



**Adaptive Use and Rehabilitation of 2603 Sheridan Road,
The Harley Clarke Mansion**

REI # 23-47

ADDENDUM No. 2

November 2, 2023

Any and all changes to the Contract Document are valid only if they are included by written addendum to all potential respondents, which will be mailed, emailed and/or faxed prior to the response due date to all who are known to have received a complete REI document. Each respondent must acknowledge receipt of any addenda. Each respondent, by acknowledging receipt of any addenda, is responsible for the contents of the addenda and any changes to the response therein. Failure to acknowledge receipt of any addenda may cause the response to be rejected. If any language or figures contained in this addendum are in conflict with the original document, this addendum shall prevail.

This addendum consists of the following:

1. Addendum Number Two (2) is attached and consists of a total of Twelve (12) pages including this cover sheet.

Please feel free to call (847-866-2910) or email (lithomas@cityofevanston.org) with any questions or comments.

Sincerely,

Linda Thomas
Purchasing Specialist

**Adaptive Use and Rehabilitation of 2603 Sheridan Road,
The Harley Clarke Mansion**

REI # 23-47

ADDENDUM No. 2

November 2, 2023

This addendum forms a part of REI #23-47 and modifies these documents. This addendum consists of the following:

Questions Received:

Question 1: Why were there no Capital Improvement Program (CIP) funds allocated for the Harley Clarke Mansion and Coach House in 2023 and no CIP funds allocated or expected to be allocated in 2024 and 2025?

Answer 1: The City is actively engaging private interests and plans to move forward with a competitive procurement process for adaptive use and rehabilitation of Harley Clarke following the close of this REI. It is expected that all facility improvement needs associated with Harley Clarkes rehabilitation would be the responsibility of the awardee and that public funds would not be allocated for that purpose within the Five Year Capital Improvement Plan.

Question 2: Has the City received formal or informal, written or oral inquiries or expressions of interest prior to the issuance of the REI?

Answer 2: No expressions of interest, formal or otherwise, have been received between termination of the prior lease agreement with the Artist Book House and release of this REI.

Question 3: Will anyone be able to submit a response to the 2024 RFP or only those that have previously submitted an REI response?

Answer 3: Responding to this REI will not be a requirement of any subsequent or future RFP.

Question 4: Previously it has been indicated that it is possible that the Council may choose not to go forward beyond receipt and review of the REI responses (Answer to Addendum 1, Question #28), however, you have also indicated that a "subsequent RFP is expected to be released in the first quarter of

2024” (Answer to Addendum 1, Question #21). This seems somewhat contradictory and can it be clarified?

Answer 4: An RFP is expected to be released in the first quarter of 2024. That being said, the City Council has broad authority and discretion to determine how to move forward following the close of the REI.

Question 5: You have indicated that the responses will be compiled and shared with a summary to be provided to the City Council after November 14, 2023 (Answer to Addendum 1, Question #20). Does this indicate that copies of all of the submissions received will be presented and then will they then be made publicly available for anyone to view at that time, i.e., can anyone interested in the REI responses be able to see what any or all of the respondents have submitted and, if so, when will those be made public?

Answer 5: Yes. The responses will be made public as part of the materials within the City Council Packet at a time to be determined following the close of this REI and a summary of the responses therein.

Question 6: Since the REI requires providing detailed information, even if non-binding at this time, regarding a series of specific items that would include, but is not limited to, a detailed vision statement or narrative, the proposed adaptive use uses of the property, proposed programming of the property, potential partners, proposed team membership and qualifications, funding sources and strategies, financing and level of commitment as to funding, potential budgets for the project and for implementing the proposed uses, and plans or concept drawings illustrating uses of the building(s), making this information public may compromise any future RFP response and may also reveal private or privileged information to other parties or entities interested in a subsequent RFP response. How will the City prevent such information, typically, only provided as part of the RFP process, from being widely or openly disseminated and how will any such information be protected?

Answer 6: Responses to this REI are public information. It is up to the applicant to determine how to present the requested information, and what items are too sensitive or otherwise privileged that they may not be comfortable including at this time.

Question 7: As a follow-up to the prior question, in 2020, as part of the formal RFP process, teams or entities that submitted responses were given the opportunity to redact privileged information, primarily budgets and other information related to their proposals both in February and again in November. Will those submitting on this occasion be accorded that same right to restrict public access to sensitive information such as funding

sources, amounts of funds, proposed budgets, proposed income streams and costs, proposed users or uses for the building, and proposed plans?

Answer 7: Only information deemed personal and/or proprietary will be redacted from public access.

Question 8: Based upon the previous Addendum (Answer to Addendum 1, Question #32), a list of attendees who participated in the tours of the property is to be made available as part of the Final Addendum. which would also include answers to any new questions submitted by the last day for such questions. Has a date for this Addendum been established?

Answer 8: The list of attendees from tours of the Harley Clarke Mansion property are attached. Addendum 2 will be the final addendum.

Attachment:

List of attendees from tours of the Harley Clarke property.

Note: Acknowledgment of this Addendum is required in the Bid.

**Request for Expressions of Interest
Rehabilitation and Adaptive Use of the Harley Clarke Mansion
REI Number 23-47**

Date: OCT. 10

Time: 9 AM

Print Name/ Organization	Mailing Address & EMAIL Address	Daytime Phone #
Mull Fortune Fortune Real Estate	6619 Lincoln Ave. Lincolnwood, IL	847-266-6308

**Request for Expressions of Interest
Rehabilitation and Adaptive Use of the Harley Clarke Mansion
REI Number 23-47**

Date: ~~10/24~~ OCT. 11

Time: 10am

Print Name/ Organization	Mailing Address & EMAIL Address	Daytime Phone #
DEE SULLIVAN Ev. PRES COMMISG's J		
GUZI REINHOLD REVIVE ARCHITECTURE	1830 RIDGE AVE #101 EVANSTON, IL. 60201	847-637-7239
DEJA COMACHE CHRIS EMERIS ASSEMBLE DESIGN WORKSHOP	447 LAVERGNE AVE WILMETTE, IL 60091	847-920-5969
BEV SHOOK CLARK CONSTRUCTION.	218 S. JEFFERSON CHI 60661	847 484 3757
JOHN VASILION VASILION ASSOC. INC. ARCHITECTS	705 Elmwood, Wilmette 60011	312-562-9187
JOHN CRAMER RAMSEY HISTORIC CONSULTANTS	1105 W. CHICAGO AVE SUITE 201 CHICAGO, IL 60642	337. 781. 1180
Josefina Gomez-Kearas Celadon Partners	2510 N. Parkside Ave. Chicago, IL 60639	773-540-5323
SCOTT HENRY	1305 SHERIDAN RD. WILMETTE, IL.	(312) 343-3285

Request for Expressions of Interest
 Rehabilitation and Adaptive Use of the Harley Clarke Mansion
 REI Number 23-47

Date: OCT. 11

Time: Noon.

Print Name/ Organization	Mailing Address & EMAIL Address	Daytime Phone #
JOHN WALSH, ECLG	480 Sheridan Rd. Evanston 60202	312-961-5891
ROBERT CROWS ECLG	2615 POPLAR AVE EVANSTON 60201	847-363-5393
BOB FLASZ CENTRAL LAKES CONST	749 PINECREST DRIVE PROSPECT HEIGHTS IL.	847-459-0198
Nancy Sreenan ECLG	2400 Park Pl, 60201	847-502-0852
Trisha Connolly ECLG	1428 Darrow Ave	224-422- 9796
ELLIOTT DUDNIK ETA	913 WESLEY	847-866-7760
Jane McCarthy ECLG	2130 Harrison St Evanston jmccar45@comcast.net	847-363-9775
@Hammerman ECLG	1119 Henman EVANSTON 60202	847-217-8660
John KROBAM NCLC	"	847 642 6501

Josefina Gómez-Karas

Director of Special Projects

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**Request for Expressions of Interest
Rehabilitation and Adaptive Use of the Harley Clarke Mansion
REI Number 23-47**

Date: 10.19

Time: 9am - Noon

Print Name/ Organization	Mailing Address & EMAIL Address	Daytime Phone #
Shirley Dugdale Dugdale Strategy	Ground visit Same as before	
John Vasilion Architect	Ground visit Same as before	
Scott Henry CELADON	Ground visit Same as before	
CANDACE GATTIN CANDACE MARY INTERIORS	CANDACE@CANDACEMARYINTERIORS.COM	SM-862-0905
THOMAS ANCEMANT PRES. COMMISSION.	thomas@studioitalo.com	
AMANDA ZIEHM PRES. COMM	amanda.w.ziehm @GMAIL.COM	