

PFHQ + CIVIC CENTER

Cost Comparison

Scenario	A	B	C	D
Framework	Acquire 1801 Maple Ave and 906 University Place to relocate PFHQ (CC not in scope for this Option)	Acquire 1801 Maple Ave and 906 University Place to develop integrated CC and PFHQ	Rebuild PFHQ on current site Renovate CC	Rebuild PFHQ at CC Renovate CC
Core Program	Renovate existing 130,000 sf 1801 Maple Ave @ \$597/sf for relocated PFHQ. Demo + site prep @ \$60/sf for secured PFHQ surface parking on adjacent 906 University Place Site.	Renovate existing 130,000 sf 1801 Maple Ave @ \$601/sf to relocate CC + portions of PFHQ. New building addition @ \$914/sf for remaining portions of PFHQ. New secured 3-level parking garage @ \$163/sf.	Rebuild 91,559 sf PFHQ @ cost of \$720/sf + building demolition & site preparation @ \$3.7 million CC renovation of 96,834 GSF @ \$634/sf	Renovate CC; 96,834 GSF @ \$634/sf Build 52,357 sf addition for PFHQ @ \$713/sf
Parking	Build secured surface parking for PFHQ on 906 University Place Site Public Parking for PFHQ uses existing adjacent downtown parking assets	Build secured 3-level 57,600 sf parking garage for PFHQ CC uses existing adjacent downtown parking assets	Build secured 76,563 sf parking for PFHQ No new CC parking	159,688 sf of new structured parking for CC and PFHQ
Assumptions	CC not included scope for this option. Located at separate property. Relocated PFHQ in this option leaves approx. 19,790sf of additional shell space.		Modest PFHQ land acquisition Assumes full renovation of CC Partner to occupy additional CC space and share costs space has not been identified	PFHQ site available for disposition Further study of aggregate parking need inclusive of Public Works may be necessary
Police + Fire HQ	\$57,067,103		\$73,185,000	\$39,165,000
Civic Center	See Options on next page.	\$97,370,513	\$65,835,000	\$65,835,000
Parking	\$4,561,684	\$9,419,822	\$14,280,000	\$27,510,000
Sub-Total: Estimated Hard Construction	\$61,628,788	\$106,790,335	\$153,300,000	\$132,510,000
Land	\$1,000,000	\$1,000,000	\$1,000,000	.
A/E Design	\$4,314,015	\$7,475,323	\$10,731,000	\$9,275,700
Furniture, Fixtures and Equipment	\$1,556,100	\$1,556,100	\$1,556,100	\$1,556,100
Estimated Total Cost (Rounded)	\$68,424,803 (PFHQ Scope Only)	\$116,747,658	\$166,587,100	\$143,341,800
Optional Line Item:				
Geothermal	\$2,700,000	\$2,700,000	\$2,500,000	\$2,500,000

- All cost estimates have been rounded to thousands; while resulting total costs will vary slightly from cost estimates in appendix, unit cost assumptions are consistent
- The cost estimates include contingencies
- Land costs are estimated based on prevailing land values in downtown Evanston
- Potential costs for phase 1 environmental due diligence studies and remediation have not been included in all scenarios
- Potential costs to resolve sub-surface conditions are not included
- Construction costs for scenarios involving leased space are highly dependent on negotiations over rents and associated TI allowances offered by buildings; and are subject to change
- Furniture, Fixtures, & Equipment / Audio Visual Allowance @ \$9.65/sf, on a portion of total square footage
- Land acquisition costs of \$125/sf assumed
- Acquired building demolition costs of \$15/sf assumed
- A/E Design Fee @ 7% of hard construction cost assumed
- Cost estimates assume limited restoration of historic elements (subject to change)
- Cost estimates include allowances for LEED Silver/ Gold (subject to change)

CIVIC CENTER ONLY

Cost Comparison

Scenario	A.1	A.2	A.3
Framework	Relocate only portions of CC at additional shell space in 1801 Maple Ave with PFHQ new location (per Option A on previous page)	Relocate CC to 909 Davis St	Relocate CC to AMC Building
Core Program	Renovate existing 130,000 sf 1801 Maple Ave @ \$597/sf for relocated PFHQ. Renovate / relocate portions of CC program in remaining 19,790 sf of add'l shell space @ \$597/sf.	--	--
Parking	See Option A	--	--
Assumptions	Relocated PFHQ in Option A leaves 19,790sf of additional tenant space. Only relevant portions of CC's program scope is included for this option to fill-in open tenant space. Remaining CC program would be located at separate property.	--	--
Civic Center	\$11,814,600	-	\$40,000,000??
Parking	See Option A (No additional cost for CC)	-	-
Sub-Total: Estimated Hard Construction	\$12,765,550	-	-
Land	See Option A	-	-
A/E Design	See Option A	-	-
Furniture, Fixtures and Equipment	-	-	-
Estimated Total Cost (Rounded)	--	--	--
Optional Line Item:			
Geothermal	See Option A	N/A	N/A

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