and perhaps necessary. An unpredictable number of iterations, variations, and refinements may be required. Time needed to meet and correspond with these parties is also not quantifiable.

An initial payment (retainer) of \$5,000.00 shall be payable upon acceptance of this proposal.

Reimbursable expenses such as photo editing services, printing, copying, postage, messenger, etc. will be billed separately from the fee at direct cost.

Invoices will be issued monthly, or at the completion of each phase, and will reflect the amount of work completed to date. Due upon receipt.

Agreement:

Agreement shall be in accordance with the standard Terms and Conditions page, which is attached.

Thank you for choosing to work with us.

VASILION ASSOCIATES, INC.

John Vasilion, Principal

ATTACHMENT

Celadon Holdings, LLC

Date

T E R M S & C O N D I T I O N S

1. CONTRACTOR'S OBLIGATION TO INSURE FOR BODILY INJURY CLAIMS.

Owner will require the Contractors responsible for construction to purchase insurance to cover claims and expenses, including costs of defense, asserted against Design Professional, its agents, employees and consultants for bodily injury, sickness, disease or death caused by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts any of them may be liable. Such insurance shall state that: "The coverage afforded the additional insureds shall be primary and non-contributory insurance for the additional insured with respect to claims arising out of operations performed by or on behalf of the contractor. If the additional insureds have other insurance which is applicable to the loss, such other insurance shall be on an excess or contingent basis. The amount of the company's liability under this insurance policy shall not be reduced by the existence of such other insurance."

2. RESPONSIBILITY FOR CODE COMPLIANCE. The Design Professional shall exercise reasonable care in conforming the Drawings and Specifications with applicable federal, state and local laws, statutes, ordinances, rules, regulations, orders or other legal requirements, including but not limited to zoning, building, occupancy, environmental and land use laws, requirements, regulations and ordinances relating to the construction, use and occupancy of the Project (collectively "Governmental Requirements") existing on the date of this Agreement. However, Owner recognizes that interpretations by governmental officials ("Code Authority") are often subject to change even after issuance of a building permit. If after award of the building permit, modifications to the Drawings or Specifications are required because of an interpretation by the Code Authority which had not been previously given, or which if given, was different than a prior interpretation of the Code Authority, Design Professional shall make the required modifications, but the cost of such modifications shall be considered a Contingent Additional Service. Nothing contained herein shall relieve the Design Professional of its obligations to modify at its own expense Plans and Specifications where the Design Professional has negligently failed to prepare them in compliance with the applicable Government Requirements.

3. RESPONSIBILITY FOR CONSTRUCTION COST. Evaluations of the Owner's Project budget, preliminary estimates of Construction Cost and detailed estimates of Construction Cost, if any, prepared by the Architect, represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by the Architect.

4. STANDARD OF CARE/DISCLAIMER OF WARRANTIES. Nothing contained in this Agreement shall require the Design Professional to exercise professional skill and judgment greater than that which can be reasonably expected from other architects performing similar services, at similar localities, under similar circumstances to those required hereunder. Design Professional makes no other warranties, express or implied. This limitation shall not be modified by any certification or representation made by Design Professional as an accommodation upon request of Owner. Design Professional shall not be responsible for any failure to follow or apply any knowledge or techniques which were not generally known, acknowledged or accepted as of the time during which Design Professional is performing his services under this Agreement. The parties acknowledge that no set of plans and specifications is entirely free of errors and omissions and that the existence of an error or omission does not automatically constitute a breach of the standard of care. Owner shall establish a reasonable contingency line item in the construction budget to cover additional costs resulting from errors and omissions, and Design Professional shall not be liable therefor unless the errors and omissions both exceed a reasonable contingency amount and constitute a breach of the standard of care.

5. LIMITATION OF LIABILITY: Owner and persons claiming through Owner agree to limit the liability of the Architect, its agents, consultants, and employees for all claims arising out of, in connection with, or resulting from the performance of services under this Agreement to an amount equal in the aggregate to the amount of fees paid under this Agreement.

6. BUILDERS' RISK INSURANCE. Owner will cause the Design Professional, their consultants and employees to be named as additional named insureds under the Builders' Risk Insurance applicable to the Project and under any Owner's Protective Policy applicable to the Project.

7. JOB SITE SAFETY. It is intended that the Design Professional shall have no responsibility for job site safety on the Project and does not "have charge of" the Work. Contractor shall have full and sole authority for all safety programs and precautions in connection with the Work. When Design Professional is present at the site, such presence shall be only for the purpose of endeavoring to protect the Owner against any deviations or defects in the completed construction work, and Design Professional shall have no authority to take any action whatsoever on the site regarding safety precautions or procedures. Specifically, Owner and Design Professional acknowledge the following:

- a. The Architect shall not supervise or control the Work.
- b. The Architect does not retain the right to supervise or control the Work.
- c. The Architect shall not regularly or constantly participate in the ongoing activities at the construction site.
- d. The Architect shall not supervise or coordinate the Subcontractors.
- e. The Architect shall not have or take responsibility for safety precautions at the jobsite.
- f. The Architect shall not have authority to issue change orders except at the explicit direction of the Owner.
- g. The Architect shall not have the right to stop the Work.
- h. The Architect shall not own any construction equipment at the jobsite.
- i. The Architect is not familiar with construction customs and practices with regard to jobsite safety or means, methods and procedures of performing the Work.
- j. The Architect is not in a position to assure worker safety or to alleviate equipment deficiencies or improper work habits.

8. COOPERATION: In the event of the absence of reasonable cooperation of either party, or their respective agents, this Agreement may be terminated upon seven day's written notice.

9. DISPUTE RESOLUTION: All claims, disputes, and other matters in question (hereinafter referred to as a "Controversy") between the parties to this Agreement arising out of or relating to this Agreement or the breach thereof shall be initially submitted to mediation in accordance with the Construction Mediation Rules of the American Arbitration Association, or JAMS of Chicago, or any other mutually agreeable mediation firm.

10. CREDIT AND PUBLICITY: Owner agrees, and will obtain a similar agreement from the Contractor or other parties, to the effect that the Architect will be properly identified and will be given appropriate credit on all signs, press releases and other forms of publicity related to the Project. Owner will permit Architect to photograph and make other reasonable use of the Project for promotional purposes.

11. SEVERABILITY: Should any provision of this Agreement be unenforceable, the remaining terms and conditions shall remain in full force and effect.

12. INTEGRATION: This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements either written or oral. This Agreement shall govern all services and actions of the parties including those performed prior to, or in the absence of, either party's signature being affixed hereupon.

Architect / Design Professional: Vasilion Associates, Inc.
Owner / Client: Celadon Holdings, LLC
Date: 3-1-24

Harley Clarke Mansion

Conceptual Budget Based on Drawing Prepared by Vasilion Dated 05-10-24

Budget Revision Dated 05/20/24

Floor	Room	SF	Price Per SF	Cost
Basement	Speak Easy	1106	\$ 450.00	\$ 497,767.50
	Men	175	\$ 350.00	\$ 61,309.50
	Basement Bay	215	\$ 300.00	\$ 64,398.00
	Basement Corridor	163	\$ 300.00	\$ 48,765.00
	Kitchen 1	201	\$ 500.00	\$ 100,330.00
	Kitchen 2	348	\$ 500.00	\$ 174,205.00
	Kitchen 3	728	\$ 500.00	\$ 363,795.00
	Kitchen Bath	31	\$ 400.00	\$ 12,296.00
	Basement ADA Bath 1	42	\$ 350.00	\$ 14,577.50
	Basement ADA Bath 2	49	\$ 350.00	\$ 17,003.00
	Storage 3 Bath	32	\$ 300.00	\$ 9,486.00
	Storage 1	288	\$ 300.00	\$ 86,361.00
	Storage 2	281	\$ 300.00	\$ 84,435.00
	Storage 3	313	\$ 300.00	\$ 93,861.00
	Mechanical	303	\$ 600.00	\$ 181,902.00
	Corridor	219	\$ 300.00	\$ 65,721.00
	Staircase 1	148	\$ 500.00	\$ 73,765.00
Staircase 2	34	\$ 500.00	\$ 17,240.00	
Basement Subtotals		4674	\$	1,967,217.50
1st Floor	Alter Room	1395.25	\$ 920.00	\$ 1,283,630.00
	Wedding Ceremony	796.49	\$ 800.00	\$ 637,192.00
	Bourbon Room	341.61	\$ 800.00	\$ 273,288.00
	Entry	61.51	\$ 800.00	\$ 49,208.00
	1st Stair	466.68	\$ 800.00	\$ 373,344.00
	1st Centro	202.9	\$ 800.00	\$ 162,320.00
	Bar	667.26	\$ 800.00	\$ 533,808.00
	Bar ADA Bath	57.24	\$ 350.00	\$ 20,034.00
	Staging	421.63	\$ 800.00	\$ 337,304.00
	Coats	71.49	\$ 300.00	\$ 21,447.00
	Women	440.37	\$ 350.00	\$ 154,129.50
	Lobby	213	\$ 1,000.00	\$ 213,000.00
	Lobby Bath	37.26	\$ 350.00	\$ 13,041.00
	Ice Cream	251.81	\$ 700.00	\$ 176,267.00
	ADA Bath	57.24	\$ 350.00	\$ 20,034.00
Banquet Addition	3451.39	\$ 1,200.00	\$ 4,141,668.00	
1st Floor Subtotals		8933	\$	8,409,714.50
2nd Floor	1 Bedroom	258.01	\$ 300.00	\$ 77,403.00
	1 Bath	61.83	\$ 350.00	\$ 21,640.50
	2 Bedroom	261.54	\$ 300.00	\$ 78,462.00
	2 Bath	61.81	\$ 350.00	\$ 21,633.50
	3 Bedroom	258.59	\$ 300.00	\$ 77,577.00
	3 Bath	61.73	\$ 350.00	\$ 21,605.50
	4 Bedroom	234.53	\$ 300.00	\$ 70,359.00
	4 Bath	56.68	\$ 350.00	\$ 19,838.00
	5 Bedroom	300.08	\$ 300.00	\$ 90,024.00
	5 Bath	43.79	\$ 350.00	\$ 15,326.50
	6 Bedroom	187.83	\$ 300.00	\$ 56,349.00
	6 Bath	43.79	\$ 350.00	\$ 15,326.50
7 Bedroom	305.97	\$ 300.00	\$ 91,791.00	

*

Harley Clarke Mansion

Conceptual Budget Based on Drawing Prepared by Vasilion Dated 05-10-24

Budget Revision Dated 05/20/24

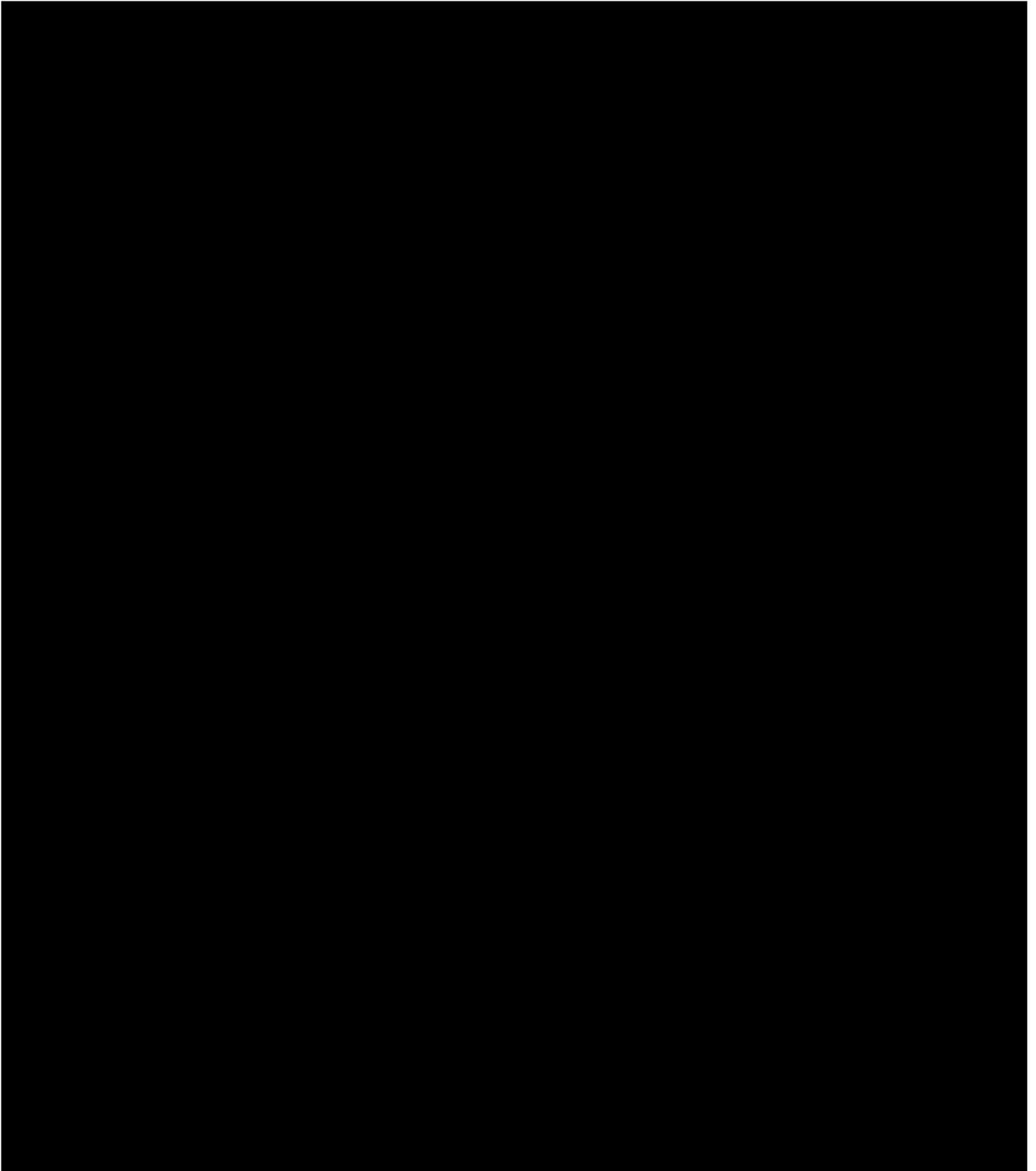
Floor	Room	SF	Price Per SF	Cost
	7 Bath	105.41	\$ 350.00	\$ 36,893.50
	2nd Stair	230.17	\$ 1,200.00	\$ 276,204.00
	2nd Corridor	982.78	\$ 300.00	\$ 294,834.00
	2nd Centro	294.08	\$ 900.00	\$ 264,672.00
	Storage	116.29	\$ 300.00	\$ 34,887.00
	Patio	139.24	\$ 500.00	\$ 69,620.00
2nd Floor Subtotals		4004		\$ 1,634,446.00
3rd Floor				
	8 Bedroom	170.1	\$ 300.00	\$ 51,030.00
	8 Bath	46.24	\$ 350.00	\$ 16,184.00
	9 Bedroom	182.49	\$ 300.00	\$ 54,747.00
	9 Bath	109.7	\$ 350.00	\$ 38,395.00
	10 Bedroom	200.71	\$ 300.00	\$ 60,213.00
	10 Bath	43.93	\$ 350.00	\$ 15,375.50
	3rd Bath 1	55.53	\$ 350.00	\$ 19,435.50
	3rd Bath 2	57.57	\$ 350.00	\$ 20,149.50
	3rd Corridor	568.25	\$ 300.00	\$ 170,475.00
3rd Floor Subtotals		1435		\$ 446,004.50

Total Interior Work	19046 SF	\$ 12,457,382.50
Exterior Site Work Allowance		\$ 540,000.00
Exterior Building Restoration Work		\$ 1,650,000.00
Coach House Restoration Allowance		\$ 1,710,000.00
Total		\$ 16,357,382.50
General Conditions	7.00%	\$ 1,145,016.78
Overhead & Insurance	2.50%	\$ 408,934.56
Fee	5.49%	\$ 898,666.42
P&P Bond		\$ 85,500.00
Total Construction Budget		\$ 18,895,500.25
Price Per SF		\$ 992.10



Lakeside Bank

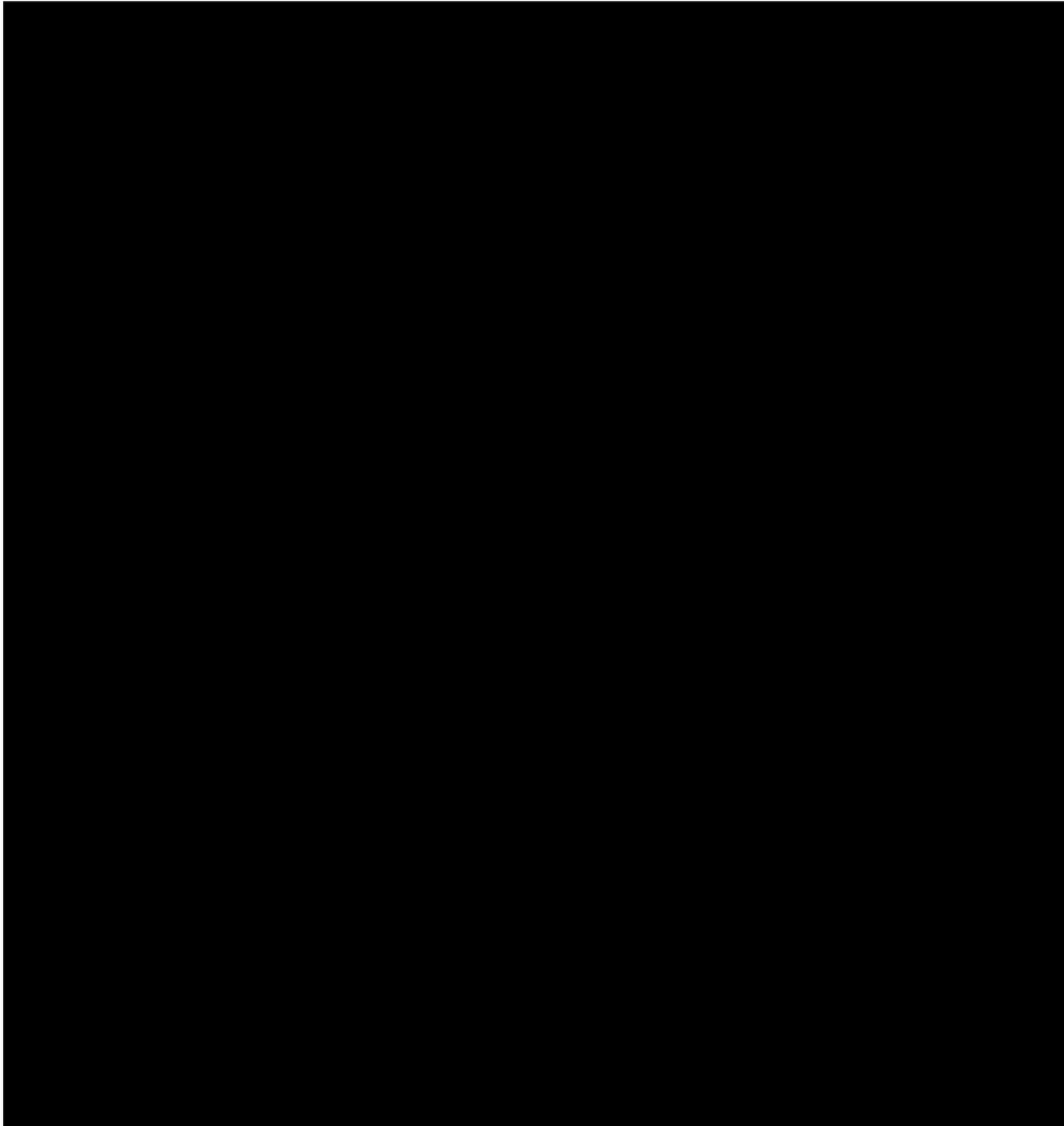
www.LakesideBank.com





Lakeside Bank

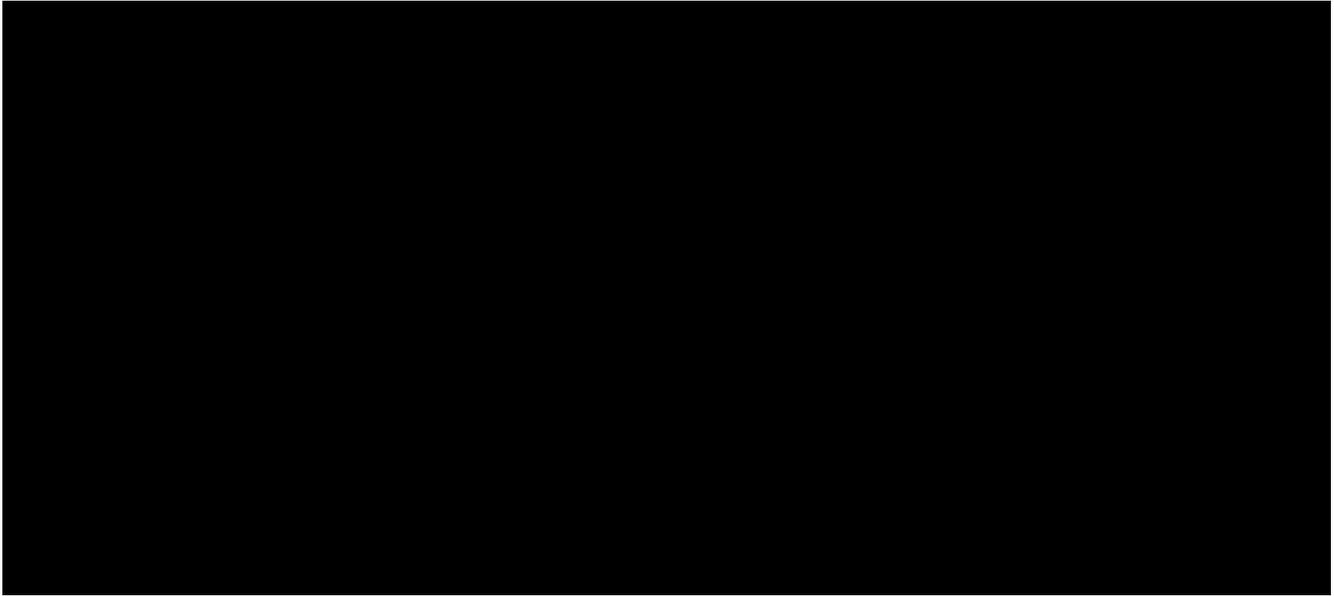
www.LakesideBank.com



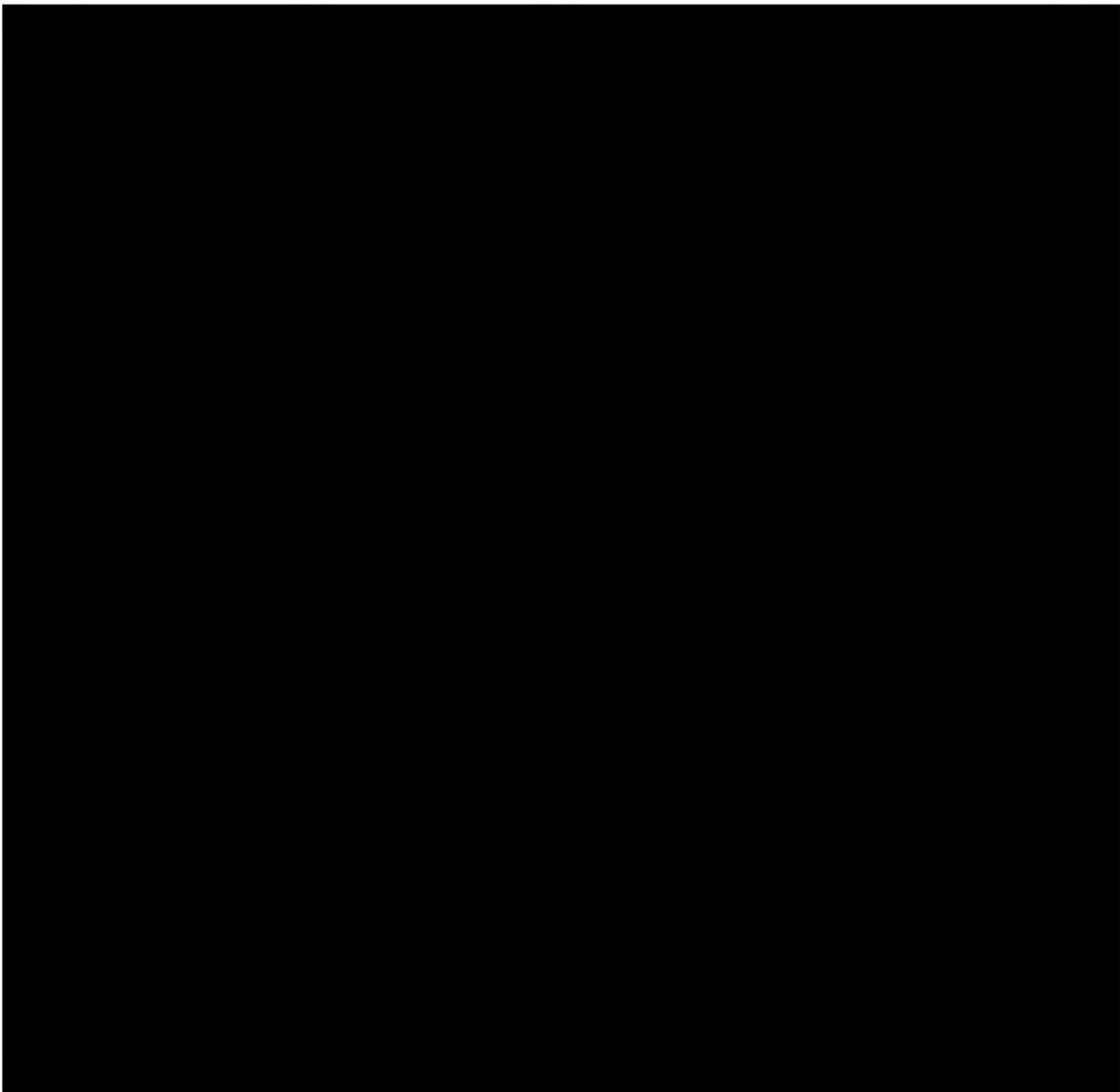


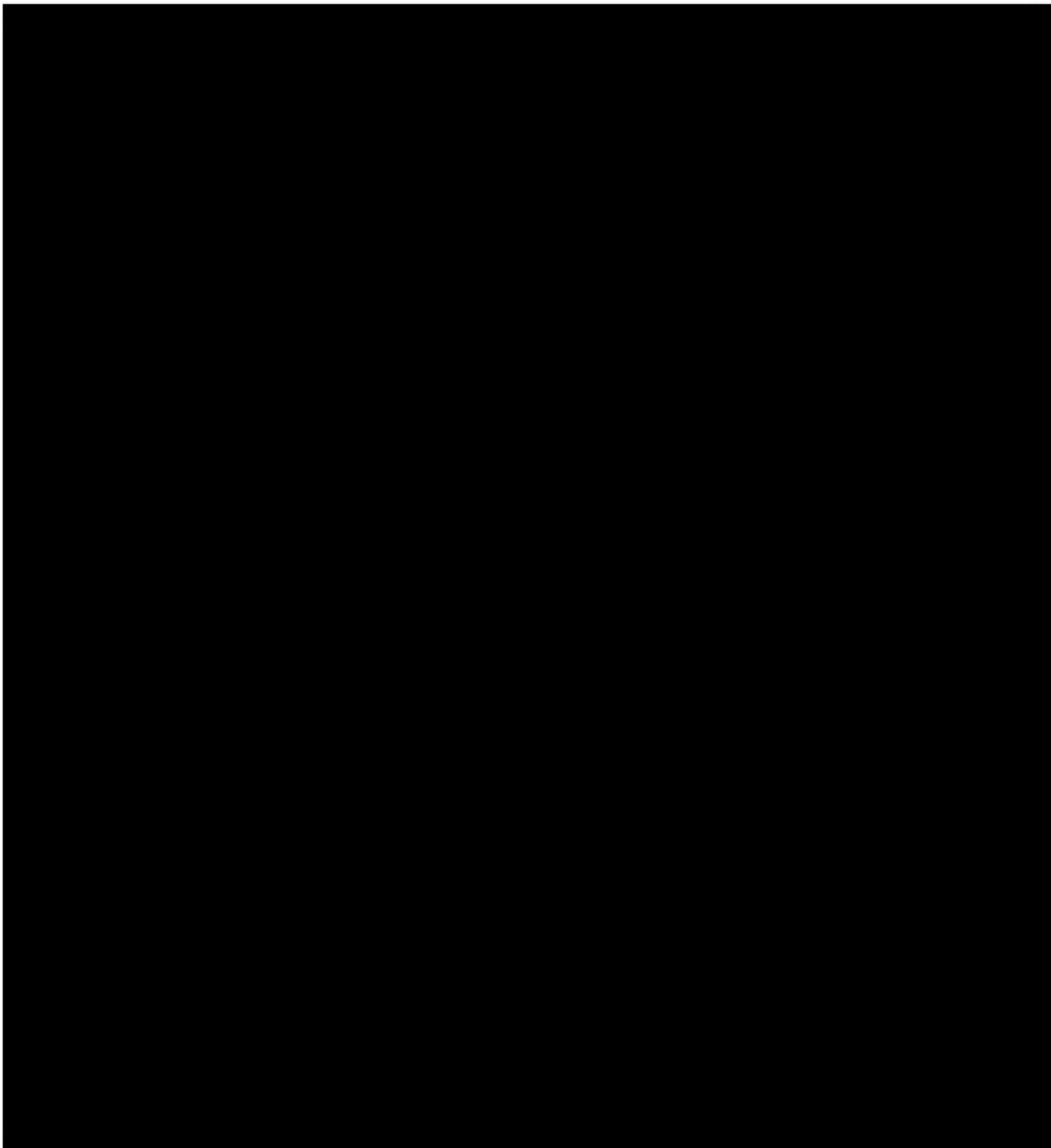
Lakeside Bank

www.LakesideBank.com



May 15, 2024





Memorandum of Understanding

This Memorandum of Understanding ("MOU") is entered into as of May 24, 2024 between Celadon Construction Corporation NFP ("Celadon") and C&W Ice Cream Parlor located in Evanston, IL ("CW").

RECITALS

WHEREAS, Celadon is an Illinois Not-For Profit Corporation and 501c3 in good standing in the State of Illinois; and

WHEREAS, CW is an Illinois Not-For-Profit corporation in good standing with the State of Illinois; and

WHEREAS, CW is currently based in Evanston, IL and its mission is to enrich the Evanston community by providing essential grocery access to those facing food insecurity and fostering career skills in the food and culinary industry; and

WHEREAS, Celadon is a developer that specializes with historic adaptive re-use redevelopment projects across the United States; and

WHEREAS, Celadon and CW wish to enter into a strategic partnership to redevelop the Harley Clark Mansion and, IL, with the intent to convert the mansion into a wedding and event venue (the "Project") and to further and support and expand CW's mission; and

WHEREAS, to accomplish the Project mission, Celadon and CW intend to respond to RFP 24-07 issued by the City of Evanston; and

THEREFORE, it is agreed by the parties of this Memorandum of Understanding as follows:

- I. The above paragraphs are incorporated by reference into this Agreement.
- II. Development and Operations: Any and all phases of the Project as a result of this strategic partnership, including financing and construction, will be managed and developed by Celadon.
 - a. Development fees, residual value and tax benefits will be received by Celadon, its development partners and investors.
 - b. Celadon will pay for and construct certain improvements mutually agreed to by Celadon and CW within the areas within the Harley Clarke mansion designated on Exhibit A.
 - c. There will be no financial exposure or risk to CW, including development costs, lending guarantees, etc., for the development of the Project.
- III. Outreach Activities: CW will assist Celadon with outreach activities in the community during the development activities for the Project.
 - a. Project advocacy to elected officials and other governmental agencies
 - b. Outreach to the community, including nearby residents, business owners, and other community advocacy groups.
 - c. Attend any necessary public meetings and support Celadon's efforts to obtain any necessary approvals to construct any aspect of the Project.
 - d. Assist with generating excitement and raising awareness of the Project for those within and outside the CW and Evanston community.

- IV. Strategic Partnership: CW and Celadon will meet weekly, or as needed, throughout term of the Project.
- V. Ownership: A separate single purpose ownership entity will be formed to act as the general partner (or managing member) to the limited partnership (or limited liability company) for the Projects.
 - a. The managing member or general partner for the ownership entity will be owned by Celadon.
 - b. Within 30 days of the City of Evanston's selection of Celadon for the Harley Clarke RFP, Celadon and CW will negotiate and execute a lease agreement to utilize the space designated on Exhibit A.
- IV. Guarantees: Celadon will provide guarantees required by equity investors or lenders. CW will not be required to provide guarantees or other financial commitments
- V. Predevelopment Costs: All predevelopment costs will be paid by Celadon. CW will not be required to fund the property's pre-development costs.

SIGNATURE PAGE FOLLOWS

Agreed to by the parties as of the date written above.

C&W Ice Cream Parlor

By: Clarence D. Weaver
Wendy Weaver

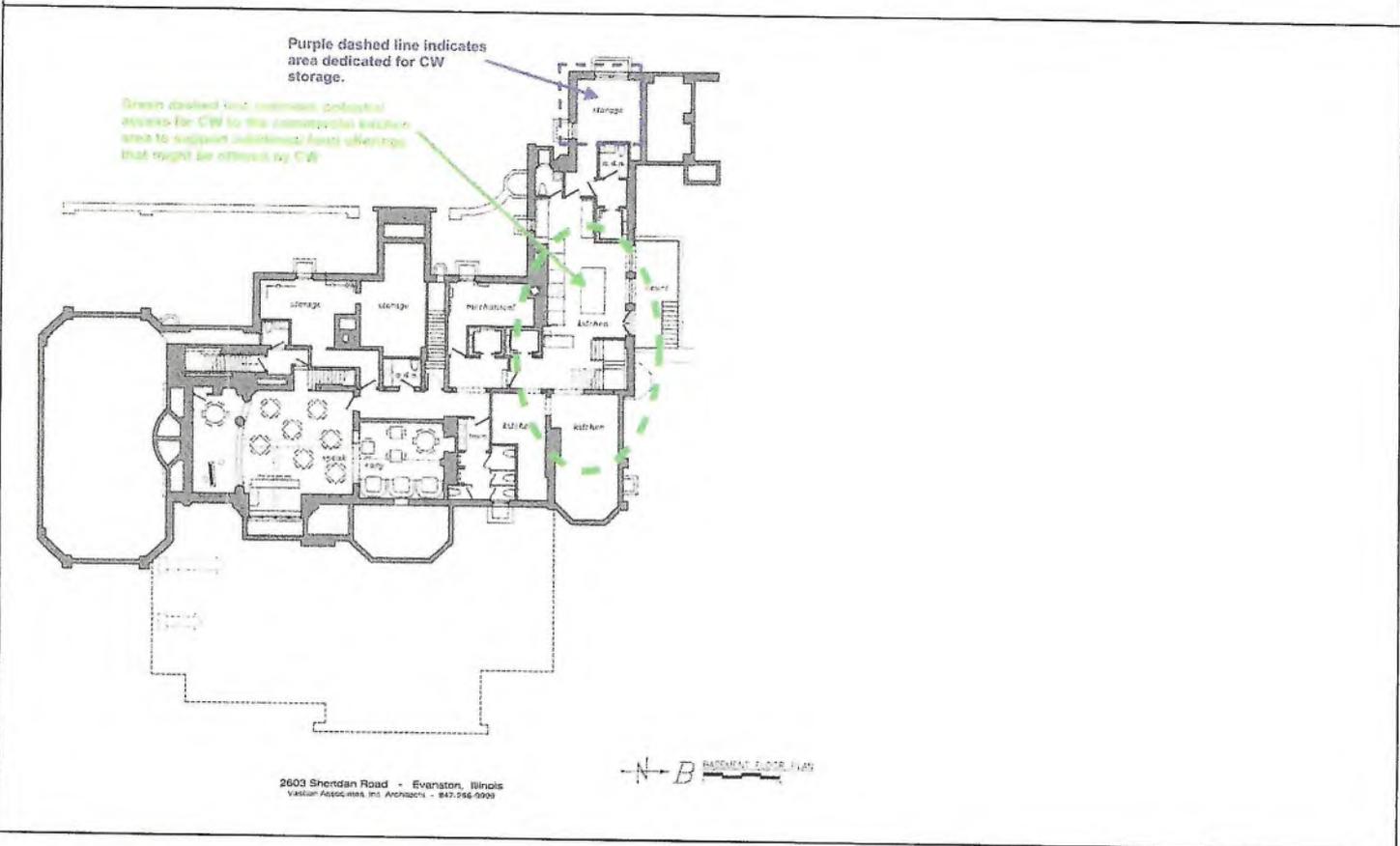
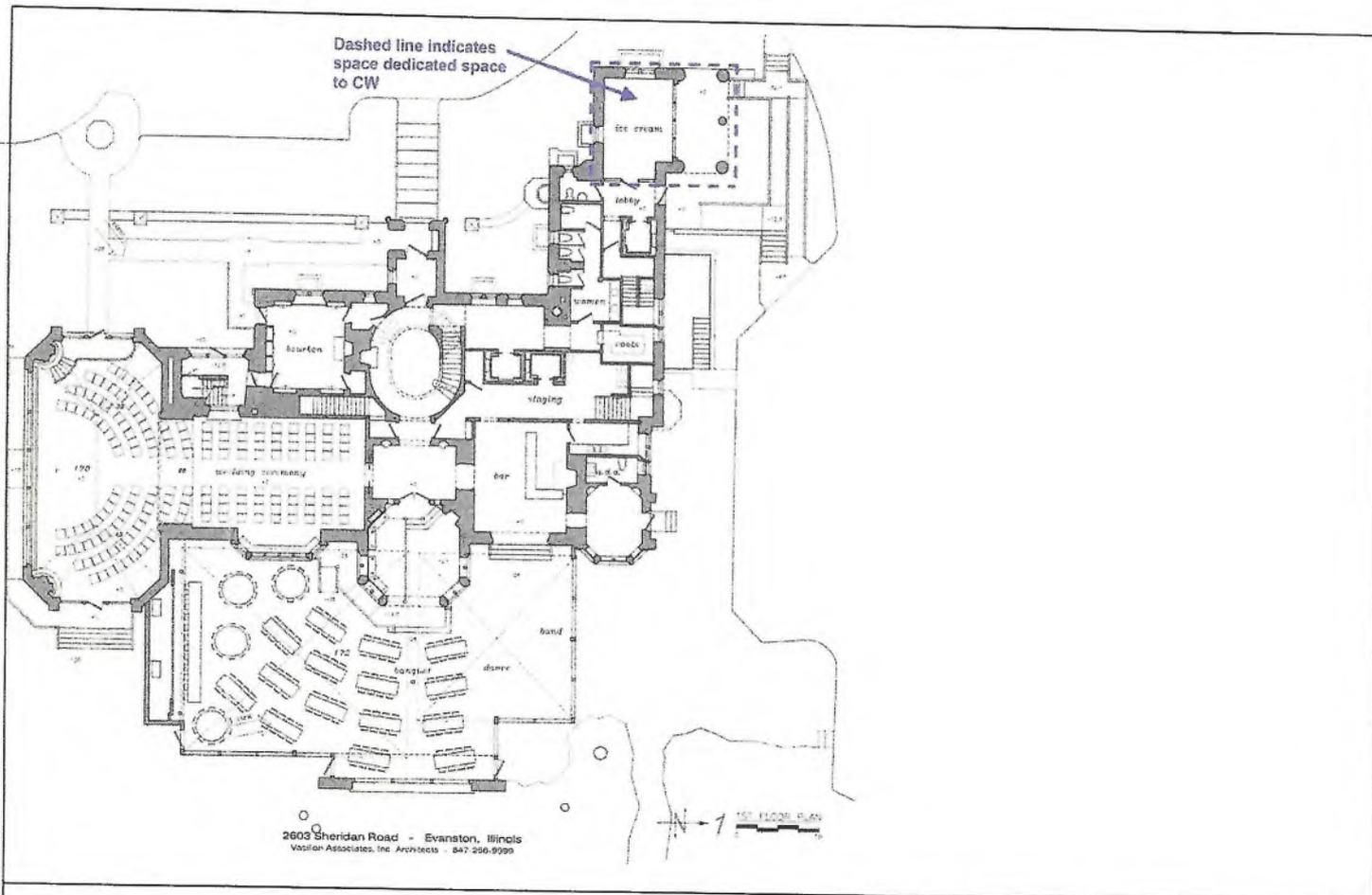
Its: Co-Founders

CELADON CONSTRUCTION CORPORATION NFP

By: Scott T. Henry
Scott T. Henry

Its: President

EXHIBIT A



5.0 Additional Submission Requirements

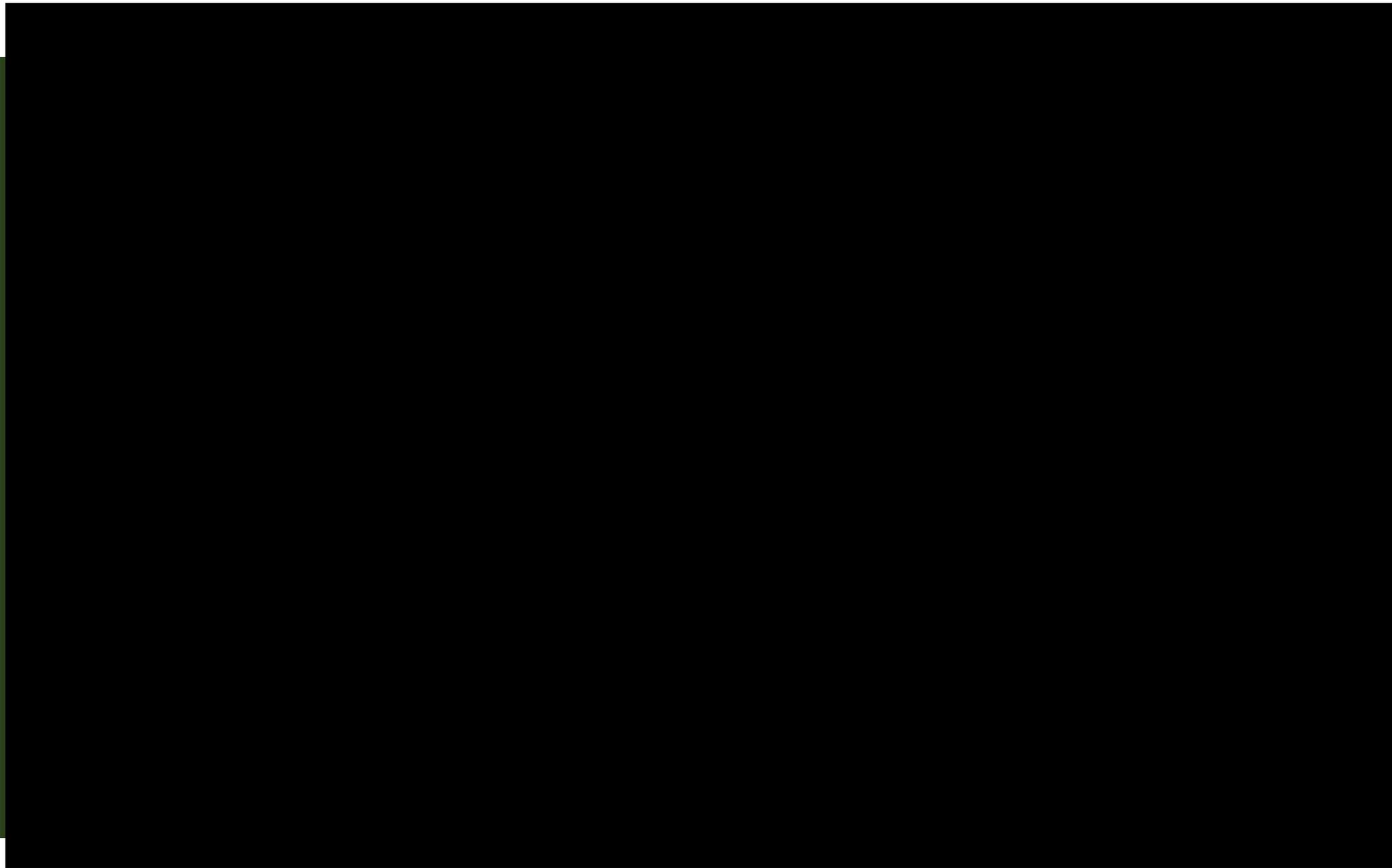
C. Financing Plan - Continued

As noted in Section 4.0 D, Proposed Conveyance, Respondent intends to execute a 99 year lease with the City of Evanston. Also described under Section 4.0 D is the MOU between Respondent and Jens Jensen Gardens in Evanston (“JJG”) and a to-be-negotiated sublease to provide JJG with quiet enjoyment of the grounds and coach house. Further, Respondent intends to sign a sublease with CW Ice Cream Parlor to occupy space within the mansion. Please refer to MOU attachment noted in this Section for the CW Ice Cream shop.

Respondent affirms that Celadon Construction Corporation NFP has not declared bankruptcy or been a defendant with any litigation within the last 20 years.

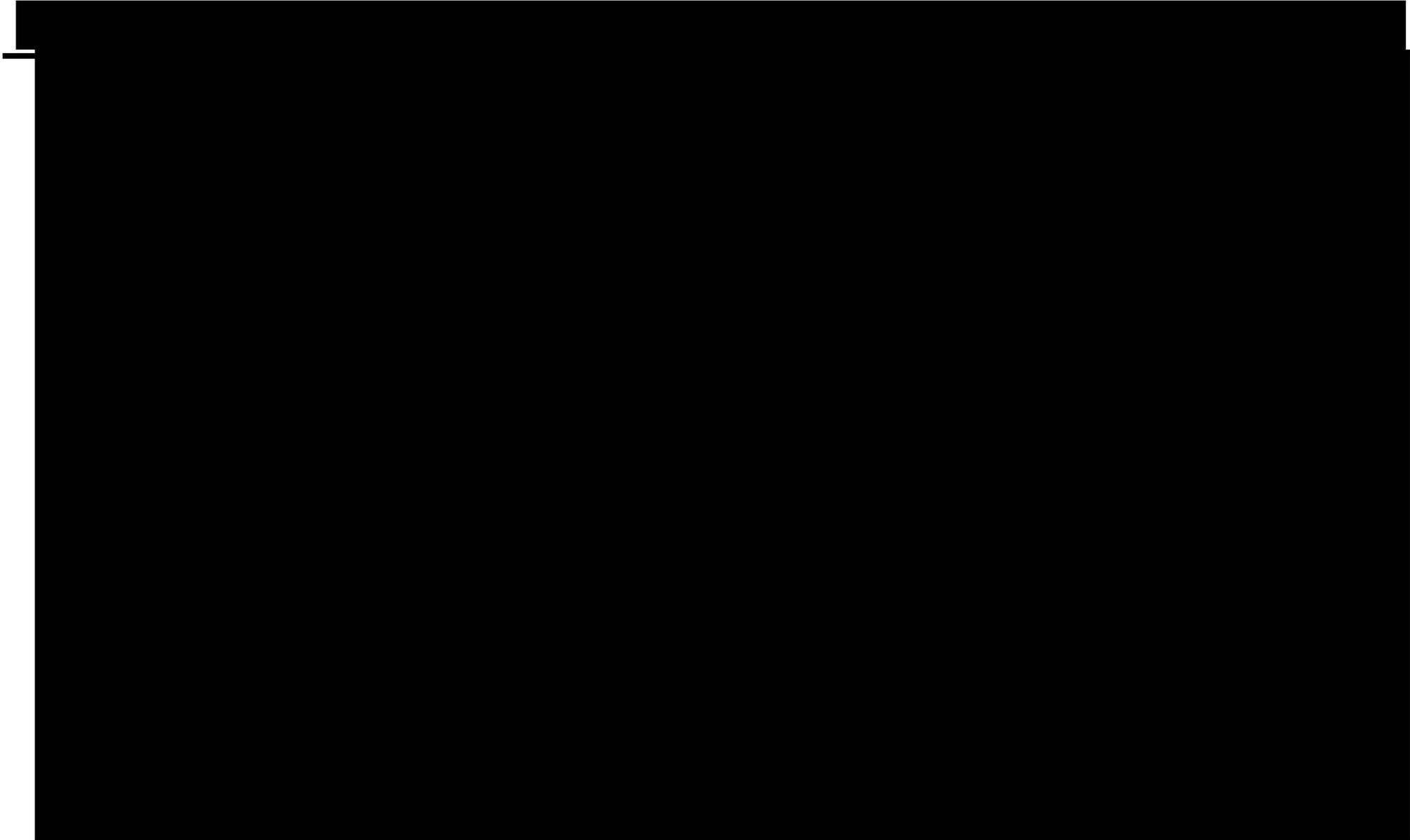
Banking References:

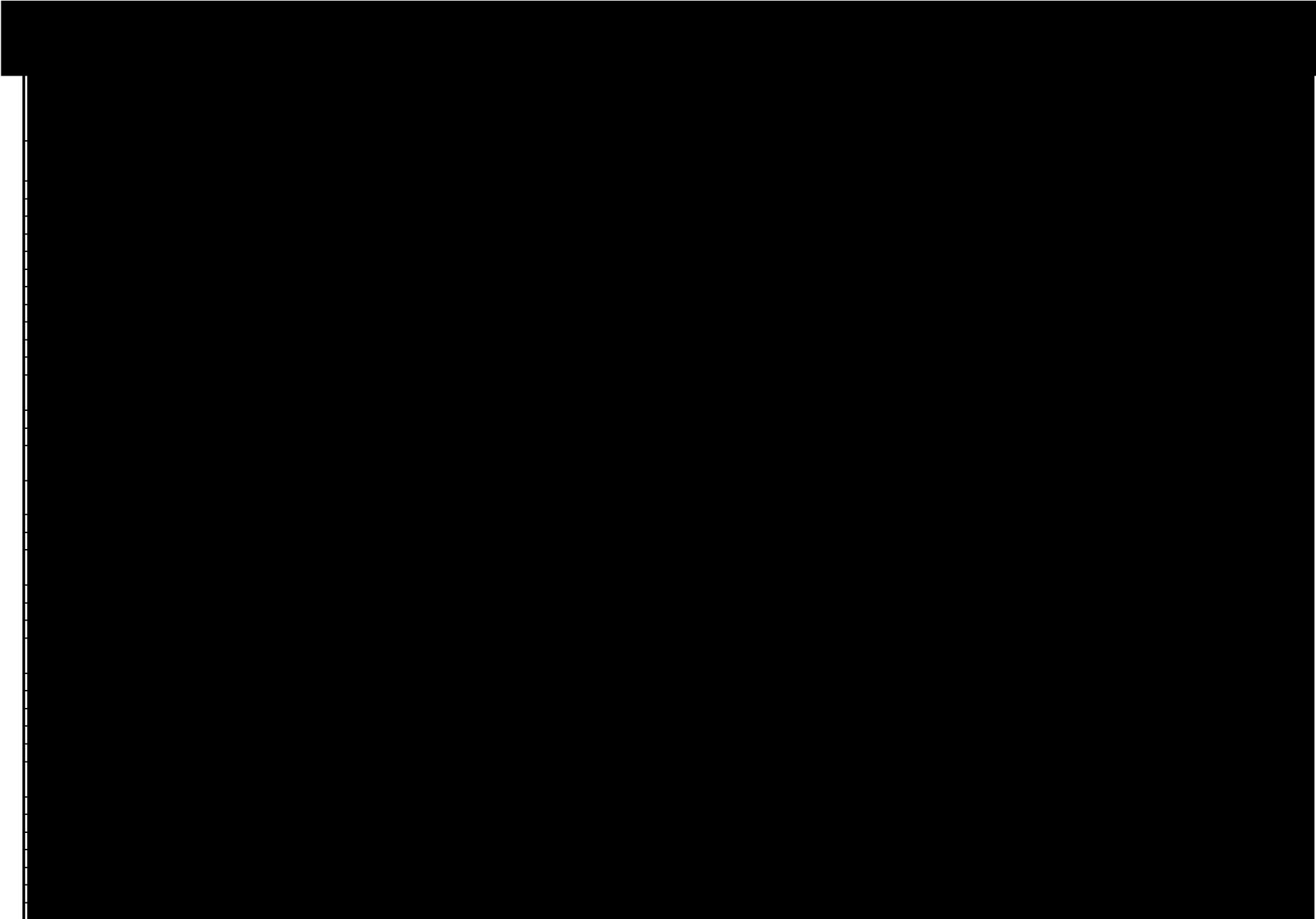
- Chris Nash, Bank of America. Email: chris.nash@bofa.com. 312-995-2205
- Andrew Hugger, Huntington Bank. Email Andrew.Hugger@huntington.com. 312-618-7970
- Gregory Kiger, Keybank. Email Gregory_Kiger@KeyBank.com. 614-460-3408



Sources & Uses - [REDACTED]

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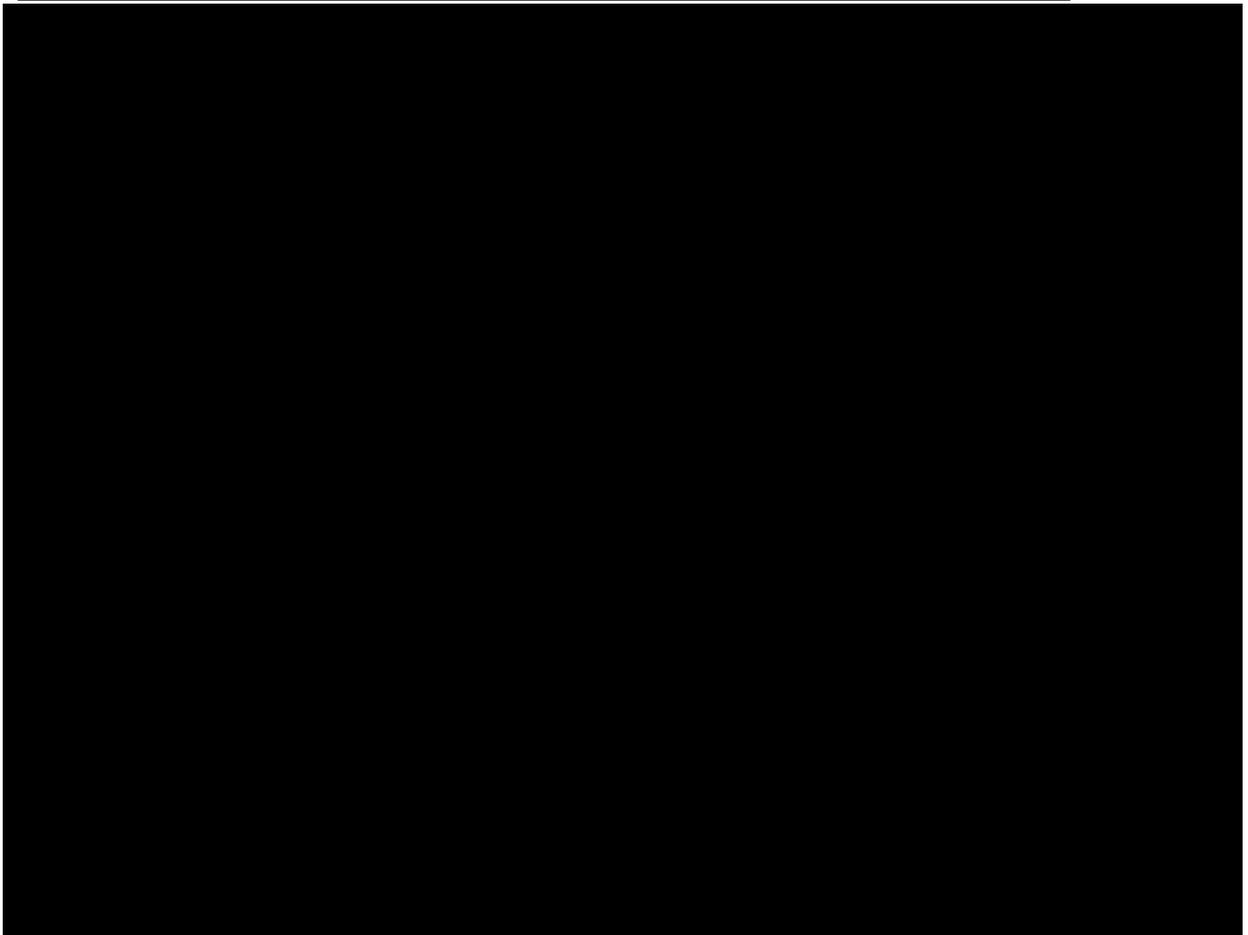
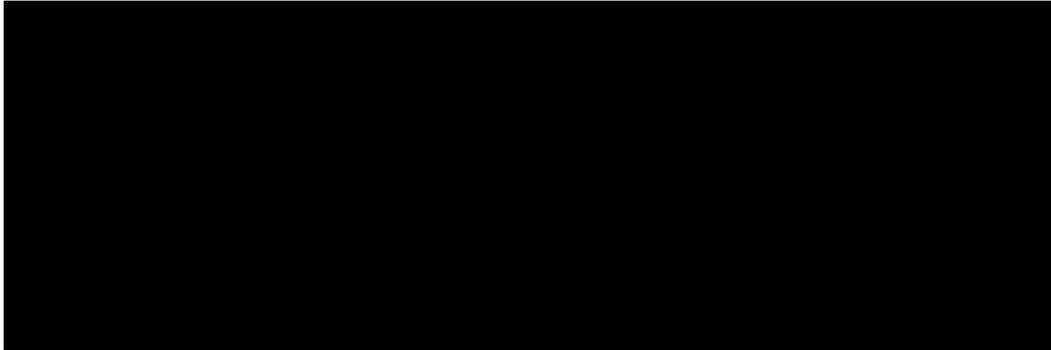


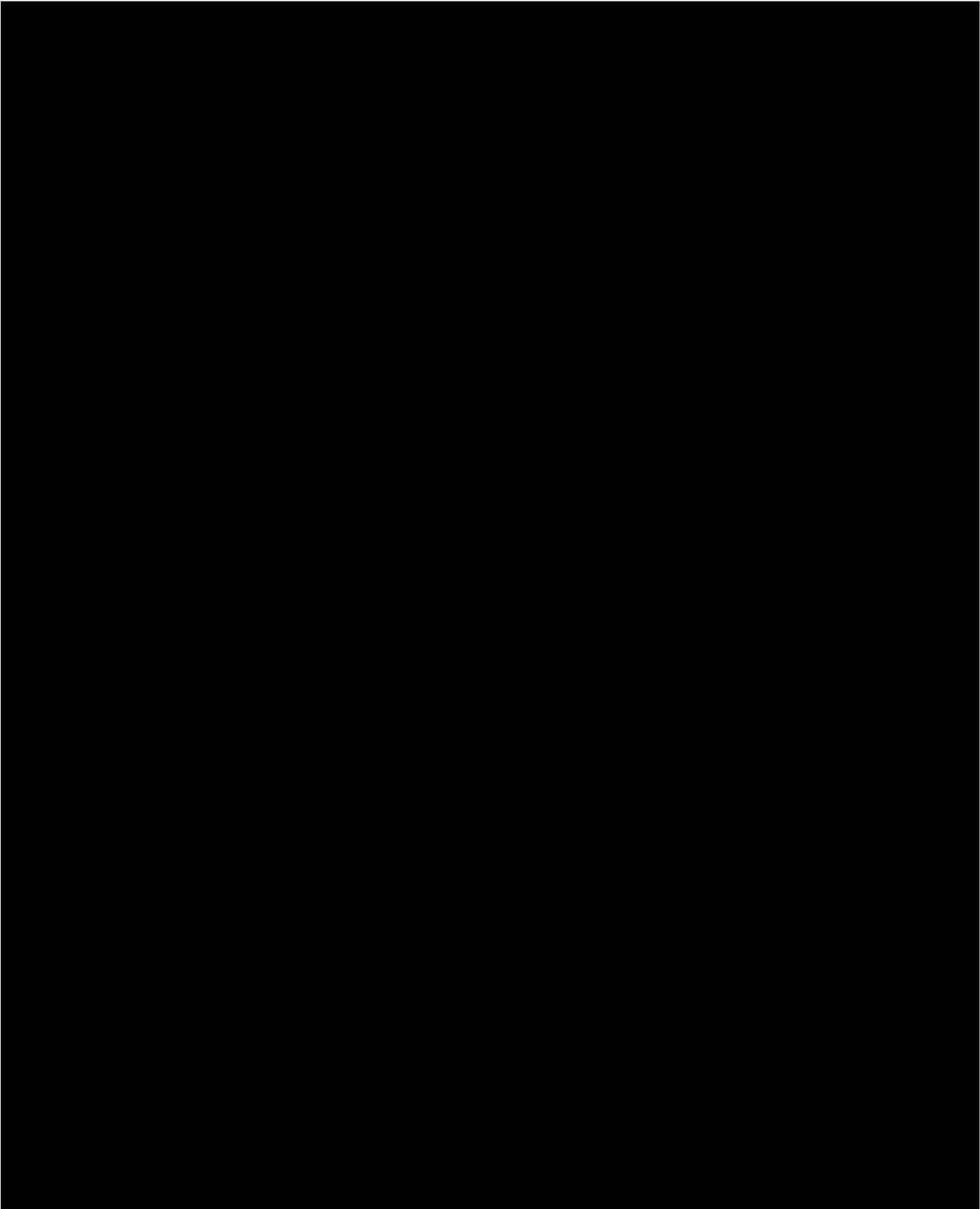


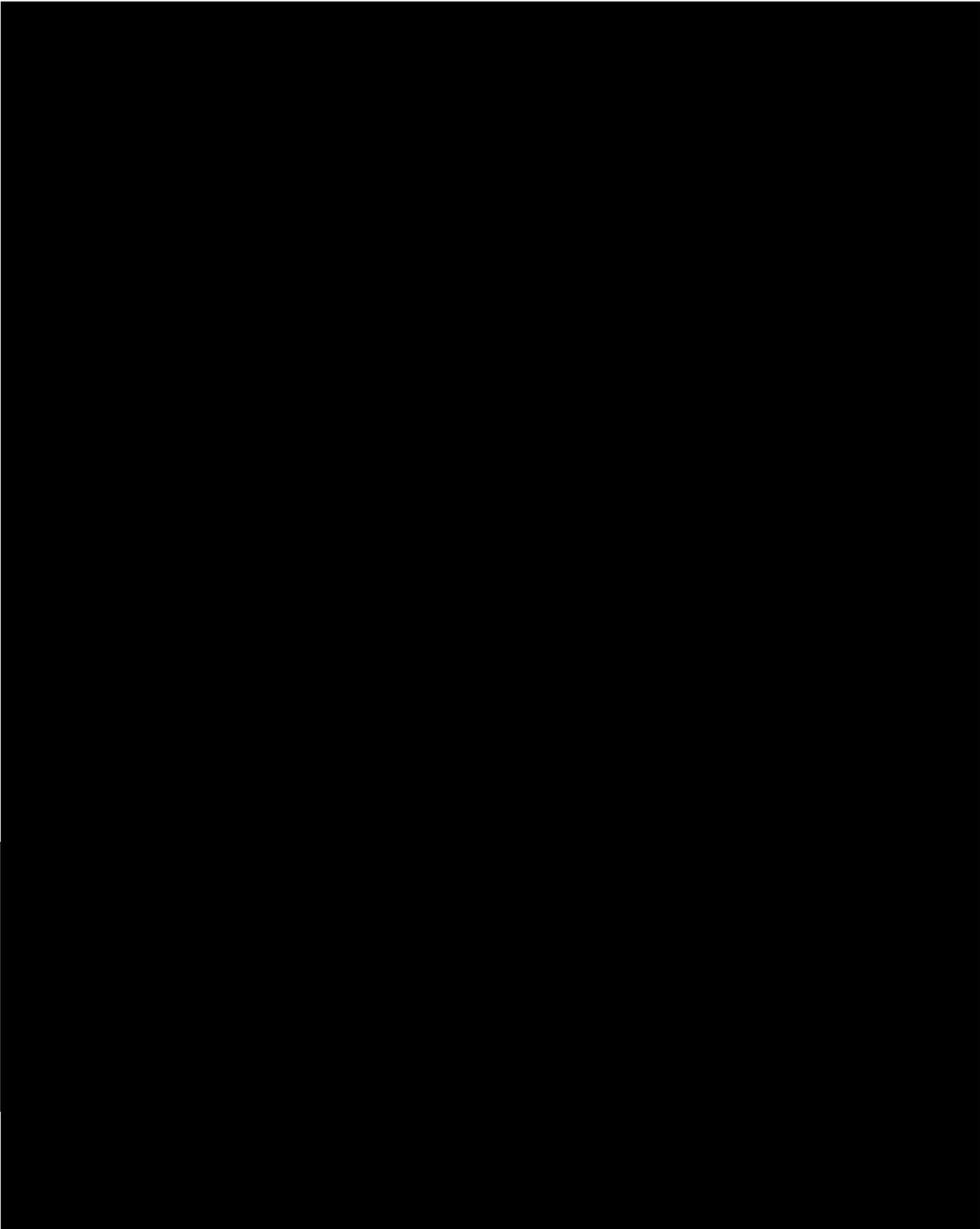




May 15, 2024







5.0 Additional Submission Requirements

D. Implementation Schedule

Please refer to file attachment titled:

“RFP-24-07_Celadon_5_D_Implementation Schedule.pdf”

Notes:

1. The Schedule forecasts that the Historic Part 1 Application will be approved by the National Park Service (“NPS”) by 7/12/24. The State Historic Preservation Office (“SHPO”) has already approved the Part 1 and has forwarded it to NPS, much faster than expected. We expect NPS to provide its approval of the Part 1 well ahead of the anticipated 7/12/24 schedule.
2. Schedule assumes the City’s selection of the Respondent by July 14, 2024.
3. Financial closing anticipated to occur in June of 2025.
4. Construction projected to be complete and the facility open for business in July 2026.

Harley Clarke Mansion Schedule

5/22/24



ID	Task Name	Duration	Start	Timeline														
				2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3				
1	Pre-Development				Pre-Development													
2	Onsite Meeting with SHPO	0 days	Mon 4/15/24		◆													
3	Submission of Part 1 HTC to SHPO	0 days	Fri 5/24/24			◆												
4	Submission of RFP to City of	0 days	Tue 5/28/24			◆												
5	Expected Approval of Part 1 from NPS	0 days	Fri 7/12/24				◆											
6	Selection of Respondent by City of Evanston	0 days	Mon 7/15/24				◆											
7	Design Development					Design Development												
8	Architectural and Engineering Design	162 days	Thu 8/1/24			Architectural and Engineering Design Development												
9	Submission of Part 2 HTC SHPO	0 days	Mon 9/2/24				◆											
10	Land Use and Historic					Land Use and Historic Preservation Approvals												
11	Expected Approval of Part 2 from NPS	0 days	Fri 11/15/24					◆										
12	Submission of Historic Credit Application	0 days	Wed 2/26/25						◆									
13	Construction Documentation and Permit Review	68 days?	Fri 3/14/25						Construction Documentation and Permit Review									
14	Permit Submission	0 days	Fri 3/14/25						◆									
15	Permit Issued	0 days	Mon 6/16/25							◆								
16	Closing of Financing	0 days	Tue 6/17/25								◆							
17	Construction	268 days	Mon 6/23/25								Construction							
18	Rehabilitation and Interior Build-out	255 days	Mon 6/23/25								Rehabilitation and Interior Build-out							
19	Occupancy	0 days	Wed 6/17/26															◆
20	Operation and Mangement	0 days	Wed 7/1/26															◆
21	Grand Opening	0 days	Wed 7/1/26															◆

Operation and Mangement Phases

Grand Opening

6.0 M/W/B/EBE Goals

For all of the Respondent's projects, our goal is to not only far exceed community minimum standards for MBE/WBE hiring, it is also important to prioritize local hiring and training for youth and individuals that want to learn and get involved with the construction trades. To that end, the Respondent and the Blackwood Group has engaged with The Evanston Latinos, Clarence Weaver, The Trade Collective, Evanston Township High School to help ensure that as many Evanston based companies, youth and MBE/WBE firms as possible have the opportunity to work on the Harley Clarke project. Additionally, a majority of the Development Team's participants (ie. Architect, GC, consultants) are MBE and WBE Certified.

For the MBE Compliance Form, please refer to file attachments titled:

- "RFP-24-07_Celadon_6_MBE Compliance Form.pdf"

For the MBE/WBE Certificates for the Development Team, please refer to file attachments titled:

- "RFP-24-07_Celadon_6_MBE-WBE Certificates.pdf"

For Blackwood Group's Compliance Strategy and Qualifications, please refer to file attachments titled:

- "RFP-24-07_Celadon_6_MBE Compliance Process.pdf"
- "RFP-24-07_Celadon_6_Blackwood MBE Qualifications.pdf"



Celadon Construction Corporation NFP
1305 Sheridan Road
Wilmette, IL. 60091

Re: Letter of Support and Collaboration for Harley Clarke

Dear Scott:

Evanston Latinos works to strengthen the community, build bridges, and advocate for equity and inclusion for the Latine community in Evanston. Our group is comprised of various leaders and members of the Latine community who live and or work in Evanston and have a passion for helping this specific underrepresented community. As a group, we have explored barriers, strengths, needs and wants by hearing directly from the Latine community in Evanston and their experiences.

We appreciate you reaching out to us about your plans to redevelop the Harley Clarke mansion. We also enjoyed meeting Jose Duarte, your M/W/D General Contractor and really valued hearing about his successes in Chicago increasing the participation of Black and Brown subcontractors into large and meaningful projects. We very much want to collaborate with you and Jose to help bring those successes to Evanston so that our local M/W/D subcontractors can have an opportunity to work on the construction of Harley Clarke. We will begin to work with Jose directly should the City of Evanston select your Harley Clarke proposal to move forward.

Additionally, I was excited to hear about the commercial kitchen that you will be building onsite to support the anticipated wedding and venue events at Harley Clarke. Our organization and members have a need to utilize a commercial kitchen to help support their food service businesses, and we greatly appreciate your willingness to make your commercial kitchen available to our members.

We strongly support your project and wish you the best of luck during the submission and review process. Please let us know if we can help in any way.

Sincerely,
Rebeca Mendoza
Executive Director

With support of Board Members: José A. López, Eduardo Román, Natalia Moreno Polomarkakis, Alejandra Ibanez, and Nancy Castillo,

*Evanston Latinos NFP is a 501(c)(3) nonprofit organization, EIN # 85-0828172
Your contribution is tax deductible to the extent allowed by the law
2209 EMERSON ST. | EVANSTON, IL 60201
PHONE: (847)644-7258*



To: Scott Henry
Principal and CEO
Celadon Partners, LLC

Good Morning Scott,

Thank you for coming to The Trade Collective to talk about your plans for the Harley-Clark mansion. As you have learned, The Trade Collective is an organization focused on exposing current high school students primarily from Evanston Township High School (ETHS) and other young people to careers in the trades. It is important to provide hands-on experiences as part of this exposure process.

If the City of Evanston selects Celadon to redevelop the Harley Clarke mansion, we would be happy to formalize a strategic partnership together and work closely to open up as many career training and employment opportunities as possible for our young people through both the construction and ongoing operational phases of the facility.

Sincerely,

Patrick Hughes
Executive Director
The Trades Collective

Cc: Neil Gambow, Operations



EVANSTON TOWNSHIP HIGH SCHOOL

DISTRICT 202 | 1600 DODGE AVENUE, EVANSTON, ILLINOIS 60201 | www.eths.k12.il.us

Scott Henry
Principal and CEO Celadon Partners, LLC

Dear Mr. Scott,

Evanston Township High School (ETHS) is committed to expanding work-based learning opportunities for our students. We appreciate you visiting ETHS to discuss your plans for the Harley-Clark mansion.

Should the City of Evanston select Celadon for the project, ETHS would be interested in partnering with you. We see this partnership creating valuable work-based learning opportunities for our students. We envision opportunities in both the construction and ongoing operational phases of the facility.

Sincerely,

Pete Bavis, Ph.D.
Assistant Superintendent of Curriculum and Instruction
Evanston Township High School
bavisp@eths202.org



OFFICE OF CONTRACT COMPLIANCE

Nicole Mandeville

DIRECTOR

161 N. Clark-23rd Floor • Chicago, Illinois 60601 • (312) 603-5502

October 12, 2023

Jose Duarte, President
Blackwood Group, LLC
1535 North Lawndale
Chicago, IL 60651

Annual Certification Renewal: October 17, 2024

Dear Mr. Duarte:

Congratulations on your continued eligibility for Certification as a **Minority-owned Business Enterprise ("MBE")**, by Cook County Government.

As a condition of continued Certification, you must file a **No Change Affidavit** within **ninety (90) calendar days** prior to the date of the annual renewal, **October 17th**. Failure to file this affidavit may result in the termination of your Certification. You must notify Cook County's Office of Contract Compliance of any change in ownership or control or any other matters or facts affecting your firm's eligibility for Certification within **ten (10) calendar days** of such change.

Cook County Government may commence action to remove your firm as a certified vendor if you fail to notify us of any changes of facts affecting your firm's Certification, or if your firm otherwise fails to cooperate with the County in any inquiry or investigation. Removal of your status may also be commenced if your firm is found to be involved in bidding or contractual irregularities.

Your firm's name will be listed in Cook County's Directory of certified firms in the following area(s) of specialty:

NAICS CODES:

- 236116 – Housing, Multifamily, Construction General Contractors**
- 236118 – Remodeling and Renovating General Contractors, Multifamily Building**
- 236220 – Commercial and Institutional Building Construction**
- 238110 – Concrete Foundation and Structure Contractors**
- 238130 – Carpentry, Framing**
- 238350 – Finish Carpentry Contractors**

Your firm's participation on Cook County contracts will be credited toward **MBE** goals in your area(s) of specialty. While your participation on Cook County contracts is not limited to your specialty, credit toward **MBE** goals will be given only for work done in the specialty category.

Thank you for your continued interest in Cook County Government's Minority, Women, Veteran, Service-Disabled Veteran, and Persons with Disabilities Business Enterprise Programs.

Sincerely,

Desiree M. Otkins

Desiree M. Otkins, EMBA
Deputy Director, Contract Compliance

DMO/ew

TONI PRECKWINKLE

PRESIDENT

Cook County Board
of Commissioners

TARA STAMPS
1st District

DENNIS DEER
2nd District

BILL LOWRY
3rd District

STANLEY MOORE
4th District

MONICA GORDON
5th District

DONNA MILLER
6th District

ALMA E. ANAYA
7th District

ANTHONY J. QUEZADA
8th District

MAGGIE TREVOR
9th District

BRIDGET GAINER
10th District

JOHN P. DALEY
11th District

BRIDGET DEGNEN
12th District

JOSINA MORITA
13th District

SCOTT R. BRITTON
14th District

KEVIN B. MORRISON
15th District

FRANK J. AGUILAR
16th District

SEAN M. MORRISON
17th District



JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

REVIVE ARCHITECTURE LLC

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

Certification Granted: May 31, 2015
Expiration Date: May 31, 2025
WBENC National Certification Number: 2005126821

WBENC National WBE Certification was processed and validated by Women's Business Development Center - Midwest, a WBENC Regional Partner Organization.

Authorized by Emilia DiMenco, President & CEO Women's Business Development Center - Midwest



NAICS: 541310
UNSPSC: 81101508





WOMEN'S BUSINESS ENTERPRISE
NATIONAL COUNCIL

JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

ASSEMBLE DESIGN WORKSHOP PLLC

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

Certification Granted: October 4, 2021
Expiration Date: October 15, 2024
WBENC National Certification Number: WBE2102596

WBENC National WBE Certification was processed and validated by Women's Business
Development Center - Midwest, a WBENC Regional Partner Organization.

Authorized by Emilia DiMenco, President &
CEO Women's Business Development Center -
Midwest



NAICS: 541310
UNSPSC: 72131600





CITY OF CHICAGO



DEPARTMENT OF PROCUREMENT SERVICES

DEC - 6 2021

Viral Shah
Shah Ragan Arjona PLLC DBA SR&A Structural Engineers
1572 Jeanel Lane
Aurora, IL 60502

Dear Mr. Shah:

We are pleased to inform you that **Shah Ragan Arjona PLLC DBA SR&A Structural Engineers** is certified as a **Minority-Owned Business Enterprise ("MBE")** by the City of Chicago ("City"). This **MBE** certification is valid until **11/15/2026**; however, your firm's certification must be revalidated annually. In the past the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days** before your annual anniversary date.

It is now your responsibility to check the City's certification directory and verify your certification status. As a condition of continued certification during the five year period stated above, you must file an **annual No-Change Affidavit**. Your firm's annual No-Change Affidavit is due by **11/15/2022, 11/15/2023, 11/15/2024 and 11/15/2025**. Please remember, you have an affirmative duty to file your No-Change Affidavit 60 days prior to the date of expiration. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

Your firm's five year certification will expire on **11/15/2026**. You have an affirmative duty to file for recertification **60 days** prior to the date of the five year anniversary date. Therefore, you must file for recertification by **9/15/2026**.

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm's eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, "False Claims", of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as an **MBE** if you fail to:

- File your annual No-Change Affidavit within the required time period;
- Provide financial or other records requested pursuant to an audit within the required time period;
- Notify the City of any changes affecting your firm's certification **within 10 days** of such change; or
- File your recertification within the required time period.

MWD

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at chicagoinspectorgeneral.org, or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than \$5,000 and not more than \$10,000 or both.

Your firm's name will be listed in the City's Directory of Minority and Women-Owned Business Enterprises in the specialty area(s) of:

NAICS Code(s):
541330 - Engineering Services

Your firm's participation on City contracts will be credited only toward **MBE** goals in your area(s) specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority, Women-Owned Business Enterprise, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Program.

Sincerely,



Aileen Velazquez
Chief Procurement Officer

AV/rn



CITY OF CHICAGO



DEPARTMENT OF PROCUREMENT SERVICES

AUG 03 2021

Kelsey Taylor
Engage Civil Inc.
231 S. LaSalle Suite 2100
Chicago, IL 60604

Re: Change in Address

Dear Mr. Taylor:

We are pleased to inform you that we have updated your certification to reflect your firm's change in address. **Engage Civil, Inc.** continues to be certified as a **Minority-Owned Business Enterprise ("MBE")** by the City of Chicago ("City"). This **MBE** certification is valid until **3/15/2025**; however, your firm's certification must be revalidated annually. In the past the City has provided you with an annual letter confirming your certification; such letters will no longer be issued. Therefore, we require you to be even more diligent in filing your **annual No-Change Affidavit 60 days** before your annual anniversary date.

It is now your responsibility to check the City's certification directory and verify your certification status. As a condition of continued certification during the five year period stated above, you must file an **annual No-Change Affidavit**. Your firm's annual No-Change Affidavit is due by **3/15/2022, 3/15/2023 and 3/15/2024**. Please remember, you have an affirmative duty to file your No-Change Affidavit 60 days prior to the date of expiration. Failure to file your annual No-Change Affidavit may result in the suspension or rescission of your certification.

Your firm's five year certification will expire on **3/15/2025**. You have an affirmative duty to file for recertification **60 days** prior to the date of the five year anniversary date. Therefore, you must file for recertification by **1/15/2025**.

It is important to note that you also have an ongoing affirmative duty to notify the City of any changes in ownership or control of your firm, or any other fact affecting your firm's eligibility for certification **within 10 days** of such change. These changes may include but are not limited to a change of address, change of business structure, change in ownership or ownership structure, change of business operations, gross receipts and or personal net worth that exceed the program threshold. Failure to provide the City with timely notice of such changes may result in the suspension or rescission of your certification. In addition, you may be liable for civil penalties under Chapter 1-22, "False Claims", of the Municipal Code of Chicago.

Please note – you shall be deemed to have had your certification lapse and will be ineligible to participate as a **MBE** if you fail to:

- File your annual No-Change Affidavit within the required time period;
- Provide financial or other records requested pursuant to an audit within the required time period;
- Notify the City of any changes affecting your firm's certification **within 10 days** of such change; or
- File your recertification within the required time period.

Please be reminded of your contractual obligation to cooperate with the City with respect to any reviews, audits or investigation of its contracts and affirmative action programs. We strongly encourage you to assist us in maintaining the integrity of our programs by reporting instances or suspicions of fraud or abuse to the **City's Inspector General at chicagoinspectorgeneral.org, or 866-IG-TIPLINE (866-448-4754).**

Be advised that if you or your firm is found to be involved in certification, bidding and/or contractual fraud or abuse, the City will pursue decertification and debarment. In addition to any other penalty imposed by law, any person who knowingly obtains, or knowingly assists another in obtaining a contract with the City by falsely representing the individual or entity, or the individual or entity assisted is guilty of a misdemeanor, punishable by incarceration in the county jail for a period not to exceed six months, or a fine of not less than \$5,000 and not more than \$10,000 or both.

Your firm's name will be listed in the City's Directory of Minority and Women-Owned Business Enterprises in the specialty area(s) of:

NAICS Code(s):
541330 – Engineering Services

Your firm's participation on City contracts will be credited only toward **MBE** goals in your area(s) specialty. While your participation on City contracts is not limited to your area of specialty, credit toward goals will be given only for work that is self-performed and providing a commercially useful function that is done in the approved specialty category.

Thank you for your interest in the City's Minority, Women-Owned Business Enterprise, Veteran-Owned Business Enterprise and Business Enterprise Owned or Operated by People with Disabilities (MBE/WBE/VBE/BEPD) Program.

Sincerely,



Monica Jimenez
Acting Chief Procurement Officer

MJ/vlw

BLACKWOOD SUPPORT QUALIFICATIONS

MBE Diversity Statement Certification and Minority Participation:

Blackwood is a **Certified MBE firm with Cook County**. Blackwood certification codes include General Contractor, Rough Carpentry, Finish Carpentry, Masonry, Concrete, and Brick Work.

The goal of Blackwood is not only to build a successful project, but also to ensure that its clients core mission is successfully executed throughout the development and construction of its new facility. From the onset, Blackwood can provide the community based and diversified internal resources to fulfill the preconstruction services sought by this RFP and then be able to carry the fruits of the preconstruction services into and thru the construction process.

Thus, we take this opportunity to clearly state our past & present goals and policy. Should we eventually become the contractor for the project, we will work in consort with the community, now and in the future, in helping to improve the area where they live and work. Below are proposed approaches and actions that Blackwood will implement to achieve project goals:

- Leverage the local nature of Blackwood's footprint and operations and identify community opportunities for project participation and involvement.
- Work in collaboration with the community and local organizations to determine the needs of the community and devise possible strategies for meeting any goals identified.
- Leverage Jose Duarte's & Rafael Hernandez's (Blackwood Principals) longstanding relationships with **HACIA (Hispanic American Construction Industry Association)** to identify and communicate contract opportunities to qualified and capable MBE/WBE companies with the goal of not just fulfilling the 26% MBE, 6% WBE goals and local hiring goals, but to maximize them.
- Develop a positive image with our efforts and with other organizations that have shown interest by making known to them the merits and benefits of the project to the community.

BLACKWOOD SUPPORT QUALIFICATIONS

MBE Diversity Statement Certification and Minority Participation (cont.)

Certified Payroll

Blackwood has example experience and capacity to execute weekly certified payroll requirements. Blackwood has met certified payroll requirements in the past on projects built for **Pilsen Wellness Center, The Resurrection Project, Healthcare Alternative Systems, ENLACE, Latinos Progresando, and Thresholds.**

Self-Performance

Blackwood Group is a **full-service general contractor** that has **direct employees** that self-perform rough carpentry, finish carpentry, concrete work, and light masonry. Blackwood Group holds an unlimited Class "A" General Contractor License as well as an "A" City of Chicago License for both Concrete and Masonry. All proposed self-performed trades will be competitively bid.

Safety

In compliance with our Occupational Safety and Health Act (OSHA), Blackwood Group LLC strives to furnish a workplace free of recognized hazards that could cause physical harm to its employees. Employees are responsible for reporting any unsafe conditions or circumstances to their Supervisor to prevent accidents. All our foreman and laborers are either OSHA-10 or OSHA-30 certified. Our superintendent is responsible for giving safety talks to our foreman and laborers on a weekly basis to ensure everyone's safety.

On all our projects we incorporate our safety documented program in which our goal is to protect the lives of our clients, employees, subcontractors and the public.

TRAINING: Training provides leaders with the knowledge and understanding of the tools that maintain safety systems and processes.

PLANNING: Planning identifies hazards and risks of major operations then allows for detailed evaluations. Planning minimizes risk while improving quality and operations.

RELATING: Each project team member is obligated to conduct weekly interventions with trades persons. These interventions are called REAP (Reviewing Employees Actions and Performance) Positive interventions are a powerful tool that builds trust and creates a holistic working environment.

BLACKWOOD SUPPORT QUALIFICATIONS

BLACKWOOD AT A GLANCE

FOUNDED:
NOVEMBER 2006

FOUNDER:
Jose A. Duarte, P.E. LEED AP

BLACKWOOD SERVICES:
General Contractor, Construction Manager, Design Builder, Developer

EXPERIENCE SECTORS:
Residential Re-Use/Renovation, Commercial, Mixed Use, Residential New Construction, Retail, Office Buildouts, Restaurant, Dental & Medical, Semi Industrial.

EMPLOYEES
Blackwood currently employs **24 full time employees** inclusive of office staff, **carpenters, masons, concrete finishers, and laborers.**

Blackwood is able to self performs rough and finish carpentry, concrete work, and masonry with its own forces in order to maximize schedule and quality control of its work.

INSURANCE COVERAGE:
Blackwood Carries a \$1M Per Occurrence / \$2M Aggregate Base coverage with a **\$5M additional umbrella Policy**, in addition to \$1M Automobile/Equipment coverage, and full worker's compensation policy.

Blackwood is able to acquire performance bond projects upon request up to **\$20M when required**. Bonding is an additional cost and can be priced out on a project by project basis.

PROJECT FINANCIAL RANGES:
Blackwood current projects range from **\$250,000 to \$30M**

BLACKWOOD CONTACT

For more information on our company, please feel free to contact us at:

BLACKWOOD GROUP LLC
1535 N LAWDALE, CHICAGO, ILLINOIS
CHICAGO, ILLINOIS 60651

PHONE: 773 822 8289
FAX: 773 751 2202

E-mail us at:
JDUARTE@BLACKWOODGROUPLLC.COM

Visit our web site at:
WWW.BLACKWOODGROUPLLC.COM





BLACKWOOD GROUP



BLACKWOOD INTRODUCTION



It is with great pleasure that we submit our credentials for your consideration of Blackwood Group LLC.

We take pride in collaborating with organizations that share our values and vision.

Blackwood has been working towards this goal for the last 16 years by fostering relationships with our community leaders. We understand the complexities and challenges of growing community organizations and have been able to cultivate a team approach with each one of our clients.

Blackwood's great depth of experience and knowledge translates into strong sound guidance and service to its clients in the following areas:

- General Contracting**
- Design Development**
- Construction Management**
- Program Management**
- Pre-construction Procurement**
- Value Engineering**

We expect that the following presentation will provide you with a comprehensive view and understanding of our company, our team, and our past and current projects. We look forward to the opportunity of working together.

Respectfully,

Jose Duarte
Principal

Rafael Hernandez
Principal

BLACKWOOD MANAGEMENT TEAM



Jose A. Duarte, P.E., LEED AP - Principal

Jose is a lifelong Chicagoan who grew up in the Uptown neighborhood and the Portage Park neighborhood for most of his early life. Jose attended the Illinois Institute of Technology, where he received a Bachelor of Science in Civil Engineering in 1995.

Early in his career, Jose practiced both structural engineering and mechanical engineering as a design engineer. In 1999, Jose became a Licensed Professional Engineer in the State of Illinois.

While working full time, Jose pursued his graduate studies and received Master of Science of Project Management from the McCormick School of Engineering at Northwestern University in two years. Upon graduating in 2001, Jose pivoted from engineering to construction management as he subsequently worked as a project manager for a national project and construction management firm in downtown Chicago. Subsequently Jose worked for a Chicago developer from 2001 to 2007 managing midrise, mixed-use developments.

In 2007, Jose founded Blackwood Group LLC. Over the years, Blackwood has served hundreds of clients in the private sector space and has managed \$90M+ since its inception.

Jose served on the Board of the Hispanic American Construction Industry Association (HACIA) as Executive Vice President, and now serves as Board Treasurer for We all Code, a non-for-profit organization providing free computer coding and programming classes to the inner-city youth of Chicago.

BLACKWOOD MANAGEMENT TEAM



Jose A. Duarte, P.E., LEED AP - Principal

In summary, Jose's technical background, along with his hands-on management expertise provides his clients with precise guidance throughout the development and construction process. To name a few, his past and upcoming experience include:

- **Albany Terrace + McCoy Gaines Apartments**
Sitting on a 6-acre plot, the 17-story building spans 206,635 square feet and reaches a height of 148 feet. This endeavor, valued at around \$80 million, involves comprehensive enhancements to both the structure's systems and interiors. These improvements will transform two older buildings into lively complexes, equipped with fresh attributes and amenities tailored for the upcoming era of low-income seniors.
- **ENLACE – Chicago, Illinois**
Project Executive - 9000 SF Design-Build New Construction Headquarters
The Enlace building will allow a comprehensive delivery of services in the areas of education, health, immigration/legal aid, and violence prevention. The three-story building will have a spacious welcome center, multi-purpose community rooms, several one-on-one counseling rooms, a rooftop garden, and efficient workspaces for Enlace's growing staff.
- **LATINOS**
Approximately 10,000 SF building will also have space for Latinos Progresando community partners, including Esperanza Health Centers who will provide mental health services; event space; and offices to support one of their main missions of immigration legal services.

- **Brighton Park Neighborhood Council**

This development will cost approximately \$8.2 million. The mission of this project is to develop a centrally located center to coalesce the strengths of partnering organizations in Brighton Park and dramatically increase the service capacity in the community.

- **National Museum of Mexican Art**

The Project consists of construction and build out of the Site, which is approximately 19,350 square feet. The project includes permeable paver parking lot, including a new driveway, perimeter fencing, landscaping, security, new electrical panel for lighting and convenience outlets, stormwater management, and site accessories.

- **The Larrabee Condo Development - 865 N Larrabee, Chicago, Illinois**

A 72 unit, 6 Story Midrise Condo Development with 4 retail spaces at the ground level and an underground parking structure.

- **LakeView Pointe Condo Development- 7736 N Sheridan, Chicago, Illinois**

57 high-end condominiums and townhome development.

- **Rayito de Sol – Chicago, Illinois**

15,000 SF Spanish Immersion Daycare Buildout

BLACKWOOD MANAGEMENT TEAM



Rafael Hernandez - Principal

Mr. Hernandez is a strategic partner, committed to his clients' success. He has extensive experience in construction / program management as a project executive for large, successful infrastructure and capital programs. He served as Executive Director of HACIA and Commissioner of the Department of Construction and Permits with the City of Chicago. Mr. Hernandez holds a Bachelor of Architecture from the University of Illinois – Chicago, and a Certificate in Executive Management for Design and Construction from Northwestern University. Some Rafael's past and upcoming projects include:

- **The Resurrection Project/La Casa Student Housing, Chicago, Illinois**
Affordable, 6-story, 33,000 sf student housing project with separate 5,000 sf, single-story Student Resource Center. Winner of the 2012 Driehaus Award for Design Excellence; 2012 HACIA Project of the Year, and the 2013 Chicago Building Congress Merit Award for construction under \$15 Million
- **UNO Veterans Memorial School Campus, Chicago, Illinois**
\$44 million. LEED-Gold, award-winning design/build charter school campus with two elementary schools and one high school. 2010 HACIA Project of the Year
- **Casa Queretaro, Chicago, Illinois**
Casa Querétaro is a 45-unit rental-affordable housing project located at the corner of 17th Street and Damen in the Pilsen neighborhood of Chicago. The completed building is certified LEED for Homes Platinum and consists of 45 units and ranges from 2-4 stories, with multiple community spaces, organized around a common entry courtyard. This project was the winner of:
 - 2017 AN Best of Design Winner – Green Building Residential
 - 2013 Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design.

- **St. Anthony Clinic**

Approximately \$1.5 million Completed in 2013, transformed 15,000 square feet abandoned building into an envisioned state-of-the-art clinic. The St. Anthony Hospital (SAH) Community Care Clinic is a nonprofit clinic that fits the community's needs.

- **United Yards – Invest Southwest Initiative**

An extensive mixed-use development, named United Yards, valued at \$70 million, will encompass various elements such as retail establishments, a healthcare clinic, a brew pub, and accommodations with affordability in mind.

Key components of the development include:

- Introducing a new 6-story mixed-use building dedicated to affordable housing, featuring 50 family units, an outdoor terrace, and ground-floor commercial spaces.
- Skillfully restoring and repurposing "the Rainbow Building," a historically significant structure, to create 22-30 additional housing units. The ground floor of this building will house a coffee shop, residential lobby, and enhanced existing retail.
- Developing 15,000 square feet of retail space to accommodate 5-6 locally owned businesses, alongside a federally qualified healthcare clinic. The restoration of the original Historic blade sign will serve as a "NEW CITY" gateway sign, preserving its historical essence.
- Establishing a new Public Plaza and constructing two modular 3-story buildings, each housing 6 affordable apartments. Additionally, a micro-brewery will be constructed, featuring performance spaces, meeting areas, and a rooftop garden.

- **Lasalle Reimagined**

The team will develop 247 apartments which will include studios, one, two- and three-bedroom units with 75% affordability. Additional improvements include a tenant fitness room, roof deck, public food market, and coffee shop. Collectively representing approximately \$170 million in total investments, the project will repurpose nearly approximately over 300,000 square feet of vacant space.

BLACKWOOD AFFILIATIONS & REGISTRATIONS

- MEMBER - BETTER BUSINESS BUREAU ACCREDITED MEMBER SINCE 2009 WITH "A+" LEVEL COMPANY RATING
- MEMBER – HISPANIC AMERICAN CONSTRUCCION INDUSTRY ASSOCIATION SINCE 2007
- LICENSED GENERAL CONTRACTOR IN THE CITY OF CHICAGO SINCE 2006
- LICENSED MASON AND CONCRETE CONTRACTOR IN THE CITY OF CHICAGO

Jose A. Duarte, P.E. LEED AP

- Licensed Professional Engineer in the State of Illinois since 2001
- City of Chicago Building Department - Board of Appeals 2015 - Present
- HACIA Board Member 2013 - 2023
- Co-Chair – Scholarship Foundation of Hispanic American Construction Industry Association (HACIA)
- Board Vice President - Hispanic American Construction Industry Association (HACIA) 2013-2016
- Board Treasurer 2012-2013 - Hispanic American Construction Industry Association (HACIA)
- LEED Accredited Professional from the United States Green Building Council (USGBC)

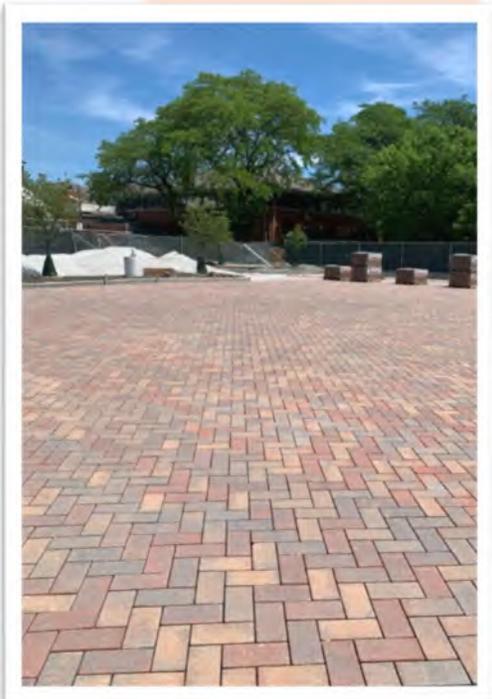
Rafael Hernandez

- 10th Ward – Community Development Board
- HACIA Board Member 2006-2014
- HACIA Executive Director 1998 - 2003
- City of Chicago Community Development Commission 1999-2004

BLACKWOOD RELEVANT PROJECTS

National Museum of Mexican Art – Pilsen, Chicago, IL

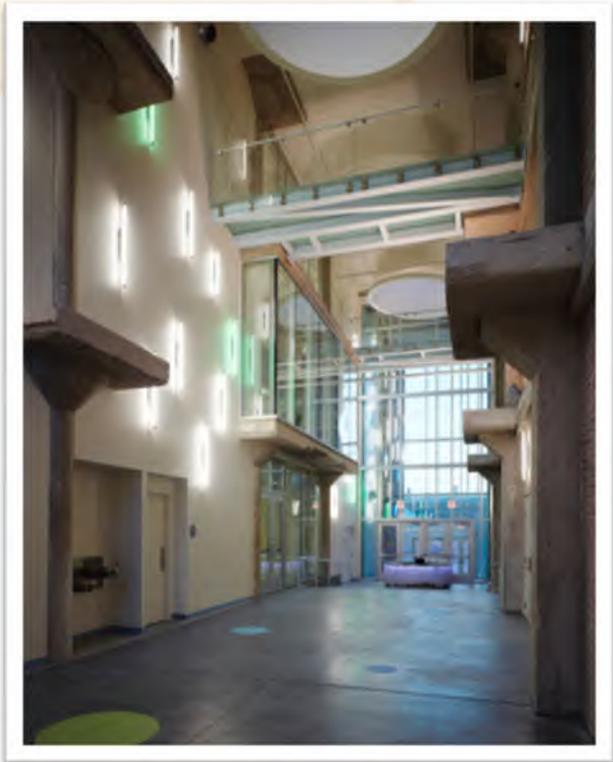
The Project consists of construction and build out of the Site, which is approximately 19,350 square feet. The project includes permeable paver parking lot, including a new driveway, perimeter fencing, landscaping, security, new electrical panel for lighting and convenience outlets, stormwater management, and site accessories.



BLACKWOOD RELEVANT PROJECTS

UNO Veterans Memorial School Campus, Chicago, Illinois

LEED-Gold, award-winning design/build charter school campus with two elementary schools and one high school. \$44 million. 2010 HACIA Project of the Year.



BLACKWOOD RELEVANT PROJECTS

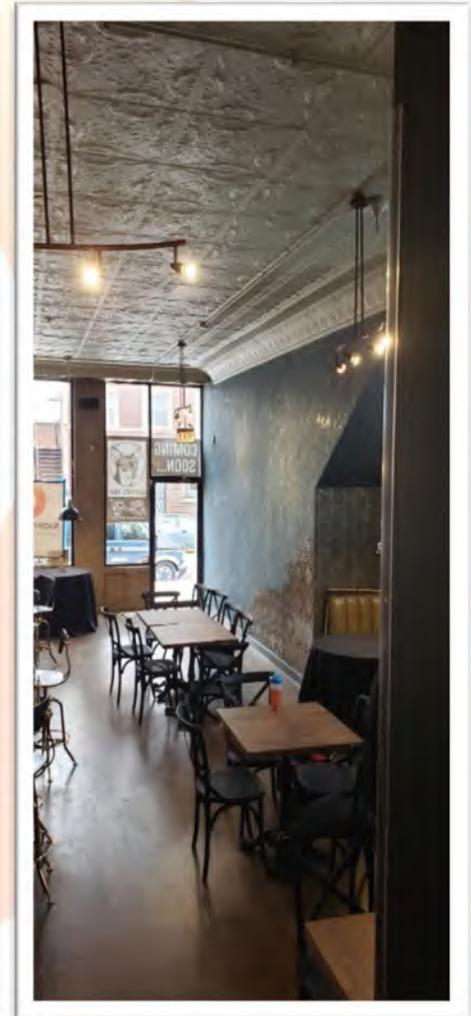
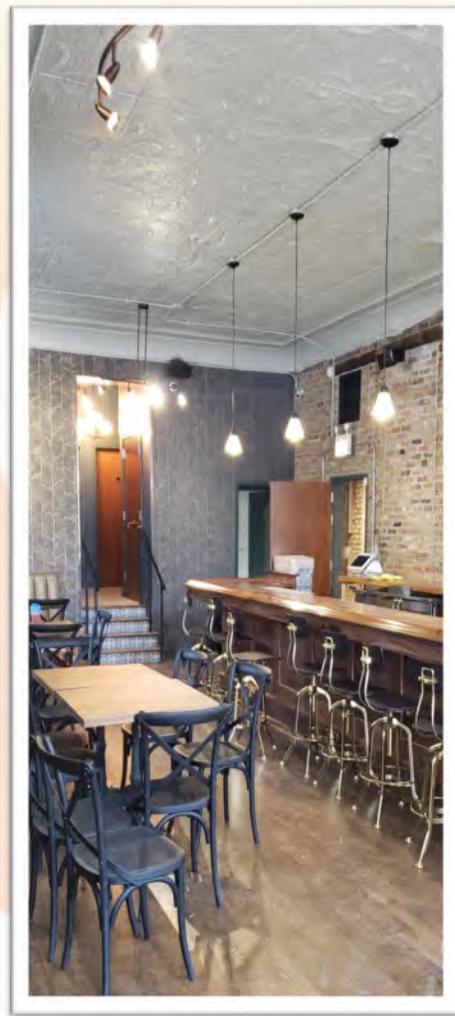
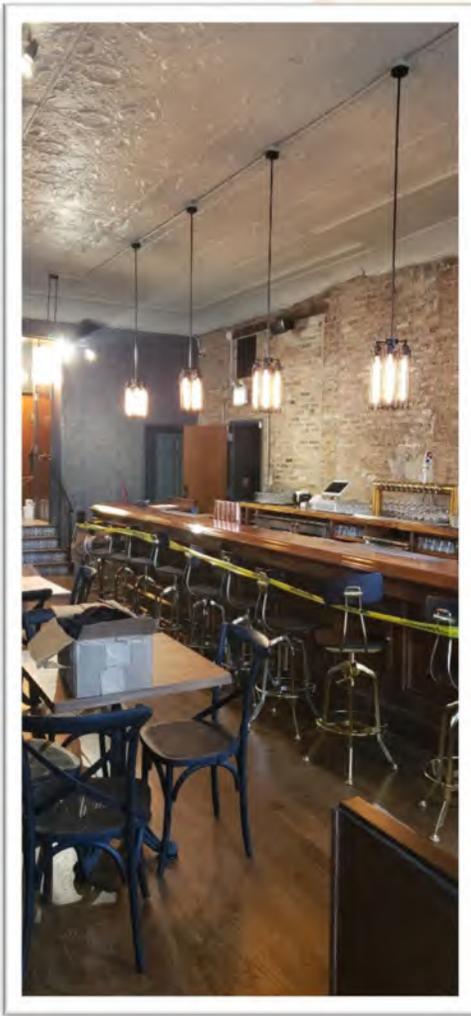
Osito's Tap – Little Village

Interior renovation of an existing 1st Floor, commercial space within a 2-story masonry building to build-out a Tavern located in Little Village.

Work to include:

Interior Renovation of an Existing First Floor, Commercial Space within a 2-story masonry building to build-out a 1448 SF Bar. Scope of work entailed:

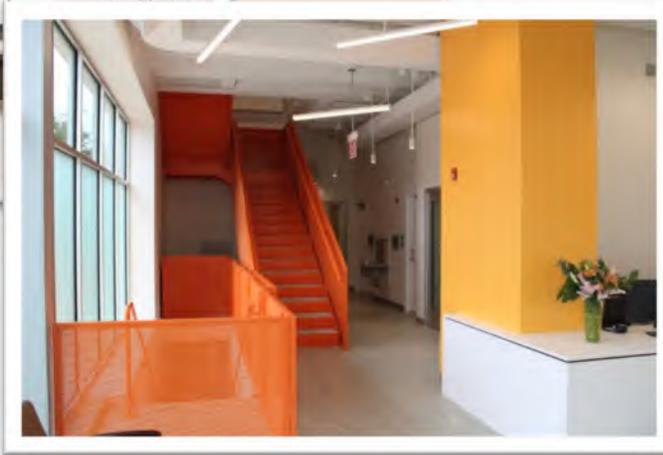
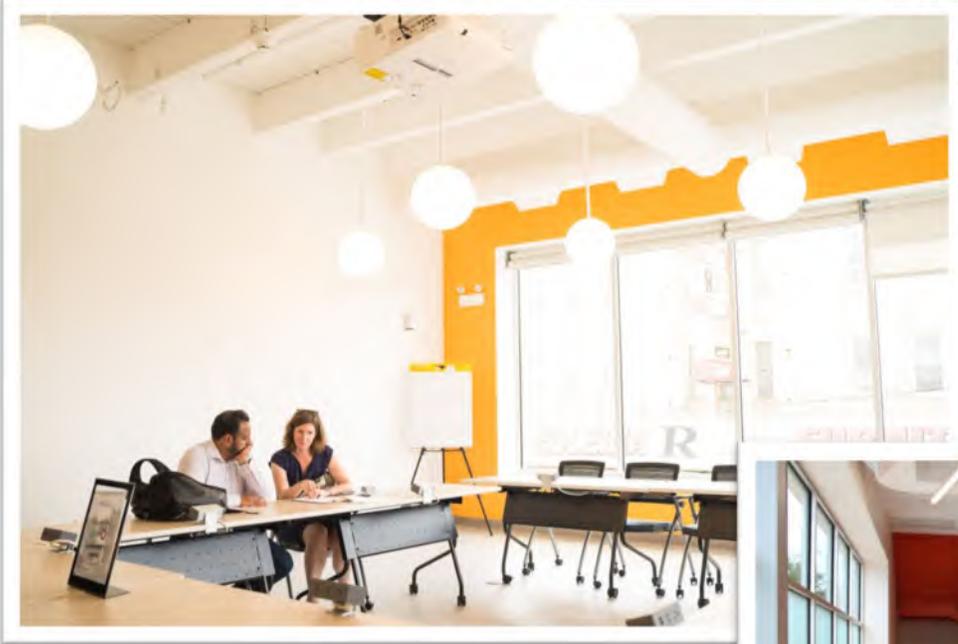
- New Bar, Built-In Seating, Prep Area, Two (2) Toilet Rooms
- Modifications to Building's Electricals, Plumbing & HVAC Systems



BLACKWOOD RELEVANT PROJECTS

Latinos Progresando – Little Village , Chicago, IL

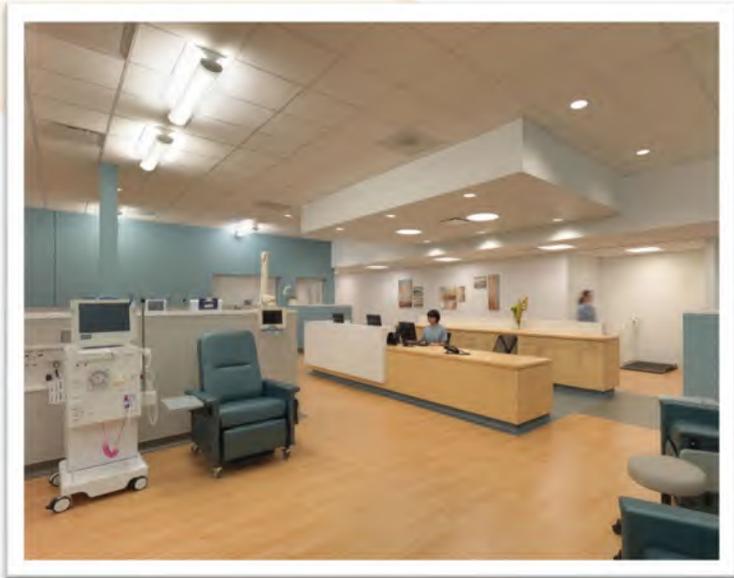
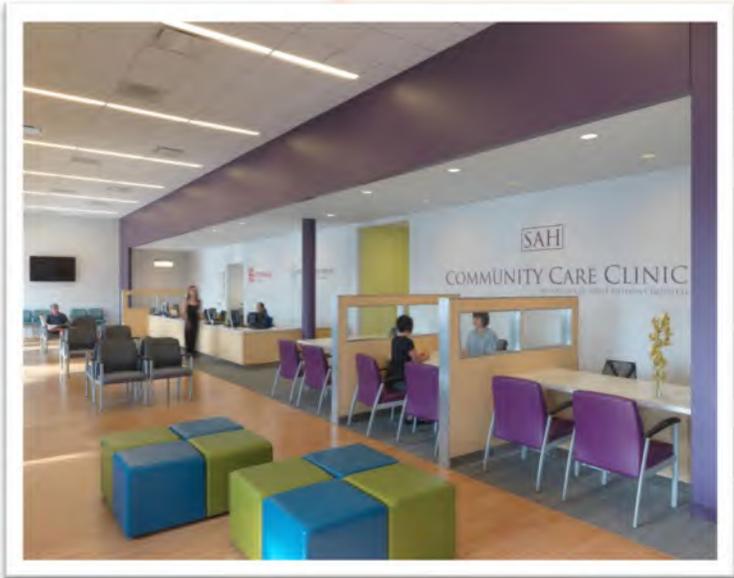
Blackwood group transformed a former vacant Chicago public school library; shuttered in 2009. The library area was approximately a 10,000 SF building and now is the headquarters for Latinos Progresando, a non-for-profit organization that will provide mental health services; event space; and offices to support one of their main missions of immigration legal services. The new building is a high efficient building. The total development costs is approximately \$3 million.



BLACKWOOD RELEVANT PROJECTS

St. Anthonys Clinic – Little Village Plaza, Chicago, IL

SAH Community Care Clinic is a state-of-the-art facility equipped with top-of-the-line medical equipment. The clinic was designed and built to provide occupational medicine, rehabilitative services, radiology, ultrasound, and dialysis services. Partnered with SAH, and working from the same facility, Esperanza Health Center offers family practice, pediatric, obstetrics, and gynecology. Sonrisa Family Dental also provides dental services within the facility. The investment of this project was approximately \$1.5 million.

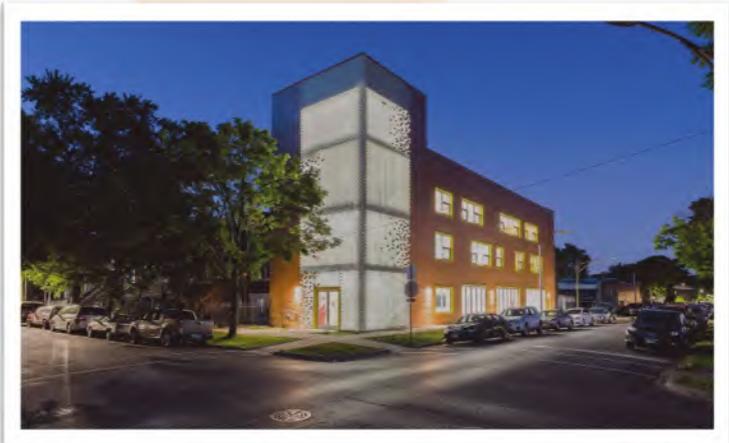
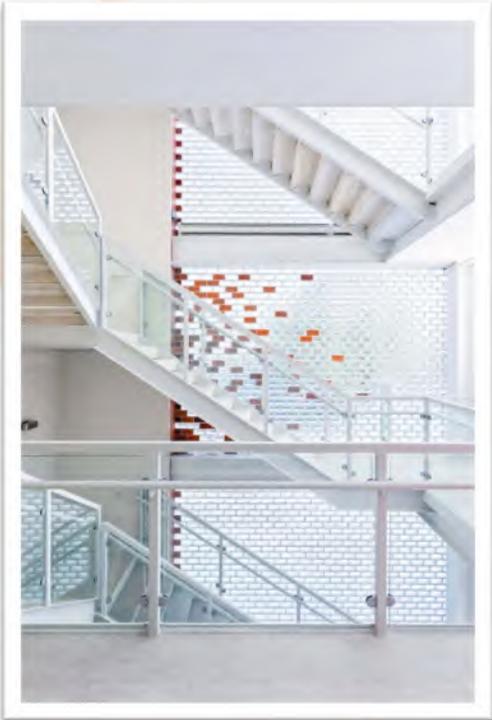


BLACKWOOD RELEVANT PROJECTS

Enlace – Little Village, Chicago, IL

The erected 4-story structure employs a straightforward selection of materials that resonate with the local environment – brick and glass block.

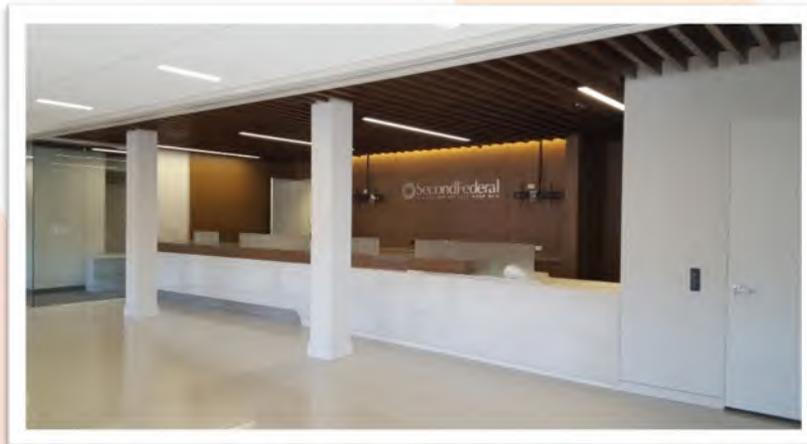
Originally targeting a 10,000-square-foot building with a rooftop healing garden, Enlace strategized to accommodate new programs and community demands. To realize these ambitions within budget constraints, we promptly followed a two-phase design approach. The initial stage involved a 2-story, 6,000-square-foot structure, followed by a second phase (4,000 square feet) that would elevate the building to 4 stories, including a green rooftop, as additional financing became available. In unison with our project team, we conceived this two-phase building design to adapt two different budget scenarios. The total cost of this project was \$4 million.



BLACKWOOD COMMERCIAL

Second Federal Savings – 2600 S Pulaski, Chicago, Illinois

Complete renovation of existing 10,000 SF community-based bank. Work is broken into two phases, keeping all bank operations open during construction. Scope of work includes, interior demolition, new MEP systems, banking security systems, customer area finishes, and operation staff offices, as well as exterior facade repairs.



BLACKWOOD RELEVANT PROJECTS

BPNC Center - Brighton Park, Chicago, IL

The new headquarters will provide community residents with a safe and unique public gathering space. Develop a centrally located center to coalesce the strengths of partnering organizations in Brighton Park and dramatically increase the service capacity in the community.

The services provided in the building will be comprehensive case management, financial coaching, youth engagement, immigration Support, family clinical counseling, and workforce development programs for youth and adults. This development will cost approximately \$5 million.



BLACKWOOD RELEVANT PROJECTS

Albany Gaines – Micheals/CHA Redevelopment Program

A 500 unit, \$80M renovation project, led by The Michaels Organization (TMO) and the Chicago Housing Authority as developer, Canopy as architect, and Skender/Blackwood Group LLC as a joint venture general contractor. The scope of work includes alterations to the site, building envelope, building interiors, and building MEP systems. These improvements will focus on TMO's, CHA's and the design team's shared mission to provide safe, sustainable, and affordable housing for the communities they serve.

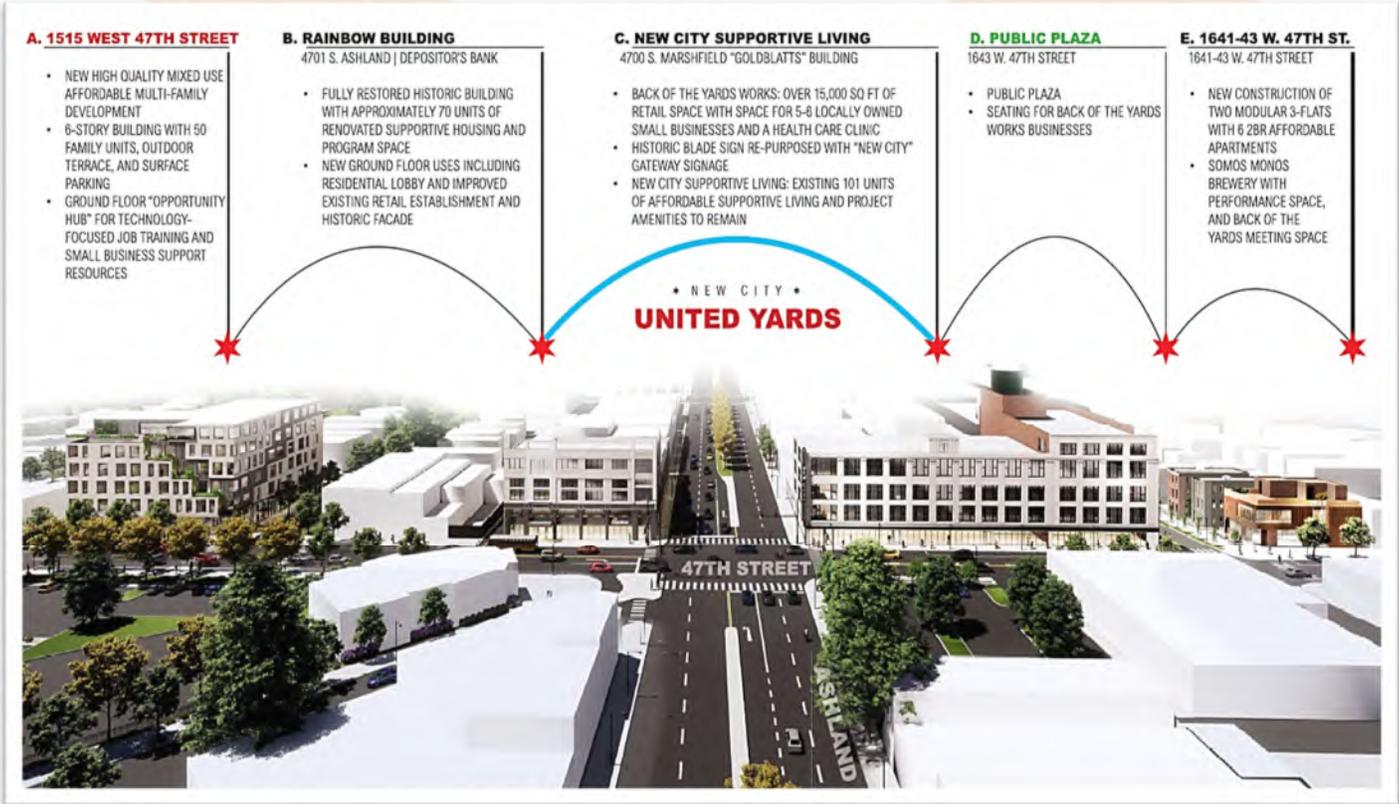


BLACKWOOD RELEVANT PROJECTS

Invest SouthWest – New City United Yards

The **United Yards**, a **\$70 million plus Invest Southwest development initiative** is comprised of **Celadon Partners**, a Chicago-based, experienced affordable housing developer, **The Blackwood Group**, a Latino-owned and -led general contractor and developer from Chicago, and **Back of the Yards Works**, a local minority-owned business consortium and developer leading the commercial development of the property.

The **United Yards Development Team; Celadon Partners & Blackwood Group LLC** envision an immediate corridor activation, that might otherwise take decades to develop and revitalize this once-thriving corridor. United Yards plans to restore an **iconic landmark gateway** that will be a source of community identity and pride. **Most importantly** we plan to expand the Ashland Avenue linchpin that binds together the social fabric of the North, South, East and West sides of Back of the Yards with local leadership and residents managing community space, owning the small businesses, and living in the new homes.



BLACKWOOD RELEVANT PROJECTS

LaSalle St. Re-Imagined /The Clark Adams Renewal

LaSalle Street is the historic heart of Chicago's central business district. Lined with high-rises between Wacker Drive and Jackson Boulevard, the corridor has been a center of commercial and economic activity for decades, especially for financial institutions, brokerage companies, legal firms, and other entities. More recently, LaSalle has experienced significant office and retail vacancy rates exacerbated by the COVID-19 pandemic and ongoing market trends that have shifted most new office investment to the West Loop, leaving millions of square feet of underutilized office space along the corridor.

The LaSalle St. Re-imagined team includes Celadon Partners, a Chicago-based, experienced affordable housing developer, and The Blackwood Group, a Latino-owned and -led general contractor and developer from Chicago.

The team will develop 247 apartments which will include studios, one, two-and three-bedroom units with 75% affordability. Additional improvements include a tenant fitness room, roof deck, public food market, and coffee shop. Collectively representing approximately \$170 million in total investments, the project will repurpose nearly approximately over 300,000 square feet of vacant space.



BLACKWOOD RELEVANT PROJECTS

Access Health & Housing – Scattered Sites, Maywood, IL

Located in Maywood, IL, Access Health and Housing will create 20 units of accessible, scattered-site supportive housing spread across six new buildings. All new construction housing for residents with disabilities, with a new focus on deeply integrating health services to ensure residents can conveniently manage their health with the support of community-based services while living independently in their own homes.



BLACKWOOD COMMERCIAL

Casa Queretaro – 1614 S Damen, Chicago, Illinois

Casa Querétaro is a winning competition proposal for a multiple-unit rental-affordable housing project located at the corner of 17th Street and Damen in the Pilsen neighborhood of Chicago. The completed building is certified LEED for Homes Platinum and consists of 45 units and ranges from 2-4 stories, with multiple community spaces, organized around a common entry courtyard. Particular attention was paid to the building shape and massing in order to articulate the street elevations to relate to the neighborhood scale and texture through the use of planar material changes and modifications to the street-facing volumes.



BLACKWOOD RELEVANT PROJECTS

The Larrabee - 865 N Larrabee, Chicago, Illinois

Completed in 2006, The Larrabee is a 100,000 SF 7 story midrise masonry and precast building that Blackwood founders actively managed for a Chicago developer. It consists of 72 loft style condominium units, 4 retail spaces, one level of underground parking, and one level of on grade parking.



BLACKWOOD RESIDENTIAL

The Resurrection Project/Neighborhood Stabilization Project, Chicago, Illinois

41 Units of Affordable Housing in the Back of The Yards Neighborhood consisting of rehabilitation and new construction. 2014 Driehaus Outstanding Non-for-Profit Real Estate Project



BLACKWOOD RELEVANT PROJECTS

Roosevelt Square – Scattered Sites, Chicago, IL

The Roosevelt Square-ABLA Homes redevelopment through a Chicago Housing Authority (CHA). As part of the CHA's Plan Forward, Roosevelt Square-ABLA Homes was to produce 2,441 units of mixed-income housing and approximately 75,000 square feet of retail/commercial space in six phases on the near west side in the Roosevelt/Racine Tax Increment Financing Redevelopment area. The total development costs are approximately \$90 million.

Work package 4 includes renovation of 184 residential units across 38 existing three story masonry buildings and 11 different building types. The scattered site buildings were originally constructed between 2004 and 2006. Renovation work will include site repairs and exterior envelope repairs. Residential units will undergo interior cosmetic renovation and replacement and mechanical equipment.



BLACKWOOD COMMERCIAL & MIXED USE

LakeView Pointe - 7700 N Sheridan, Chicago, Illinois

Completed in 2004, Blackwood founders actively managed the construction of Lakeview Pointe, a combination of two, three, four and six story building structures, totaling 57 high-end condominium and townhome units (120,000SF). Features of this development include the distinctive use of limestone and renaissance stone, a curved building footprint, exterior terraces.



BLACKWOOD RESIDENTIAL

Shiloh Townhome Renovation – 4840 S Dorchester, Chicago, Illinois

Blackwood was recently selected to assist in the façade-ectomy work for the Shiloh Townhome adaptive reuse renovation project consisting of 45,000SF buildable. Blackwood completed Phase 1, which entailed completing the demolition of the remaining rear structure, preserving the front façade and sidewalls of the historic landmark building, and building the core and shell of the first 4 town home units. Phase 1 emphasizes preservation of the front façade thru deliberate and simultaneous shoring, deconstruction, and construction techniques protocols.



BLACKWOOD COMMERCIAL

The Hive Loft Offices – 1843 W Hubbard, Chicago, Illinois

Complete Rehab of existing 18,000 SF existing loft ware house building into new loft style office. Project scope included complete interior and exterior masonry restoration, repair and reinforcement of existing structural beams and columns, restoring exposed interior reclaimed masonry, new roofing, MEP, and a new elevator system.



BLACKWOOD COMMERCIAL

Rayito De Sol Spanish Immersion Daycare – 2550 W Addison Chicago, Illinois

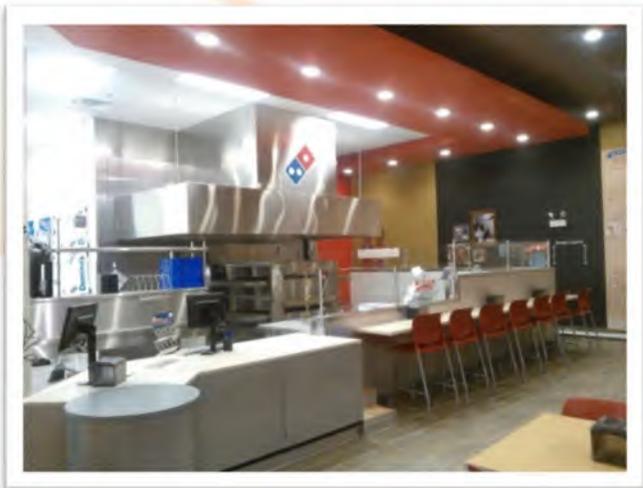
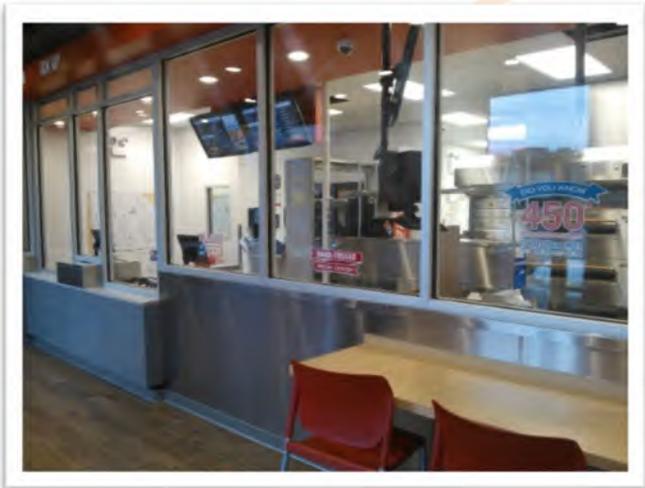
Complete gut and interior buildout of a 15,500 SF; 180 Child Spanish Immersion Daycare & Preschool. Scope of work includes structural slab repairs, complete MEP systems and finishes. Work was completed on a 16-week accelerated timeframe.



BLACKWOOD COMMERCIAL

Domino's Pizza

Managed the design-build process of over 20 stores in the Chicagoland area since 2013. Stores incorporated the new "Pizza Theater" concept with an open customer seating area. Stores were designed, permitted, and built with hard deadlines and an expedited schedule.



BLACKWOOD

MBE Diversity Statement Certification and Minority Participation:

Blackwood is a **Certified MBE firm with Cook County**. Blackwood certification codes include General Contractor, Rough Carpentry, Finish Carpentry, Masonry, Concrete, and Brick Work.

The goal of Blackwood is not only to build a successful project, but also to ensure that its clients core mission is successfully executed throughout the development and construction of its new facility. From the onset, Blackwood can provide the community based and diversified internal resources to fulfill the preconstruction services sought by this RFP and then be able to carry the fruits of the preconstruction services into and thru the construction process.

Thus, we take this opportunity to clearly state our past & present goals and policy. Should we eventually become the contractor for the project, we will work in consort with the community, now and in the future, in helping to improve the area where they live and work. Below are proposed approaches and actions that Blackwood will implement to achieve project goals:

- Leverage the local nature of Blackwood's footprint and operations and identify community opportunities for project participation and involvement.
- Work in collaboration with the community to determine the needs of the community and devise possible strategies for meeting any goals identified.
- Leverage Jose Duarte's & Rafael Hernandez's (Blackwood Principals) longstanding relationships with **HACIA (Hispanic American Construction Industry Association)** to identify and communicate contract opportunities to qualified and capable MBE/WBE companies with the goal of not just fulfilling the 26% MBE and 6% WBE goals, but to maximize them.
- Develop a positive image with our efforts and with other organizations that have shown interest by making known to them the merits and benefits of the project to the community.

BLACKWOOD REFERRALS

Katya Nuques

ENLACE Chicago
New Construction Build – 9000SF
2758 S Harding, Chicago, Illinois
773-540-8292

Luisa Fuentes

CEO

Rayito De Sol Spanish Immersion Learning
Centers
15,000 SF Daycare New Buildout
2550 W Addison, Chicago, IL
763-772-2157

Dena Bell

Development Director @ IFF

Maywood Scattered Site Homes
20 Units + 1 Commercial Space
6 New Construction Structures
312-596-5106

Bethany Scherbarth

CEO Busy Bee Promotions
Loft Building Construction Renovation –
18000 SF
1843 W Hubbard, Chicago
773-968-9315

Luis Gutierrez

Founder & CEO

Latinos Progresando
Commercial Buildout and Renovation
2720 W Cermak, Chicago, IL
312-437-8985

Art Mitchell

SMB Development - Owner
Various Mixed Use Midrise Construction
312-213-8880

Guacolda Reyes

VP of Real Estate Development

The Resurrection Project
Various New Construction & Renovations
1805 S Ashland, Chicago, Illinois
312-666-1323

Gioia Giannotti or Chris Frye

Healthcare Alternative Systems

Various Interior Office and Health
Counseling Spaces
312-339-2185

Gabriel Ignacio Dziekiewicz

DesignBridge Architects
Various Residential and Commercial Projects
312-719-5888

Don Wallin

Wallin Gomez Architects
Various Commercial Projects
312-427-4702

Jaime Torres

Canopy Architecture
Enlace Chicago Project
312-259-6940

Children's Dental World

Dr. Steve Vongluekiat - Partner

Dental Building Addition & Renovation
2959 S Wallace, Chicago Illinois
(0) 847-331 9073

Rob Scheiper

Dominos Store Buildouts
MARR – Domino's Pizza Chicago
310-261-6580

BLACKWOOD AT A GLANCE

FOUNDED:

NOVEMBER 2006

FOUNDER:

Jose A. Duarte, P.E. LEED AP

BLACKWOOD SERVICES:

Developer, General Contractor, Construction Manager, Design Builder.

EXPERIENCE SECTORS:

Commercial, Mixed Use, Residential, Retail, Affordable Housing, Office Buildouts, Restaurant, Dental & Medical, Light Industrial.

EMPLOYEES

Blackwood currently employs **22 full time employees** inclusive of office staff, **carpenters, masons, concrete finishers, and laborers.**

Blackwood self performs rough and finish carpentry, concrete work, and masonry with its own forces in order to maximize schedule and quality control of its work.

INSURANCE COVERAGE:

Blackwood Carries a \$1M Per Occurrence / \$2M Aggregate Base coverage with a **\$10M additional umbrella Policy**, in addition to \$1M Automobile/Equipment coverage, and full worker's compensation policy.

Workers Compensation Modification Safety Factor of .70

Blackwood is able to acquire performance bond projects upon. Bonding is an additional cost and can be priced out on a project by project basis.

CLOSING

I hope that you have a better understanding of Blackwood's experience, services, and past accomplishments. We believe that there are several key factors that would make us a great fit your project. They include:

- Blackwood is a highly technically qualified and experienced team.
- Blackwood is a relationship-centered organization that loves collaboration.
- Blackwood has a hands-on project management approach from top to bottom.
- Blackwood has Design-Build experience that lends itself to a wider view of projects.
- Blackwood's ability to self-perform concrete work, rough carpentry, finish carpentry, and masonry.
- Blackwood is an MBE Certified GC firm where majority of its employees are Chicago residents.

In closing, I look forward to having the continued opportunity to work with you on your construction program. If you have any additional questions, please do not hesitate to call me at 773-822-8289.

Sincerely,



Jose A Duarte, P.E., LEED AP
Principal
Blackwood Group LLC

Rafael Hernandez
Principal
Blackwood Group LLC

BLACKWOOD CONTACT

For more information on our company, please feel free to contact us at:

**BLACKWOOD GROUP LLC
1535 N LAWDALE, CHICAGO, ILLINOIS
CHICAGO, ILLINOIS 60651**

**PHONE: 773 822 8289
FAX: 773 751 2202**

E-mail us at:

**JDUARTE@BLACKWOODGROUPLLC.COM
RHERNANDEZ@BLACKWOODGROUPLLC.COM**

Visit our web site at:

WWW.BLACKWOODGROUPLLC.COM

7.0 Appendix

Please refer to file attachment titled “RFP-24-07_Celadon_7_Exhibits A-E.pdf” for the following required RFP Exhibits:

- Exhibit A – Disclosure of Ownership Interests
- Exhibit B – Additional Information Sheet
- Exhibit C – Conflict of Interest Form
- Exhibit D – Acknowledgement of Understanding

Exhibit A

DISCLOSURE OF OWNERSHIP INTERESTS

The City of Evanston Code Section 1-18-1 et seq. requires all persons (APPLICANT) seeking to do business with the City to provide the following information with their proposal. Every question must be answered. If the question is not applicable, answer with "NA".

APPLICANT NAME: CELADON CONSTRUCTION CORPORATION NFP
APPLICANT ADDRESS: 1305 SHERIDAN ROAD WILMETTE, IL 60091
TELEPHONE NUMBER: (312) 343-3285
FAX NUMBER: (888) 895-5919

APPLICANT is (Check One)

- Corporation
- Partnership
- Sole Owner
- Association

Other () _____

Please answer the following questions on a separate attached sheet if necessary.

SECTION I - CORPORATION

1a. Names and addresses of all Officers and Directors of Corporation.

SCOTT HENRY, PRESIDENT BETH SWANSON, BOARD MEMBER
JOSIE KARAS, SECRETARY NICK JEFFERSON, BOARD MEMBER
ABRAHAM LACY, BOARD MEMBER KEVIN O'NEIL, BOARD MEMBER

1b. (Answer only if corporation has 33 or more shareholders.)
Names and addresses of all those shareholders owning shares equal to or in excess of 3% of the proportionate ownership interest and the percentage of shareholder interest.
(Note: Corporations which submit S.E.C. form 10K may substitute that statement for the material required herein.)

N/A

- 1c. **(Answer only if corporation has fewer than 33 shareholders.)**
Names and addresses of all shareholders and percentage of interest of each herein.
(Note: Corporations which submit S.E.C. form 10K may substitute that statement for the material requested herein.)

N/A

SECTION 2 - PARTNERSHIP/ASSOCIATION/JOINT VENTURE

- 2a. The name, address, and percentage of interest of each partner whose interests therein, whether limited or general, is equal to or in excess of 3%.

- 2b. Associations: The name and address of all officers, directors, and other members with 3% or greater interest.

SECTION 3 - TRUSTS

- 3a. Trust number and institution.

- 3b. Name and address of trustee or estate administrator.

- 3c. Trust or estate beneficiaries: Name, address, and percentage of interest in total entity.

SECTION 4 - ALL APPLICANTS - ADDITIONAL DISCLOSURE

4a. Specify which, if any, interests disclosed in Section 1, 2, or 3 are being held by an agent or nominee, and give the name and address of principal.

NONE

4b. If any interest named in Section 1,2, or 3 is being held by a "holding" corporation or other "holding" entity not an individual, state the names and addresses of all parties holding more than a 3% interest in that "holding" corporation or entity as required in 1(a), 1(b), 1(c), 2(a), and 2(b).

NONE

4c. If "constructive control" of any interest named in Sections 1,2, 3, or 4 is held by another party, give name and address of party with constructive control. ("Constructive control" refers to control established through voting trusts, proxies, or special terms of venture of partnership agreements.)

NONE

I have not withheld disclosure of any interest known to me. Information provided is accurate and current.

5/27/24
Date

[Signature]
Signature of Person Preparing Statement

PRESIDENT
Title

ATTEST: [Signature]
Notary Public

Commission Expires: 7/16/26



(Notary Seal)

Exhibit B

ADDITIONAL INFORMATION SHEET

Proposal Name: THE CLARKE HOUSE AT GROSSE POINT
Proposal Number #: 24-07
Company Name: CELADON CONSTRUCTION CORPORATION NFP
Contact Name: SCOTT HENRY
Address: 1305 SHERIDAN ROAD
City, State, Zip: WILMETTE, IL. 60091
Telephone/FAX: # (888) 895-5919 FAX (312) 343-3285 PHONE
E-mail: shenry@celadonco.com

Comments: _____

Exhibit C

CONFLICT OF INTEREST FORM

SCOTT HENRY, hereby certifies that it has conducted an investigation into whether an actual or potential conflict of interest exists between the bidder, its owners and employees and any official or employee of the City of Evanston.

Proposer further certifies that it has disclosed any such actual or potential conflict of interest and acknowledges if bidder/Proposer has not disclosed any actual or potential conflict of interest, the City of Evanston may disqualify the bid/proposal.

SCOTT HENRY, PRESIDENT
CELADON CONSTRUCTION CORPORATION NFP

(Name of Bidder/Proposer if the Bidder/Proposer is an Individual)
(Name of Partner if the Bidder/Proposer is a Partnership)
(Name of Officer if the Bidder/Proposer is a Corporation)

The above statements must be subscribed and sworn to before a notary public. Subscribed and Sworn to this 27th day of MAY, 2024



Josefina Gomez-Karas
Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the bid / proposal.

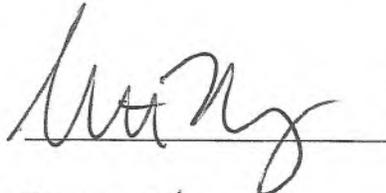
Exhibit D

ACKNOWLEDGEMENT OF UNDERSTANDING

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and attached service agreements, and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this document, the Proposer hereby certifies that they are not barred from bidding on this contract as a result of bid rigging or bid rotating or any similar offense (720 ILCS S/33E-3, 33E-4).

Authorized
Signature:



Company
Name:

CELADON CONSTRUCTION CORPORATION
NFA

Typed/Printed
Name:

SCOTT HENRY

Date:

5/27/24

Title:

PRESIDENT

Telephone
Number:

(312) 343-3285

Email:

shenry@celadonco.com

Fax
Number:

(888) 895-5919

Exhibit E

ANTI-COLLUSION AFFIDAVIT AND PROPOSER'S CERTIFICATION

SCOTT HENRY, being first duly sworn,
deposes and says that he is PRESIDENT
(Partner, Officer, Owner, Etc.)
of CELADON CONSTRUCTION CORPORATION NFP
(Proposer)

The party making the foregoing proposal or bid, that such bid is genuine and not collusive,
or sham; that said bidder has not colluded, conspired, connived or agreed, directly or
indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has
not in any manner, directly or indirectly, sought by agreement or collusion, or
communication or conference with any person; to fix the bid price element of said bid, or of
that of any other bidder, or to secure any advantage against any other bidder or any person
interested in the proposed contract.

The undersigned certifies that he is not barred from bidding on this contract as a result of a
conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.

SCOTT HENRY, PRESIDENT
(Name of Bidder if the Bidder is an Individual)
(Name of Partner if the Bidder is a Partnership)
(Name of Officer if the Bidder is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this 27 day of MAY, 2024

Notary Public [Signature]

Commission Expires: 7/6/26



Failure to complete and return this form may be considered sufficient reason for rejection of
the bid.