

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

PROPOSAL



“...EVANSTON!
**YOU'VE GOT
A TREASURE
ON YOUR HANDS!**”

Blair Kamin, Architecture Critic, *Chicago Tribune*, April 22, 2018





Response of Evanston Community Lakehouse and Gardens (“ECLG”)

City of Evanston

Request for Proposal No. 19-29 for Lease of Harley Clarke and Coach House

February 28, 2020

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1. Cover Letter

City of Evanston
City Manager's Office
Attention: Ms. Erika Storlie, Acting City Manager
2100 Ridge Avenue Evanston, IL 60201

February 28, 2020

Re: Request for Proposal No. 19-29 for Lease of Harley Clarke and Coach House

Dear Ms. Storlie:

Evanston Community Lakehouse & Gardens ("ECLG") is pleased to present its response to the Request for Proposal No. 19-29 for the Long-term Lease of the Harley Clarke Mansion and Coach House. We acknowledge receipt of Addenda #1, #2, and #3.

Our mission is to preserve and renovate Evanston's landmark public lakefront estate to create a welcoming and inclusive community space with events and programming generated by input from the community at three meetings in the spring of 2019.

As requested, our contact information is as follows:

Evanston Community Lakehouse and Gardens, Inc.
An Illinois Corporation NFP and 501c3

c/o Emily Guthrie, President
1003 Dobson Evanston, Illinois, 60202-3816
Phone: 847-867-4826
evanstonlakehouse@gmail.com

Authorized binding official:
Emily Guthrie, President, ECLG, Inc.

Per your request, the following individuals are also authorized to negotiate on behalf of ECLG:
Bill Brown- WW Brown Inc, bbrown@wwbrown-inc.com
Elliott Dudnik- Elliot Dudnik & Associates, edudnik@dudnikarchitects.com
John Kennedy- jkennedy@vasc-alert.com

Thank you for your consideration of our proposal, which we feel strongly supports your RFP. We would be happy to answer any questions you may have, and would welcome the opportunity to introduce you to our team for further discussion.

Sincerely,

Emily Guthrie
President, Board of Directors
Evanston Community Lakehouse & Gardens

2. RFP Checklist

√	RFP Requirement	Evanston Community Lakehouse Section—<i>proof of organization and completeness of proposal</i>
	Intended use/specific use for the property	Sections 4, 5, 10.1
	Monthly Lease payment and anticipated term	Section 9
	Retain and protect the historic character of the building and the Jens Jensen Gardens	Section 8.5
	Address Potential Parking Issues	Section 10.2
	Accommodate existing public space and recreation area to ensure that the community retains access to recreation and is consistent with OS zoning	Section 4
	Inclusion of a public component	Sections 6.0, 10.1
	Insurance	Sections 10.2, 15.5
	Cover letter	Section 1.0
	Building code and ADA compliance	Sections 8.1, 8.6
	Course of Action regarding remediation or removal of non-compliant conditions	Section 8.6
	Proposal management	Sections 1.0 , 15.4
	Qualifications and expertise of organization and team	Sections 1.0
	Financial Capability to Execute Proposal	Sections 7.0, 11.1, 11.2
	Benefit of proposed use of the property	Sections 3.0, 4.0, 5.1, 5.2, 5.3, 6.0, 10.1
	Benefit of the public use component	Sections 6.0, 10.1
	M/W/EBE Commitment	Section 8.7
	Disclosure of Ownership Interests	Exhibit A
	Additional Information Sheet	Exhibit B

	Conflict of Interest form	Exhibit C
	Acknowledgment of understanding	Exhibit D
	Anti-Collusion Affidavit and Proposers Certification	Exhibit E



3. Executive Summary

Evanston Community Lakehouse and Gardens (ECLG) presents its proposal in response to the City of Evanston’s Request for Proposal (RFP) for a Long-Term Lease of the Harley Clarke Mansion and Coach House, Number 19-29.

ECLG is a grassroots, broadly based and diverse community organization, dedicated to saving the Harley Clarke mansion. Creating a “community home on the lake,” rich with activities to benefit our fellow residents, guests, and visitors. The vision laid out in this proposal was developed at three (3) Community Engagement Meetings held in the spring of 2019. At the final meeting, Executive Directors from two (2) other landmark community homes (in Rock Island and Crystal Lake, Illinois) described their programs. Their enthusiasm inspired ideas for programming and events that the audience developed for Harley Clarke.

ECLG has a diverse and active board that represents over two thousand supporters and has the endorsement of many civic and community organizations. For example, OWN IT (a group comprised of members of African-American churches), the Interfaith Action Council, and conversations continue with Rotary, Kiwanis, the Chamber of Commerce, Dist. 65 and 202 Teachers Unions, Lighthouse Rotary, the YMCA and Family Focus are all engaged in conversations with ECLG board members.

Benefit of the Proposed Use of the Building

The heart of our vision embraces the concept of a community campus, comprised of the Harley Clarke, the Lighthouse Landing Park, Noah's Playground, and the Jens Jensen Gardens. The opportunity is waiting for a unique destination experience, opening up incredible opportunities. For example, imagine events for the community such as workshops, meetings, light fare cafe, performances, classes, museums and galleries as well as outdoor activities like lakeside classes (e.g., yoga, dance, drama) and ecological tours of the gardens. (See [10.1 Programming](#)).

Key to the vision for making Harley Clarke a community asset is the creation of a sustainable and viable business plan that covers the expenses of the staff while generating sufficient income to provide for ongoing maintenance and upgrades for the building. ECLG has assembled a realistic projection of expenses and income that supports staff salaries and operating expenses. Staff will coordinate community events that will generate sufficient funds after the second year to provide an annual contribution to a building maintenance fund.

Most community-focused events will be free or carry a nominal charge; other activities will generate revenue. A number of concepts were examined and ECLG members are certain that the demand is there to support significant revenue sources. Examples of revenue-generating activities include:

- Rental space for medium-sized conferences (15-30 attendees) during the non-summer months
- A light fare summer café to serve the needs of the 30,000 residents who visit Lighthouse Beach annually (as called for the the City's Lakefront Master plan of 2008)
- A limited number of group events held during the late fall through early spring season.

These community activities or events are predicated on an accessible and updated building that is presentable and welcoming. ECLG has developed a Five Phase Renovation Schedule that begins with opening the first floor for community use as soon as possible. Work on more extensive renovation to the mansion and adjacent coach house will follow.

4. Intended Use: Mission and Purpose

Mission

The ECLG mission is to preserve and renovate Evanston's landmark public lakefront estate to create a welcoming and inclusive community space with events and programming generated by input from the community.

ECLG agrees with the intention of the City of Evanston, the Preservation Commission and the recently revised and adopted Preservation Ordinance to retain and protect the historic character of the Harley Clarke Mansion, Coach House and the Jens Jensen Gardens.

In addition, the Lakefront Master Plan (unanimously adopted in 2008) explicitly states that "The Lakefront Vision calls for encouraging community and cultural events through the designation of

dedicated areas along the lakefront.” With the award of a lease to ECLG, Harley Clarke can be one of those dedicated spaces.

Purpose

Evanston Community Lakehouse and Gardens (ECLG) is dedicated to creating a “community home on the lake.” The support of residents for adaptive reuse of the mansion has been unwavering. ECLG was incorporated in 2015 for the express purpose of saving the building. Over the next few years, as community interest in the fate of the building began to grow, ECLG expanded its board to become more diverse and hosted meetings to gather community input.

After the referendum vote in November 2018 indicated overwhelming support for the building, ECLG held community meetings where several consistent themes emerged—a desire for public and commercial use including a light fare café; expansion and enhancement of native landscapes; providing greenspace adjacent to water; and activities for all ages and cultural groups.

5. Core Values: Community-Social Justice- Sustainability

5.1 Community

ECLG recognizes that the Harley Clarke mansion is a public asset, purchased by the City of Evanston in the 1960s with taxpayer dollars. Every other home on the lake between Howard and Isabella Streets is privately owned. Harley Clarke is a home that everyone in Evanston can enjoy and call their own.

The ECLG plan will bring the community together to thrive, relax, learn and create. ECLG will collaborate with residents, local governments, institutions, other nonprofits and businesses to ensure community use of this House On The Lake.

5.2 Social Justice

This asset on the lake belongs to everyone. ECLG black and brown leadership members have begun outreach to ensure that members of the black community, and all people of color and cultures, feel welcome at Harley Clarke. Programming responsive to and driven by these interests are exemplified by the letters from NAACP/Northshore Branch President, Reverend Dr. C. R. Michael Nabors and Ms. Willie Shaw, Political Action/Civic Engagement Chair (See Appendix 5.1)

5.3 Sustainability

Preserving, maintaining and using this landmark mansion is consistent with Evanston’s **Climate Action Resiliency Plan (CARP)** adopted in 2018. **CARP** advocates “the preservation, reuse, repurposing and

retrofit of existing structures to reduce demolition waste, preserve the embodied energy and materials, while avoiding the energy usage related to demolition.” The greenest building is one that is already built.



6. Public Use Component

The ECLG plan embraces the concept of a campus comprised of the Harley Clarke estate and Jens Jensen Gardens, Noah’s Playground for All, Lighthouse Beach, and the Lighthouse Landing Complex which features one of the few active Lighthouses on Lake Michigan, the Grosse Point Lighthouse. Lighthouse Beach attracts more than 30,000 beachgoers every summer, making it the most popular beach in Evanston.

The opportunity is ripe to ensure that the revival of Harley Clarke creates a unique destination, a destination that combines programming for community enrichment at the Harley Clarke mansion with the many existing attractions of this “campus.” By reviving this architectural gem, Evanston gains a place open to the community for activities such as performance and meeting spaces, a light fare café, ecological

education, and recreational activities indoors and out.

Additionally, by restoring and occupying the Harley Clarke mansion for the public's benefit, ECLG fulfills goals of both the 2008 Lakefront Master Plan and the 2018 Climate Action Resiliency Plan.

Former resident Donn Werling, who was employed in the 1980s as the Seasonal Naturalist for the Evanston's Lighthouse Nature Center, wrote in a letter that restoration of the Jens Jensen Gardens, "would make this site worthy of repeated visits by neighbors as well as culturally oriented tourists from around the world who appreciate gardening done at an artistic level . . . Cultural tourism is by far the best fit for Evanston, much more than the mania for sports or fishing or lying on a beach. It also has a much larger profit margin and it dovetails with the University calendar."

Reviving the mansion for community activities will have a wide appeal. Making the house a destination for our own community makes the entire campus attractive to other visitors from beyond our community. Evanston will derive economic benefits from that wide appeal.

7. Financial Capability

There is significant donation capacity and excitement for the Community Lakehouse project from our existing supporter base of Evanston residents as well as individuals, foundations and organizations in Evanston and the surrounding North Shore communities. This interest is focused on the environmental and other educational learning experiences, historic preservation, equitable community building, and by those who want a special place to hold smaller events, symposiums, events, and programs in the only publicly owned lakefront mansion in northern Illinois.

The interest extends beyond the borders of Evanston and will attract people to Evanston for classes and symposiums who will want to enjoy the 11-acre park complex on the lake, visit the Grosse Point Lighthouse, and enjoy Evanston's many restaurants, pubs, theatres and stay in our local hotels.

Upon ECLG securing a lease with the City of Evanston, messaging that the City is willing to move forward with a community lakehouse, ECLG will be able to realize major capital gifts. The most appropriate and responsible way to the philanthropic goal is to do so with support of the vision from the City.

A significant number of members of the philanthropic community in Evanston were identified by a professional fundraiser who developed a feasibility study for ECLG. Donor capacity was over four million dollars. These donations will be sufficient for renovation and start-up funds for staff operations. Fundraising and revenue generating programs and events are ongoing to sustain the operations and building for the following years.

Donors have repeatedly said, “Get the lease and come back to me.” In other words, contingent on our obtaining a long-term lease, it’s clearly a case of “Build it and they will come.” Or in this case, “Lease it and they will write checks.”

The ECLG plan is similar to the effort to raise money for the Family Focus/Foster School Building. Once the city made it clear that keeping the historic school was a priority, money came from the state and from individuals. An example of a publicly funded project is the Robert Crown center. That feasibility study indicated that the philanthropic expectations were about \$4,000,000. The city hired a fundraiser, a 100% backing and the fundraiser raised \$10,000,000 in cash and pledges while the plan was still developing. The ECLG plan is all ready and over 125 committed volunteers have committed to help usher in its success.

8. Renovation Plan and Budget in Five Phases

ECLG benefits from the information about the current condition of Harley Clarke from the many existing architectural and engineering studies, primarily those provided by the City of Evanston as part of this RFP process as well as the public hearing held before the Evanston Preservation Commission on October 23, 2018 including the 2012 McGuire/Igleski “Evanston Art Center Code and Conditions Report,” Wiss Janney Elstner Associates “Harley Clarke Condition Reports” (2016, 2019), and MaRous and Company’s “Summary Appraisal Report” (2012).

Inspections of the site and buildings assisted by WW Brown, Inc., Thomas O’Connor Associates Architects, Wiss Janney Elstner Associates, Neal Vogel, window restoration specialist of Restoric, LLC., and other qualified professionals with preservation and construction expertise. Additionally, experience and history were provided by Elliott Dudnik, architect at Elliott Dudnik + Associates, who was previously employed by the City on six separate restoration and accessibility projects at both the Harley Clarke Mansion and the Coach house since 1996.

Based upon these assessments and personal observations, a total renovation of Harley Clarke is required to preserve both the charm and functionality that already exist and to allow for varied programs and activities that would serve the entire Evanston community (and not only selected segments or interests) going forward. Modernizing and updating Harley Clarke to be fully operational requires a combination of structural, architectural, mechanical-electrical upgrades, new and improved fire and life safety to accommodate potential numbers and types of activities and users, as well as providing full accessibility to the public and staff regardless of disability interruption.

All proposed work that is envisioned and proposed will be guided by the need to ensure that the buildings remain sound and capable of sustaining activities and compliant with governing building, life safety and accessibility codes and standards, while adhering to principles and guidelines for preservation and sustainability. Given both prior analyses of the conditions and safety at the buildings, all construction or renovations will combine those considerations while seeking to allow public programs and activities to occur safely while accommodating all potential users. As a consequence, the proposed work will be phased in a manner that ensures life safety throughout by the addition of sprinklers and a complete fire

alarm and attenuation system from the start while adding accessibility to the spaces and floors as they become available to programs and the public. The focus at each stage will be to expand the uses of the building, continue needed physical renovations, modernizations, and repairs, while continuing to accommodate the public and to ensure their safety.

There will be five phases for the proposed work, described in detail below:

- Phase 1: First floor and Conservatory
- Phase 2: Second and third Floors
- Phase 3: Basement and Building Exterior
- Phase 4: Coach House
- Phase 5: Jens Jensen Gardens and Grounds

Renovation Phases, Description and Use

8.1 Phase 1 - First Floor and Conservatory

Scope and Intent of Work: This phase will address issues of life safety, building code compliance and accessibility with a focus on the first floor public area including the attached conservatory. Given both the requirements of the governing International Building Code (IBC), Evanston ordinances, and both the Illinois Accessibility Code (IAC) and American Disabilities Act (ADA), the extent of renovations and work, as well as proposed uses will require a sprinkler system throughout the building as well as other changes to some entries, and the inclusion of a new fire-alarm and attenuation system. Accessibility was provided to the first floor more than twenty years ago but while “safe-harbored” under the ADA, the components have been allowed to deteriorate or fail and now require upgrade and repair. Therefore, the two automatic door operators at the main entry will be repaired and the compliant concrete ramp leading from the driveway loading areas to both the conservatory and the main entry door will be rebuilt where it has been allowed to settle and deteriorate.

The intention to permit public use of the upper floors and basement areas requires access and this phase will include the installation of an elevator serving all levels. Given the concrete and steel floor framing and support system employed in the original construction, the elevator construction will occur at this time to avoid subsequent disruption. The elevator will be of a holeless, double-roped design to avoid excessive drilling into the ground below and risking water infiltration. It will also have doors on both north and south sides to allow for access in the future directly from the kitchen areas to the upper floors.

Access between the first floor spaces and the conservatory will be accommodated by a new chair lift between the two building levels. A second ADA compliant toilet will be added adjacent to the existing toilet to serve the increased public population from both the first floor and the conservatory. All doors will be fitted with accessible hardware.

Upgrades on the first floor will include painting, patching of walls and ceilings, improved and upgraded electrical power and energy efficient lighting, and new floor finishes. The conservatory exterior wall enclosure will be repaired and new glazing provided, where needed. All of the existing windows on the first floor will be repaired, made operable and fitted with double-glazing or internal storm windows so

that they retain their original appearance in accordance with preservation standards for this landmark building. Repairs to the windows will also ensure protection for the newly renovated areas within.

The existing heating system will be serviced to ensure continued operation. Plumbing and electrical systems will be inspected and upgraded to accommodate this phase of the work and to extend these systems for the new elevator, toilet room, and future work on the upper floors

Major Renovations: New dual-roped holeless hydraulic elevator extend from Basement to 3rd Floor, new sprinkler and fire alarm system throughout, new accessible public toilet, new doors and partition for fire-safety compliance, repairs to existing ADA components, new finishes, repairs and restoration of existing windows

Estimated cost: \$1.439 million

First Floor Description of Rooms and Proposed Use

Description

The architect, Richard Powers, and his client, Harley Clarke, meant for the proximity and views of the lake to be celebrated by the rooms on the first floor. Located at the south end of the building is a large conservatory (1500 sq. ft.). Moving northward through the house are the living room, solarium, dining room, large galley kitchen, and library, totaling another 5000 sq. ft.

Use

This floor can flexibly accommodate community gatherings, business meetings, musical and theatrical performances, book readings, poetry slams, seasonal celebrations, birthdays, bar/bat mitzvahs, quinceañeras, showers, fundraisers, presentations, reunions, memorials, private parties, workshops, and family-oriented cooking classes and demonstration cooking.

8.1.1 Conservatory

Description: The premier space in the building is the conservatory. Simply put, there is nothing like it in Evanston. The gracious steps from the first floor lead into an exquisite space with south facing windows overlooking the Jensen pond and waterfall. Original bamboo trellises surround that opening. The waterfall features in two corners replicate the waterfall in the outdoor pond.

Use

Once renovated, the conservatory would be an exceptional space for presentations, entertainment and celebrations. Adding a chair lift will increase access to and from this space and the remaining portions of the first floor.

8.1.2 Living room

Description: Moving north from the conservatory into the living room, the lake-facing wall of windows guide the eye through the Jensen Gardens and Lake Michigan.

Use

This is the largest room on the first floor and would accommodate exhibitions, business meetings, neighborhood group meetings, seasonal celebrations, overflow from the conservatory for larger events, memorials, school fundraisers, baby showers, birthdays, and university presentations.

8.1.3 Solarium

Description

Extensive areas of glass admit sunlight through the tall windows facing the lake. This room features a sunken floor which limits its accessibility from the first floor.

Use

Once it is made ADA compliant, the room will lend itself to very small group meetings. On a cold and sunny winter day, the original tiled floor in the room will absorb heat and provide a cozy space.

8.1.4 Dining Room

Description

The rusticated wood paneling in this room is unusual for its time and may be there to mimic the surface of the masonry on the exterior of the house. The original sconces survive.

Use

Located next to the kitchen, the dining room will host small groups that may want access to the kitchen for food and beverages.

8.1.5 Large Galley Kitchen/Breakfast Room

Description

A large L-shaped room that has historic elements in the cabinets, extensive wood countertops and a vintage zinc sink (meant to minimize the breakage of china and crystal). The breakfast room at the northeast corner has original corner hutches and original arched door and windows.

Use

This room will be home base for caterers. This is also the ideal location for the light fare cafe since the adjoining breakfast room (at the northeast corner of the building) can provide food service and cool drinks for beachgoers in the summer months through an existing exterior door. In later phases, a major buildout of the kitchen may be suggested given the community's requests for family cooking classes and demonstration cooking sessions with guest chefs.

8.1.6 Library

Description

The library is directly off the main entrance of the building and paneled with floor to ceiling shelves on two long walls.

Use

A bookstore, library or gift shop would fit easily in this space.

8.1.7 Entrance hall

Description

The woodwork of the graciously curved staircase is untouched and capped with the original chandelier.

Use

The hall is a dramatic entrance to the main floor. When a visitor enters through the main door with its low ceiling, the hall opens and expands impressively to the second floor. The eye is then drawn through the hall to the solarium with its lake views.

8.1.8 Bathroom on the first floor

Description

There is presently one ADA compliant toilet, located just off the entry hall. There is another inaccessible one in the northwest corner.

Use

One more ADA compliant toilet may be added.

8.2 Phase 2 -- Second and Third Floors

Scope and Intent of Work: The primary intent of this phase to extend public access and use to the upper two floors of the main building. While the primary issues of life safety, building code compliance and accessibility were incorporated into the first floor phase with the addition of new sprinkler and fire alarm systems, the upper floors require accommodation for larger numbers of people.

Two new ADA compliant toilet rooms will be added on each floor north. All doors will be fitted with accessible hardware and signage.

All of the public spaces will be upgraded on both floors with painting, patching of walls and ceilings, improved and upgraded electrical power and energy efficient lighting, and new floor finishes. All of the existing windows on the second and third floors and in the Attic will be repaired, made operable where needed, and fitted with double-glazing or internal storm windows so that they retain their original appearance in accordance with preservation standards for this landmark. Repairs to the windows will also ensure protection for the renovated areas at these levels.

The existing heating system will be serviced to ensure continued operation. Plumbing and electrical systems will be inspected and upgraded to accommodate this phase of the work and to extend these systems up to the new toilet rooms and other spaces

Major Renovations: Four new accessible public toilet rooms, new doors and partition for fire-safety compliance, new finishes, repairs and restoration of existing windows

Estimated cost: \$863,000

Infrastructure: Preserve and restore existing ornamentally tiled bathrooms, add two ADA compliant toilet rooms, upgrade electrical and plumbing, paint and finish all rooms, restore windows

Second Floor Summary of Use (3,500 sq. ft.)

Description

Original large bedrooms and a sitting room have undergone severe changes. 3 bathrooms, none accessible.

Use

Flex-use and public space for all visitors. Museum, gallery, classrooms for music and performance, and workshop spaces, indoor field trip destination for students and education partnerships for all ages.

Third Floor Summary of Use: Ballroom (3,500 sq. ft.)

Description

This is the largest room in the house with its original vaulted and beamed ceiling. It was meant for large groups, possibly to watch the movies that Harley Clarke brought from Fox Studio while he owned it. There is also a sizable room adjacent to the ballroom. There's one bathroom on the third floor that is not ADA compliant.

Use

Group activities such as theatrical and musical performances, square, ballroom and folk dance classes, movies, yoga classes, meetings, presentations, and exhibition space.

8.3 Phase 3 -- Basement Support Systems and Exterior Envelope

Scope and Intent of Work: With the completion of renovations for most of the public spaces on the three floors, as well as ensuring both life-safety and accessibility, the intent of the third phase of renovations is to address some of the support systems as well as to complete the renovations and repairs of the building envelope. In the Basement, the work will address removal of the kilns and other equipment abandoned by the Evanston Art Center. This will allow for increased use of the smaller spaces for storage of maintenance equipment, supplies, and furniture and seasonal items. In addition, the boiler system will be replaced by a new energy-efficient steam boiler, digital controls, all proper safety devices, and changes to piping and venting to provide an economical system and increased thermal comfort throughout the finished spaces.

With all of the windows restored, the exterior masonry will need to be repaired and restored. Inspection has revealed severe cracking in some areas as well as open mortar joints between the stone masonry units throughout. Additional damage has been caused and accelerated by the enormous amounts of ivy covering many portions of the building. All of the ivy will be removed before repair, replacement, and pointing of the masonry begins. Any rusted or deteriorated lintels will be replaced or repaired and painted. The pointing and masonry work will include power washing the finished masonry to match the similar treatment performed at the Coachhouse ten years ago. Any of the existing copper gutters and downspouts that have split or been damaged will be repaired or replaced. In addition, the existing steel fire escape that

provides needed egress from the upper two floors will be repaired, scraped, and painted. Finally, the existing tile roof will be inspected and any broken or loose tiles will be replaced and secured.

The Conservatory exterior wood “curtain wall” will be repaired if a suitable double-glazing system can be fitted or replaced with a configuration and system that matches the present design and appearance, can withstand wind and water forces, and retains the historic character and appearance of the original landmark structure. While the roof has been replaced, several carved stone ornaments and finials have been damaged or cracked with some now left on the ground. These will be repaired, replicated if needed and reinstalled to restore that portion of the building. In addition, the gutters and downspouts and the copper cisterns alongside the Conservatory will be repaired and restored.

The patio area originally envisioned for the home will be installed as part of this phase as well on the east side overlooking the lake, with stone pavers much like the smaller patio that was restored on the north side of the Coach House. It will afford opportunities for extending public events beyond the confines of the building and for outdoor food service . Finally, the “Rumpus Room: that is the one principal public space in the Basement, with its raised stage area will be renovated with painting, patching of walls and ceilings, improved and upgraded electrical, energy efficient lighting, and new floor finishes.

Major Renovations: New boiler and heating system, repair, restoration and cleaning of entire exterior stone masonry façade, repairs to roof and gutter-downspout system, repair or replacement of exterior glass Conservatory “curtain” walls, new finishes, repairs and restoration of ”Rumpus Room,” restoration of existing windows

Estimated cost: \$1.262 million.

Patio

“I’d like to see a patio on the back of Harley Clarke, a place you can sit and see the lake. Make sure that’s part of the plan.”

-Lorraine H. Morton, April 20, 2017

Use

The patio would expand the possibilities for enjoying food and beverage while enjoying the views.

8.4 Phase 4 -- Coach House

Scope and Intent of Work: The Coach House incorporates two apartments, a three-car garage, and an attached potting shed and greenhouse. The windows were replaced more than twenty years ago and the exterior of the two-story building was renovated and repaired twelve years ago including removal of the ivy and complete tuckpointing, repairing, and washing the stone. This work was part of a subsequent project that intended to fully remodel the interior living spaces.

Phase 4 intends to complete that earlier project and would replace all of the outdated mechanical, electrical, and plumbing systems, fixtures and equipment. The existing heating system will be replaced with two forced air HVAC systems to serve each apartment separately. A smaller boiler will replace the present boiler to provide heat to the garage and to the potting shed and greenhouse. Given the scope of work and recent building and fire code requirements, the building will also be provided with sprinkler and fire alarm-attenuation systems.

Each apartment is to receive new floor, wall and ceiling finishes with repairs made to water-damaged surfaces and peeling paint that has resulted from the absence of heat in the building for more than a decade. The bathrooms and kitchens will receive new cabinetry, countertops, appliances, and plumbing fixtures and furnishings, as well as efficient lighting. The second floor apartment, that has no direct access to the basement, will receive a small laundry room adjacent to the kitchen and bath with stacked washer-dryer.

The exterior masonry, roof and gutters, and the reconstructed stone patio will be patched where a lack of maintenance has resulted in damage. The north walkway will be extended as a continuation of the accessible sidewalk ramp down to the entry to the potting shed. The garage will be heated by the new boiler system. We will install new lighting and power and the exterior wood trim will be painted.

The potting shed and greenhouse will be restored and upgraded. The greenhouse structure is not original but is more than thirty years old and the glazing system has failed throughout. The aluminum substructure will be salvaged and the structure will receive new double-glazing on the roof and end wall. The interior planting beds and benches will be repaired and heating extended into the space. The broken and vandalized doors of the potting shed and adjoining storage room will be replaced and interior surfaces painted or refinished, with new lighting and power, and improved heating from the new boiler.

Estimated cost: \$696,000

Options for use

Renovate the existing two apartments for rental

Renovate the existing two apartments for an Artists in Residence Program

The greenhouse has the potential for use as an educational center where some of the original native plantings that Jens Jensen loved could be grown, then transplanted to the grounds of the buildings by grade school and high school students and adults.

The District 65 **SAGE** program (**S**tudents **A**re **G**rowing in **E**vanston) could expand into the greenhouse for their programs.

8.5 Phase 5 Jens Jensen Gardens (4.7 acres)

Infrastructure: Preserve and restore Jens Jensens original plantings, trees and shrubs and Alfred Caldwell's stonework and other hardscape. Install signage for self-guided tours

Description: The historic Jens Jensen gardens at Harley Clarke are three of the surviving gardens of the original nearly 40 gardens created by Jensen in Evanston in the early 1900s. The gardens blend into the

surrounding 10 acres of parkland creating a campus that includes the Grosse Pointe Lighthouse, Noah's Playground, and Lighthouse Beach. The Grosse Pointe Lighthouse already attracts a number of visitors because it is one of the few remaining active lighthouses on Lake Michigan. Lighthouse Beach is the most popular one in Evanston, drawing over 30,000 beachgoers over the summer. The combination of these two factors plus the large parks attract many residents, their guests, visitors and tourists.

Use

While the restoration of the main house proceeds, ECLG plans to work cooperatively with Jens Jensen Gardens in Evanston, Inc., (JJGE), an Illinois NFP corporation and 501c3. It is headed by Mr. Charles Smith. Early phases for the house renovation would prevent immediate landscape restoration due to the need for heavy equipment. As construction progresses, the landscape work could proceed with the full cooperation of ECLG.

When landscape restoration reaches the point where tours and programming could take place, these activities and events will be coordinated with and sponsored by ECLG.

Enhancing the concept of a campus, the attraction of the gardens, mansion and coach house can become an economic engine for the City by attracting eco-tourists interested in Jensen and his plans. The recent 100th anniversary of Jensen by the City of Chicago and the environmental concerns about overwatered and overly fertilized lawns have found a receptive audience to Jensen's idea of using native or indigenous plants, shrubs, and trees in a garden. He created a new idea of residential landscape and has been likened to Frank Lloyd Wright's influence on residential architecture.

8.6 Compliance with Governing Codes and Ordinances

All of the work identified and proposed for this project will comply with all of the governing building codes and ordinances adopted by the City of Evanston including, but not limited to, the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2011 National Electric Code (NFPA 70), 2012 NFPA Life Safety Code 101, 2012 International Fire Code, 2018 International Energy Conservation Code, the Illinois Plumbing Code, the 2018 Illinois Accessibility Code, as well as any additional requirements and ordinances affecting such work that have been adopted by the City.

Specific compliance will be observed as to the requirements of the amendments to the International Fire Code and other codes governing the installation of an automatic sprinkler, detection, alarm, and communication systems when a structure undergoes renovation or rehabilitation involving 50 percent or more of the aggregate area or when a change of occupancy occurs. While these requirements specified in Ordinance 111-O-13 may only apply to the main building, and not the two-family coach house, the compliance has been proposed for both structures in the event that the use of the greenhouse and potting shed or other areas of the coach house may be considered outside the definition of this residential occupancy. Aside from the addition of sprinklers, alarms, detection and communications systems, life safety will also be addressed by proposed changes to door swings, enclosure of open exit stairs, and incorporation of fire-rated doors and other materials and construction.

The description of work for each of the four phases identifies many of the aspects and components of compliance with the governing accessibility codes and laws (Illinois Accessibility Code, Americans with Disability Act) including the installation of an elevator serving all levels of the building, changes to door hardware, signage, vertical chair lift at the conservatory, automatic door operators, and five accessible public toilet rooms located on all of the public floors.

The work will also comply with the provisions of the Evanston Green Ordinance as it applies to interior renovations and as it remains compatible with the standards for renovations that might be affected by the Evanston Preservation Ordinance.

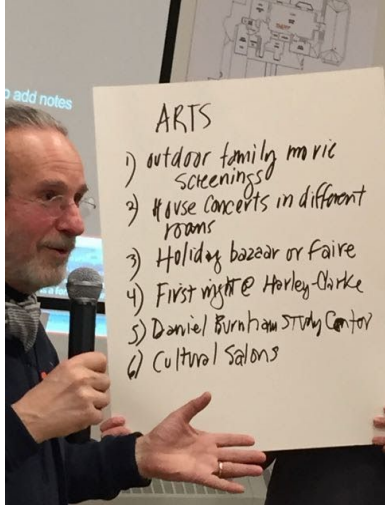
Any work that affects or involves the exterior of either building will seek to preserve and retain the architectural character and the features of these structures, will be subject to compliance with the standards established by the Evanston Preservation Ordinance, and will be submitted for review and approval to the Evanston Preservation Commission for a Certificate of Appropriateness.

8.7 Minority, Women and Evanston Business Enterprise Program

ECLG endorses the City's commitment to the Minority, Women, and Evanston Business Enterprise (M/W/EBE) Program, which has a goal of assisting such businesses with opportunities to grow. Participation of Evanston-based business (EBE) and of Minority-Owned, Women-Owned (MBE/WBE) business, will be accomplished for the project in accordance and compliance with the goals of the City of Evanston to award 25% of the overall construction and other contracts to M/W/EBE businesses or firms.

At present, it should be noted that **Elliott Dudnik + Associates** is an Evanston-based business (EBE) and meets the requirements of the City for M/W/EBE participation. In addition, he anticipates potential sub-consultants that might be called upon in the course of the development of the construction documents and specifications in the initial stages of the project may further increase the M/W/EBE participation.

Central Lakes Construction, presently designated as the potential general contractor, has a long history with the City of Evanston projects wherein they have met or exceeded these M/W/EBE requirements and they anticipate engaging and including subcontractors for the actual construction that will allow us to meet or exceed these stated goals and criteria.



9. Proposed Lease Terms with Rationale

The Evanston Community Lakehouse and Gardens ("ECLG") and the City of Evanston, in consideration of mutual promises, financial undertakings, additional commitments and agreements as set forth or attached and incorporated by reference, agree as follows. The City is the sole and exclusive owner of the land and structures at 2603 Sheridan Road known commonly as the Harley Clarke Mansion, Coach House and Jens Jensen Gardens. The city will provide a formal legal description of all parcels included within five (5) days of signature.

The lease shall be for a term of twenty (20) years from the date of signature, at an annual rent of \$1 per month, with additional four (4) ten (10) years options for a total of sixty (60) years. The City acknowledges and agrees that the construction, repair, rebuild, and replacement of structural, interior, operating and utility systems, of the mansion, coach house, and grounds adds a net present value of approximately (\$4.9 million) to the City and well exceeds any alternate (cash) rent or comparable estimate of market rent.

ECLG commits, as appropriate, to rebuild, reconstruct, and repair the mansion, the coach house, and the gardens. ECLG will provide the City with preliminary plans substantially and with subsequent revised plans when requested in a timely manner.

When ECLG is at the stage of determining rules of operation, activities and programs to be offered, and fees and rentals, ECLG shall keep city officials so informed. However ECLG retains sole power to make any final decisions. ECLG represents and agrees that it will solicit donations in order to make the agreed capital investment. ECLG estimates that its total capital investment will be no less than three million dollars. In consideration of the capital improvements as performed by ECLG, the City shall and does hereby grant to the ECLG and its successors in interest a lease.

(Signatures lines to follow)



10. Community Programs

10.1 Programming

Programs

The three Community Engagement Meetings hosted by ECLG in the spring of 2019 were well attended by over 250 people. Nearly 300 ideas were generated by residents. Residents made clear that they value the building and want access for all Evanston residents, friends and guests.

Members of the ECLG Board have planned, jointly with members and leaders of the African-American community, outreach methods and inclusive activities and programming responsive to the needs and interests of the African-American, Latino, Haitian and Belizean communities. Minority members of ECLG have begun outreach and inclusive activities to ensure that members of the African-American community feel welcome and will plan programming responsive to their interests.

The ETHS Student Harley Clarke Board suggests bringing in grade school students in need of mentoring and recruiting high school students for this purpose. Tutoring can be provided along with student study

space after regular school hours.

Not all activities will generate revenue. Scholarships will be made through specific fundraising activities. A sliding scale of fees for use by community groups will minimize expense to these groups.

Community members expressed an interest in:

- Environmental education such as a Great Lakes Coastal Ecosystem exhibit.
- Guest lecturers speaking about architecture, urban planning, native American and immigration history, landscape design.
- Language and literacy education: English as a Second Language (ESL) classes, tutoring, literacy classes, and book groups.
- Media production, publishing and writing classes.
- Regularly scheduled tours of Harley Clarke house and the Jens Jensen Gardens.
- Visual and Performance Arts.
- Recreation and wellness activities: senior exercise programming, yoga, pilates, tai chi; folk, square and ballroom dancing, ethnic dance classes and programs..
- The Greenhouse is attached to the coach house for horticulture and gardening classes.
- Cooking classes and guest chef cooking demonstrations.
- Workforce development opportunities in urban agriculture and the building trades.
- Community-building activities with seasonal celebrations—autumn harvest, Halloween, Solstice.
- Space for community and neighborhood group meetings.

Programs Great Lakes/Water Resource Education Center

Environmental education activities will focus on water resource education and specifically Great Lakes education. The proximity to the beach provides field trip experiential education to be enhanced by additional hands on-learning stations in Harley Clarke in partnership with both the non-profit *LakeDance* and *The Alliance for the Great Lakes*. The Great Lakes/Water Resource Education Center might be located in the coach house. In addition to field trips, there could be a Coastal Ecosystem Exhibit.

Guest Lecturers/Seminars

As one example, in recognition of Evanston's famous resident, Daniel Burnham, ECLG could host a series of lectures on topics of architecture and urban planning. Burnham is responsible for the planning and implementation of the 1893 Chicago Columbian Exposition as well as the Chicago Plan of 1909 that created Chicago's lakefront park and beach system for public use (saving it from private development). Another suggestion was a Daniel Burnham museum.

Reading and Writing

The community meetings identified a desire for English as a Second Language (ESL), tutoring for students with ETHS volunteers staffing, literacy classes, and book groups. Media production, publishing and writing classes will expand opportunities for Evanston residents.

Exhibits and Tours

- Regularly scheduled tours of Harley Clarke in coordination with the regularly scheduled tours of the Grosse Point Lighthouse and the Jens Jensen Gardens and exhibits might include:
- Great Lakes Coastal Ecosystem
- Native American History (Archange Ouillmette and the Potawatomi)
- Maritime History (beginning with the French Voyageurs landing)
- Immigration History of African Americans, Latinos, Haitian/Belizean
- Daniel Burnham – Urban Planning
- Jens Jensen – Landscape Design.

Visual and Performing Arts

The conservatory on the first floor and third floor ballroom will lend themselves well to performances of dance, music, theatre, film, puppetry, storytelling, and poetry slams.

Recreation and Wellness

Large group exercise activities, senior exercise programming, yoga, pilates, and tai chi are a natural fit in the third floor ballroom along with the popular folk, square, ethnic and ballroom dancing.

Gardens, Food and Community Building

- The greenhouse attached to the coach house lends itself to horticulture and gardening classes. Students and adults can learn about native plantings such as Jensen used. Students will sow from seed to mature plants to then be relocated to the grounds.
- The community asked for cooking classes and guest chef demonstrations. The sizable kitchen in the house will accommodate these well with some upgrades. Lately there's been a call for hourly-rentable commercial kitchen space.
- Meeting rooms will be available for community and neighborhood group meetings.
- Workforce development opportunities in urban agriculture and the building trades was another suggestion.
- Community building activities are planned with seasonal celebrations (Autumn Harvest, Halloween, Solstice, etc.) for the entire community to enjoy.

Table of possible events

Education: Field Trips, Lectures, Classes, Literacy	Great Lakes Study Center Water Resource Education	Guest Lectures Seminars	Writing Classes, Tutoring, ESL Classes	Media Production, Publishing	Book Groups
Tours and Exhibitions	Great Lakes Coastal Ecosystem Exhibit Maritime History Exhibit	Jens Jensen Garden Tours Jensen Landscape Architecture Exhibit	Evanston Immigration History Exhibit	Native American History Exhibit: Archange Ouilmette and the Potawatomi	HC Mansion Architecture Tours Daniel Burnham Planning Exhibit
Visual and Performing Arts	Dance Performances Music Concerts	Storytelling Poetry Slams	Book Arts: Papermaking Bookbinding Letterpress	Films Theater Puppetry	Classes Studio Space Art Exhibits
Recreation and Wellness	Yoga Tai Chi Meditation	Senior Programming	Dancing: Folk Square Ballroom Ethnic	Ice Rink Beach Volleyball Tournament	Summer Camps
Gardens Food Community Building	Horticulture Gardening	Cooking Classes Guest Chefs	Food Truck Weekends	Workforce Development (Urban Agriculture, Building Trades)	Community Meetings Workshops Symposiums
Events and Rentals Seasonal Celebrations	Light fare Café	Special Occasions Private Events Conferences	Seasonal: Halloween Haunted House Harvest Event Solstice Celebration	Seasonal Rentals: Beach Equipment Snow Sport Equipment	Bookstore Gift Shop Library

10.2 Parking

There are 58 parking spaces in the lot to the north of the building where the Clarke's tennis courts were originally. Currently, for 9 months of the year, these 58 available parking spaces suffice. It is the summer months when the beach is busy that parking becomes a problem.

ECLG is suggesting no expansion of the parking lot. Instead, ECLG acknowledges the goals of the City's Lakefront Master Plan (2008) and the Climate Action Resiliency Plan (CARP(2018), both of which advocate avoiding an increase in the amount of parking. CARP recommends encouraging trips to be made by walking, bicycling and transit.

New bike lanes and the CTA Route 201 bus stop at the entrance to Lighthouse Beach. Additional bike racks are necessary.

Over 30,000 people frequent the Lighthouse Beach in the summer. Beach regulars know that parking is limited so they park in the neighborhood and carry their chairs, toys, towels and food to the beach.

When an event at Harley Clarke might require additional parking for participants, ECLG will address parking issues by exercising one or more of the following options:

May to September during the busy beach season, shuttle bus service from off-site parking:

The parking lot at the Ryan Field is just under one mile west on Central Street.

Northwestern University's two parking garages on Sheridan Road are about an 8 minute walk from the beach and are free after 4 p.m. They tend to be underutilized during the summer class schedule. They are located at 2311 North Campus Drive and 1841 Sheridan Road.

Shuttle Buses can run from these garages and Ryan Field when necessary and in inclement weather.

5 hours service \$450

7 hours \$625

Orrington School at 2636 Orrington is two blocks and two-tenths of a mile walk away. The Orrington School PTA already parks cars for football games as a fundraiser and they expressed interest in providing parking after school hours, evenings and weekends when approached.

For out of town guests staying at hotels in Evanston's downtown, shuttle buses can be hired

The vacant lot at 2501 Sheridan Road (PIN #11-07-203-018) is currently owned by the City of Evanston. It could be converted to a parking lot and beach stickers could be sold to residents for a fee, generating income for the City.

10.3 Insurance

Insurance (see letter from Richard Hackett, Insurance broker

[\(15.5 Insurance letter from Richard Hackett, Insurance broker\)](#)

11. Income, Expenses, and Staffing

11.1 Income & Expense

Our objective is to create a plan for revenue generation that will sustain the expenses required for staff and operations for both community events and income producing events. We have structured our plan to generate sufficient funds to maintain the building over time. This plan assumes no funding from the City of Evanston nor does our plan depend on raising funds each year to cover regular expenses. Nevertheless, we are realistic in our assumptions, with the first year of operation projected at break-even and a small positive fund balance beginning year 2.

The way we plan to achieve this objective is to provide the space and infrastructure for income producing events, which will be held primarily during the September through May time frame when there is minimal activity at the beach. That is not to say there will not be income-producing community activities during the summer, but the objective of these activities would be to provide community events that pay for themselves.

Income-producing activities during September to May will include:

Conference facility

A major source of income during the quiet beach months will be hosting small to medium sized conferences and meetings that are held by Northwestern University departments and Evanston businesses. The living room will be remodeled as a comfortable open space with flexible conference tables and chairs and the latest audio-visual equipment. The fact that the Harley Clarke house provides views of the lake, is surrounded by a Jens Jensen Garden and is only a few blocks from Northwestern University would greatly add to the value and marketability of this space as a premier conference site.

As an example, assume a department at Northwestern wanted to host a small conference of bio-tech experts. Attendees from out of town would be dropped off at Harley Clarke in the morning by a hotel van, with coffee and lunch being catered by a local Evanston restaurant. At the end of the day, attendees might like to gather for a post-conference reception in the conservatory before returning by van to their downtown hotel for dinner in Evanston. The Evanston Chamber of Commerce conducted a survey of restaurants which indicated that 85% of respondents would like to offer catering services for these kinds of conferences at Harley Clarke.

To test the market interest for a conference center, we conducted a number of interviews with staff at Northwestern University and consulted with the Evanston Chamber of Commerce. These conversations confirmed that there is a lot of demand for a conference space of this size (15-25

attendees). For example, several staff at Northwestern said that they have meeting space for large gatherings, (classrooms and lecture halls), as well as small conference rooms for 10, but nothing for medium sized conferences of 20-30. They also said that besides department sponsored conferences, they run a lot of staff meetings and training sessions. “We run a lot of conferences and we’re out of space.” Comparable spaces in the area are the Deer Path Inn in Lake Forest at \$2,000/day and hotel rooms for conferences at Evanston hotels at \$1,000/day.

Our initial pricing assumptions are toward the lower end of this range.

Projected	Year 1	Year 5
Meetings / month:	1.5	6
Revenue	\$15,000	\$75,000

Group events

The first floor and conservatory provide a wonderful space for private group events for 80-120 people. We recognize that we need to be conscientious about the impact on our immediate neighbors so we plan to limit these events initially to 5 events per season until processes and procedures are refined that minimize the impact. For example, given the heavy use of the beach during the summer, events would be kept to a minimum and given limitations on parking, valet or van options would be offered. Catering would be restricted to approved vendors who would be responsible for setup and cleanup and the use of amplified music would be limited. To confirm the market interest in this location, we consulted with professional event planners and as a result priced the rental of the space conservatively.

Projected	Year 1	Year 5
Events / year	5	8
Revenue	\$20,000	\$50,000

ECLG membership and events

The Evanston community has demonstrated a lot of support for creating a community home on the lake. We plan to encourage our community supporters to become ECLG Members for a small yearly fee. One of the benefits of membership will be admission 2-3 member’s events during the non-summer months. These events would share the same structure and restrictions as the group events. We have kept our estimates for income on the conservative side when compared to similar events at other community houses, e.g. Glessner House “First Day in May Gala” raised \$90,000, while Highfield Hall’s “Fundraising Eve” raised \$88,000.

Projected	Year 1	Year 5
Events / year	2	3
Revenue	\$40,000	\$75,000

Income producing events during the summer months will include:

A Summer café or food truck for beachgoers. A small café or food truck is envisioned that will provide refreshments and a light menu for the 30,000+ visitors to the Lighthouse beach each year. Assumption is that such a facility will generate an average of \$300 per day in profit and satisfy requests from beach goers.

Projected	Year 1	Year 5
Revenue	\$25,000	\$30,000

Community events and activities

The first floor and attached conservatory provide a wonderful venue for community gatherings. For example, we imagine offering beer and wine on Friday and Saturday evenings with a light food selection catered by one of our Evanston restaurants. Entertainment could be provided by local musicians, for example Northwestern music students.

Projected	Year 1	Year 5
Events / month	1	4
Revenue	\$10,000	\$75,000

Other possible sources of income:

- Community gatherings (may be held during the summer as well) at a reduced rate (sliding scale)
- School outings (sliding scale)
- Rental of second floor space for offices
- Members (dues and event participation)

Expense discussion

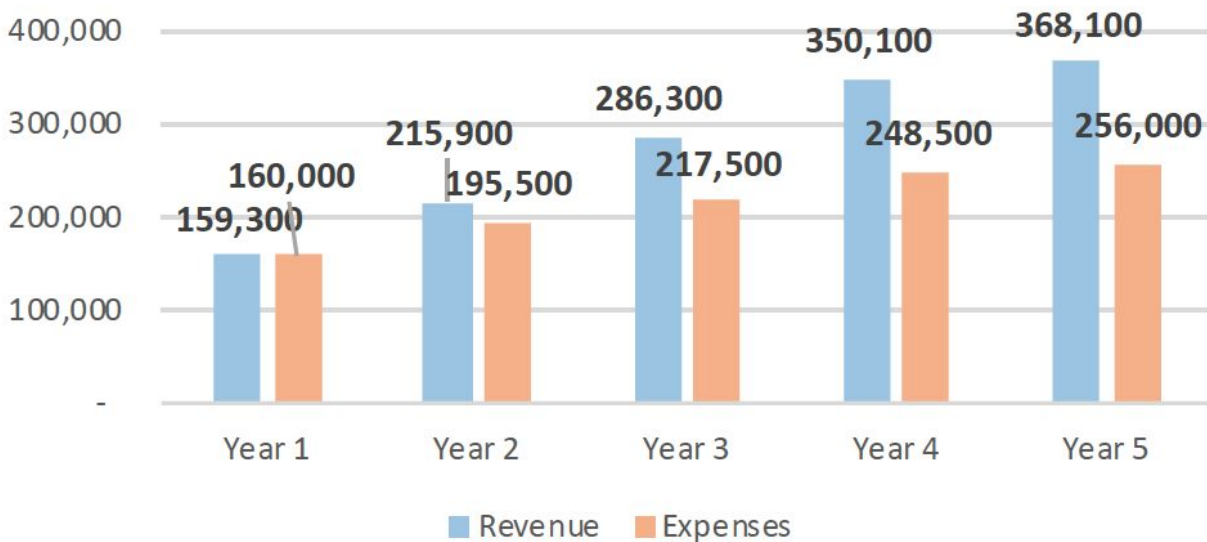
ECLG will work to keep expenses as low as possible in the initial years and ramp up only when the income-producing events provide sufficient funds. Again, the objective is to generate sufficient revenue support staff to run both the income and community activities and to provide a reasonable positive fund balance each year that will contribute to an ongoing maintenance and repair fund.

The following notes expand on the key expense line items shown in the pro forma statement. More detail can be provided on request.

- Salaries: A part-time Executive Director (ED) will be hired who initially will be working at a reduced salary until the operation begins to generate income. Besides providing day-to-day leadership, the ED will be responsible for meeting both the revenue and program goals established by ECLG. Part-time assistants will be hired as funds are generated. In addition, extensive utilization of volunteers from the community and local homes for the retired is planned.

- Year 1: Full-time executive director at \$60,000 and one part-time assistant at \$25,000.
- Year 5: Full-time executive director at \$80,000 and three part-time assistants at \$25,000.
- Community events: This line item is intended to fund activities for the Evanston community. It may include fees for performers or expenses related to hosting an event.
 - Year 1 budget of \$10,000.
 - Year 5 budget of \$20,000.
- Miscellaneous: General expenses related to running the building, eg., cleaning services and setting up income producing events.
 - Year 1 budget of \$30,000.
 - Year 5 budget of \$40,000.
- Utilities, insurance, legal and accounting: Estimated costs for heating, electricity and water and professional legal and accounting services, includes an estimate of insurance costs meeting the requirements outlined in the RFP.
 - Year 1 budget of \$35,000.
 - Year 5 budget of \$41,000.

ECLG Projected P&L



ECHG P&L Summary: Operations

Income	Year 1	Year 2	Year 3	Year 4	Year 5
Events and Mtngs	44,900	73,050	120,000	178,800	196,800
Café	27,000	29,250	31,500	31,500	31,500
Community activities	2,400	3,600	4,800	4,800	4,800
Other income	20,000	25,000	30,000	35,000	35,000
Fund raising	65,000	85,000	100,000	100,000	100,000
Total Income	159,300	215,900	286,300	350,100	368,100
Expenses					
Staff	85,000	120,000	130,000	155,000	155,000
Community Events	10,000	10,000	15,000	20,000	20,000
Miscellaneous	30,000	30,000	35,000	35,000	40,000
Util., Insur., Legal	35,000	35,500	37,500	38,500	41,000
Total Expenses	160,000	195,500	217,500	248,500	256,000
Net Fund Balance	(700)	20,400	68,800	101,600	112,100

11.2 Staffing

Community Program Operations

As explained in the Expense Section above, ECLG will initially hire a part-time Executive Director (ED) who will work to ensure proper stewardship of the facilities so that the public can be invited to see the facility in an improved condition. This will contribute to efforts to fund raise to continue work on all phases.

The ED will continue to define ways to evolve and improve the community use mission while managing the day to day activities and operations. An Event Coordinator and Facilities Manager will be hired as progress requires and as renovations of the building are completed.

- Executive Director – Provides leadership, management, planning, marketing, problem solving, new partnerships, monitoring of programs, and is responsible for fulfilling ECLG’s mission , to preserve and restore Evanston's landmark public lakefront estate and create a welcoming and inclusive community space with events and programming generated by community input.
- Fundraiser – Hired part-time staff specifically for this task and responsible for ECLG fundraising campaigns while forming new philanthropic relationships, hosting investor tours and seeking gifts and grants.
- Event Coordinator – Added part-time staff as required will manage the day to day activity including coordinating meetings, schedules, programs, visitations and the mission of ECLG.
- Facilities Manager – Part-time staff will maintain the building and assist in the day to day activity, as needed.

ECLG’s operations, strategy and revenue projections mirror similar successful community centers such as Hauberg House in Rock Island, The Grove in Glenview, Glessner House in Chicago, and the Dole Mansion in Crystal Lake. IRS 990 filings provided information as did onsite visits and conversations held with their management teams resulting in a realistic model for financial success.

Examples of revenue from comparable community center events, totaling: \$277,464.00 from five annual events):

- Evanston Art Center “Winter Craft Expo”: **\$75,864**
- Glessner House, Chicago “First Day in May Gala” **\$90,000**
- Hauberg House, Rock Island “Murder Mystery Dinner”: **\$10,000**
- Highfield Hall, Falmouth, MA “Fundraising Eve”: **\$88,600**
- [Whaley House](#), Flint, MI “Haunted Halloween Weekend”: **\$13,000**

12. Governance

12.1 ECLG Board, Officers and Members

Evanston Community Lakehouse and Gardens is governed by 26 members of its Board of Directors:

Officers: Emily Guthrie, president; Patrick Donnelly, vice president; Nancy Sreenan, treasurer; Allie Harned, recording secretary; Trisha Connelly, corresponding secretary

Members: Ellen Alexander, Alex Block, Bill Brown, Fran Caan, Darlene Cannon, Zaida Cintron, Robert Crews, Linda Damashek, Elliott Dudnik, Bennett Johnson, Clare Kelly, John Kennedy, Larry Lundy, Jane McCarthy, Sean Murphy, Jaime Rojas, Anna Roosevelt, Patricia Stankovic, Carliss Sutton, Ally Toonen-Talamo, Yoli Maya Yeh

Board members have donated much of their time and expertise over the past 5 years and have indicated a willingness to continue to do so. Skill sets of Board members:

Attorneys, Architects, Business people, Construction managers, Contractors, Community activists, Gardeners, Home makers, Educators, former elected City officials, and former Preservation Commission members.

The construction management expertise of our board members and experts are outlined in detail in the Appendix section titled Qualifications and expertise.

We will continue to grow our board to include additional experts in the area of operations to ensure fiscal responsibility.

Committees are:

Building and Grounds, Operations, Programming, Fundraising, PR/Marketing, Partnerships and Community Relations.

The Board of Directors is responsible for making strategic decisions while the hired staff manages the day to day activities of the community house and programming. (See staffing projections in the Operations section above).

ECLG staff will work closely with City of Evanston staff from all relevant departments such as Parks, Recreation, and Community Services (including the Ecology Center), and Public Services (includes Forestry, Parks and Greenway maintenance)

12.2 ECLG's Qualifications and expertise

See Appendix section: [Qualifications and expertise](#).

13. Successful Case Studies

There are many examples of successful precedents for the ECLG business model regionally and across the country. These have informed our strategic plan. Following is a summary of some successfully restored community mansions.

13.1 Berger Mansion, Chicago, Illinois

The [Berger Mansion](#) is part of the Chicago Park District. The property includes two of the few remaining Sheridan Road mansions built in the early 1900s. In 1988, the Park district rehabilitated the homes which are now used as a recreational building and a cultural center. The park includes a historic landmark coach house that for the past twelve years has hosted the [Waterfront Café](#), which has become a very popular destination and has raised the profile of the park overall. Berger offers a variety of cultural programs such as jewelry making, acting, guitar, tap, modern, flamenco, senior line dance and much more. It also offers many activities, including senior aerobics, computer programming and writing classes; and theater and music programs for children and adults.

www.chicagoparkdistrict.com/parks-facilities/berger-north-mansion-lakeside

13.2 Cheney Mansion, Oak Park Illinois

The [Cheney Mansion](#) in Oak Park was designed in 1913 by Charles E. White, Jr., a student of Frank Lloyd Wright. The 10,000 square foot mansion has several reception rooms and 2.5 acres of landscaped grounds. The property is currently managed by the Park District of Oak Park. The grounds are open to the

public and the mansion is available for self-guided tours, unless there is a private event. The mansion has become a premier destination in Oak Park for fundraisers, community events and weddings. Since hiring a full time professional director, the Cheney Mansion has had an operating surplus based on strong demand for event space. www.cheneymansion.org

13.3 The Grove, Glenview, Illinois

[The Grove](#) in Glenview is 143 acres of ecologically diverse prairie grove land preserved and maintained by the Glenview Park District. The property was saved from development by sustained community effort to preserve this land for public use.

The Grove was the home of Dr. John Kennicott whose son, Robert Kennicott, is known for his plant and animal specimen collections at the Smithsonian Institution in Washington D.C. for founding the Chicago Academy of Sciences, and for the exploration of Russian America that led to the purchase of Alaska. The Grove was designated a National Historic Landmark by the U.S. Department of the Interior in 1976. It is on the National Registry of Historic Places. The Grove partners with the Fish and Wildlife Service and Chicago Wilderness on habitat preservation and educational programming.

Visitors can learn about native plants, animals and the environment at the Interpretive Center, connect with nature through workshops and hands-on programs, and walk the winding trails.

The Grove includes [Redfield Estate](#). Built in 1929, it faces a wide, grassy clearing where weddings and receptions take place year-round and deer gather at twilight. A large main room provides a gracious setting for parties and reunions. The wooded environment surrounding Redfield Estate includes two gazebos, a reflecting pool and tranquil gardens that are ideal for special events.

www.glenviewparks.org/thegrove/

13.4 Dole Mansion at Lakeside Arts Park, Crystal Lake, Illinois

In 2002, the Lakeside Legacy Foundation raised \$1million in 42 days to purchase the [Dole Mansion](#) and surrounding property and save it for the community. The Building reopened on July 4, 2005, and is owned and operated by the Lakeside Legacy Foundation which has a mission of preservation, protection and enhancement of the property. Reawakening took over two years and several hundred thousand dollars in donations to complete. Now the building hosts festivals, seasonal events, art galleries, cooking classes, performances and meetings. The building is available for rental for special events as well. The Dole Mansion and Lakeside arts Park represents a very similar case for potential with enormously successful public grassroots effort to preserve a culturally and historically significant building but to turn it into a true economic and educational asset for the community and the town of Crystal Lake. [/www.thedole.org/](http://www.thedole.org/)

13.5 Highfield Hall and Gardens, Falmouth, MA

[Highfield Hall and Gardens](#) is a restored 1878 estate that now serves as a vibrant center of cultural and community life on Cape Cod. In 1994 a group of citizens formed Highfield Hall and Gardens as a nonprofit to rescue the building from demolition after several decades of neglect. They secured a lease from the Town of Falmouth for \$1 per year with Highfield Hall responsible for all repairs and maintenance of the building. The community ultimately raised \$8.5 million to restore the building and fund an endowment for the organization. They now successfully operate the mansion as a community and cultural center with a variety of events and exhibits that make the organization financially self-sufficient.

In addition, they continue to have a development program to raise private donations to supplement revenue from events and programming. Today Highfield Hall has over \$8 million in assets, of which over \$2 million is cash and investments for an endowment.

Highfield Hall represents a very similar case for potential and possibility, with an enormously successful public grassroots effort to preserve a culturally and historically significant building and to turn it into a true economic and educational asset for the town of Falmouth.

Eager to see ECLG succeed, members of the Highfield Hall staff have made themselves available to us for future guidance as well. We encourage you to visit their website and explore the possibilities for ECLG. www.highfieldhallandgardens.org/

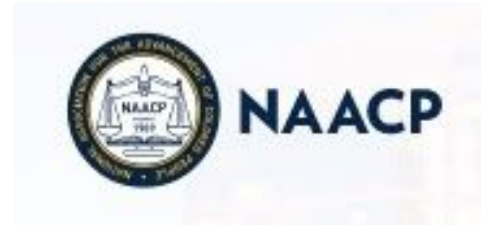
14. Partnerships

Letters of support available upon request from

The Preservation League of Evanston - Benjamin Historic Certifications - Ananda Yoga - Lake Dance - Heritage General Store (bikes) - Liberty Prairie Foundation - Backlot Coffee - Hewn Bakery - Evanston Woman's Club - Curt's Cafe



LANDMARKS
ILLINOIS



Northwestern
University

CENTER FOR
WATER RESEARCH



15. List of Appendices

15.1 Reverend Dr. Michael C. R. Nabors, President, NAACP, Evanston NorthShore Branch #3015 (Letter of Support and Invitation to the City of Evanston)

15.2 Ms. Willie Shaw, Political Action/Civic Engagement Chair, NAACP, Evanston NorthShore Branch #3015

15.3 Adrian Stankovic and Denise Partee, ETHS Harley Clarke Youth Group of Evanston (Letter and plea to The City of Evanston)

15.4 Qualifications and expertise

15.5 Insurance letter from Richard Hackett, Insurance broker

15.6 Additional Letters of support (copies upon request)

15.7 Detailed Construction Cost Estimates

15.8 Architectural Floor Plans

15.1 Reverend Dr. Michael C. R. Nabors, President, NAACP, Evanston NorthShore Branch #3015 (Letter of Support and Invitation to the City of Evanston)



National Association for the Advancement of Colored People
Evanston/North Shore Branch #3015
2010 Dewey Avenue Suite 302A Evanston, Illinois 60201 (847) 864-0038

February 26, 2020

Dr. Michael C. R. Nabors
President

John Fuller
1st Vice President

Geri Sizemore
2nd Vice President

Sharon Weeks
3rd Vice President

Judith Treadway
Secretary

Karen Session
Treasurer

To Whom It May Concern,

I am writing this letter of support on behalf of the Evanston Community Lakehouse & Garden. As president of the Evanston/North Shore Branch of the National Association for the Advancement of Colored People, we are supportive of this African American initiative and its considerable implications for the Black community.

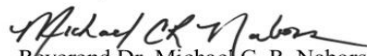
As you may know, over 100 years ago Black families lived in every ward and section of Evanston, including the Lake Front. There are Black residents who grew up in a home near the Lighthouse, including Bennett Johnson. Unfortunately, the homes and property owned by Blacks did not remain in their families. Loss of generational wealth is a national problem for Black families, and this is also true in the Evanston community. Noted historian Dino Robinson has documented significant and detailed information where both the City of Evanston and Northwestern University, moved Black families east of Sheridan Road and in other areas, into what would become known as the Fifth Ward. This is the same Fifth Ward that voted overwhelmingly on the referendum regarding Harley Clarke, to keep the mansion, restore it to its former grandeur, and make it available for public use.

The Evanston Community Lakehouse & Garden is one group that is committed to making this happen. While the city will certainly entertain any number of proposals for use of the mansion and property, we strongly encourage them to focus on inclusivity, diversity and significant focus on the Black community. This includes African Americans, Belizeans, Haitians, Jamaicans and Africans. To have a site where the Black community can attend meetings, have social functions and simply enjoy the austerity and beauty of Lake Michigan, is extremely important for all of Evanston. Given the history of Lake Michigan's shorefront property, it would be a major caveat for the community to signal that a new day has arisen. The history includes patterns of discrimination, refusal to allow Blacks to swim and engage in recreational activities on the beachfront. A new day would show the progressivism of Evanston, a reputation that most of us appreciate.

The Evanston/North Shore NAACP would love to actually have an area where our branch members (over 400) can meet for small gatherings and activities. This would be very realistic if the Community Lakehouse & Garden's proposal is accepted. Such a decision would not only show the city's willingness to help right decades of injustice, but to also prepare the way for coming generations.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely Yours,


Reverend Dr. Michael C. R. Nabors
President
Evanston/North Shore NAACP

15.2 Letter from Ms. Willie Shaw, Political Action/Civic Engagement Chair, NAACP, Evanston NorthShore Branch #3015



National Association for the Advancement of Colored People
Evanston/North Shore Branch NAACP #3015

2010 Dewey Ave. Suite 302A Evanston, Illinois 60201 847 864 0038
evanston naacp.org naacpev3015@gmail.com

Mayor Stephen Hagerty
Evanston City Council Members
2100 Ridge Avenue
Evanston, IL 60201

Dear Leaders:

This communication reaches your desk on behalf of Evanston Community Lake House and Garden. Our community is more than an assortment of public use buildings. It encompasses the desires of the community. Therefore it is with pleasure that this letter of support comes for the Evanston Community Lake House and Garden efforts to provide the best possible use of the Harley Clarke Mansion for ALL citizens of Evanston.

Since the City of Evanston leasing of the Harley Clarke Mansion to the Evanston Arts Center from the late 1960s until 2015 many residents have questioned the outreach, accessibility or desire to provide a welcoming atmosphere to all community members at this facility.

Residents were concerned about the future of this ornate and stately building, including generations who have never had the pleasure to enter the edifice. It is my hope that this historic structure becomes a social and cultural venue that celebrates our community. That is why I am so pleased to see a group of area citizens come together to formulate a strategy for the use of the building. The vision of the ECLHG is inspiring and infectious and will lead to a new revival in our community.

ECLHF has my full support as they continuously brainstorm programs ideas designed to reach underserved residents in our communities. Any programing that will assist, and provide substantive activities for residents and make Evanston more inclusive will benefit the community as a whole.

In conclusion , as you continue to make important decisions regarding 2603 Sheridan Road please keep in mind ideas including in the master plan which I believe is apropos as you move forward.

“ The City of Evanston in accordance with the laws of the state of Illinois, hereby notifies all organizations that it will ensure that the contract(s) entered into pursuant to this notice will be awarded to the successful organization without discrimination on the grounds of race, color, religion, sex, age, sexual orientation marital status, disability, familial status or national origin.”

In Unity & Spirit of Peace

Ms. Willie Shaw

Evanston North/Shore Branch NAACP

Political Action/Civic Engagement Chair

15.3 Adrian Stankovic and Denise Partee, ETHS Harley Clarke Youth Group of Evanston (Letter and plea to The City of Evanston)

Presented by Adrian Stankovic & Denise Partee

Hello and Thank you for this opportunity to speak. My name is Adrian. I am a junior at Evanston Township High School and Co-President of the Youth Council for Preserving our Community LakeHouse. I am standing with Co-President, Denise, a senior at Evanston Township High School. We, along with the youth in Evanston who have submitted ideas for the many public uses of the Harley Clarke mansion, are excited about the possibility of having a community lakehouse that all Evanston residents could benefit from: A Bike Depot, a Lakeside Terrace & Cafe, a place for Leisure & Wellness tests, Education, spacs for Celebrations, & Performances, Work Opportunities; A place for Gathering, Learning & Growing.

Some say that the mansion obstructs lakefront views. Some believe that it's in a state of disrepair and there's no money to pay for it, or that any available funds should be allocated to greater causes; That the site adjacent to the lighthouse is one of many historic natural dunescapes; and that it's a big building that will only benefit a small number of people. Others call it "The People's Mansion;" "The only lakefront mansion south of Lake Cook Road not owned by the 1 percent," "An Architectural Gem."

Like many Evanston residents, this youth board agrees in the natural restoration of the lakefront where appropriate. We appreciate the importance of Art in our culture. In financial responsibility. And finally, and most importantly, we value sustainability, equity, and human decency. The decisions that the City of Evanston, the City Council and Residents make, affect our society and also the lives of its Youth, both the youth of today and of tomorrow. So we stand before you today to:

1. Ask those leaders we've entrusted to Embrace and Pursue this incredible opportunity To Support, by working with and not against, the Evanston Community Lake House & Gardens group, whose members have dedicated years—with the endorsement of both the National Trust for Historic Preservation and Landmarks Illinois, the late Mayor Lorraine Morton, Congresswoman Jan Schakowsky, State Representative Laura Fine, and many others—to the purpose of restoring the Harley Clarke Mansion, a local landmark on the National Register of Historic Places and the only public building along Evanston's lakefront, for adaptive reuse by our entire community.

Both their vision and mission of ECLG are consistent with the Lakefront Master Plan, the voice of the people, and most importantly, our city's goals for Sustainability, Equity, and Human Decency.

We hope that everyone can work together, ethically and with transparency, to ensure that Harley Clarke, at 2603 Sheridan Road, Evanston IL, our city's 18,500 sq ft Italianate mansion, with a conservatory, 4,500 sq ft coach house with a green house, fulfills its promise for the whole community and not just a small few.

2. We also hope that those residents, who demonstrated the financial means, whose interests lie in restoring the dunes to their natural state with unblocked lakefront views—even if they would've personally benefited from the demolition of Harley Clarke—would consider re-allocating the \$400,000 they raised to demolish the mansion to a higher cause:
 - To the restoration of the dunes to their natural state along the mile of public lakefront **to the South** of the Lighthouse and Northwestern University, where the lakefront is obstructed from public view by unsightly rocks, and **Not** on the site where the building where our only hope for a community lakehouse stands;
 - To underfunded projects that will serve at-risk Evanston residents; and also
 - To the retrofitting and repurposing of Harley Clarke. Because, the truth is, **the most sustainable building is the one already built.**

3. We hope all Evanston Residents, our businesses, and our community partners, to put actions and resources to their words and support the establishment of our truly equitable, community lakehouse. Because, **Together We Can.**

In Summary, This youth board asks that our community, the City of Evanston, The City Council, and interested Evanston Residents partners, will do the right thing and create a new legacy we can **all** be proud of. Thank you.

15.4 Qualifications and expertise

PROJECT MANAGEMENT AND KEY STAFF

The construction component of this project will be coordinated jointly by two firms, each with extensive histories with work in and for the City of Evanston, with public buildings, historic renovations, restorations and adaptive reuse, as well as the Harley Clarke buildings.

Upon award of a lease for the Harley Clarke property, we will immediately initiate our design and building activities. Central Lakes Construction Company will be coordinating and supervising all of the construction activities while Elliott Dudnik + Associates will be responsible for coordinating the architectural and engineering services to give substance to the ECLG vision. Both firms will share in keeping the overall project on schedule and within budget, consistent with the intent of preserving and maintaining the buildings, and ensuring that the project design remains compatible and consistent with the stated program for the long-term public use of the buildings.

The Project Construction Manager will be Robert H. Flasz, President of Central Lakes Construction Company. His firm has been the successful bidder on a number of projects of comparable size, cost, and complexity within Evanston including the renovations of Fire Station 2, the construction of the new Fire Station #1, the renovations and adaptive reuse that resulted in the Fire & Life Safety Headquarters building, and the construction of the new Fire Station #5. This final project was awarded a LEED Gold rating by the US Green Building Council upon completion.

The Project Architect will be Elliott E. Dudnik, Owner of Elliott Dudnik + Associates, a local Evanston firm and an EBE. His firm has completed more than 80 projects on behalf of the City of Evanston including multiple projects at the Lorraine H Morton Civic Center, the Evanston Police Headquarters, Fleetwood-Jourdain Community Center, and Noyes Cultural Arts Center. Aside from many historic preservation projects throughout the Chicago area, he has completed more than six projects at the Harley Clarke Mansion and Coach House that have included both restoration and handicapped accessibility. These various renovation and historic preservation projects have resulted in nine Evanston Preservation awards, two Wilmette Preservation awards, and a City of Chicago Landmark Award for Preservation Excellence.

It is also the intent of both firms to engage consultants and subcontractors that can meet and exceed the stated goals of the City for minority, women, and Evanston-based participation and the further goals of the Evanston Green Ordinance.

Biographies and a listing of selected projects and references are provided on the following pages

Elliott Dudnik + Associates

Architects • Engineers • Planners

PROJECT ARCHITECT

ELLIOTT E. DUDNIK

Principal and Owner, Elliott Dudnik + Associates

Professor Emeritus of Architecture, School of Architecture, University of Illinois at Chicago

Education:

Bachelor of Architecture	Illinois Institute of Technology, 1965
M.Sc. Civil Engineering	Illinois Institute of Technology, 1967
Ph.D. Urban Planning	Northwestern University, 1983

Professional Registration:

Registered Architect	Illinois 01-6670 (1969) Wisconsin A-3293 (1971)
NCARB Certificate	43885 (1993)
LEED AP	10090552 (2009)

Professional Societies:

American Institute of Architects, Fellow
Construction Specifications Institute
American Solar Energy Society
International Solar Energy Society
International Code Council
American Society for Testing Materials
National Fire Protection Association

Academic and Professional Experience:

Elliott Dudnik holds the position of Professor Emeritus in the School of Architecture, University of Illinois at Chicago, where he directed and coordinated all graduate and undergraduate level building technology-construction and structural engineering courses and taught nearly sixty different courses in the areas of architectural design, building construction, computer-aided design, energy-conscious design, professional practice, and structural engineering. In addition to his UIC activities, he has taught at the Illinois Institute of Technology, School of the Art Institute of Chicago, Loyola University, Harper College, University of Sydney and University of Newcastle as well as having lectured at several other universities in the United States, Asia and Europe.

He has received a number of fellowships including both a Fulbright-Hays Lectureship-Fellowship and National Science Foundation Fellowship, received more than thirty research or curriculum development grants, and authored more than thirty publications in the fields of architectural computer applications, urban planning, energy-conscious design, building construction, and structural engineering. In 2011, Elliott Dudnik was elevated to the rank of Fellow of the American Institute of Architects; the highest honor the society wards its members, for his contributions to architectural education...

Prior to the establishment of own architectural firm, Elliott Dudnik worked for a number of prominent and award winning firms including C.F Murphy & Associates where he worked on the Daley Civic Center project in Chicago and Skidmore, Owings and Merrill, where he served as a project structural engineer for the One Shell Plaza office tower in Houston and as a project architect for the Ryan-Kennedy Rapid Transit Station projects in Chicago.

As founder and principal of Elliott Dudnik + Associates, he has extensive experience with historic preservation, renovation and adaptive reuse projects and has he has provided both architectural and engineering services to both private and public clients. Civic projects have included additions and renovations of The Adler Planetarium in Chicago, the complete renovation of the Evanston Police Headquarters, the construction of the Evanston Fire Headquarters, numerous renovations to the Lorraine H Morton Evanston Civic Center, Harley-Clarke Mansion and Coachhouse, Noyes Cultural Arts Center, Fleetwood-Jourdain Community Center, and the Wilmette Water Treatment Plant, as well as a number of renovation, accessibility or new construction projects for Evanston recreation and park buildings including the complete renovation of Mason Park and Fieldhouse, the Lakefront Lagoon Building, and the Dempster Beach Building. His projects have received recognition including two Design Evanston awards, nine Evanston Preservation awards, two Wilmette Preservation awards, and two International Illumination Design Awards. These awards are independent of the AIA awards bestowed upon the Daley Civic Center, the CTA Rapid Transit Stations, and the One Shell Plaza Tower. In 2010, his firm was awarded both the Margery B. Perkins Preservation Award by the City of Evanston Preservation Commission for the outstanding Addition/Alteration Project of the year and a Design Evanston Award for the redesign and reconstruction/renovation of Mason Park and the Mason Park Fieldhouse. In 2011, he received a City of Chicago Landmark Award for Preservation Excellence for the Masonry restoration and reconstruction at 2510 N Kedzie.

Elliott Dudnik has served as an expert for the City of Chicago Department of Law on matters of building codes, construction and structural failures including several high-rise façade failures and both the Epitome 2 Nightclub and the 713 Wrightwood Porch Collapse tragedies. He served in a similar role for numerous private law firms in more than 100 cases of building failures and other construction or code-related matters. Finally, he developed and taught a series of Professional Development and Building Inspector Training Courses for the City of Chicago and several short courses dealing with façade failures, truss inspection, and porch construction for the Chicago Building and Law Departments.

Representative Projects:

Evanston Police and Fire & Life Safety Headquarters, Evanston, Illinois

Several projects involving the remodeling, renovation and upgrading of major portions of the 1949 Evanston landmark structure. Most notable of these projects for the multi-phase building renovation began in 1983 after development of an overall Master Plan for the Police Headquarters and the subsequent 2002 Master Plan for the Fire and Life Safety Headquarters have included:

Administration and Investigative Office Area encompassing complete internal reorganization of activities and upgrades of mechanical, electrical, plumbing systems for the entire 2nd floor.

Records, Property Office, and Work Areas encompassing complete internal relocation of activities, upgrade of mechanical, electrical, plumbing systems at the south half of the 1st floor

Field Operations Office and Work Areas encompassing the north half of the 1st floor, the basement and mezzanine cell block and exterior of the Police Headquarters including internal relocation of activities and installation of mechanical, electrical, plumbing, and a two-story elevator to provide handicapped access.

Communications and Service Desk Area renovation including redesign of public service area and new communications center and emergency radio dispatch areas including independent air-conditioning system, electrical, lighting and built-in furniture

Fire and Life Safety Department Headquarters conversion of the former apparatus space for the administration of the department including administrative offices, conference rooms, training-classroom spaces, storage and work areas, new windows, partitions, entry, air-conditioning system, electrical and lighting

Police Office and Support Areas encompassing additional office area, new men's and women's locker and toilet rooms, training room, accessible staff toilet rooms, and storage rooms within the former fire station dormitory-locker-office spaces for the entire 2nd floor of the former Fire Station #1

Police Training and Record Storage Areas renovations of the basement level property and record storage area including new offices and property intake, exercise room, and new exit stairways.

Prisoner Intake Facility construction of new sally port and property-community van storage facility and revisions to the existing prisoner intake and processing areas.

Awarded 2006 Evanston Preservation Award

Mason Park Fieldhouse and Park Renovation, Evanston, Illinois

The complete renovation of the existing park and fieldhouse including development of a Master Plan for the entire park to guide all subsequent development, followed by

Athletic Facilities Replacement including new baseball field, basketball courts, tennis courts, and new children's playground, as well as new park and basketball court lighting

Fieldhouse Renovation and Additions including new roof, skylight and cupola, windows, handicapped accessible entries and toilets, exterior pergola and garden areas, exterior and interior lighting, air-conditioning system, staff offices, and equipment storage.

Awarded 2010 Evanston Preservation Margery Perkins Award

2010 Design Evanston Urban Design/Planning Award

Harley Clarke Mansion (formerly Evanston Art Center), Evanston, Illinois

Multiple projects involving the remodeling, renovation and upgrading of exterior and interior elements of both the main structure and the adjoining coach house for this the Evanston landmark, including

Handicapped Accessibility including entry renovations including access ramps to both main building and greenhouse, power-assisted entries, and construction of handicapped accessible toilet

Awarded 2006 Evanston Preservation Award

Restoration of Greenhouse (metalworking studios) including new copper roof and repairs

Awarded 1997 Evanston Preservation Award

Coach House Exterior Renovations including replacement of windows and masonry restoration of exterior plus master planning for full-interior renovations and upgrades

Awarded 2012 Evanston Preservation Award

Noyes Cultural Arts Center, Evanston,

Various projects involving the remodeling, renovation and upgrading of exterior and interior elements of the Evanston landmark, including

New handicapped ramp at west side of building to provide 1st Floor access in compliance with ADA

Renovation and modification of all public toilet rooms, installation of chair lift and elevator from basement to 2nd Floor, and modifications to corridors, stairs, lighting, plumbing, alarm system, and sprinkler system to provide compliance with ADA handicapped access requirements

Exterior and interior renovations of the entire complex including roof, fascia, gutter and masonry repairs, new gymnasium windows and air-conditioning and heating system, ventilation and lighting for public corridors, and new offices and public reception for building management

The Adler Planetarium, Chicago, Illinois

Various projects for the renovation and upgrading of the Chicago museum. Selected projects include:

New 9,000 square foot underground east addition to the existing 1930 landmark structure that provided new facilities for the curatorial department as well as the exhibit and public show programming and technical units of the museum. The addition included complete climate-controlled areas for storage and study-analysis of the historic astronomical instrument and document collection, offices and study areas for the curators as well as a sound recording studio, photo studios, darkrooms, and machine shops.

Renovation of Kroc Universe and Sky (Zeiss Projector) Theaters including new seating, the design and installation of fiber-optics display lighting system encompassing the entire 500-seat theater ceiling to demonstrate the structure of the universe, new granite plaza paving and water-proofing with the design of new lighting for the Henry Moore sundial sculpture.

Illuminating Engineering Society of North America 1989 Awards for both the Kroc Theater and the Entry Plaza projects

The Wilmette Water Treatment Plant, Wilmette, Illinois

A series of restoration projects encompassing the repair of all of the exterior facades of the Wilmette Water Treatment Plant including

Masonry repairs and restoration of the original historic 1933 Water Treatment Plant, the 1956 and 1971 additions, and the Low-Lift Pump building as well as the interior glazed masonry of the 1933 main high-lift pump room and entry. The project was staged over a three-year period and included removal and replacement of deteriorated steel lintels, insertion of flashing at windows and other openings, replacement of deteriorated stone and face brick, and staining of bricks in selected locations on the 1933 facades to match the original brick masonry. Interior work included replacement of deteriorated glazed brick in the pump area while maintaining plant operations.

Restoration of historic 1930 storm water pumping station including restoration of original masonry facades, replacement of damaged, rotted, broken, and non-matching stone and masonry, replacement of rusted and rotted steel windows, as well as the removal of recent awnings, and other elements.

Design, development, and implementation of a sound reduction system for offices, laboratories and main high-lift pump room and entrance lobby of the historic 1933 water treatment plant. The project required that the overall sound level in the area be reduced by 15 to 20 decibels from a high of 60 to 95 decibels. The design solution was not permitted to remove or alter the architectural details of the 70-year old structure including the Art-Deco railings and trim. The solution consisted of spray-applied sound insulation on ceilings and roof slabs and a double-glazed, curtain wall and door system that retained the original railings and resulted in a measured reduction of more than 17 to 35 decibels within the space.

References follow:

**HARLEY CLARKE MANSION
(formerly EVANSTON ART CENTER)**



A series of projects directed at upgrading the existing Evanston historic and architectural landmark building and adjoining coach house that housed the Evanston Art Center galleries and classroom studios and rental apartments. Projects have included replacement of the existing windows at the Coach House, replacement of the existing Greenhouse (Metal Sculpture Studio) with a new copper roof and a new handicapped accessible entry to and toilets for the 1st floor of the main Art Center building.



Projects have included:

HANDICAPPED ACCESSIBILITY

Main entry renovations to existing Evanston historical landmark building including new pedestrian ramp providing access to both main building and greenhouse, street parking provisions, modifications of existing stone stairs and handrails, power-assisted entry doorway and reconstruction of 1st floor public toilet to comply with ADA handicapped access requirements. Completed: 1997

Project awarded 2006 Evanston Preservation Award.

Reference: Mr. Anil Khatkhate 847-866-2975
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201

GREENHOUSE ROOF REPLACEMENT

The replacement of the existing corrugated fiber-glass roofing system and wood-framed skylights with new insulated roof deck system and standing-seam copper roof for existing greenhouse (metal-working shop-classroom). Completed: 1996

Project awarded 1997 Evanston Preservation Award.



COACH HOUSE WINDOW REPLACEMENT

The replacement of all 25 existing steel and single-glazed casement windows with new thermally-broken, double-glazed aluminum, operating casement windows with custom-designed grid patterns to match the existing leaded-glass or divided-light windows of the original building for the two-story coach-house. Completed: 1996

COACH HOUSE RENOVATIONS

Complete renovations and reconstruction of existing two-story coach-house including repair of exterior stone masonry, gutter systems, wood trim, new walks and stone patios and deck, and both rental apartments including new electrical power and lighting systems, new plumbing, addition of new air-conditioning, new kitchen cabinets and appliances, new bath room fixtures and finishes, and all new floor and wall finishes .

Exterior Completed: 2010

Project awarded 2012 Evanston Preservation Award.

Reference: Mr. Anil Khatkhate 847-866-2975
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201

LORRAINE H. MORTON EVANSTON CIVIC CENTER



A series of renovation projects over the past thirty-seven years directed at upgrading the existing Evanston historic landmark building. Projects have ranged from exterior walkways and accessible entries, upgrades and renovation of several existing public toilets to provide handicapped accessibility, upgrade of building plumbing systems, renovation and modernization of departmental offices, renovation and modernization of the main lobby, replacement of all main entry doors, replacement of the original wood windows, renovation of the adjoining boiler building exterior and existing apartment and restoration and repair of exterior stone and brick masonry.

Selected projects have included:

EAST OFFICE WINDOW REPLACEMENT

The replacement of the 24 existing curved wood windows in the round towers located on the east side of the building with thermally-broken, double-glazed aluminum windows and related panning. Completed: 1983

MASONRY RESTORATION

Complete tuckpointing and replacement of all broken or damaged brick and stone as well as high-pressure water-cleaning of the entire building exterior. Completed: 1992

MAIN ENTRY DOOR REPLACEMENT

Replacement of all existing main public entry and emergency exit doors with new thermally-broken, double-glazed aluminum doors, insulated steel doors and emergency exit hardware. Completed: 1993



PRIMARY WINDOW REPLACEMENT

The replacement of all remaining 410 existing wood windows with thermally-broken, double-glazed aluminum windows and related panning for the entire four-story civic center building.

Completed: 1995



ADDITIONAL PROJECTS

Other projects related to both building exterior and interior renovations and handicapped accessibility have include the following:

- Exterior Walkway Reconstruction, 1981
- Floor Repair and Replacement, 1983
- Office Area Renovation, 1983-84
- Women's Toilets and Lounge Areas, 1984
- Men's Toilets and Storage Areas, 1986-87
- Upper Floor Access Stairwells, 1988
- Recreation Department Offices, 1989
- Lobby Area and Mail Room, 1991
- Boiler Building Roof and Exterior Facade Repairs, 1993
- Evanston Civic Center Recreation Department Office Renovations, 1993
- Public Toilet Handicapped Access Renovation, 1994
- Main Entrance Lobby Renovations, 1995
- 3rd Floor Women's Restroom Renovations and IAC Accessibility Compliance, 1995-96
- Boiler Building Apartment Window Replacement, 1997
- 4th Floor Men's Restroom and Main Level Entry Renovations Accessibility Compliance, 2002

Reference: Mr. Anil Khatkhate 847-866-2975
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201

MASON PARK AND FIELDHOUSE RENOVATIONS, EVANSTON, ILLINOIS

The renovation and expansion of both the existing park fieldhouse and the upgrading of the north portion of the existing park including new park entry, basketball courts, lighting, seating and other passive activity elements and landscaping. The overall project included:

FIELDHOUSE RENOVATIONS

Expansion and renovation of existing building including the addition of new interior and exterior storage rooms, new staff offices, a main entry and renovated accessible toilet rooms together with masonry repair, replacement of the existing window system, new interior and exterior lighting and upgraded electrical service, new floor and wall finishes, repair and replacement of both the membrane and standing seam metal roof systems including installation of a new skylight, the replacement of the existing down-draft heating system with a new forced-air heating and air conditioning system, new plumbing and toilet fixtures and fittings, and other related work.



PARK MASTER PLAN AND PARK RENOVATION

Development of overall park renovation and redevelopment strategies and of a master plan to provide a template for future park improvements, for obtaining state funding and as a guideline for the specific renovation of north portion of the existing park including three new full-size basketball courts, a new three basket "half-court" play court with adjustable height baskets, court lighting, spectator bench seating, a new public garden and seating area, site entry and signage, court and area lighting, new walks, fencing and entry features, and site and area landscaping and planting.

Project Duration: November 2003 through June 2006

Project awarded 2010 City of Evanston Margery B. Perkins Preservation Award for Outstanding and Sensitive Addition/Alteration of the Building and Grounds

Project awarded 2010 Design Evanston Award for Urban Design/Planning

Reference: Ms. Stefanie Levine 847-448-8043
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60204

ROBERT H. FLASZ

President

Central Lakes Construction Co., Inc.

749 Pinecrest Drive

Prospect Heights, IL 60070

847-459-0190

Education:

Construction Technology Certificate

Triton College, 1976

Professional Experience:

President	Central Lakes Construction Company	1989 -
Project Manager	Morse Diesel Construction Company	1980 -
Union Carpenter		1976-1980
US Marine Corps		1970-72

Mr. Flasz has over 40 years of construction experience both as a carpenter, and then as an estimator, project manager, and general contractor with his own firm for the past 31 years. Responsibilities have included marketing and business development, contract negotiations, work force projections, cost estimating, project scheduling, and management of a wide variety of projects that have included commercial, recreational, industrial, educational, and institutional facilities. He has a long history of public sector project that have incorporated requirements for prevailing and living wage salaries, minority and women’s business enterprises, and training programs for local residents.

Representative Projects

City of Evanston

Several important projects for the City of Evanston that have incorporated new construction, renovation, adaptive reuse, and innovative construction including:

Fire Station #5

The demolition of the existing station and construction of a new fire station that incorporated LEED design and construction and received a Gold Rating” from the US Green Building Council.

Construction Cost; \$4,800,000

Evanston Police & Fire Headquarters

Renovation of the abandoned fire station and construction within a fixed budget of a new Fire & Life Safety Department headquarters, as well as added facilities for the Police Department

Construction Cost; \$4,000,000

Fire Station #1

The construction of a new fire station

Construction cost \$2,000,000

Fire Station #2

Renovation of the existing fire station after relocation of administrative functions to the new headquarters

Construction cost: \$1,500,000

Fleetwood-Jourdain Community Center

Renovation including new HVAC, electrical, and other systems

Construction cost: \$2,000,000

Reference:

Mr. Anil Khatkhate

City of Evanston

847-866-2975

River Grove School District #85.5

Several recent projects including:

2016 Life Safety Improvements

Construction Cost; \$2,000,000

School Office Relocation

Construction Cost; \$400,000

Parking Expansion

Construction cost \$265,000

Reference:

Ms. Marlene Flahaven

School Board President

708-453-4413

The firm has also successfully completed several projects for clients including:

International Engine, Melrose Park, IL

Mannheim School District, Melrose Park, IL

Navistar Corporation, Melrose Park, IL

Storage Mart, Countryside, IL

Inverness Park District, Inverness, IL

William W. Brown
WVBROWN INC
Project Management
1200Mulford St.
Evanston,Il. 60202
847-404-8133
bbrown@wwbrown-inc.com
www.wwbrown-inc.com

A. Qualifications and Experience

- Oversaw \$1.5 M exterior masonry restoration at First United Methodist Church, Evanston (2016)
- Oversaw \$250K restoration of massive stained glass windows at First United Methodist Church, Evanston (2015)
- Participated in the \$2M installation of AC system with geothermal system at the Evanston History Center (2008)
- Managed a \$250K window restoration project at St Francis Courts Condominium, a historically designated condominium building (2018)

References:

1. First United Methodist Church- Dean Francis, 847-927-5953
2. Evanston History Center- Kris Hartzell, 847-425-3410
3. St. Francis Courts Condominium Building- Patsy Benveniste, 847-650-7312

Other Qualifications:

- Served on Evanston History Center Facilities Committee for 7 years; one year as Chair and an additional year as special consultant (2010-17)
- Serving as Chair of First United Methodist Church Board of Trustees, responsible for upkeep of 110-year-old historically designated building (2017-present)
- Spent career in Facilities Management and Design and Construction Management: Northwestern University; Lincoln Park Zoo; and the Chicago Botanic Garden (1990-2012)

B. Proposal Management

- Extensive experience with non-profit fundraising, design and construction work, as well as facilities management (1995-2012)
- Extensive experience with food service planning and operations, special events program planning and operations (1995-2012)

C. Experienced with lease negotiations

- Participated in the process of the privatization of Lincoln Park Zoo (1995)

15.5 Insurance letter from Richard Hackett, Insurance broker

THE **ROCKWOOD** COMPANY

Richard A. Hackett
312/621-2200
312/621-5167
Fax
312/621-2288
rhackett@rockwoodco.com

February 24, 2020

Ms. Emily Guthrie
Evanston Community House and Gardens

Re: City of Evanston Insurance Requirements
Harley Clarke Estate and Jens Jensen Gardens

Ms. Guthrie:

I have reviewed the City of Evanston's insurance requirements for lessees of the Harley Clarke Estate and can confirm that all the insurance requirements listed can be met at the limits specified with AM Best A+ Rated insurance companies, including The City of Evanston named as an additional insured.

Please know, however, that firm insurance quotes will only be possible after a physical inspection of the property takes place.

Best regards,

Richard A. Hackett

15.6 Additional Letters of support from Susan and Lawrence Aaron, Julia Bachrach (author of books about Jens Jensen), Susan Benjamin (Benjamin Historic Certifications), Central Street Neighbors Association, Christopher Enck, architect (saved the Wright house in Wilmette and moved it to Crawford). Madeline Gelis, Landmarks Illinois, board member (copies upon request)

15.7 Detailed Cost Estimates

This Appendix provides construction cost estimates including associated contingencies, contractor fees, overhead, and profit for each of the four phases that have been described in this Proposal. Estimated building permit fees and architectural-engineering fees are also included in each case.

These construction costs have been broken down in a manner that illustrates the type of work with a short description of that work. They are presented on a floor-by-floor basis to assist in evaluating the proposed work and where and when it is scheduled to be performed and can be directly related to the floor plans provided in Appendix 15.7

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

Phase #2 Harley Clarke Mansion and Conservatory Estimated Renovation Construction Costs

Floor Level	Item	Description of Work	Estimated Cost
Basement			
No proposed work in this area as part of this phase			
1st Floor			
	Demo and removal	Remove existing kitchen appliances, misc items	\$3,000.00
	Kitchen upgrade	Counters & sinks for outside vendor use	\$5,000.00
	Walls, doors & ADA HW	North-west offices and kitchen area	\$15,000.00
	Patch walls, ceilings & trim	Patch or repair	\$15,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$20,000.00
	Floors	Patch & refinish	\$10,000.00
	Refinish entry stair & library	Refinish stairs, railings, library shelving, etc.	\$15,000.00
	Elec power & lighting	Power and lights	\$15,000.00
	Plumbing	Supply and sanitary upgrade to kitchen	\$5,000.00
	Phone & telecom	Phone and Wi-Fi to offices	\$5,000.00
2nd Floor			
	Exterior windows	Repair-restore-double glaze existing windows	\$105,000.00
	ADA & Occup Compliance	Two Additional ADA compliant toilet rooms	\$40,000.00
	Walls, doors & ADA HW	Conference & classrooms, offices, workshops	\$20,000.00
	Patch walls, ceilings & trim	Patch or repair	\$15,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$30,000.00
	Floors	Patch & refinish	\$30,000.00
	Elec power & lighting	New panels, power, lights & exit signs	\$25,000.00
	Plumbing	Supply and sanitary to 3rd floor new toilet area	\$10,000.00
	Phone & telecom	Phone & Wi-Fi to conference and offices	\$5,000.00
	Heating	Repair & service radiators and controls	\$5,000.00
3rd Floor and Attic			
	Exterior windows	Repair-restore-double glaze existing windows	\$35,000.00
	ADA & Occup Compliance	Two Additional ADA compliant toilet rooms	\$40,000.00
	Walls, doors & ADA HW	Large meeting-conference room, storage	\$20,000.00
	Patch walls, ceilings & trim	Patch or repair	\$15,000.00
	Paint walls, ceilings & trim	Patch, prime, finish incl exposed trusswork	\$25,000.00
	Floors	Patch & refinish	\$25,000.00
	Elec power & lighting	New panels, power, lights & exit signs	\$10,000.00
	Plumbing	Supply and sanitary to 2nd floor new toilet area	\$10,000.00
	Phone & telecom	Phone & Wi-Fi to meeting room	\$5,000.00
	Heating	Repair & service radiators and controls	\$5,000.00
Total Phase #2 Construction Cost			
	Base construction cost	Costs less contingencies, fees, permits, OHP	\$583,000.00
	Miscellaneous costs	misc items, contingencies & allowances	\$58,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$64,000.00
	Contractor fee	10% allowance	\$70,000.00
	Permits	1.5% allowance	\$11,000.00
	Architect-engineer fees	10% allowance	\$77,000.00
	Total construction cost with fees		\$863,000.00

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

Phase #1 Harley Clarke Mansion and Conservatory Estimated Renovation Construction Costs

Floor Level	Item	Description of Work	Estimated Cost
Basement			
	ADA Compliance	Elevator machine room, shaft, pit & doors	\$35,000.00
	ADA Compliance	Dual-roped, holeless double-sided elevator	\$145,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$60,000.00
	Fire alarm system	Panels, alarms, sensors	\$8,000.00
	Demolition & excavation	Excavate pit, demo floor and walls	\$10,000.00
	Walls, doors & ADA HW	Boiler room and elevator area	\$10,000.00
	Elec power & lighting	New service panels, power, lights & exit signs	\$35,000.00
	Plumbing	Service and piping to new toilet areas	\$10,000.00
	Heating	Repair & service boiler system	\$15,000.00
1st Floor			
	ADA Compliance	Elevator shaft & doors	\$15,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$40,000.00
	Fire alarm system	Panels, alarms, sensors	\$8,000.00
	ADA Compliance	Repair front door operators	\$7,000.00
	ADA compliance	Repair walk & ramp to front door & conservatory	\$12,000.00
	ADA Compliance	Additional compliant toilet adjacent to existing	\$15,000.00
	Demolition	Floor slab at elevator and misc walls	\$8,000.00
	Exterior windows	Repair-restore-double glaze exist windows	\$130,000.00
	Walls, doors & ADA HW	Office, elevator, and other areas	\$15,000.00
	Patch walls, ceilings & trim	Patch or repair	\$15,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$30,000.00
	Floors	Patch & refinish	\$20,000.00
	Elec power & lighting	New panels, power, lights & exit signs	\$35,000.00
	Plumbing	Supply and sanitary to 1st Floor new toilet area	\$10,000.00
	Heating	Repair & service radiators and controls	\$5,000.00
Conservatory			
	ADA Compliance	Chair lift to 1st floor level	\$15,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$8,000.00
	Fire alarm system	Panels, alarms, sensors	\$6,000.00
	Demolition	Walls for chair lift	\$4,000.00
	Walls, doors & ADA HW	Chair lift area and entry doors	\$5,000.00
	Patch walls, ceilings & trim	Patch or repair	\$5,000.00
	Paint ceilings & trim	Patch, prime, finish	\$9,000.00
	Floors and stairs	Patch, seal and coat or paint; add handrails	\$24,000.00
	Elec power & lighting	New power, lights, exit signs	\$7,000.00
	Windows and doors	Repair, reglaze, paint existing windows & doors	\$15,000.00
	Heating	Repair & service infra-red heaters and controls	\$5,000.00
2nd Floor			
	ADA Compliance	Elevator shaft & doors	\$15,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$40,000.00
	Fire alarm system	Panels, alarms, sensors	\$8,000.00
	Demolition	Floor slab at elevator and walls at stairs	\$6,000.00
	Walls, doors & ADA HW	Around shaft and stair to 3rd Floor	\$6,000.00
3rd Floor and Attic			
	ADA Compliance	Elevator shaft & doors	\$15,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$60,000.00
	Fire alarm system	Panels, alarms, sensors	\$10,000.00
	Demolition	Floor slab at elevator and walls at stairs	\$6,000.00
	Walls, doors & ADA HW	Around shaft and stair from 2nd Floor & to attic	\$8,000.00
Total Phase #1 Construction Cost			
	Base construction cost	Costs less contingencies, fees, permits, OH&P	\$970,000.00
	Miscellaneous costs	Misc items, contingencies & allowances	\$97,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$107,000.00
	Contractor fee	10% allowance	\$117,000.00
	Permits	1.5% allowance	\$19,000.00
	Architect-engineer fees	10% allowance	\$129,000.00
	Total construction cost with fees		\$1,439,000.00

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

Phase #3 Harley Clarke Mansion and Conservatory Estimated Renovation Construction Costs

Floor Level	Item	Description of Work	Estimated Cost
Basement			
	Demolition	Remove existing kilns and equipment	\$3,000.00
	Walls, doors & ADA HW	Storage rooms	\$5,000.00
	Refurbish "Rumpus Room"	Paint, flooring, accessories	\$15,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$12,000.00
	Floors	Patch & refinish	\$8,000.00
	Elec power & lighting	Upgrade power, lights & exit signs	\$16,000.00
	Heating	Replace existing boiler system and controls	\$70,000.00
Mansion Exterior			
	Demo and removal	Remove all existing ivy; restore grade	\$25,000.00
	Exterior masonry	Repair & replace broken stonework, tuckpoint masonry walls, chimneys, sills; replace lintels	\$375,000.00
	Roof	Replace and secure missing or loose tiles	\$50,000.00
	Gutters and downspouts	Repair seams, restore missing sections	\$35,000.00
	Fire escape	Scrape and paint existing steel stair	\$6,000.00
	New east patio	Bluestone pavers, sand and stone bed	\$50,000.00
Conservatory			
	Windows and doors	Repair or replace wood curtain walls	\$125,000.00
	Exterior masonry	Repair, patch & point	\$15,000.00
	Interior stone	Repair, patch & point stairs to 1st floor	\$7,000.00
	Gutters and downspouts	Repair seams, cisterns and downspouts	\$15,000.00
	Stone finials & bollards	Repair or replace and reset at roof	\$18,000.00
Total Phase #3 Construction Cost			
	Base construction cost	Costs less contingencies, fees, permits, OHP	\$850,000.00
	Miscellaneous costs	misc items, contingencies & allowances	\$85,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$94,000.00
	Contractor fee	10% allowance	\$103,000.00
	Permits	1.5% allowance	\$17,000.00
	Architect-engineer fees	10% allowance	\$113,000.00
	Total construction cost with fees		\$1,262,000.00

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

Phase #4 Harley Clarke Coach House Estimated Renovation Construction Costs

Floor Level	Item	Description of Work	Estimated Cost
Basement and Rear Entry Stair			
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$8,000.00
	Fire alarm system	Panels, alarms, sensors	\$2,000.00
	Demo and removal	Remove existing boiler and all related piping	\$5,000.00
	Walls and ceilings	Patch, prime and paint after new htg system	\$10,000.00
	Elec power & lighting	New service panels, power, lights	\$15,000.00
	Plumbing	New HWH heaters & piping for washer	\$8,000.00
	HVAC	New 1st Fir heating-cooling system & ductwork	\$20,000.00
	Heating	New boiler for heat to Garage and Potting Shed	\$7,000.00
1st Floor Apartment			
	Sprinkler & alarm system	Sprinkler piping, heads; panel, alarms, sensors,	\$7,000.00
	Demolition	Remove radiators, kitchen, bath, etc	\$8,000.00
	Walls, doors	Patch or replace rear, front, BR, bath	\$10,000.00
	Patch, prime & paint	Walls, ceilings& trim; new doors	\$35,000.00
	Floors	Patch & refinish	\$15,000.00
	Cabinets, tops, appliances	Cabinetry, counters, appliances, installation	\$20,000.00
	Bathroom fixtures & access	Plumbing fixtures, vanity, accessories	\$6,000.00
	Elec power & lighting	New power, lights	\$15,000.00
	Plumbing	Supply and sanitary to 1st Floor toilet & kitchen	\$10,000.00
	HVAC	Supply and return grilles at floor, controls	\$3,000.00
2nd Floor Apartment			
	Sprinkler & alarm system	Sprinkler piping, heads; panel, alarms, sensors,	\$9,000.00
	Demolition	Remove radiators, kitchen, bath, etc	\$8,000.00
	Walls, ceilings & doors	Patch, scrape, or replace	\$35,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$20,000.00
	Floors	Patch & refinish	\$18,000.00
	Cabinets, tops, appliances	Cabinetry, counters, appliances, installation	\$20,000.00
	Laundry appliances	Washer, dryer, cabinetry, shelving, vent	\$3,000.00
	Bathroom fixtures & access	Plumbing fixtures, vanity, accessories	\$6,000.00
	Elec power & lighting	New power, lights	\$18,000.00
	Plumbing	Supply & san to 2nd Fir bath, laundry & kitchen	\$20,000.00
	HVAC	New 2nd Fir heating-cooling system & ductwork	\$22,000.00
Exterior			
	Exterior walls	Tuckpoint walls and chimney	\$6,000.00
	Patch or repair roof	Replace and secure loose or broken tiles	\$5,000.00
	Window and door trim	Paint and caulk around doors & windows	\$5,000.00
	North Patio	Clean and reset stone pavers	\$3,000.00
	Gutters & downspouts	Patch or replace split or damaged sections	\$4,000.00
Potting Shed and Greenhouse			
	Reglaze greenhouse	Remove, replace with new double glazing	\$25,000.00
	Heating	New radiators & controls for shed & greenhse	\$5,000.00
	Elec power & lighting	New power and lighting for shed & greenhouse	\$4,000.00
	Patch & paint	Walls, clgs, trim in shed; repair planting tables	\$8,000.00
	Extend sidewalk-ramp	Extend ADA ramp to potting shed	\$6,000.00
	Replace doors	Replace vandalized doors, new HW, locks	\$4,000.00
Garage			
	Heating	New radiators and piping from new boiler	\$5,000.00
	Elec power & lighting	New circuitry, power, lighting	\$3,000.00
	Paint exterior doors & trim	Patch, scrape, prime & paint	\$3,000.00
Total Phase #4 Construction Cost			
	Base construction cost	Costs less contingencies, fees, permits, OHP	\$469,000.00
	Miscellaneous costs	Misc items, contingencies & allowances	\$47,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$52,000.00
	Contractor fee	10% allowance	\$57,000.00
	Permits	1.5% allowance	\$9,000.00
	Architect-engineer fees	10% allowance	\$62,000.00
	Total construction cost with fees		\$696,000.00

15.8 Architectural Floor Plans

The schematic floor plans provided in this appendix identify the areas of work in each of the first two phases of the project scheduled for the main Harley Clarke residence, as well as the fourth phase centered on the adjoining coach house.

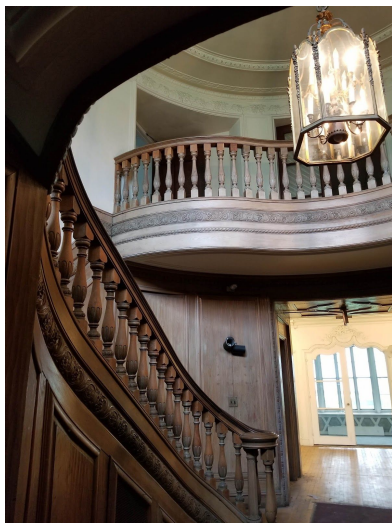
The plans are not intended to be construction drawings or documents and only selected items have been identified in detail. However, the areas of any new work or renovations are shown and should provide a visual reference to both more detailed descriptions of the work and rationale for that work contained in the main text, as well as the detailed estimated cost breakdowns that can be found in [15.7 Detailed Construction Cost Estimates](#).

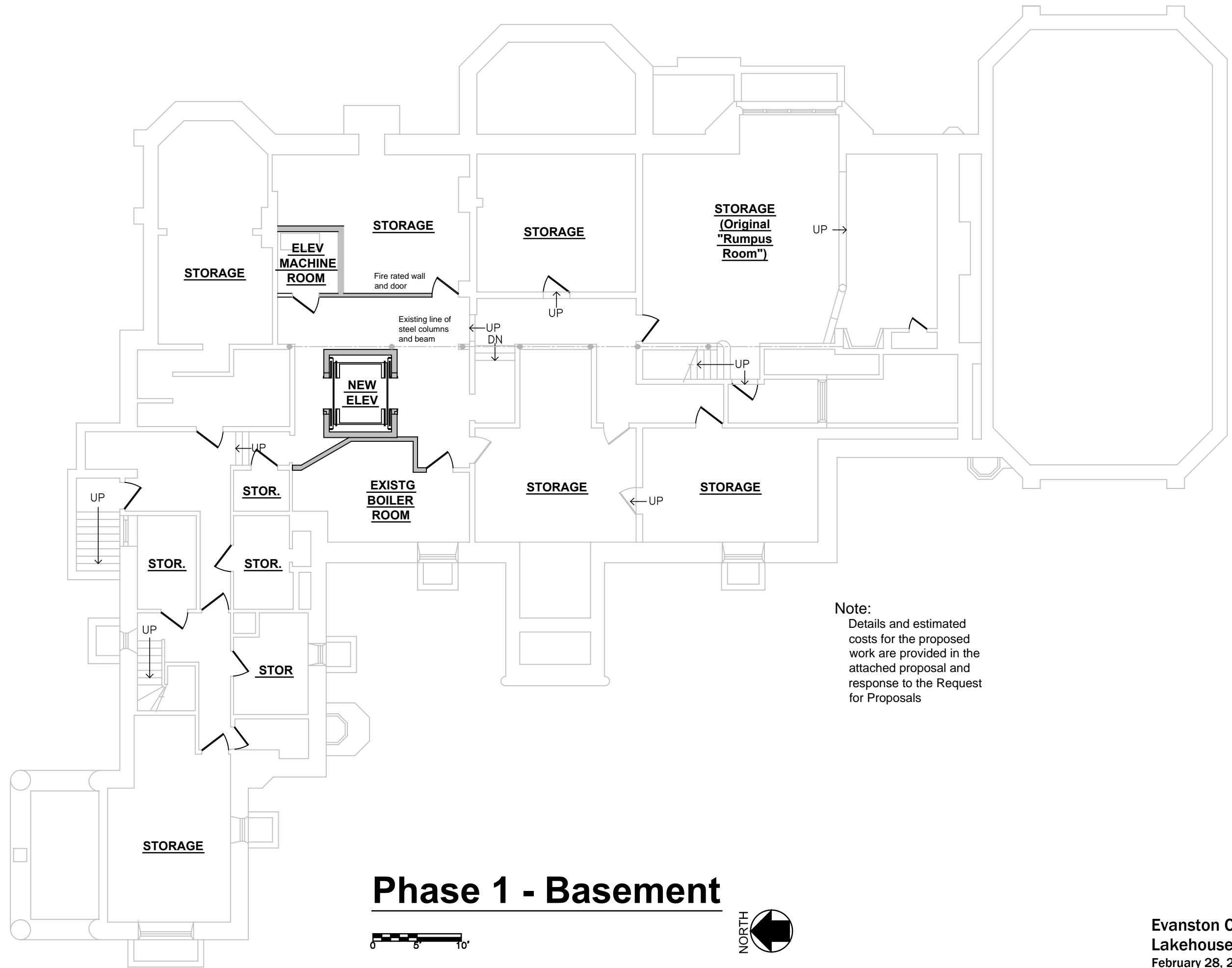
For each of the first two phases: **Phase 1 First Floor and Conservatory** and **Phase 2 Second and Third Floors**, there are four plans (Basement, 1st Floor, 2nd Floor, and 3rd Floor) illustrating the work and configuration of those floors or floor areas to be developed or addressed

Phase 3 Basement and Exterior is not presented since, with the exception of renovating the “Rumpus Room” area, all of the other work for this phase related to changing the heating system, and the extensive restoration and repairs of the exterior masonry, downspouts and gutters, the bollards and finials atop the corners of the Conservatory, the window system for the Conservatory, and the new patio to the east of the building.

Phase 4 Coach House is presented with three floor plans, one for each floor of the building (Basement, 1st Floor, and 2nd Floor). The layouts for individual rooms or spaces inside each floor have been identified, to illustrate the proposed reconfiguration of each apartment and to provide, once more, a means to relate the text and the cost estimates to the proposed work.

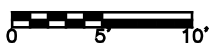
Floor Plans attached

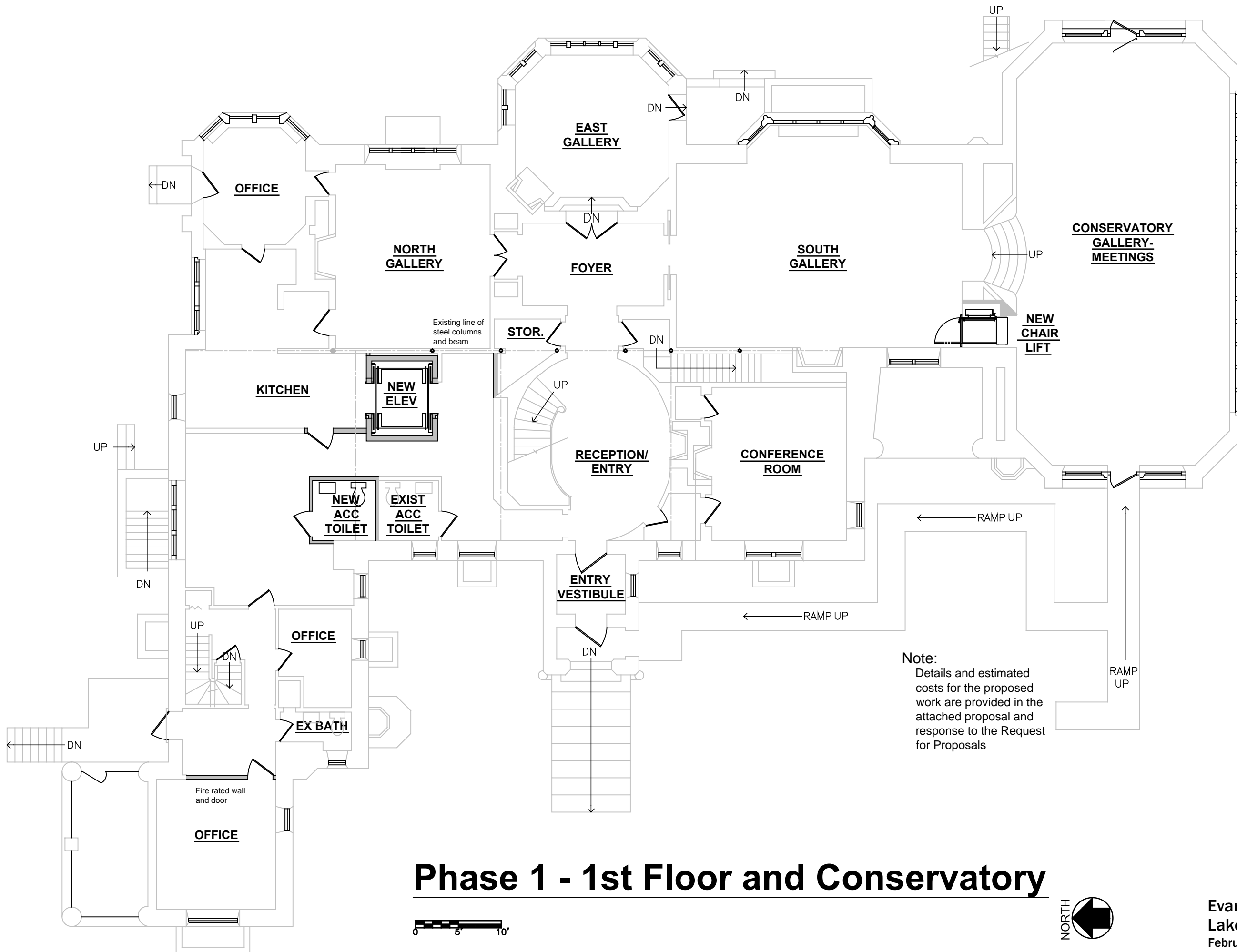




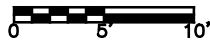
Note:
 Details and estimated costs for the proposed work are provided in the attached proposal and response to the Request for Proposals

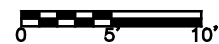
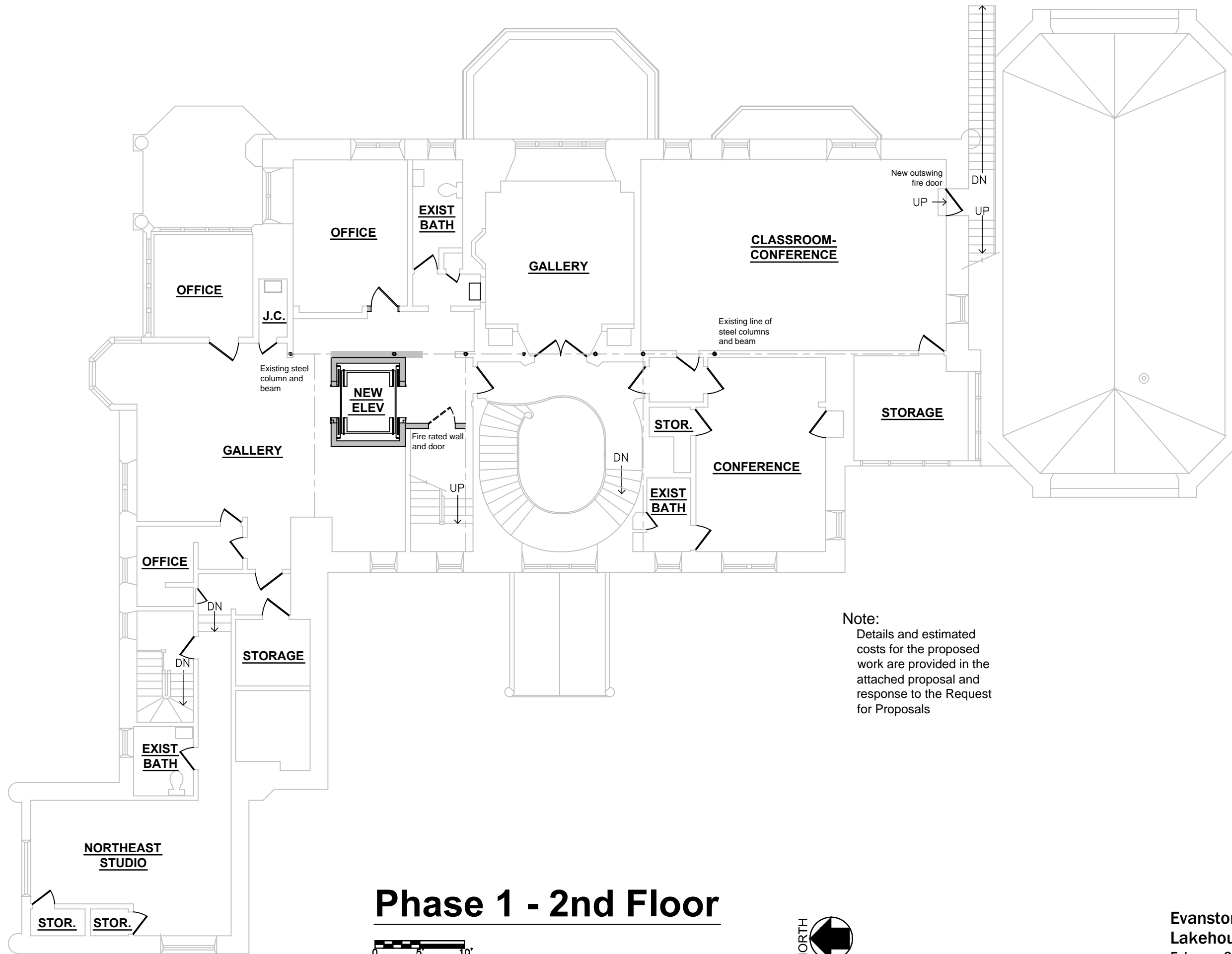
Phase 1 - Basement

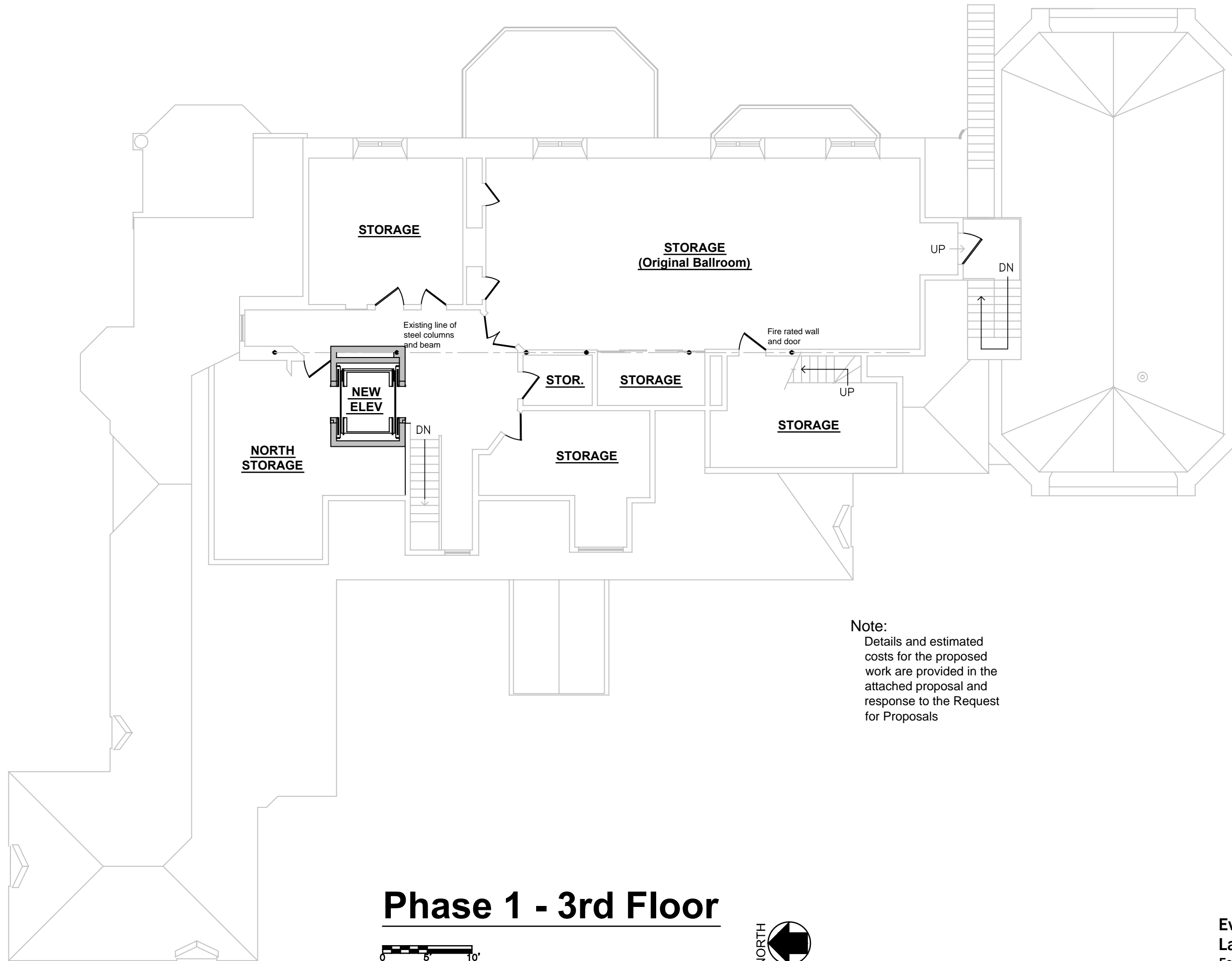




Phase 1 - 1st Floor and Conservatory

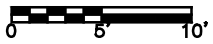


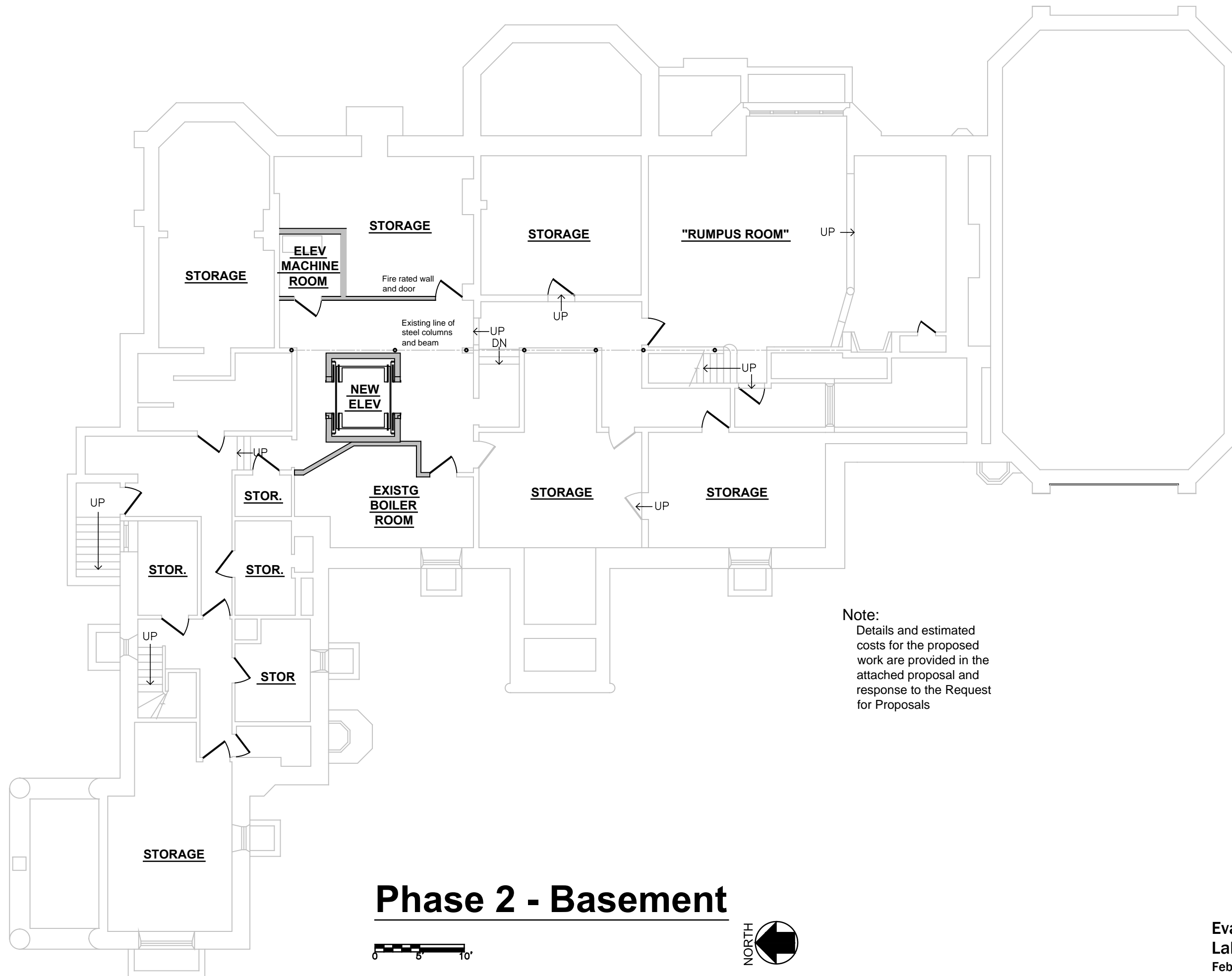




Note:
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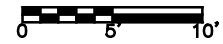
Phase 1 - 3rd Floor

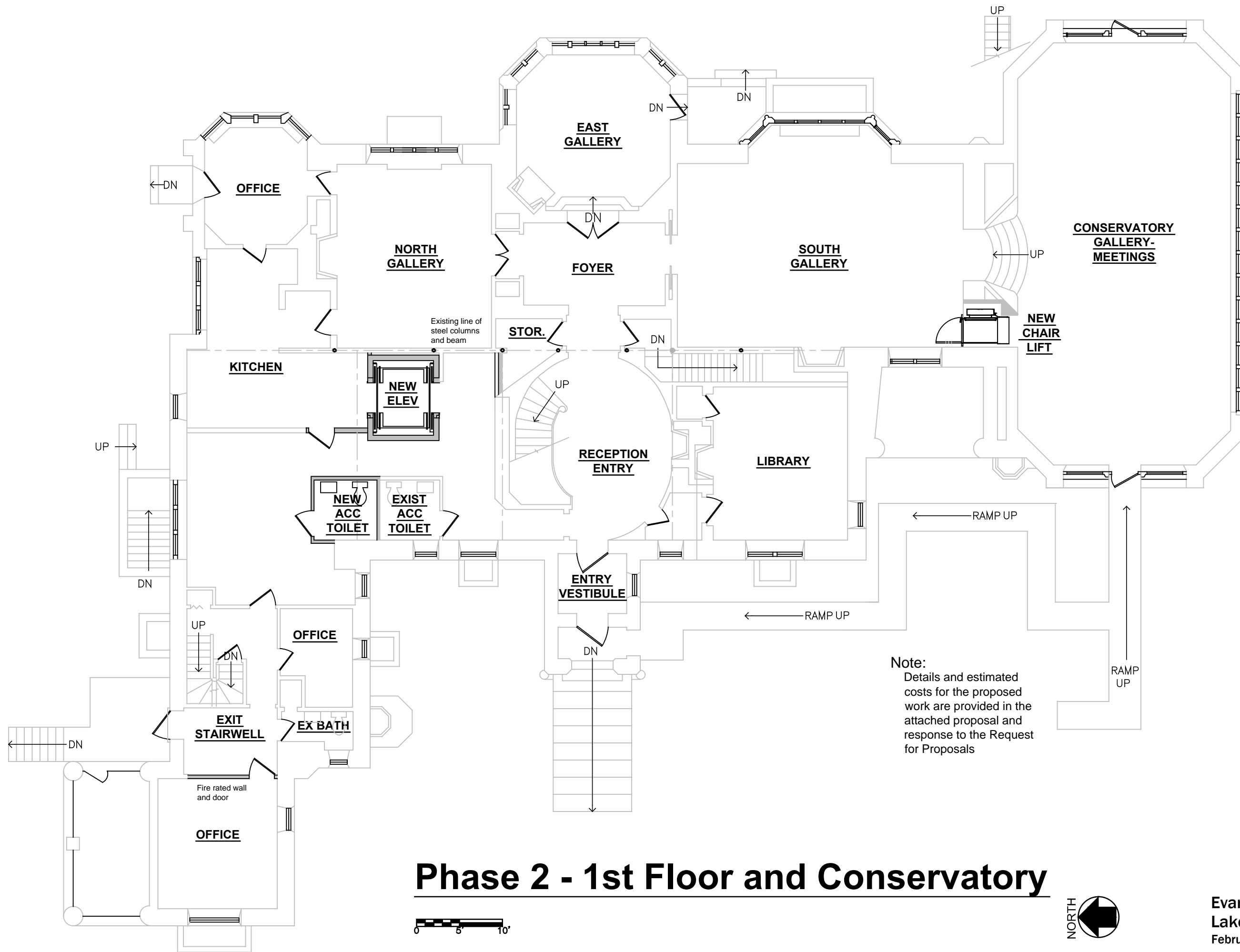




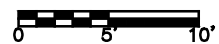
Note:
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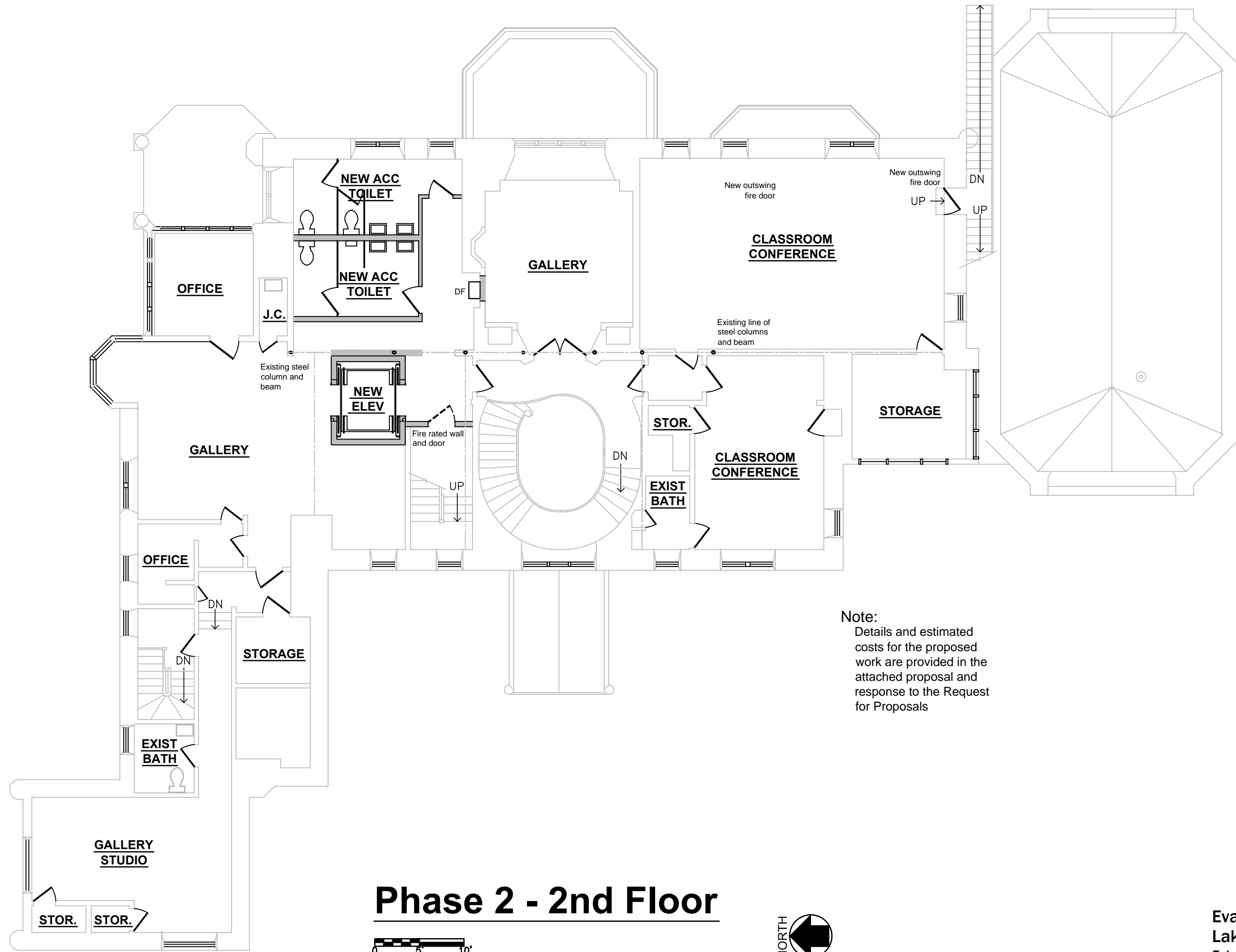
Phase 2 - Basement





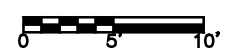
Phase 2 - 1st Floor and Conservatory

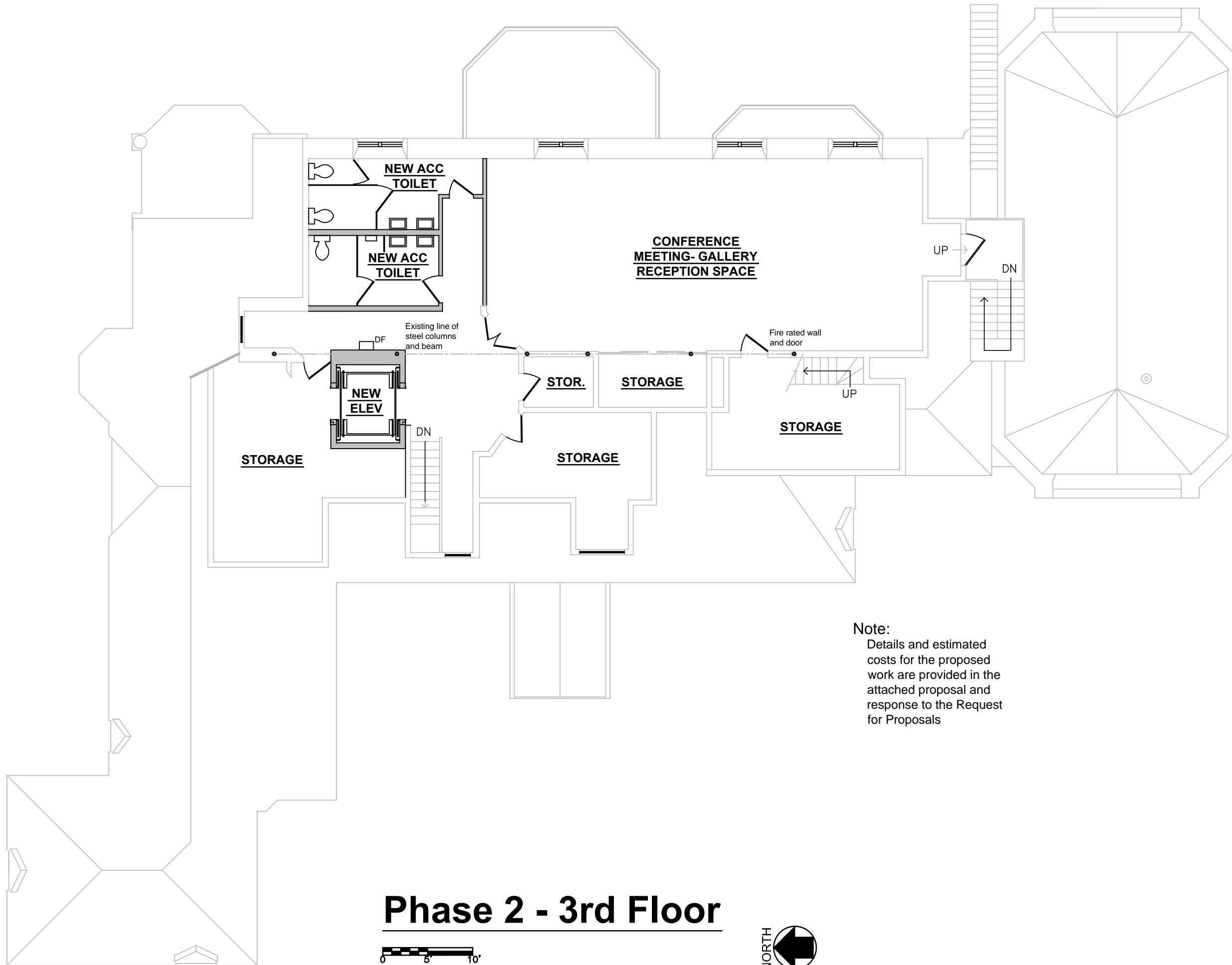




Note:
 Details and estimated costs for the proposed work are provided in the attached proposal and response to the Request for Proposals

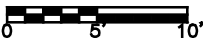
Phase 2 - 2nd Floor

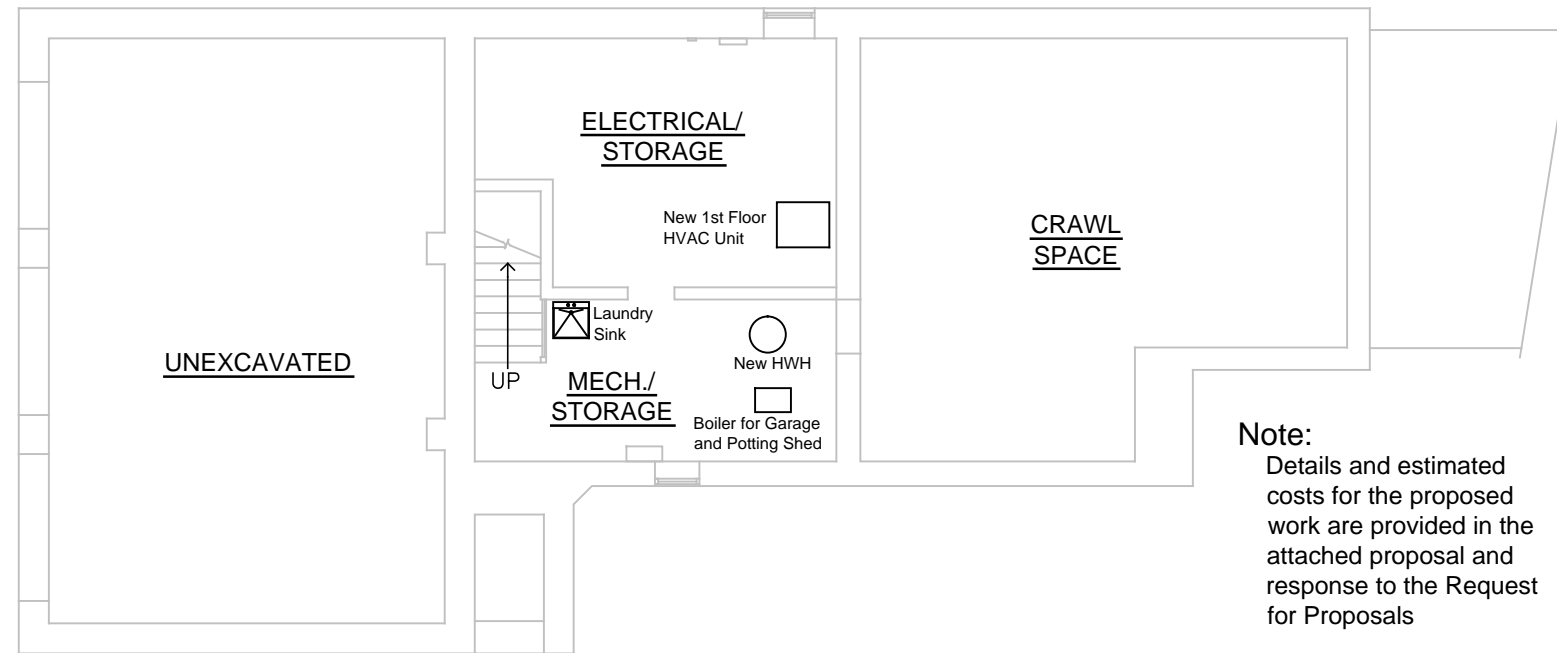




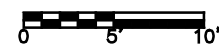
Note:
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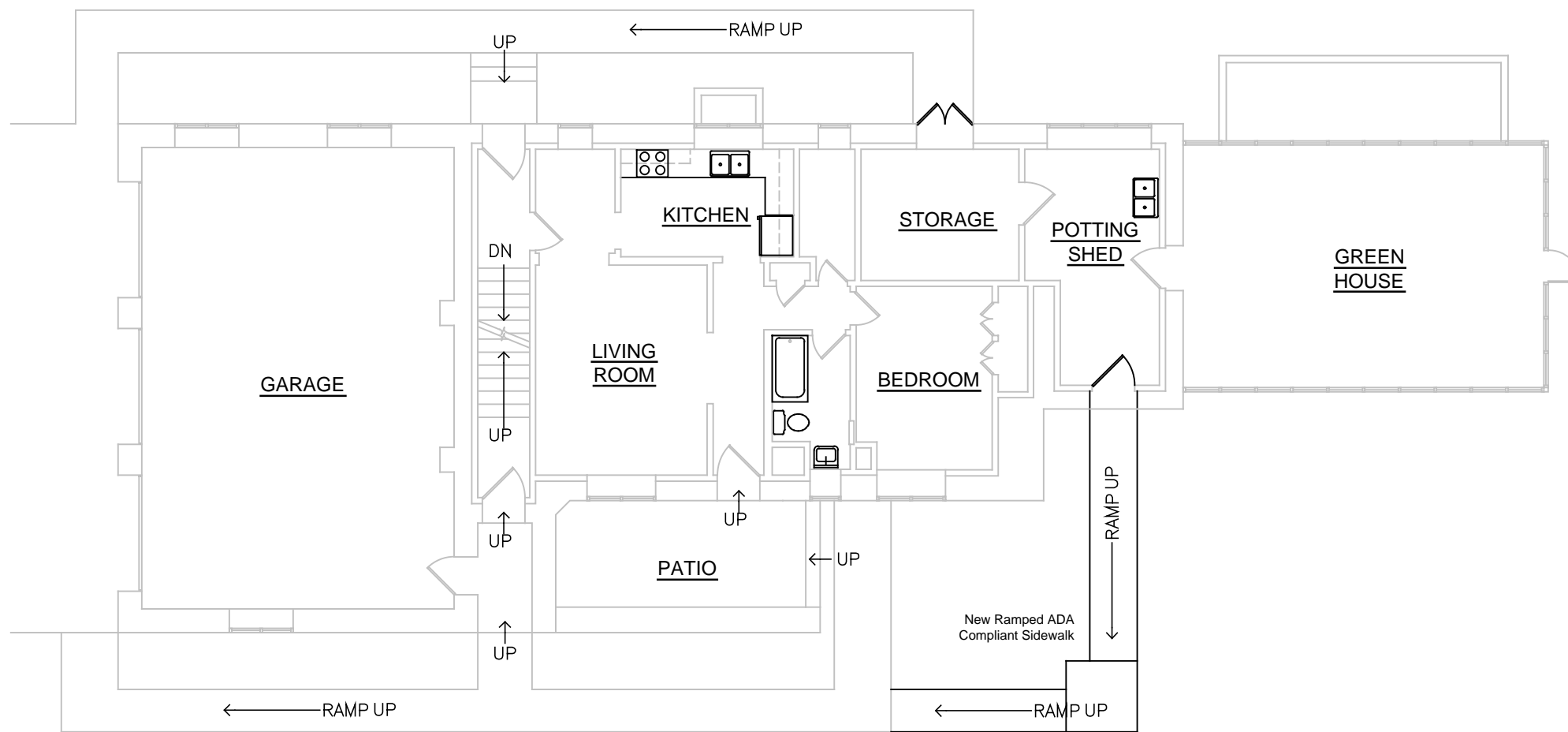
Phase 2 - 3rd Floor



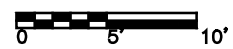


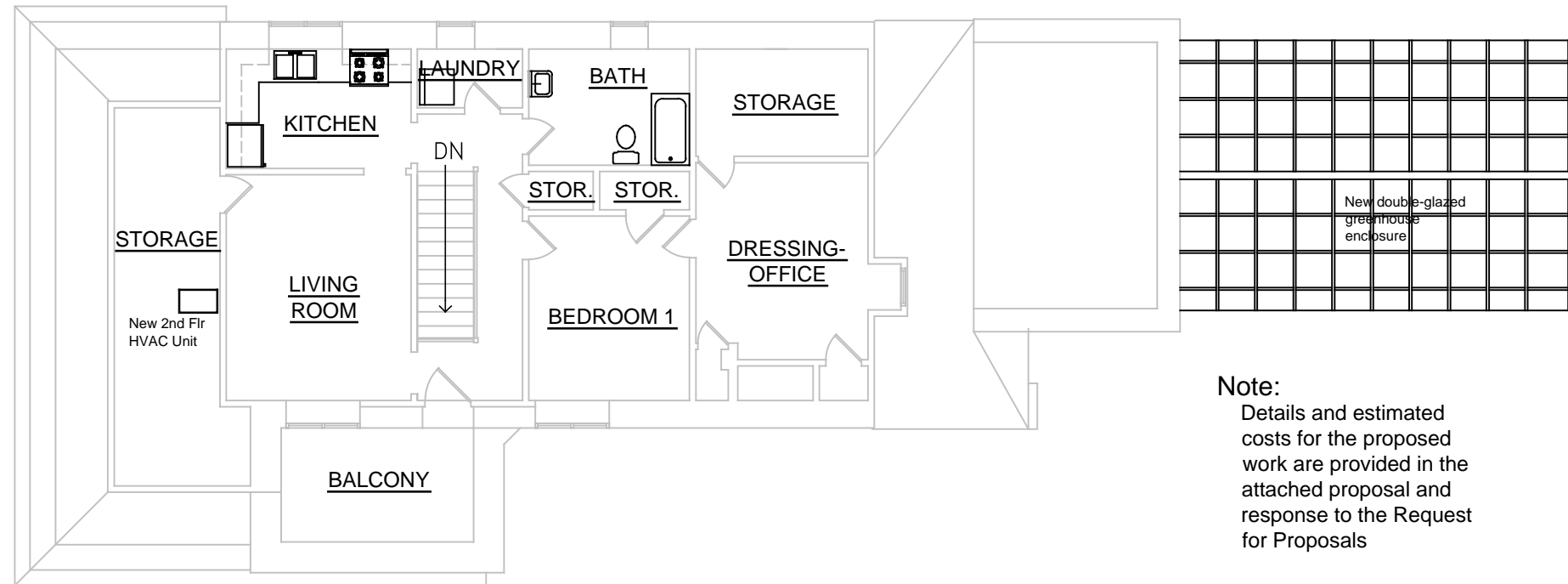
Phase 4 - Coach House Basement





Phase 4 - 1st Floor and Greenhouse





Note:
 Details and estimated costs for the proposed work are provided in the attached proposal and response to the Request for Proposals

Phase 1 - 2nd Floor

