



ADDENDUM to RFP 19-29, November 13, 2020

## **EXECUTIVE SUMMARY**

This Addendum addresses the two topics on which the City of Evanston requested further clarity:

The impact on fundraising of the Covid-19 pandemic and  
Updates to the business plan.

As stated in our response to RFP 19-29, our proposal is strongly community-focused. The mission of the organization is to renovate and repurpose the building and grounds to advance community programs and activities that will enhance the Evanston experience for all our citizens. After reviewing the presentations and proposals of the other respondents, we believe that this focus on the entire community sets our proposal apart from the others.

This focus is why we have developed a phased approach to renovating the building in the shortest time possible. Phase 1 of our proposal is designed to get the building open and operational (primarily the First Floor and the adjacent Conservatory). Rather than face the daunting task of raising many millions of dollars for a top-to-bottom renovation, the focus is on getting the First Floor safe, accessible and usable. This includes such major structural additions such as installing an elevator so that the public can begin eventually take advantage of this wonderful space. Getting Phase 1 completed will be a concrete testimony to our organization's ability to move the project forward, which will serve as a major driver for funding later phases. This approach also has the benefit of providing a focus for donors who will be much more willing to contribute to funding later phases of renovation when they see the progress of Phase 1.

## **IMPACT OF THE COVID-19 PANDEMIC ON FUNDRAISING**

There is no question that Covid-19 has put a damper on fundraising efforts. It is hard to argue for philanthropic funds to support a concept that is all about people getting together when people are being told not to get together and when so many of our fellow citizens are without income and need the basics of food and shelter to survive. Furthermore, it may be 2022 before life gets back to some semblance of normalcy where supporters and institutions who would likely contribute to the Harley Clarke cause can be presented to in person.

What is an important new factor for the City to consider is that we have the means to quickly secure funding for our Phase 1 plans. We have been offered a private and unsecured loan for up to \$1.5 million. Additionally, we have a mechanism that could allow us to take advantage of Historic Tax Credits that could flow from the renovation. We would create a subsidiary for-profit corporation that will seek out supportive Evanston residents to invest \$1 million in our Phase 1 effort. By doing so, they will be able to take advantage of these tax credits once the building has been completely put in service (when all four phases of development have been completed). This could take 4 to 5 years. The nearly \$5 million projected budget for all four phases would generate upwards of \$1 million in

tax credits which then would flow to the passive investors of the for-profit entity upon completion of the renovation. Between these two sources, we believe we can secure the funds required to quickly initiate the renovations and reopen the building through this combination of a partial draw-down on the loan coupled with a significant tax credit investment.

All of this, however, is premised on securing a lease. One important thing we learned in our fundraising efforts, both pre- and post-Covid-19, is that potential donors and funders will be more interested when there is a decisive path forward. The first step in that path is a lease commitment from the City. We anticipate the precise terms of the lease will have to be clarified with regard to what the City may require of the lessee, both in regard to the renovations and thereafter.

This is why the \$1.5 million private and unsecured loan that is available to Evanston Lakehouse and Gardens combined with the plan to take advantage of the Historic Tax Credits presents such a unique advantage for our proposal. These two sources will enable our group to begin rehabilitation work very quickly. Furthermore, our board member Elliott Dudnik, who served as the architect for several previous projects at Harley Clarke and many other major adaptive reuse and historic renovation projects for the City and other private and public entities, is familiar with the City's building regulations and procedures. We are confident that the process of meeting these requirements and obtaining building permits can be completed expeditiously. Furthermore, having previously designed and built projects that required phased construction and partial occupancy over a period of years, including both the Evanston Police Headquarters and the Evanston Fire and Life Safety Headquarters, Mr. Dudnik has structured this project in a phased manner for the reasons previously discussed.

While estimates for the proposed construction were included in our RFP 19-29 (see pp. 14-21, pp. 60-65, and the attached plans), given the impact of Covid-19 and the time that has passed since February, we have updated the three-phase renovation plan for the main building. Revised written descriptions of the work to be undertaken in each phase along with cost estimates follow in appendices to this Addendum. In addition, we included color-coded floor plans of all four floors of the structure for the first three phases. These emphasize and clarify what we expect to have completed at the conclusion of each phase on each floor and/or in each area of the building.

While not included in our cost estimates, we believe that we can benefit from in-kind donations from local firms and professionals. For example, Elliott Dudnik has offered to contribute a reduced cost of architectural services (value \$25,000), and we understand that Cahill Plumbing has indicated that they are open to participating.

Phase 4 of the project that encompasses the Coach house renovations has not substantially changed from the RFP response and thus no plans have been included although we do provide a description and cost estimate. Finally, Phase 5, described in the response (pp. 21-22) as the Jens Jensen Garden preservation and renovation is not included since it has also not changed.

## CHANGES TO BUSINESS MODEL

Since the submission of the ECLG proposal in February, we have identified two new sources that together can fund our Phase 1 renovation plan. The first is the \$1.5 million private and unsecured loan. Utilizing historic tax credits generated by the renovation of a landmark building is presented as the second option that amplify and enhance the ECLG proposal.

The \$1.5 million loan is available based on securing pledges for donations, not actual cash. This financial vehicle is ideal for this particular circumstance in that it does not need to be secured by hard assets as do most traditional loans and it does not rely on the project meeting any revenue goals.

With regard to the historic tax credits, qualifying entities can capture and use up to 20% of the rehabilitation of an historic building as a tax credit. For the ECLG proposal to qualify for this federal tax credit, the following must be present:

- A for-profit entity is the main conduit. Therefore, ECLG will create a for-profit corporation (a C Corporation). Establishing a for-profit entity will be initiated concurrently with negotiations of a lease.
- The renovated building must have some revenue generating element to qualify. The income producing plan that we have laid out for our sustaining business plan will be sufficient and reasonable for purposes of the tax credit. We trust our original submission details sufficient revenue opportunities to qualify. (pp. 30-34, Response 19-29).
- Rehabilitation must be focused on restoring the building to its historic heritage which is fully in keeping with our proposal.
- Renovations for historical tax credits can be completed in phases; this is also in our proposal. (pp. 13-23, Response 19-29).

The following outlines the for-profit entity that ECLG will create that will be a subsidiary corporation with:

- 1% held by managing and controlling partners (ECLG board).
- 99% held by passive investors.
- Evanston residents (and other interested parties) as passive investors.
- Contributions coming from these investments will be used as capital for the project.

Investors will benefit from their contribution by receiving their allocated share of the tax credits (estimated at 20% of \$5 million or \$1 million).

The advantage of this concept is that it provides a source of funding that can be readily obtained. It also offers Evanston residents, who may already support ECLG's proposal to save and rehabilitate Harley Clarke as a vehicle that will eventually allow for some financial return. More importantly it instills a sense of ownership and pride in what will be their building, a community building.

Since our proposal was submitted, we have also reviewed some of the assumptions that were made about revenue sources. These changes improve our revenue projections. The following adjustments are referenced under the relevant revenue line item as detailed on page 35 of the response.

- **Cafe**
  - Our original proposal assumed only a summer operation of the cafe, primarily serving Lighthouse Beach patrons.
  - As we indicated in our response to RFP 17-48 (submitted in 2018) and after again recently contacting several of those Evanston restaurants, year-round operation is a viable option. While the net revenue we projected for the summer months would not be sustained when the beach is closed, continuing cafe operations year-round and providing catering for events could reasonably add an estimated \$15-\$25,000 in revenue. Given the timing of our renovations, we have added this revenue starting in year 3.
- **Other Income**
  - Included on this general revenue line of our pro forma, “Other Income” included the rental of office space on a very limited basis (\$15,000/year). We purposely kept this revenue item minimal because our mission is community focused rather than creating more co-working space. However, the rental of office space on a short-term basis as we develop community-based programs that would use the space, could contribute to providing additional revenue in the short term.
  - In our recent review of our phased construction plan, we realized that it would be feasible to lease out some of the small rooms on the Second and Third Floors on a short-term basis until plans formalize for community utilization. We estimate that it is reasonable to assume an additional \$15-\$25,000 per year from additional rental space, perhaps beginning in year 2, but most likely year 3.

The following revised pro forma 5-year projection included the changes noted above in the highlighted time periods. The changes collectively increase the net funds available in year 5 from \$112,000 to \$162,000.

<b>ECHG P&amp;L Summary: Operations</b>					
<b>Income</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Events and Mtngs	44,900	73,050	120,000	178,800	196,800
Café	27,000	29,250	45,500	56,000	59,500
Community activites	2,400	3,600	4,800	4,800	4,800
Other income	20,000	32,500	52,500	57,500	57,500
Fund raising	65,000	85,000	100,000	100,000	100,000
<b>Total Income</b>	<b>159,300</b>	<b>223,400</b>	<b>322,800</b>	<b>397,100</b>	<b>418,600</b>
<b>Expenses</b>					
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
<b>Total Expenses</b>	<b>160,000</b>	<b>195,500</b>	<b>217,500</b>	<b>248,500</b>	<b>256,000</b>
<b>Net Fund Balance</b>	<b>(700)</b>	<b>27,900</b>	<b>105,300</b>	<b>148,600</b>	<b>162,600</b>



In summary, we have been told by professional fundraisers and have had it echoed by potential donors that a lease is essential for meaningful fundraising efforts. Donors are more likely to commit to the project with evidence of renovation and to a specific realizable goal rather than to a concept. The \$1.5 million loan and the historic tax credit mechanism will be able to fund the Phase 1 renovation and get the building re-opened. An added note: the professional fundraiser hired by ECLG in 2017 determined that the Evanston community donated over \$1 billion during the previous decade, so we feel confident that fundraising efforts can be successful. (pp. 15, Response 17-48).

Completion of Phase 1 opens up most of the First Floor and the unique Conservatory space, thereby enabling the building to be opened to the public so that community programs and activities as well as fundraising events can be held in the building. Being able to show the community that the building and grounds can be brought back to a first class condition is essential to raising money. Our phased approach and financing structure provide the fastest path to getting Harley Clarke reopened.

Our proposal not only brings the building back to the community in the least amount of time, but it also reduces the potential deterioration that will occur if the building is left empty. We are the only group that is capable of accomplishing this in the least amount of time. We have the plans and resources for the initial Phase 1 financing identified; the programs are envisioned, the public support (82% approval from voters in the 2018 referendum), the expertise of several board members and the energetic commitment of an active community-based volunteer board. The community outreach efforts we sponsored in the spring of 2019 turned out several hundred attendees who generated many, many ideas for classes, workshops, lectures, demonstrations, and events (pp. 26-29, Response 19-29).

Assuming the waning of Covid-19 and availability of a vaccine by late 2021, the public will be anxious, indeed, eager, to participate in group events. When Harley Clarke is ready for a grand opening, the community participation and support will be substantial and immediate.

## Appendix

### Phasing the Work to Accelerate Access for the Public to Programs

The overriding premise that drives the renovation and upgrading of Harley Clarke, the Coach house and the grounds is to achieve and provide as much benefit to the community as possible in the shortest amount of time. This requires that rather than wait until all financial resources are collected or raised before embarking on an extensive program of renovation before any access is available to the public, the funding will be phased with the project.

By doing this, two goals are achieved: not all funds need to be available for the specific work and ever-increasing portions of the building can be made available for the public for programs and activities.

Given that the pandemic has affected any start date for renovations as well as the ability to readily approach potential donors, funding sources, and user groups, the idea of phasing the work in this manner and being able to open portions of the main building represents an opportunity for the community to share in the building as quickly as possible. Simultaneously, it also represents the opportunity to prevent further deterioration of both the exterior envelope and many of the aging building systems while attracting additional funding.

Based upon the 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 just selected segments or interests) going forward. The construction budget that has been developed reflects this understanding and concern. 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.

Staging of the work cannot be undertaken without the need to ensure that the main building remains sound, 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. However, analyses of the conditions and safety at the buildings and the planning of the scope of work for each stage of construction or renovations will combine those considerations while seeking to allow public programs and activities to occur safely and to accommodate all potential users and donors.

As a consequence, the proposed work will be phased in a manner that ensures life-safety throughout the buildings by the addition of sprinklers and a complete fire alarm and attenuation system as part of the first phase of the renovations while adding accessibility in the form of chair lifts, enlarged doorways, accessible hardware, and ramps to the spaces and floors so that they can be available for the public as quickly as possible. Some major work will occur during Phase 1: the installation of an elevator because it cannot be staged floor-by-floor and requires structural changes is best done at one time, and an added accessible toilet to accommodate the increased population at the first floor.

Other work, such as new large accessible public toilet rooms will be staged as part of the work that opens up the upper floors to the public requiring these facilities. The focus at each stage will be to expand the use of the building, continue needed physical renovations, modernizations, and repairs, while continuing to accommodate the public and to ensure their safety.

As previously indicated, our understanding of the conditions comes from numerous sources, primarily those provided by the City of Evanston as part of this RFP process as well those presented at the public hearing held before the Evanston Preservation Commission on October 18, 2018. Physical inspections of the site and buildings by a number of qualified professionals with preservation and construction expertise have provided input. These have been valuable to the proposed project architect, Elliott Dudnik, of Elliott Dudnik + Associates, who has previously acted on behalf of the City of Evanston on six separate restoration and accessibility projects at both Harley Clarke and the Coach house over a period of 24 years.

There will be five project phases:

- Phase 1: First floor and Conservatory
- Phase 2: Second and Third Floors and First Floor Kitchen
- Phase 3: Basement and Building Exterior
- Phase 4: Coach House – all three levels
- Phase 5: Jens Jensen Gardens

As noted, the first three phases encompass the main building while the fourth phase is the Coach house; the fifth phase encompasses the preservation and restoration of the Jens Jensen Gardens. The scope, intent, major construction elements, and estimates for the cost of each phase are described in detail below.

To clarify these descriptions further, we have also included floor plans of the buildings that identify the spaces or facilities that will be a part of each of these phases. They identify graphically the increased availability of public spaces and any necessary support facilities. These plans are accompanied by the construction cost estimates that have been updated to reflect increases in the cost of materials and labor that have occurred since last February and when we anticipate the work of Phase 1 will be underway by September 2021.

## **The Four Phases of Building Renovation**

### **Phase 1: First Floor and the attached 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 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 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 to be provided and therefore, 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 upper floors.

Access between the first floor spaces and the Conservatory will be accommodated by a new chair lift between the two building levels. Finally, a second accessible toilet room 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.

The public spaces will be upgraded on the first floor with 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. 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 extending from Basement to third 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:** \$1,615,000

## **Phase 2: Second and Third Floors of the Mansion and First Floor Kitchen**

**Scope and Intent of Work:** This phase will 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 initial phase with the addition of new sprinkler and fire alarm systems, the upper floors require accommodation for larger numbers of users and other activities.

Two new toilet rooms will be added on each floor directly north of the larger public meeting, conference, and event spaces. The new toilet rooms will be accessible to eliminate the necessity for using such facilities on other floors. All doors will be fitted with accessible hardware and signage will accommodate all users.

All the public spaces including the former ballroom that occupies much of the south half of the third floor, and the other studios, classroom, and meeting rooms, 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 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. 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.

In addition, the original Kitchen areas in the northeast portion of the 1<sup>st</sup> Floor will be upgraded with new counters, sinks, plumbing, electrical and finishes for use by outside vendors or caterers. This area is accessible to the new elevator and allows catered food to be brought to all levels of the building as well as to a café located adjacent to that area within the building or outside.

**Major Renovations:** Four new accessible public toilet rooms, new doors and partitions for fire-safety compliance, new finishes, lighting, and flooring for all the offices, studios, conference rooms, and repairs and restoration of existing windows, new counters, sinks and finishes in kitchen.

**Estimated cost:** \$1,003,000

### **Phase 3 Basement, Support Systems, Exterior Envelope, and Patio**

**Scope and Intent of Work:** With the completion of renovations for most of the public spaces on the upper three floors, as well as ensuring both life-safety and accessibility, the intent of the Phase 3 of renovations is to address some of the support systems as well as to complete renovations and repairs of the building envelope and the remaining basement public areas.

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, furniture and seasonal items. Furthermore, the “Rumpus Room,” 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 power and energy efficient lighting, and new floor finishes.

In addition, the Support Systems will be upgraded and the old 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 the windows having been replaced in the previous phases, the exterior masonry needs 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 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 also include power washing the finished masonry to match the similar treatment performed at the Coach house ten years ago. Any of the existing copper gutters and downspouts that are split or 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 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. A patio will afford opportunities for extending public events beyond the confines of the building and for outdoor food service.

**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” and new or existing windows.

**Estimated cost:** \$1,473,000

#### **Phase 4 Coach House**

**Scope and Intent of Work:** The freestanding 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. The exterior of the two-story building was renovated and repaired twelve years ago including removal of the ivy and full tuckpointing, repairing, and washing of the stone. This exterior work was part of a City project to remodel the interior living spaces as well but was never completed.

Phase 4 will complete that earlier project and will replace all the outdated mechanical, electrical, and plumbing systems, fixtures and equipment. The existing heating system will be replaced with two forced air heating-cooling system serving 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 resulting 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 also 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 lack of maintenance may have 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, new lighting and power will be installed, and the interior surfaces and exterior wood doors and trim will be painted.

The Potting Shed and Greenhouse will be restored and upgraded. The present greenhouse structure is not original to the Harley Clarke construction. The present enclosure is more than thirty years old and the double-glazing system is failing. The aluminum substructure will be salvaged and new double-glazing will be installed on the roof and end wall. The interior planting beds and benches will be repaired and heating will be 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, power, and improved heating from the new boiler.

**Estimated cost:** \$811,000

## **Schematic Floor Plans**

The schematic floor plans provided in the appendices to this Addendum and 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 of the adjoining coach house.

The plans are not intended to be construction drawings or documents and only selected items have been identified in detail. The principal uses have been “color-coded” to provide an overall understanding of what will have been completed at the end of each phase to 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 were included in our original Proposal.

For each of the first two phases: **Phase 1 First Floor and Conservatory** and **Phase 2 Second and Third Floors**, included are plans (Basement, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, and/or 3<sup>rd</sup> Floor) illustrating the work and configuration of those floors or floor areas to be developed or addressed. New spaces such as the public toilets on 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floors, as well as the new elevator serving the entire building and the chair lift between Conservatory and 1<sup>st</sup> floor, as well as the renovated Kitchen are also shown.

**Phase 3 Basement and Exterior** includes only the plan of the Basement with the renovation of the “Rumpus Room” area. Much of the other work for this phase relates 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, and does not appear on the plans.

**Phase 4 Coach house** is presented with three floor plans, one for each floor of the building (Basement, 1<sup>st</sup> Floor, and 2<sup>nd</sup> 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.

## **Detailed Estimated for Construction Costs by Project Phase**

The four attached spreadsheets provide construction cost estimates including associated contingencies, contractor fees, overhead, and profit for each of the four phases that have been described in this Proposal (see appendices to this Addendum). Estimated building permit fees and architectural-engineering fees are also included in each case.

The 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 the work is scheduled to be performed. The location of the work can be directly related to the floor plans that have been provided.

## EVANSTON COMMUNITY LAKEHOUSE & GARDENS

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

Floor Level	Item	Description of Work	Estimated Cost
<b>Basement</b>			
	ADA Compliance	Elevator machine room, shaft, pit & doors	\$40,000.00
	ADA Compliance	Dual-roped, holeless double-sided elevator	\$160,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$65,000.00
	Fire alarm system	Panels, alarms, sensors	\$10,000.00
	Demolition & excavation	Excavate pit, demo floor and walls	\$12,000.00
	Walls, doors & ADA HW	Boiler room and elevator area	\$12,000.00
	Elec power & lighting	New service panels, power, lights & exit signs	\$40,000.00
	Plumbing	Service and piping to new toilet areas	\$15,000.00
	Heating	Repair & service boiler system	\$18,000.00
<b>1st Floor</b>			
	ADA Compliance	Elevator shaft & doors	\$17,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$45,000.00
	Fire alarm system	Panels, alarms, sensors	\$10,000.00
	ADA Compliance	Repair front door operators	\$8,000.00
	ADA compliance	Repair walk & ramp to front door & conservatory	\$12,000.00
	ADA Compliance	Additional compliant toilet adjacent to existing	\$18,000.00
	Demolition	Floor slab at elevator and misc walls	\$9,000.00
	Exterior windows	Repair-restore-double glaze exist windows	\$140,000.00
	Walls, doors & ADA HW	Office, elevator, and other areas	\$18,000.00
	Patch walls, ceilings & trim	Patch or repair	\$16,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$32,000.00
	Floors	Patch & refinish	\$24,000.00
	Elec power & lighting	New panels, power, lights & exit signs	\$40,000.00
	Plumbing	Supply and sanitary to 1st Floor new toilet area	\$12,000.00
	Heating	Repair & service radiators and controls	\$8,000.00
<b>Conservatory</b>			
	ADA Compliance	Chair lift to 1st floor level	\$17,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$9,000.00
	Fire alarm system	Panels, alarms, sensors	\$7,000.00
	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	\$7,000.00
	Paint ceilings & trim	Patch, prime, finish	\$10,000.00
	Floors and stairs	Patch, seal and coat or paint; add handrails	\$24,000.00
	Elec power & lighting	New power, lights, exit signs	\$9,000.00
	Windows and doors	Repair, reglaze, paint existing windows & doors	\$15,000.00
	Heating	Repair & service infra-red heaters and controls	\$7,000.00
<b>2nd Floor</b>			
	ADA Compliance	Elevator shaft & doors	\$17,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$45,000.00
	Fire alarm system	Panels, alarms, sensors	\$10,000.00
	Demolition	Floor slab at elevator and walls at stairs	\$7,000.00
	Walls, doors & ADA HW	Around shaft and stair to 3rd Floor	\$7,000.00
<b>3rd Floor and Attic</b>			
	ADA Compliance	Elevator shaft & doors	\$17,000.00
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$65,000.00
	Fire alarm system	Panels, alarms, sensors	\$12,000.00
	Demolition	Floor slab at elevator and walls at stairs	\$7,000.00
	Walls, doors & ADA HW	Around shaft and stair from 2nd Floor & to attic	\$9,000.00
<b>Total Phase #1 Construction Cost</b>			
	Base construction cost	Costs less contingencies, fees, permits, OH&P	\$1,091,000.00
	Miscellaneous costs	Misc items, contingencies & allowances	\$109,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$120,000.00
	Contractor fee	10% allowance	\$132,000.00
	Permits	1.5% allowance	\$21,000.00
	Architect-engineer fees	10% allowance	\$142,000.00
	<b>Total estimated construction cost with fees (September 2021)</b>		<b>\$1,615,000.00</b>



# EVANSTON COMMUNITY LAKEHOUSE & GARDENS

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

Floor Level	Item	Description of Work	Estimated Cost
<b>Basement</b>			
	No proposed work in this area as part of this phase		
<b>1st Floor</b>			
	Demo and removal	Remove existing kitchen appliances, misc items	\$4,000.00
	Kitchen upgrade	Counters & sinks for outside vendor use	\$8,000.00
	Walls, doors & ADA HW	Northeast office and kitchen area	\$15,000.00
	Patch walls, ceilings & trim	Patch or repair	\$17,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$22,000.00
	Floors	Patch & refinish	\$12,000.00
	Refinish entry stair & library	Refinish stairs, railings, library shelving, etc.	\$18,000.00
	Elec power & lighting	Power and lights	\$18,000.00
	Plumbing	Supply and sanitary upgrade to kitchen	\$8,000.00
	Phone & telecom	Phone and Wi-Fi to offices	\$7,000.00
<b>2nd Floor</b>			
	Exterior windows	Repair-restore-double glaze existing windows	\$120,000.00
	ADA & Occup Compliance	Two Additional ADA compliant toilet rooms	\$60,000.00
	Walls, doors & ADA HW	Conference & classrooms, offices, workshops	\$24,000.00
	Patch walls, ceilings & trim	Patch or repair	\$18,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$33,000.00
	Floors	Patch & refinish	\$32,000.00
	Elec power & lighting	New panels, power, lights & exit signs	\$28,000.00
	Plumbing	Supply and sanitary to 3rd floor new toilet area	\$15,000.00
	Phone & telecom	Phone & Wi-Fi to conference and offices	\$7,000.00
	Heating	Repair & service radiators and controls	\$7,000.00
<b>3rd Floor and Attic</b>			
	Exterior windows	Repair-restore-double glaze existing windows	\$5,000.00
	ADA & Occup Compliance	Two Additional ADA compliant toilet rooms	\$60,000.00
	Walls, doors & ADA HW	Large meeting-conference room, storage	\$25,000.00
	Patch walls, ceilings & trim	Patch or repair	\$18,000.00
	Paint walls, ceilings & trim	Patch, prime, finish incl exposed trusswork	\$28,000.00
	Floors	Patch & refinish	\$27,000.00
	Elec power & lighting	New panels, power, lights & exit signs	\$12,000.00
	Plumbing	Supply and sanitary to 2nd floor new toilet area	\$15,000.00
	Phone & telecom	Phone & Wi-Fi to meeting room	\$6,000.00
	Heating	Repair & service radiators and controls	\$7,000.00
<b>Total Phase #2 Construction Cost</b>			
	Base construction cost	Costs less contingencies, fees, permits, OHP	\$676,000.00
	Miscellaneous costs	Misc items, contingencies & allowances	\$68,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$74,000.00
	Contractor fee	10% allowance	\$82,000.00
	Permits	1.5% allowance	\$13,000.00
	Architect-engineer fees	10% allowance	\$90,000.00
	<b>Total estimated construction cost with fees (September 2021)</b>		<b>\$1,003,000.00</b>

## EVANSTON COMMUNITY LAKEHOUSE & GARDENS

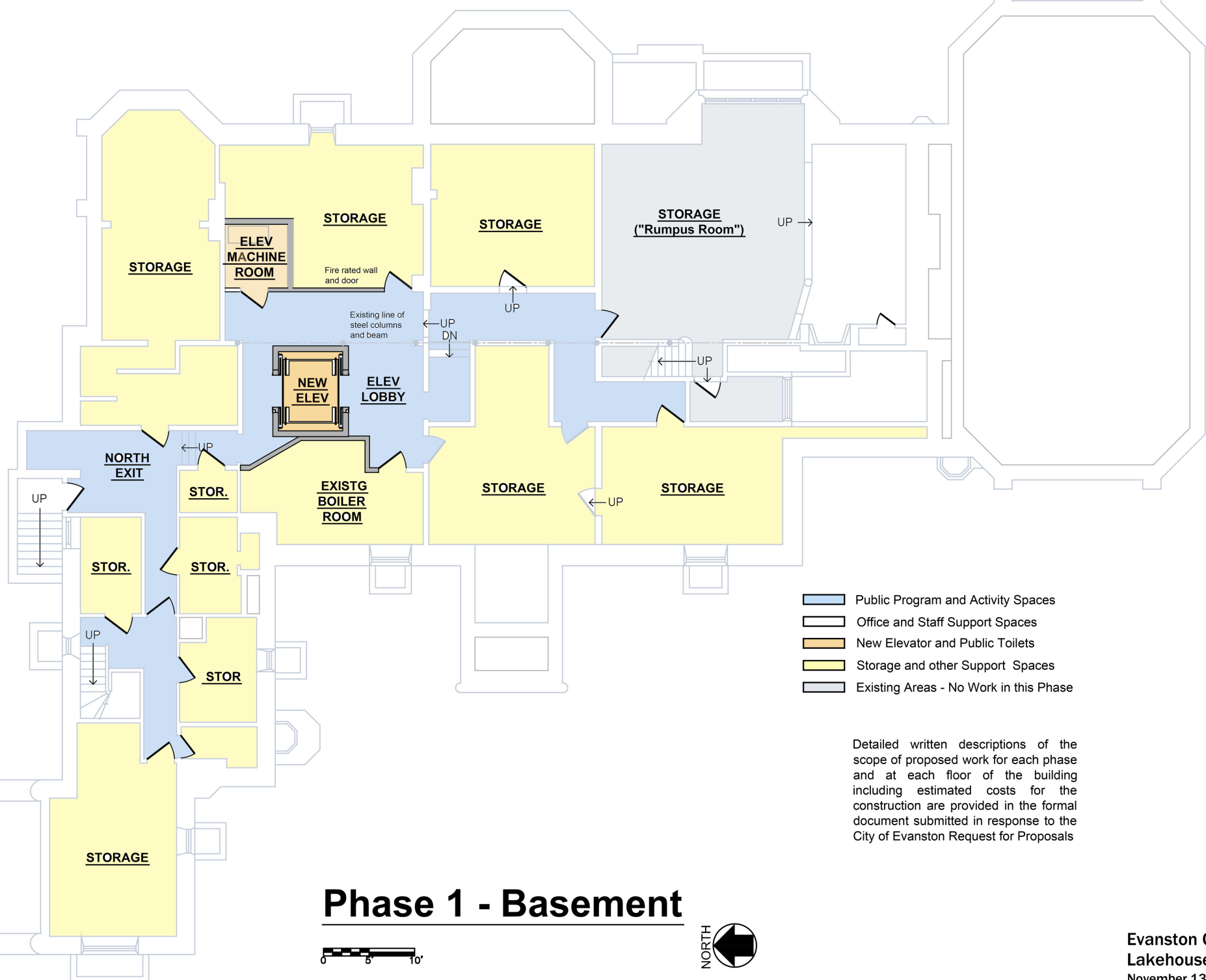
### Phase #3 Harley Clarke Mansion and Conservatory Estimated Renovation Construction Costs

Floor Level	Item	Description of Work	Estimated Cost
<b>Basement</b>			
	Demolition	Remove existing kilns and equipment	\$4,000.00
	Walls, doors & ADA HW	Storage rooms	\$6,000.00
	Refurbish "Rumpus Room"	Paint, flooring, accessories	\$18,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$14,000.00
	Floors	Patch & refinish	\$10,000.00
	Elec power & lighting	Upgrade power, lights & exit signs	\$18,000.00
	Heating	Replace existing boiler system and controls	\$85,000.00
<b>Mansion Exterior</b>			
	Demo and removal	Remove all existing ivy; restore grade	\$30,000.00
	Exterior masonry	Repair & replace broken stonework, tuckpoint masonry walls, chimneys, sills; replace lintels	\$420,000.00
	Roof	Replace and secure missing or loose tiles	\$65,000.00
	Gutters and downspouts	Repair seams, restore missing sections	\$45,000.00
	Fire escape	Scrape and paint existing steel stair	\$7,000.00
	New east patio	Bluestone pavers, sand and stone bed	\$60,000.00
<b>Conservatory</b>			
	Windows and doors	Repair or replace wood curtain walls	\$145,000.00
	Exterior masonry	Repair, patch & point	\$18,000.00
	Interior stone	Repair, patch & point stairs to 1st floor	\$8,000.00
	Gutters and downspouts	Repair seams, cisterns and downspouts	\$18,000.00
	Stone finials & bollards	Repair or replace and reset at roof	\$22,000.00
<b>Total Phase #3 Construction Cost</b>			
	Base construction cost	Costs less contingencies, fees, permits, OHP	\$993,000.00
	Miscellaneous costs	Misc items, contingencies & allowances	\$99,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$109,000.00
	Contractor fee	10% allowance	\$120,000.00
	Permits	1.5% allowance	\$20,000.00
	Architect-engineer fees	10% allowance	\$132,000.00
	<b>Total estimated construction cost with fees (September 2021)</b>		<b>\$1,473,000.00</b>

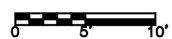
# EVANSTON COMMUNITY LAKEHOUSE & GARDENS

## Phase #4 Harley Clarke Coach House Estimated Renovation Construction Costs

Floor Level	Item	Description of Work	Estimated Cost
<b>Basement and Rear Entry Stair</b>			
	Sprinkler system	Sprinkler piping, heads, controls, valves	\$9,000.00
	Fire alarm system	Panels, alarms, sensors	\$3,000.00
	Demo and removal	Remove existing boiler and all related piping	\$6,000.00
	Walls and ceilings	Patch, prime and paint after new htg system	\$12,000.00
	Elec power & lighting	New service panels, power, lights	\$18,000.00
	Plumbing	New HWH heaters & piping for washer	\$9,000.00
	HVAC	New 1st Flr heating-cooling system & ductwork	\$22,000.00
	Heating	New boiler for heat to Garage and Potting Shed	\$9,000.00
<b>1st Floor Apartment</b>			
	Sprinkler & alarm system	Sprinkler piping, heads; panel, alarms, sensors,	\$8,000.00
	Demolition	Remove radiators, kitchen, bath, etc	\$8,000.00
	Walls, doors	Patch or replace rear, front, BR, bath	\$12,000.00
	Patch, prime & paint	Walls, ceilings& trim; new doors	\$38,000.00
	Floors	Patch & refinish	\$18,000.00
	Cabinets, tops, appliances	Cabinetry, counters, appliances, installation	\$24,000.00
	Bathroom fixtures & access	Plumbing fixtures, vanity, accessories	\$7,000.00
	Elec power & lighting	New power, lights	\$16,000.00
	Plumbing	Supply and sanitary to 1st Floor toilet & kitchen	\$12,000.00
	HVAC	Supply and return grilles at floor, controls	\$4,000.00
<b>2nd Floor Apartment</b>			
	Sprinkler & alarm system	Sprinkler piping, heads; panel, alarms, sensors,	\$10,000.00
	Demolition	Remove radiators, kitchen, bath, etc	\$9,000.00
	Walls, ceilings & doors	Patch, scrape, or replace	\$38,000.00
	Paint walls, ceilings & trim	Patch, prime, finish	\$22,000.00
	Floors	Patch & refinish	\$20,000.00
	Cabinets, tops, appliances	Cabinetry, counters, appliances, installation	\$24,000.00
	Laundry appliances	Washer, dryer, cabinetry, shelving, vent	\$4,000.00
	Bathroom fixtures & access	Plumbing fixtures, vanity, accessories	\$7,000.00
	Elec power & lighting	New power, lights	\$20,000.00
	Plumbing	Supply & san to 2nd Flr bath, laundry & kitchen	\$22,000.00
	HVAC	New 2nd Flr heating-cooling system & ductwork	\$25,000.00
<b>Exterior</b>			
	Exterior walls	Tuckpoint walls and chimney	\$8,000.00
	Patch or repair roof	Replace and secure loose or broken tiles	\$8,000.00
	Window and door trim	Paint and caulk around doors & windows	\$6,000.00
	North Patio	Clean and reset stone pavers	\$5,000.00
	Gutters & downspouts	Patch or replace split or damaged sections	\$6,000.00
<b>Potting Shed and Greenhouse</b>			
	Reglaze greenhouse	Remove, replace with new double glazing	\$30,000.00
	Heating	New radiators & controls for shed & greenhse	\$6,000.00
	Elec power & lighting	New power and lighting for shed & greenhouse	\$5,000.00
	Patch & paint	Walls, clgs, trim in shed; repair planting tables	\$9,000.00
	Extend sidewalk-ramp	Extend ADA ramp to potting shed	\$7,000.00
	Replace doors	Replace vandalized doors, new HW, locks	\$6,000.00
<b>Garage</b>			
	Heating	New radiators and piping from new boiler	\$6,000.00
	Elec power & lighting	New circuitry, power, lighting	\$4,000.00
	Paint exterior doors & trim	Patch, scrape, prime & paint	\$5,000.00
<b>Total Phase #4 Construction Cost</b>			
	Base construction cost	Costs less contingencies, fees, permits, OHP	\$547,000.00
	Miscellaneous costs	Misc items, contingencies & allowances	\$55,000.00
	General conditions	Site maintenance, security, bonds, insurance	\$60,000.00
	Contractor fee	10% allowance	\$66,000.00
	Permits	1.5% allowance	\$10,000.00
	Architect-engineer fees	10% allowance	\$73,000.00
	<b>Total estimated construction cost with fees (September 2021)</b>		<b>\$811,000.00</b>

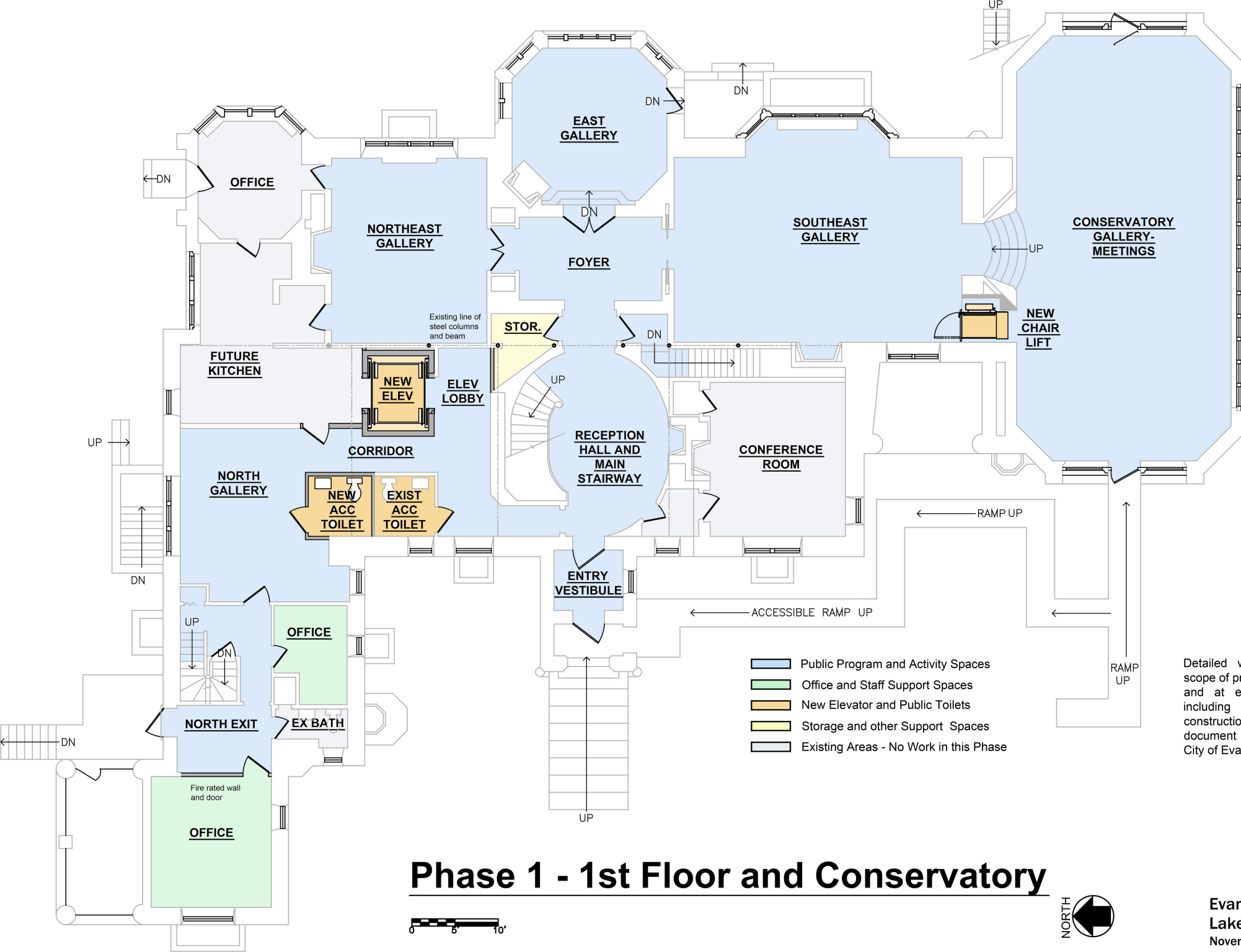


# Phase 1 - Basement

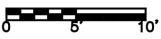


- Public Program and Activity Spaces
- Office and Staff Support Spaces
- New Elevator and Public Toilets
- Storage and other Support Spaces
- Existing Areas - No Work in this Phase

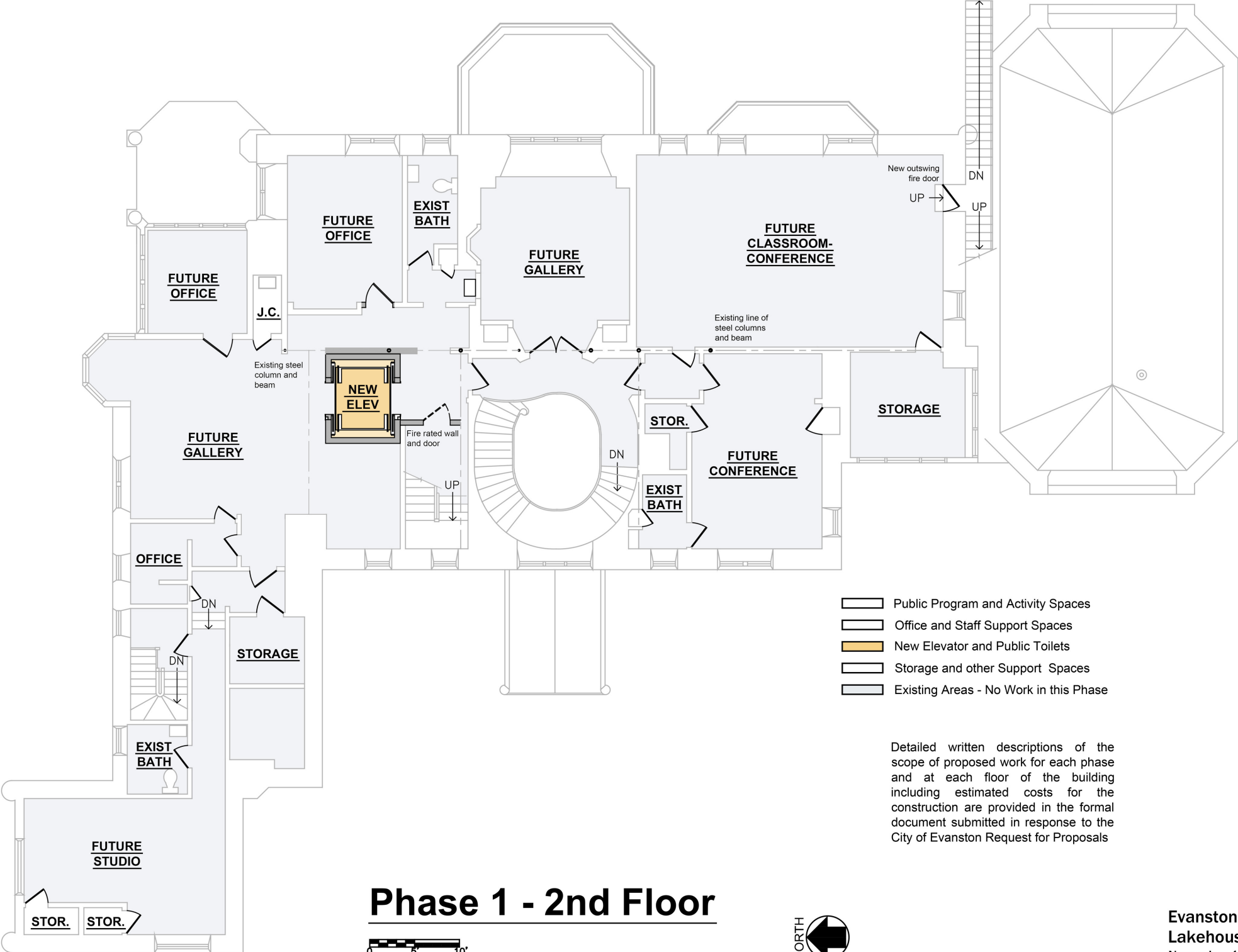
Detailed written descriptions of the scope of proposed work for each phase and at each floor of the building including estimated costs for the construction are provided in the formal document submitted in response to the City of Evanston Request for Proposals



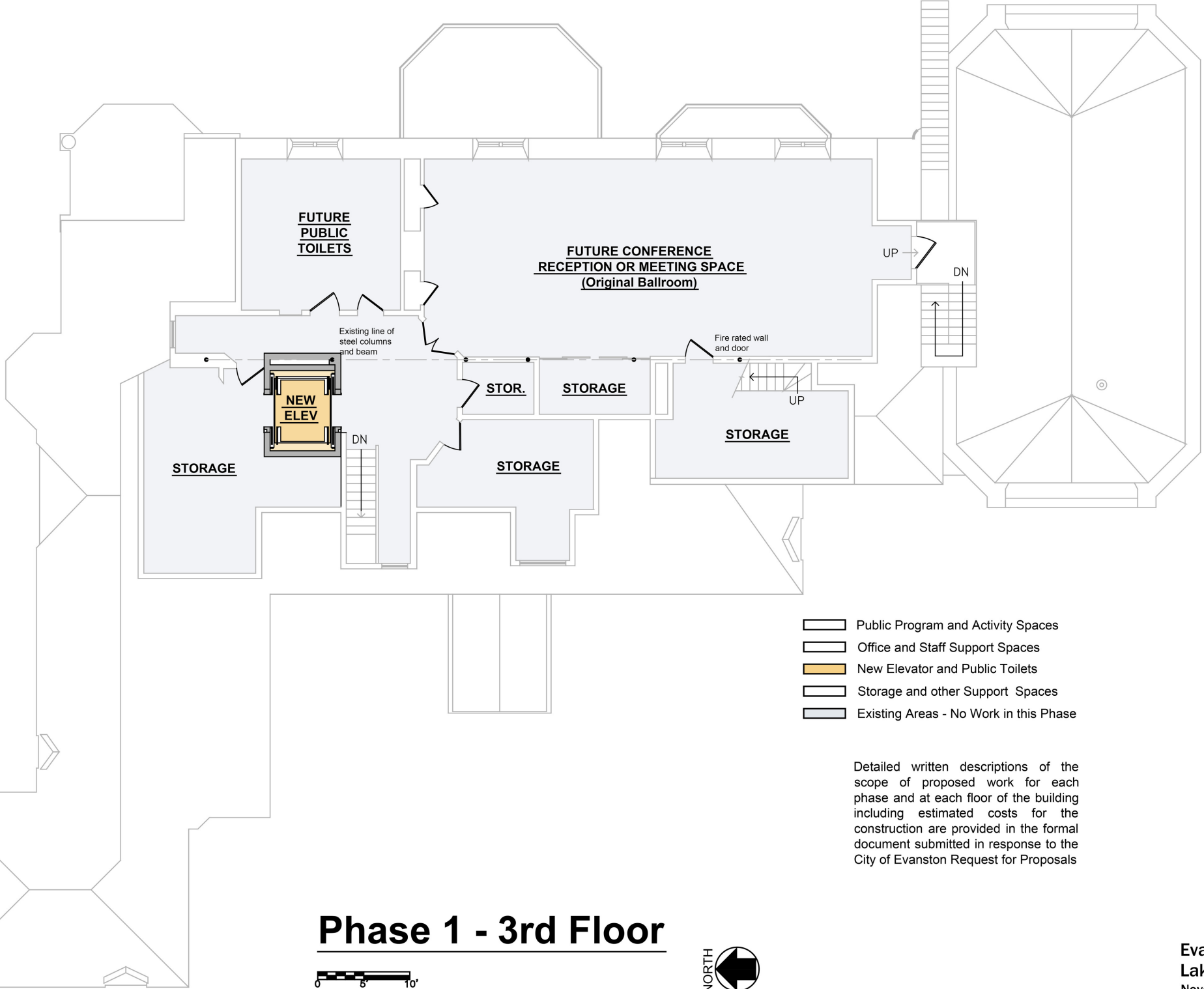
# Phase 1 - 1st Floor and Conservatory



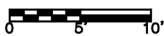
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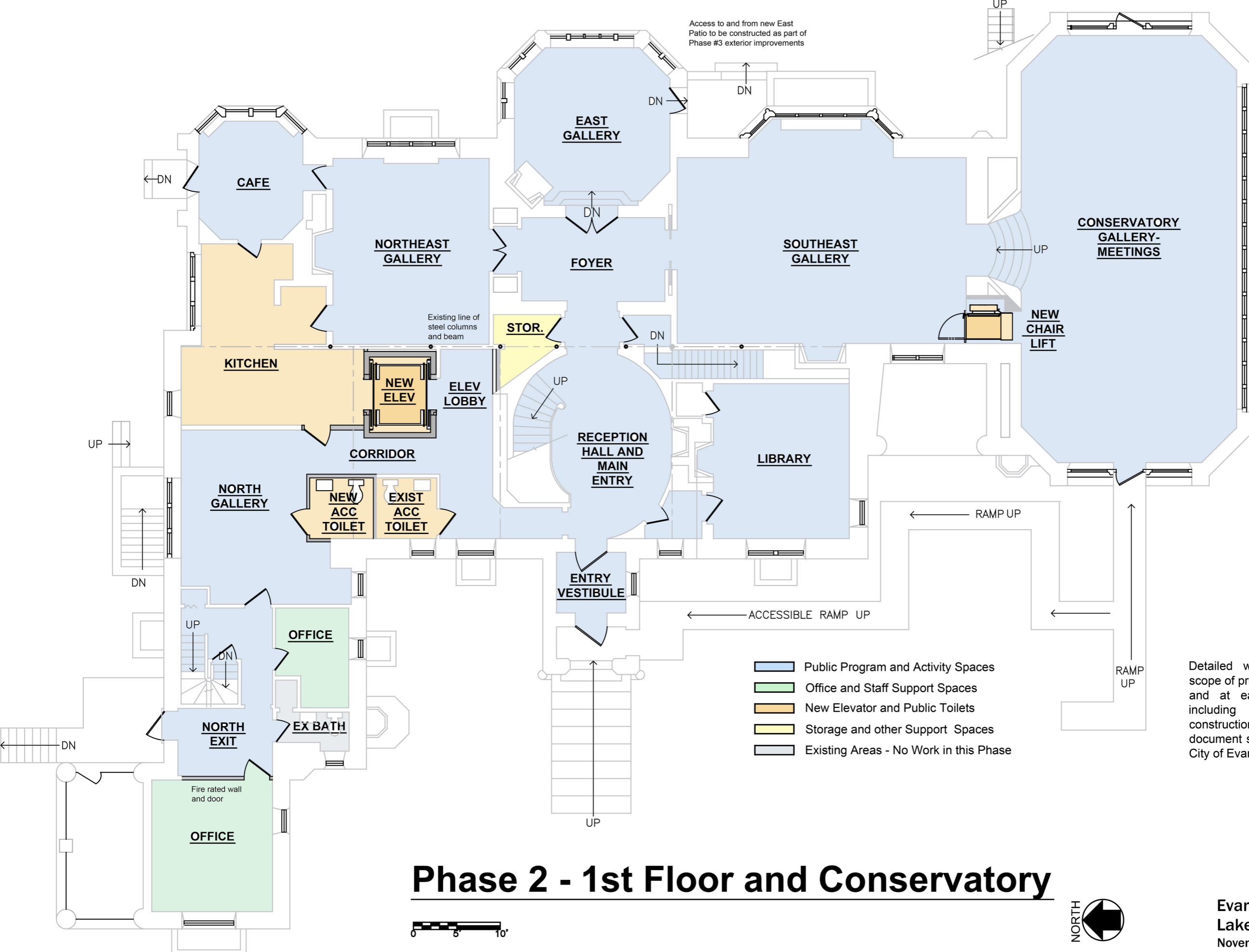
# Phase 1 - 3rd Floor



- Public Program and Activity Spaces
- Office and Staff Support Spaces
- New Elevator and Public Toilets
- Storage and other Support Spaces
- Existing Areas - No Work in this Phase

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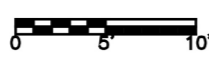


Access to and from new East  
Patio to be constructed as part of  
Phase #3 exterior improvements

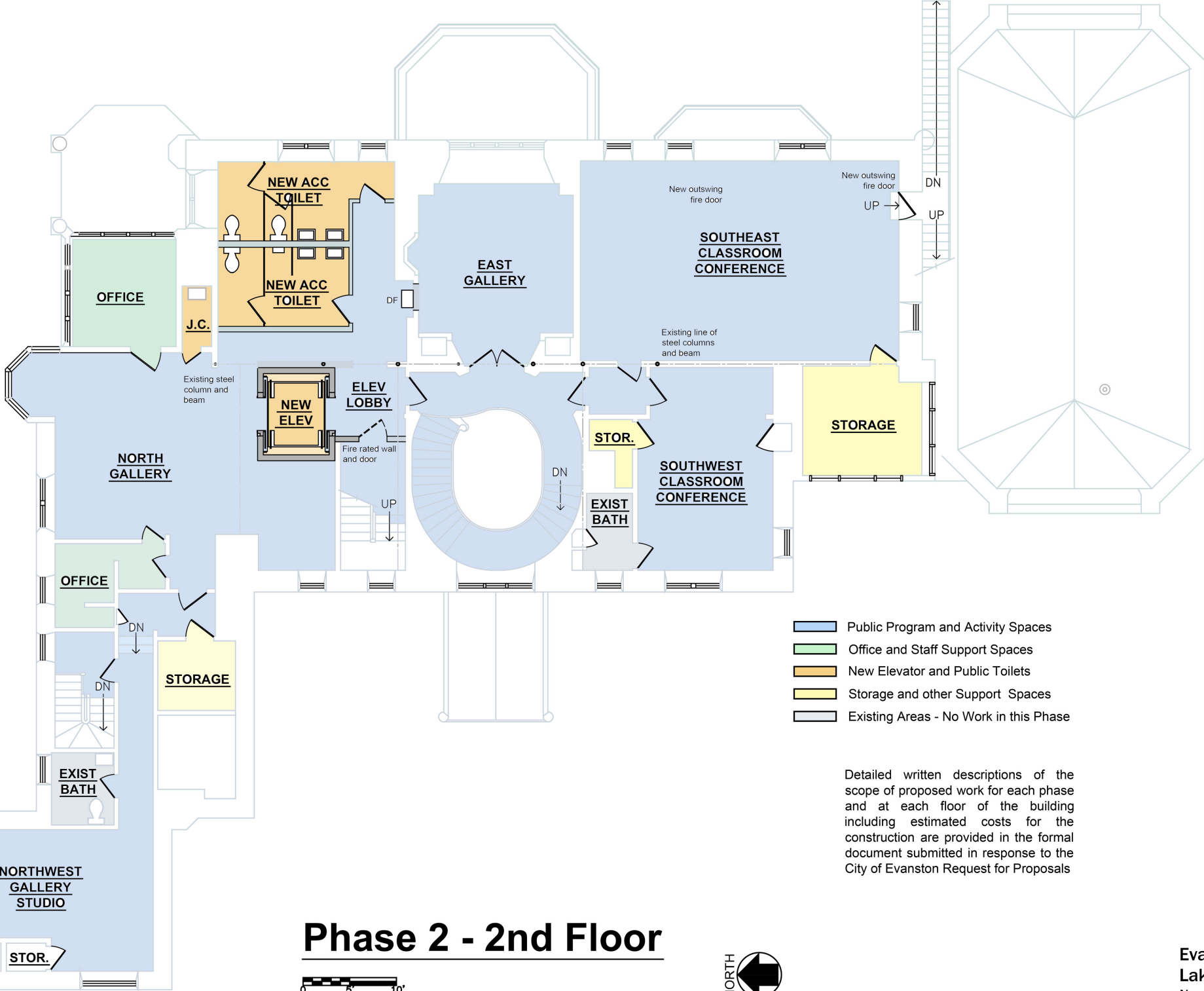
Existing line of  
steel columns  
and beam

Detailed written descriptions of the  
scope of proposed work for each phase  
and at each floor of the building  
including estimated costs for the  
construction are provided in the formal  
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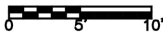
# Phase 2 - 1st Floor and Conservatory





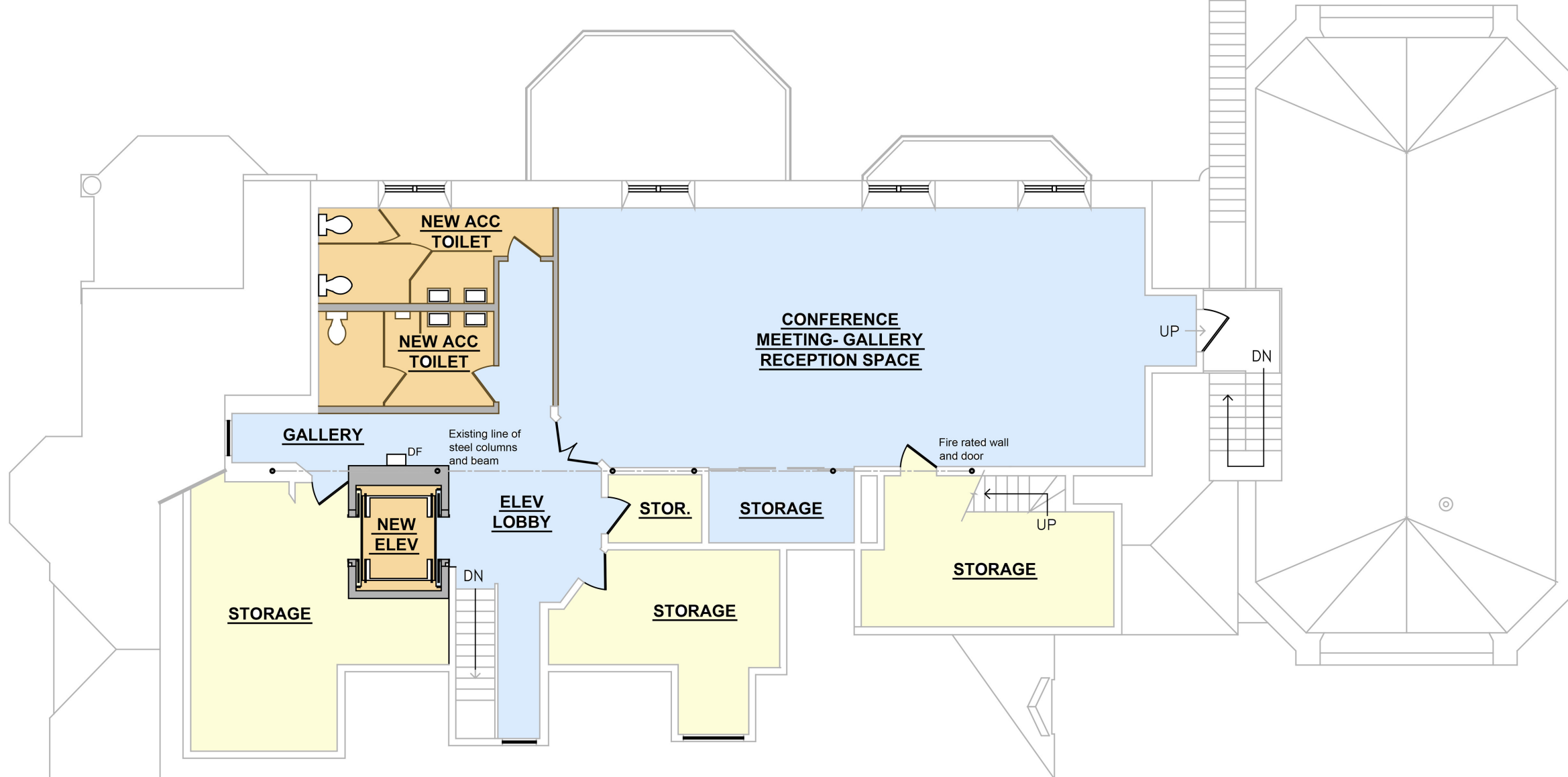


# Phase 2 - 2nd Floor



- Public Program and Activity Spaces
- Office and Staff Support Spaces
- New Elevator and Public Toilets
- Storage and other Support Spaces
- Existing Areas - No Work in this Phase

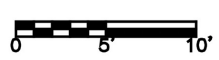
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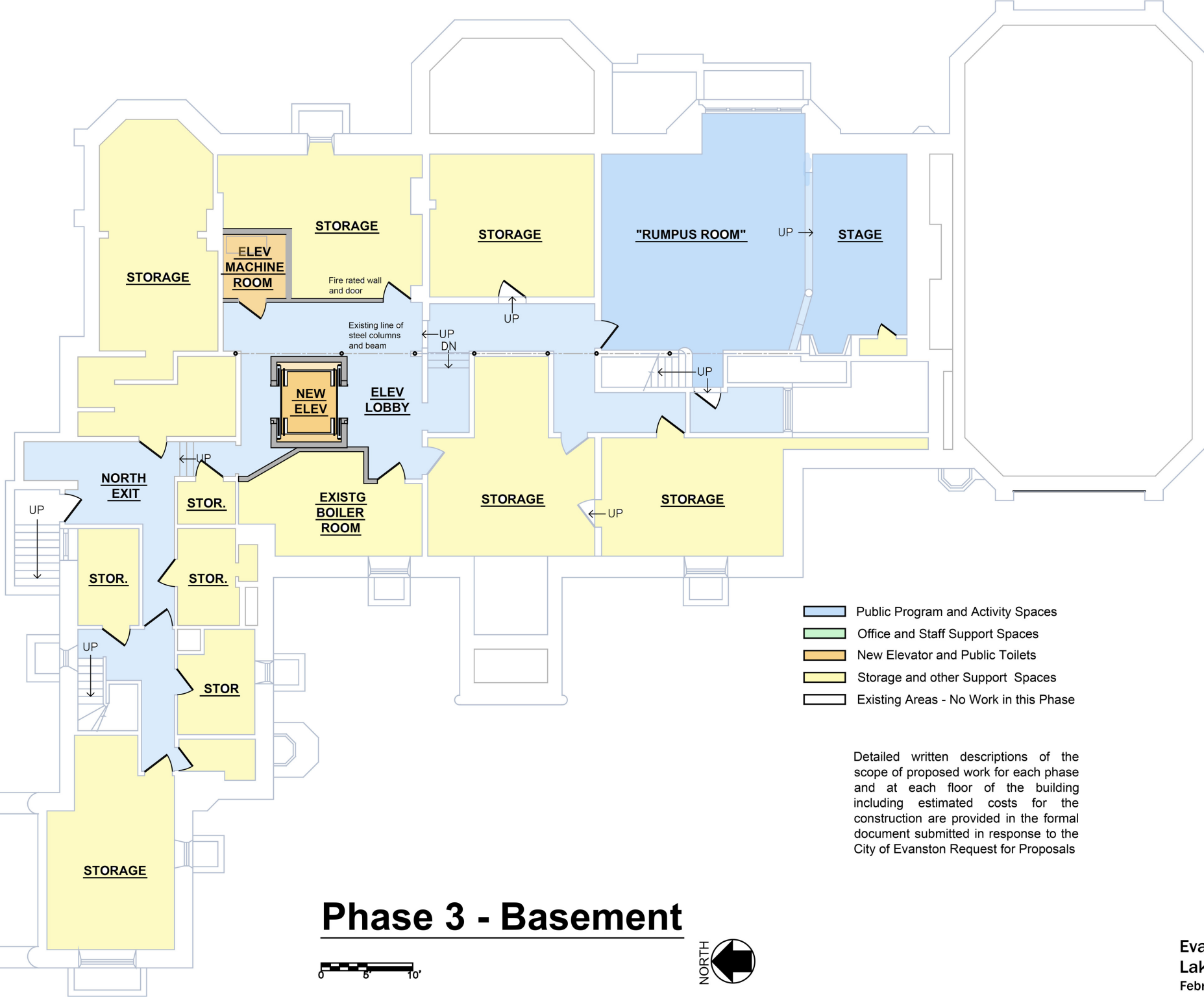


- Public Program and Activity Spaces
- Office and Staff Support Spaces
- New Elevator and Public Toilets
- Storage and other Support Spaces
- Existing Areas - No Work in this Phase

Detailed written descriptions of the scope of proposed work for each phase and at each floor of the building including estimated costs for the construction are provided in the formal document submitted in response to the City of Evanston Request for Proposals

## Phase 2 - 3rd Floor





- Public Program and Activity Spaces
- Office and Staff Support Spaces
- New Elevator and Public Toilets
- Storage and other Support Spaces
- Existing Areas - No Work in this Phase

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## Phase 3 - Basement

