

# **SPECIAL CITY COUNCIL MEETING**

**Saturday, October 26, 2013  
9:00 am**

**CITY OF EVANSTON, ILLINOIS  
Lorraine H. Morton Civic Center  
West Parking Lot  
2100 Ridge Avenue, Evanston, IL**

## **ORDER OF BUSINESS**

- I. Roll Call- Begin with Alderman Holmes**
  
- II. Bus Tour of Proposed FY2014 Capital Improvement Program Sites**
  
- III. Adjournment**

*Information is available about Evanston City Council meetings at: [www.cityofevanston.org/citycouncil](http://www.cityofevanston.org/citycouncil). Questions can be directed to the City Manager's Office at 847-866-2936. The City is committed to ensuring accessibility for all citizens. If an accommodation is needed to participate in this meeting, please contact the City Manager's Office 48 hours in advance so that arrangements can be made for the accommodation if possible.*

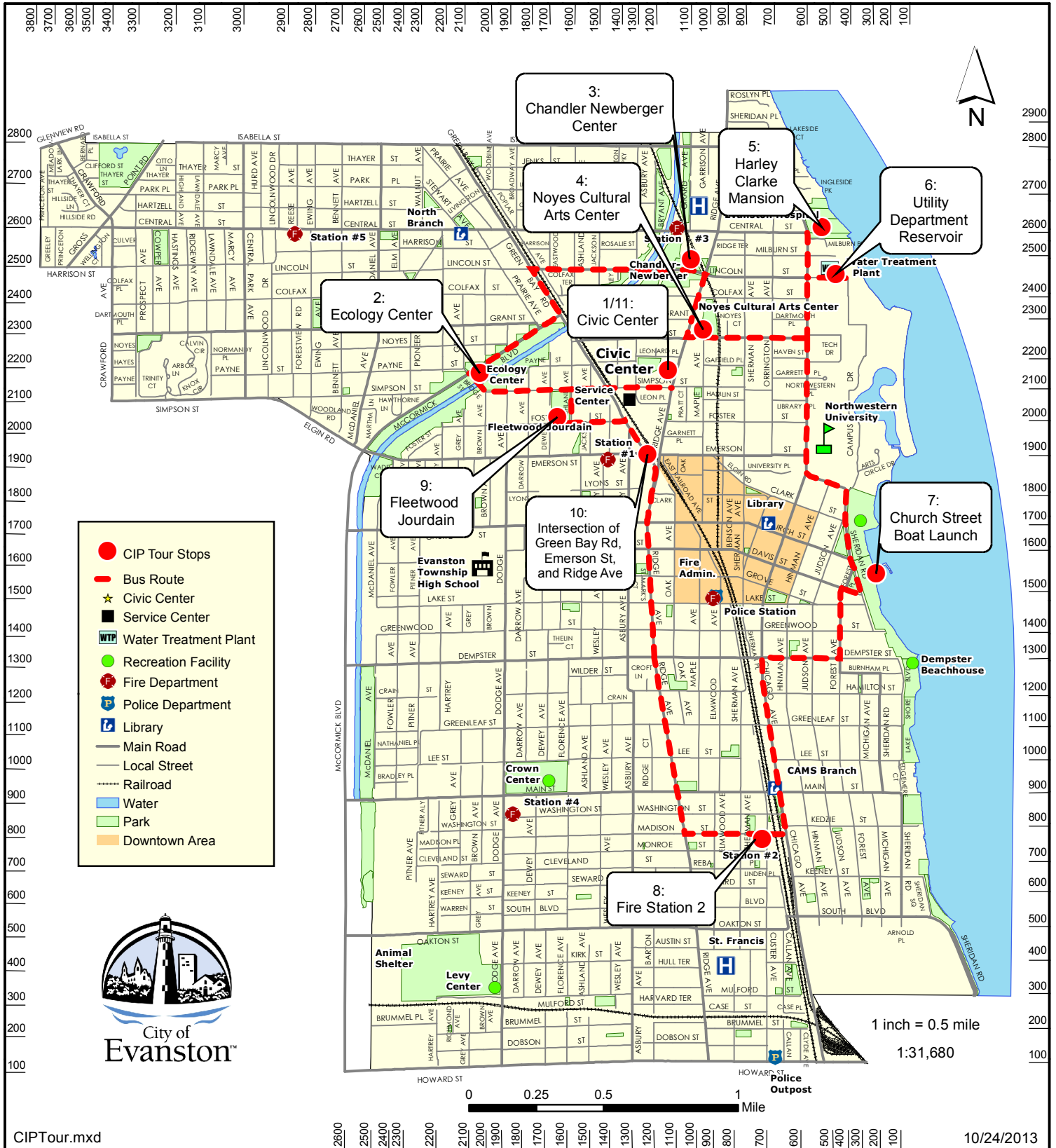
City of Evanston Capital Improvement Project (CIP) Tour  
October 26, 2013  
9:00 AM -12:00 PM

1. 9:00 AM      Civic Center  
2100 Ridge Avenue
  
  2. 9:10           Ecology Center  
2024 McCormick Blvd  
Description: The existing greenhouse structure at the Ecology Center is deteriorated and is in danger of failing, bringing up a variety of safety concerns. It currently does not meet building and Americans with Disabilities Act (ADA) code requirements. In order to eliminate safety concerns and provide the Ecology Center with a usable space to facilitate their programs, the existing greenhouse needs to be removed in its entirety and a new greenhouse similar in footprint will need to be constructed.
  
  3. 9:35           Chandler Newberger Center  
1028 Central Street  
Description: Provide miscellaneous aesthetic improvements to public areas of the facility (\$50,000). Recoat and repair all damaged, loose, or deteriorated synthetic flooring in the gym (58' x 110') and racquetball court (20' x 40'). As a result of normal wear of the floor surface, this work needs to be completed approximately every ten years in order to maintain a safe and quality playing surface (\$50,000). Construct a drainage system to remove storm water from behind the gym. During rain events, storm water fills a landscaped area and overflows into the gym. A drainage system must be installed to eliminate the flooding (\$100,000). Perform a building evaluation and programming assessment of the facility (\$100,000).
  
  4. 9:50           Noyes Cultural Arts Center  
927 Noyes Street  
Description: Integrate a central cooling system, perform interior improvements, and replace electrical switchgear / service.
  
  5. 10:25          Harley Clarke Mansion  
2603 Sheridan Road  
Description: This City facility is in need of over \$400,000 of maintenance as well as a use plan and tenant going forward.
- Lighthouse Fog Houses  
Description: The two Evanston facilities need extensive masonry as well as interior work. Additionally, the facility needs repairs to

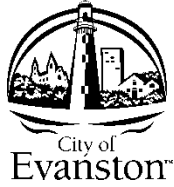
make it ADA compliant for the public as well as City camp programs.

6. 10:50      Utility Department Reservoir  
555 Lincoln Street  
Description: The 80-year-old finished water reservoir located across the street from the Water Treatment Plant was recently found to have considerable deterioration in the roof slab.
7. 11:15      Church Street Boat Launch  
Description: The City ramp needs complete reconstruction as well as pier and walkway work.
8. 11:25      Fire Station 2  
702 Madison Street.  
Description: Repair/renovation work needs to be done on both the first and second floor of the facility.
9. 11:45      Fleetwood Jourdain  
Description: The facility need it's Heating, Ventilation and Air Conditioning (HVAC) completely replaced.
10. 11:55 PM      Intersection of Green Bay Road/Emerson and Ridge Ave.  
Description: site visit
11. 12:00 PM      Conclude - Civic Center

# The City of Evanston CIP Tour 2013

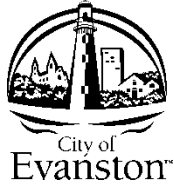


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## Capital Tour Fact Sheet: ECOLOGY CENTER

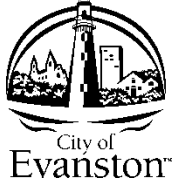
Use of building:	<p>Nature education oriented camps and programs, facility rentals, environmental education programs, garden programs, and community service programs.</p> <p>Approximately 125 recreation/ environmental and community programs are held at the center each year and there are on average 26,000 visits by individuals to the center per year.</p>
Original date of building:	1974
Current problem that needs to be solved:	Replacement of deteriorating greenhouse structure.
Current stage of construction and cost to date:	
Proposed update:	<p>2014: replace greenhouse structure with expanded classroom space</p> <p>2015: Repair deteriorate and actively leaking clerestory windows above classroom</p>
2014 Proposed CIP funding:	\$100,000
Additional years and funding per year requested:	2015: \$30,000



## Capital Tour Fact Sheet: **CHANDLER NEWBERGER CENTER**

<p>Use of building:</p>	<p>After school programs, fitness/wellness, youth and adult sports, facility rentals, educational programs and community services.</p> <p>Over 250 recreation and community programs are held at the center each year and there are approximately 60,000 visits by individuals to the center per year.</p>
<p>Original date of building:</p>	<p>1981</p>
<p>Current problem that needs to be solved:</p>	<p>Improvements as seen below</p>
<p>Current stage of construction and cost to date:</p>	
<p>Proposed update:</p>	<p>2014: Provide miscellaneous aesthetic improvements to public areas of the facility (\$50,000). Construct a drainage system to remove storm water from behind the gym. During rain events, storm water fills a landscaped area and overflows into the gym. A drainage system must be installed to eliminate the flooding (\$100,000). Perform a building evaluation and programming assessment of the facility (\$100,000).</p> <p>2015: Replace gym lighting and install contactor for gym light operation in order to address electrical panel overheating issues (\$20,000). Replace 4 rooftop HVAC units including a BAS upgrade. The rooftop units are at the end of their operational life and 3 units recently required new heat exchangers. Components are rusting and exhaustive repairs are required to keep the units safe and operational. Updating the BAS will allow building monitoring through the City's web (\$200,000).</p>

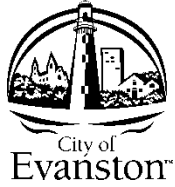
	<p>2016: Recoat and repair all damaged, loose, or deteriorated synthetic flooring in the gym (58' x 110') and racquetball court (20' x 40'). As a result of normal wear of the floor surface, this work needs to be completed approximately every ten years in order to maintain a safe and quality playing surface (\$50,000). Install noise dampers and acoustical materials to eliminate excessive noise in the gym and racquetball court. Install building signage on Central Street to improve the building's street presence (\$100,000).</p>
2014 Proposed CIP funding:	\$250,000
Additional years and funding per year requested:	<p>FY 2015: \$220,000  FY 2016: \$150,000</p>



## Capital Tour Fact Sheet: NOYES CULTURAL ARTS CENTER

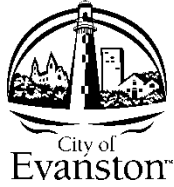
Use of building:	<p>Studios are leased to professional artists and arts organizations.</p> <p>There are over 100,000 visits to the Noyes Cultural Arts Center each year.</p>
Original date of building:	1892 original building
Current problem that needs to be solved:	HVAC/Electrical/Interior Improvements
Current stage of construction and cost to date:	There have been a variety of projects on the building, including roof.
Proposed update:	Improvements as seen below
2014 Proposed CIP funding:	N/A
Additional years and funding per year requested:	<p>2017 - Integrate a central cooling system (\$1,100,000), perform interior improvements (\$120,000) and replace electrical switchgear / service (\$300,000). HVAC work includes replacement of the unitary ventilating heaters and upgrading building controls. The heating units are over 50 years old and failing. A central HVAC system will be installed to eliminate these units which are no longer manufactured and cost prohibitive to repair. Interior improvements will include studio floor tile replacements, removal of old basement wiring, interior painting, lighting upgrades and hallway floor repairs. Electrical work will include replacement of theater switch gear and overall service upgrades. The electrical panels were last upgraded circa 1970 and have reached maximum capacity resulting in breaker tripping and inability for expansion.</p>





## Capital Tour Fact Sheet: HARLEY CLARKE MANSION

Use of building:	Leased by Evanston Art Center since 1969
Original date of building:	1927
Current problem that needs to be solved:	Building Code Deficiencies
Current stage of construction and cost to date:	Completed Code Analysis and Conditions Assessment Report in 2012
Proposed update:	Correct code compliance deficiencies for fire, electrical, ventilation, and plumbing. Complete additional site evaluation.
2014 Proposed CIP funding:	NA
Additional years and funding per year requested:	It will be determined based on the end use of the building



## Capital Tour Fact Sheet: LIGHTHOUSE FOG HOUSES

Use of building:	<p>Summer camp programs, environmental activities, learning programs, and school day trips.</p> <p>Approximately 3,255 program participants visit the buildings each year.</p>
Original date of building:	1880
Current problem that needs to be solved:	<p>The Lighthouse Foghorn houses are part of the designated National landmark. They are priceless and must be conserved.</p> <p>In order to properly use them, they should be ADA compliant so that more programs can be held in these spaces. At the present time they are threatened by water infiltration, vandalism, and neglect. If the proposed repairs are made, the buildings will be preserved for future generations. Staff will work with a preservation architect to restore the roof, walls, and wood frames to their original exterior conditions; install new HVAC and security systems; renovate kitchen, washroom spaces, and building access paths to meet ADA requirements; and re-work some of the exterior retaining walls to prevent envelope deterioration.</p>
Current stage of construction and cost to date:	
Proposed update:	
2014 Proposed CIP funding:	
Additional years and funding per year requested:	2015: \$900,000



## Capital Tour Fact Sheet: UTILITY DEPARTMENT RESERVOIR

Use of building:	<p>The reservoir is used to:</p> <ul style="list-style-type: none"> <li>• provide chlorine contact time, which is part of the treatment process and regulated by the EPA</li> <li>• maintain consistent pressure in the treatment plant and the distribution system to make it easier to match high lift pump output to the system demand</li> <li>• provide water storage in the event that flow in or out of the treatment plant is disrupted</li> </ul>
Original date of building:	1934
Current problem that needs to be solved:	<p>The 80-year-old finished water reservoir located across the street from the Water Treatment Plant was recently found to have considerable deterioration in the roof slab. Two separate engineering studies recommended repair or replacement as soon as possible, considering the structure's age, level of deterioration, and its critical role in the reliability of Evanston's water supply. The reservoir is also undersized for Evanston's current water demand (existing volume of 5 million gallons), so staff is exploring the possibility of adding more storage capacity.</p>
Current stage of construction and cost to date:	Not yet started
Proposed update:	Northwestern University is contracting with another engineering firm to do additional study on the condition of the reservoir top slab.
2014 Proposed CIP funding:	\$100,000
Additional years and funding per year requested:	<p>2015: \$2,000,000  2016: \$18,075,000  2017: \$6,025,000</p>



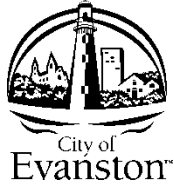
## Capital Tour Fact Sheet: CHURCH STREET BOAT LAUNCH

Use of building:	<p>Launch facility for watercraft (powered) up to 23' in size.</p> <p>Over 942 + watercraft launches per season.</p>
Original date of building:	Late 1990s
Current problem that needs to be solved:	Ramp needs to be extended and piers should be reconstructed
Current stage of construction and cost to date:	
Proposed update:	<p>2014 - Extend the concrete ramp and reconstruct two piers at Church Street. A temporary steel ramp extension which must be installed annually was constructed for the ramp in the late 1990s due to low water levels. The temporary ramp was expected to serve the facility for one year only in anticipation of CIP funding to create a permanent ramp extension. Funding for a permanent extension has not been provided to date and the temporary ramp is still in use. The temporary ramp is difficult to install and presents a variety of hazards for both staff and users.</p> <p>A permanent concrete extension is needed to ensure ramp function and safety. This work will also include repair / reconstruction of two piers which are so severely deteriorated by age and wave action that they have become hazardous.</p>
2014 Proposed CIP funding:	\$530,000
Additional years and funding per year requested:	



## Capital Tour Fact Sheet: FIRE STATION #2

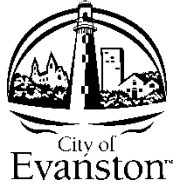
Use of building:	One of Evanston's Fire Stations
Original date of building:	
Current problem that needs to be solved:	Various remodeling projects
Current stage of construction and cost to date:	FY 2013 \$53,000
Proposed update:	<p>2014 - Remodel the first floor including the kitchen, dining, watch office, and recreation room areas.</p> <p>2015 - Replace the emergency generator (\$85,000) which is inadequately sized and does not supply enough power to operate key elements of the station such as the overhead doors during power outages. Replace overhead doors (\$40,000) which are in poor condition and damaged due to vehicle impact.</p> <p>2016 - Remodel the second floor living quarters including bunk, corridor, restroom, and training areas.</p> <p>2017 - Expand the second floor to create additional training space.</p>
2014 Proposed CIP funding:	\$360,000
Additional years and funding per year requested:	FY 2015: \$125,000 FY 2016: \$275,000 FY 2017: \$900,000



## Capital Tour Fact Sheet: **FLEETWOOD JOURDAIN**

<p>Use of building:</p>	<p>After-school programs, fitness/wellness, drop in programs, summer camps, cultural theme events, arts/specialty classes, youth/adult sports, community services, facility rentals.</p> <p>Over 300 recreation and community programs are held at the center each year and there are approximately 55,000 visits by individuals to the center per year.</p>
<p>Original date of building:</p>	<p>1954</p>
<p>Current problem that needs to be solved:</p>	<p>Multiple Improvements as seen below</p>
<p>Current stage of construction and cost to date:</p>	
<p>Proposed update:</p>	<p>2014: Improve entry area, convert second floor to library, replace weight room equipment and install windows between gym and east hallway. Perform building evaluation and programming assessment for the facility.</p> <p>2015: Replace the existing air cooled condenser, mechanical fan, indoor evaporator coil and boiler system. Most of these units were installed in 1992 and are now deteriorating and at the end of their useful life. Fleetwood is an emergency heating / cooling center for the City. As the building's HVAC system does not contain redundancies, any failures will require a building shutdown (partial heating / cooling is not possible). Thus planned replacement of this system before a failure occurs is critical to ensuring uninterrupted operations. Design work for this project was completed in 2013. Install an emergency generator to provide backup power to the Center's HVAC and lighting systems.</p>

	2016: Install a new ADA accessible ramp system from the main entry to the auditorium. Replace gym lighting. Replace wood floor in gym. Sanding/refinishing floor is no longer possible due to the floor's extensive use and age. Replacement is required.
2014 Proposed CIP funding:	\$300,000
Additional years and funding per year requested:	2015: \$950,000 2016: \$320,000



## Capital Tour Fact Sheet: GREENBAY/RIDGE/EMERSON INTERSECTION

Use of building:	Gateway to the Downtown and the Northwestern Campus
Original date of building:	NA
Current problem that needs to be solved:	Poor Level of Service (LOS) and traffic flow for all modes of traffic
Current stage of construction and cost to date:	Planning Stage
Proposed update:	Addressing regional traffic concerns via the study of the multi-legged intersection and the connecting major corridors. Have received approval for a grant. Potential for additional grant(s) for more improvements in the future.
2014 Proposed CIP funding:	\$474,000
Additional years and funding per year requested:	2015: \$1,730,000