Real Estate Analysis

- identify alternative uses
- determine densities and prices
- prepare financial model of returns
- evaluate scenarios
- identify innovative development approaches
Construction Costs and Time Line

prepare conceptual cost estimate for construction
prepare estimates for long term costs
prepare construction timeline
Final Presentation

compile and document workshop results
conduct final presentations
prepare final report/evaluation matrix
CITY OF EVANSTON CIVIC CENTER
PROJECT DEVELOPMENT REQUIREMENTS

- Create concepts that are cost effective
- Create a customer-oriented space - easy for public use while creating required levels of privacy
- Provide an efficient layout of spaces with minimal circulation
- Conform to program and accessibility requirements
- Design for flexibility, expansion, convertibility for building and site
- Establish a welcoming space for the Evanston community
- Support and facilitate public interaction and interdepartmental collaboration
- Create a functional, not opulent development
- Provide a safe and secure environment for staff and visitors
- Reflect the building’s location and surroundings
- Develop appropriate levels of parking and an even distribution of traffic patterns
- Provide appropriate levels of urban design and maintain openness of current site - “feeling of a park”
CITY OF EVANSTON CIVIC CENTER
PROJECT DEVELOPMENT CRITERIA

In the "PRIORITY" column, please rank each criteria (bold) relative to others using "1" to represent the highest priority, "2" for second and so on.

- **Optimize real estate**
  Generate the largest amount of land to return to the tax rolls. Land to be developed with the community and neighbors to achieve a project that represents the location, neighborhood and current zoning requirements.

- **Minimize operational disruption**
  Minimize the amount of time and cost that the citizens, staff and Council are disrupted and displaced during the project.

- **Preserve the existing park space**
  Provide a project solution that maintains the current location of Ingraham Park.

- **Preserve the historic character and economic viability of the existing building and site**
  Provide appropriate levels of design for setbacks, heights, density, and other urban, site and building to reinforce the existing character. Provide a concept that supports the appropriate reuse of the building and site.

- **Provide greatest economic benefit for the City**
  Develop a project solution that is the least expensive to the City based on total lifecycle cost and tax revenues.

- **Develop an environmentally conscious facility**
  Provide a concept that minimizes operational costs, promotes the use of alternative transportation, and maximizes daylighting and views. Develop a project that achieves a LEED silver rating.

- **Support community activities**
  Develop a project solution that provides the greatest amount of convertible and flexible spaces - exterior and interior - for public activities.

- **Reinforce identity of the building and site as a strong civic presence**
  Create concepts that reflect, preserve, or enhance the purpose of the building as a civic space that is accessible to the community and that reinforces its symbolic association with the patterns and history of the City.