

Civic Center Lease - 909 Davis




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Economic Development Manager



Relocating from 2100 Ridge now is required no matter what the long term vision is

- Staff recommended to City Council that civic center operations be relocated due to immediate concerns with building systems, building security, and accessibility.
- AECOM estimated costs of renovating 2100 Ridge is \$65M.
- Operating 2100 Ridge as the Civic Center during such an extensive renovation is not practical for staff or visitors (i.e. noise, odors, air quality, disruptions to hvac, electrical, plumbing).
- The prolonged construction period for this type of construction would add significant cost.
- The city council as representatives of community members agreed and directed staff to pursue lease options.

Taxpayer Funded Public Facility Needs

Building	Systems in Failure ¹	Future Costs ⁴
Police Fire HQ	Building Insufficiency ² , Security, Electrical, Envelope	\$75M - \$95M
Civic Center	Building Insufficiency ² , Security, Electrical, Envelope	\$50M - \$70M
Noyes	HVAC, Electrical, Envelope	\$20M
Service Center ³	Fuel System, Structural, HVAC, Electrical	\$28M
Animal Shelter ³	Building Insufficiency ² , HVAC	Regular Maintenance Investment
Ecology Center ³	Structural Subfloor, Security, Crawlspace Moisture	Regular Maintenance Investment
TOTAL		\$173M - \$213M 

Notes:

1. All buildings on the list also require significant work to meet ADA requirements, CARP goals and modern building codes.
2. Building Insufficiency indicates the building is not adequate to support current operations.
3. These facilities are “below the line” in that the City Council has provided guidance on a plan to renovate or replace these facilities that is currently being implemented.
4. Costs are in 2024 dollars.

Also note, the **Fifth Ward School** is an additional **\$48.4M** taxpayer funded proposed facility

What is the plan / What is currently happening?

909 Davis Relocation

- Workspace design with 909 Davis building architect underway
- Furniture, Fixtures, Equipment order soon
- Construction to begin early summer
- Relocation to 909 Davis in fall 2024

2100 Ridge

- Future of 2100 Ridge to be determined based on upcoming community engagement process and cost considerations
- No plan in place at this time
- The universe of options are: renovate as new civic center, renovate/adaptive reuse for housing or other use, demolish and redevelop.
- Ingraham Park behind 2100 Ridge will not be offered for development

Upcoming Community Engagement to Inform Location and Design of a Future City Hall with modern service delivery

The city council has directed staff to design an extensive community engagement process (coming soon) that will help inform what the future Evanston Civic Center operation will look like.

1. Renovate 2100 Ridge?
2. Build a stand alone building elsewhere
3. Combine with new Police / Fire HQ
4. Design a new type of civic center operation focused on community meeting spaces / council meetings with city hall staff in an office building?
5. Other ideas generated by the community to be determined.

Why lease for Seven or Fifteen Years?

Option 1: *If decision is made to construct a new civic center or renovate existing*

- Community engagement, planning, funding/procurement, city council approval processes, and construction is predicted to take seven years

Option 2: *If decision is made to stay at 909 Davis offices*

- Fifteen year lease yielded best cost options compared to other options

Phase	Estimated Time
Public Engagement (City Hall Future Location)	6 - 9 months
City Council Debate/Decision	2 - 4 months
Subtotal to City Hall Decision	8 - 13 months
Draft Request for Qualifications	1 - 2 months
Issue RFQ/ Evaluate Qualifications Statements	4 - 5 months
Negotiate Fee/Recommend Award	2 - 3 months
Subtotal to Award of Consulting Services	7 - 10 months
Concept Planning (including civic center programming/ concept plan) (with public engagement / without public engagements)	4 - 8 months
Schematic Design (with public engagement / without public engagement)	3 - 8 months
Detailed Design and Prep of Contract Documents	6 - 12 months
Subtotal to Complete Planning and Design	13 - 28 months
Procure Contractor through Low Bid - 3 months Procure Contractor through Qualifications Based Selection - 6 months	3 - 6 months
Finalize Contracts, Insurance, Purchase Orders, Etc.	1 - 2 months
Subtotal to Procure Construction Services	4 - 8 months
Construction of Renovation (Building Not Occupied)	24 - 30 months
NOTE: PROVIDED FOR INFO ONLY, NOT RELEVANT IN THIS SCENARIO Construction of Renovation (Building Occupied) 30-48 mos.	
Subtotal to Construct Improvements	24 - 30 months
TOTAL SCHEDULE	66 - 89 months 5.5 - 7.5 years

909 Davis Lease Option Comparisons

	Lease Option 1. 15 Year (180 month) [1]		Lease Option 2.
	a. Terminate lease at end of year 7	b. Lease for full 15 years	"10 Year" (128 Month) [2]
1. Total Rent	\$13,956,283	\$37,428,602	\$25,234,921
2. Termination Penalty	\$8,800,000	\$0	\$0
3. City Up Front Expenses	\$0	\$0	\$2,457,925
<i>Estimated Build Out Cost / Furniture, Fixtures Equipment</i>	\$5,900,000	\$5,900,000	\$5,900,000
<i>Landlord Provided Tenant Improvement Allowance</i>	-\$5,900,000	-\$5,900,000	-\$3,442,075
Total Cumulative Costs	\$22,756,283	\$37,428,602	\$27,692,846

[1] Rent begins February 2026

[2] Rent begins November 2024, Total term is 10 years, 8 months

How we came to an office space recommendation - Cost Comparisons

New Construction

- Civic Center Renovation or New Construction - \$62.7M
- Civic Center / Police / Fire Combined HQ - \$116m - \$160m depending on location

Office Rent

- 909 Davis - 15 year Term - \$37M (*Lease for 26 years +/- for same cost of renovating or constructing a new civic center*)
- 1603 Orrington - 15 Year Term - \$44M
- Rotary Building - 15 Year Term - \$39M



909 Davis



1603 Orrington



1560 Sherman Rotary Building

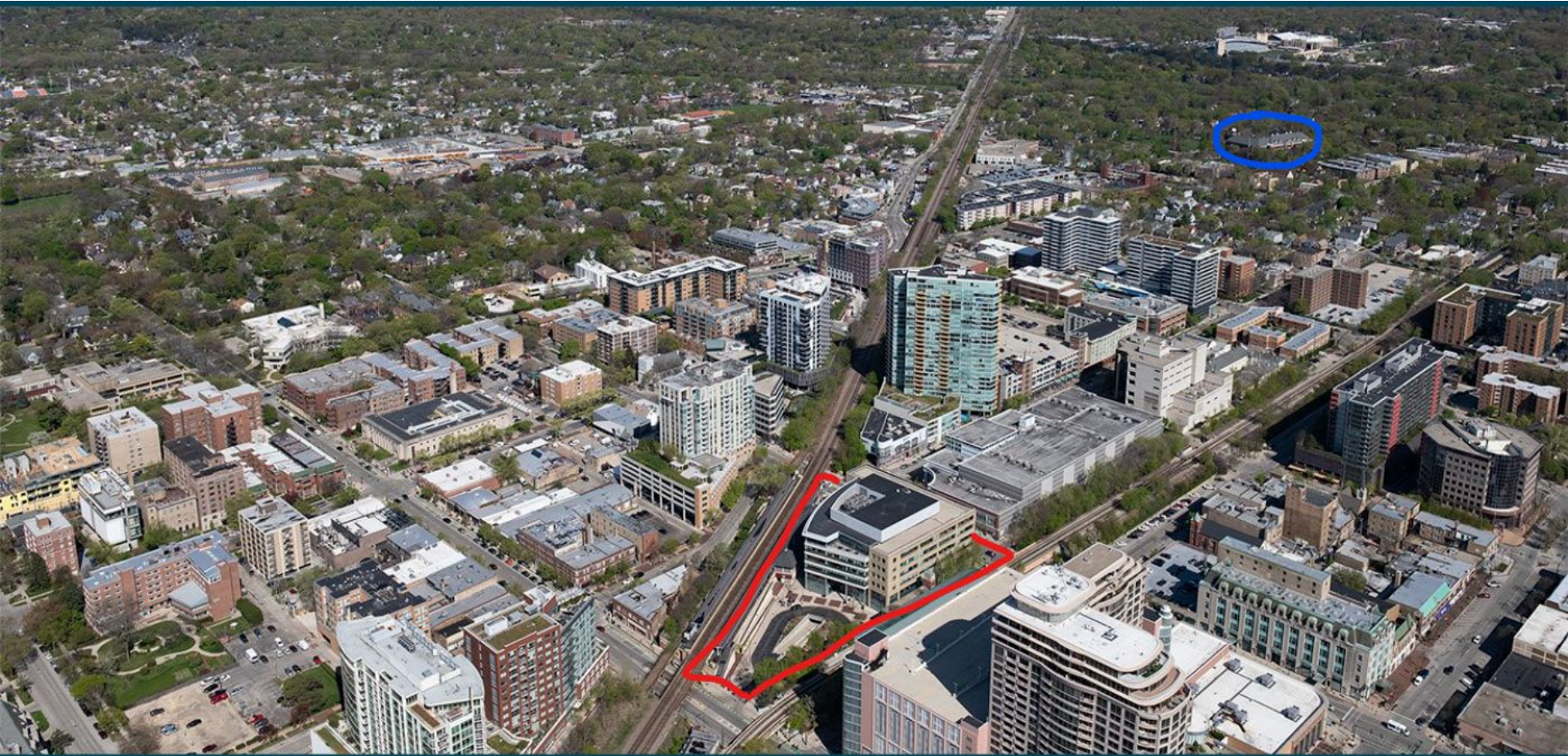
Evanston Civic Center Office Relocation - Letter of Intent Terms By the Numbers

Address	909 Davis
Total Square Feet	52,955
<i>Suite 100 - Service Desk</i>	<i>1,447</i>
<i>Suite 210 - Council Chambers, Staff Office, Meeting Spaces</i>	<i>14,363</i>
<i>Suite 300 - Staff Offices</i>	<i>37,145</i>
Parking leased within the building[1]	11 spaces
Avg Annual Occupancy Cost (rent, taxes, operating)	\$2,495,240
Tenant Improvement Allowance	\$5.9 million
Value of Rent Abatement	\$2,901,904
15 year total nominal cost:	\$37,428,602
Early Termination Fee (year 7)	\$8.8 million
Construction Begins	March 2024
Beneficial Occupancy (earliest move in)	June 2024
Lease Begins	October 2024
Rent Payments Begins	February 2026
Lease Term	15 years
Early Termination Allowed	End of year 7
Sublease Allowed	Any Time

[1] 2,000 parking spaces in city-owned garages less than five minute walk, 2 train stations, 7 bus routes, bike storage, and divvy bike station one block away.













Chop's Station

WE
WELCOME

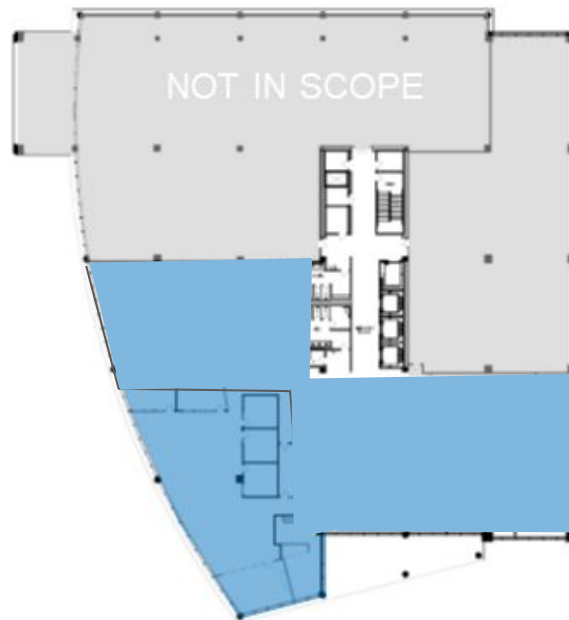


909 Davis

1st Floor = 1,484 RSF



2nd Floor = 14,363 RSF



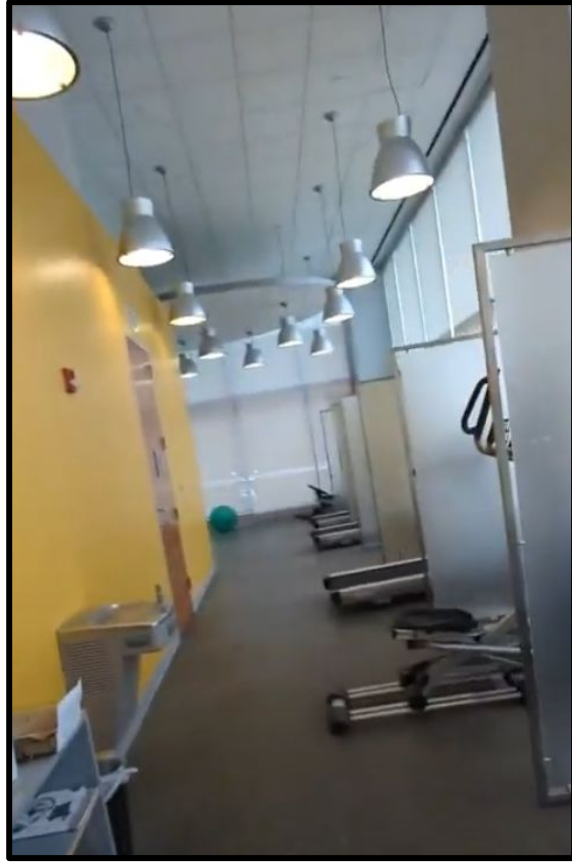
3rd Floor = 37,145 RSF





909 Davis Street
Evanston, IL 60201

03rd Floor





Evanston
Station at BOB
DAVIS







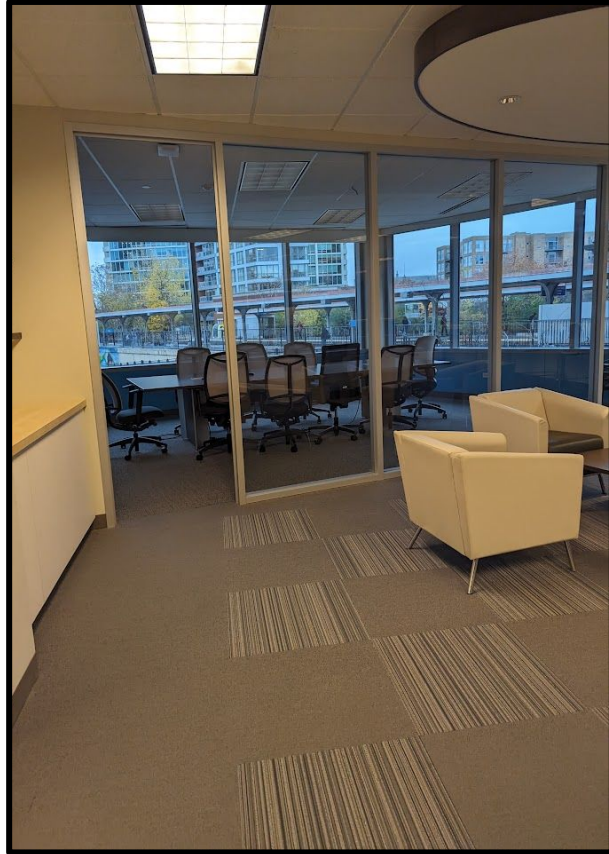


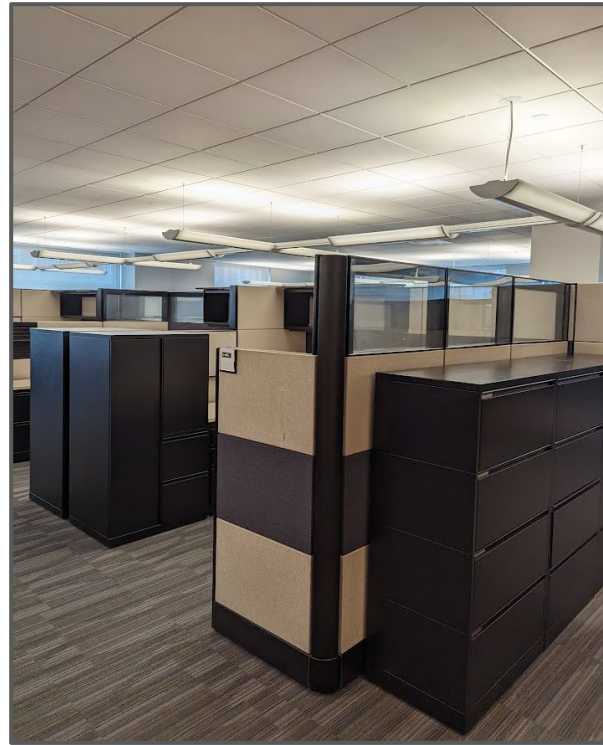












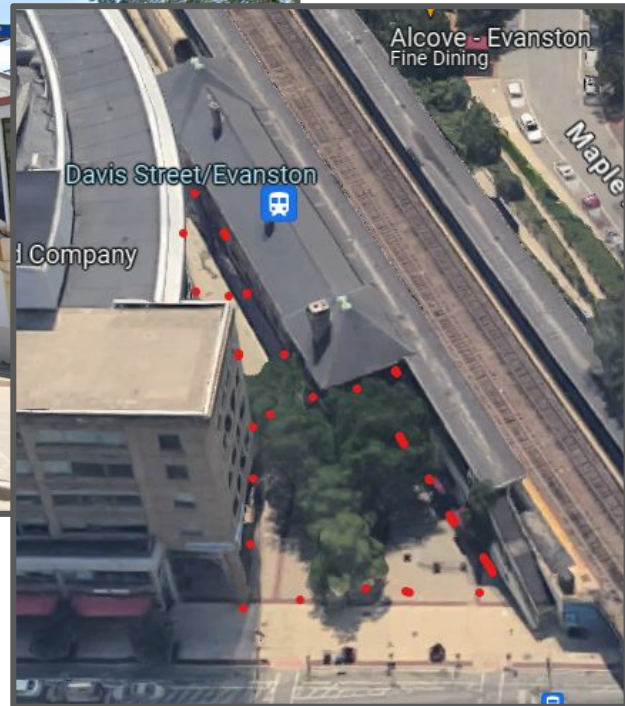
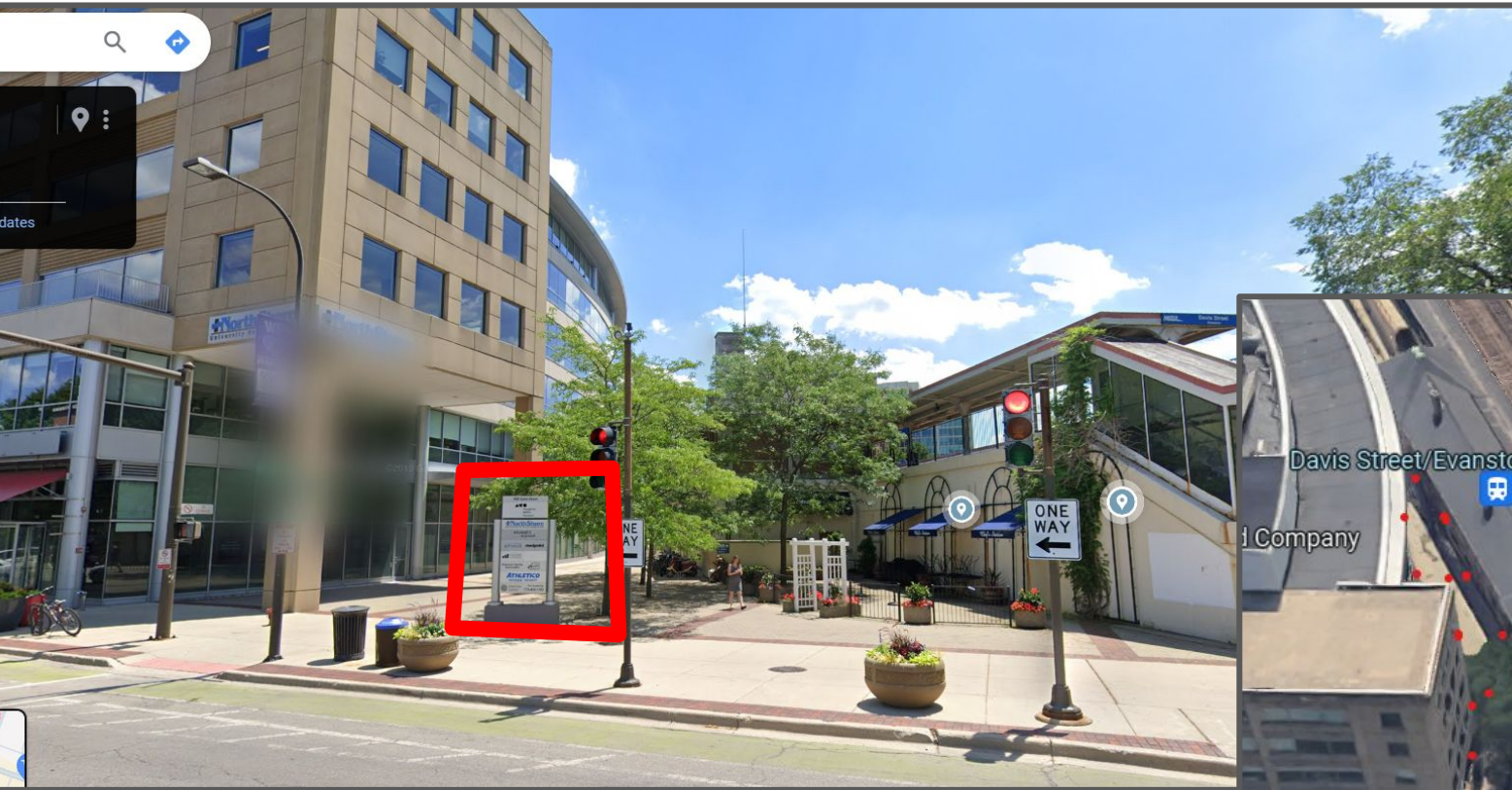












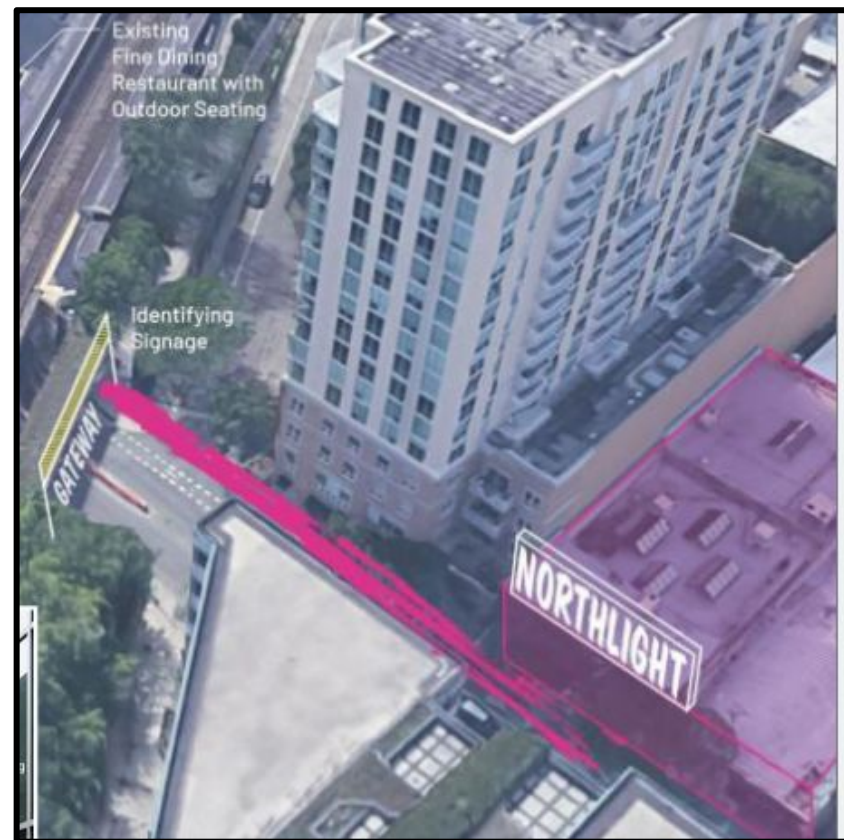
Employee Entrance (requires ID)



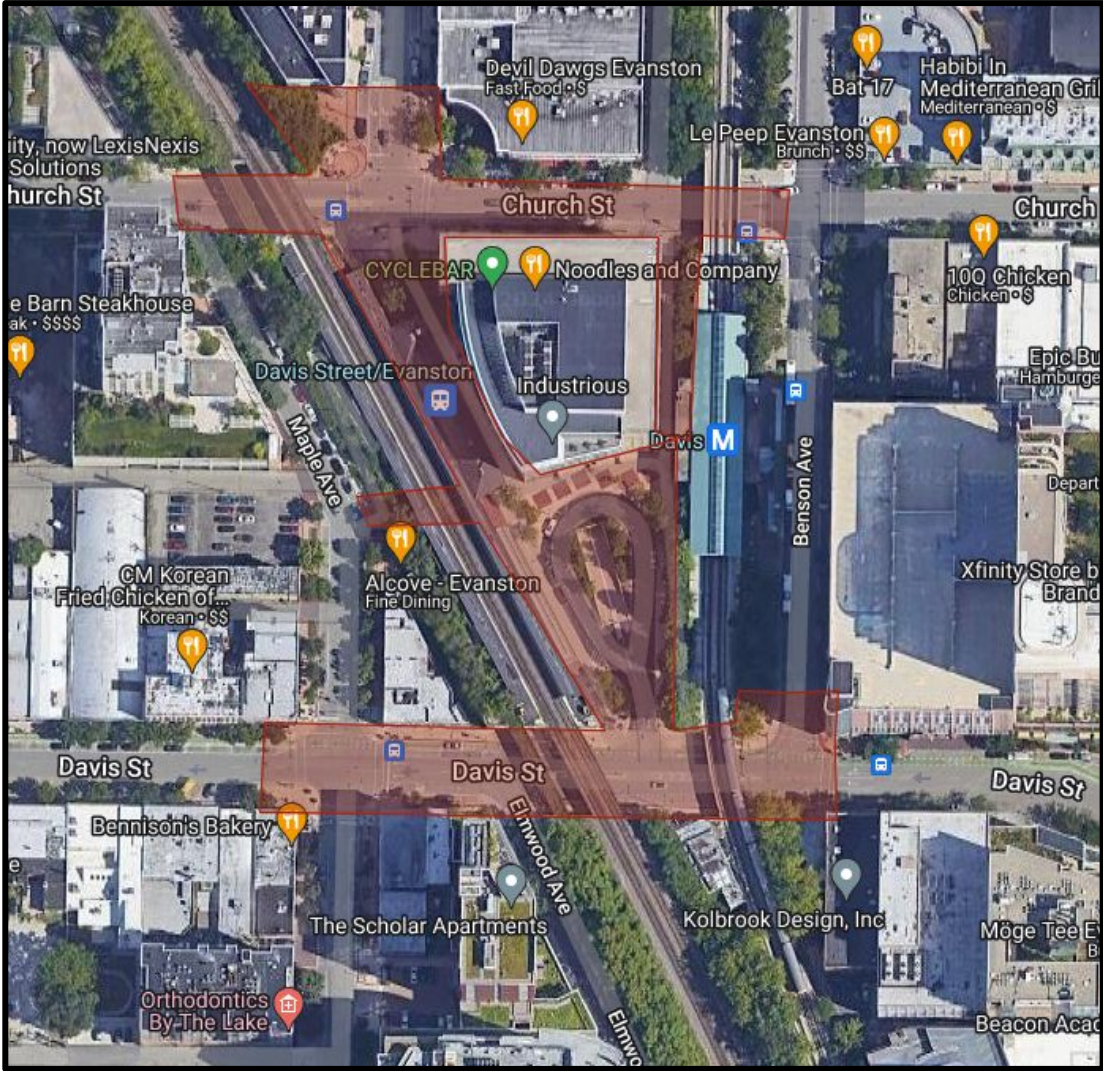


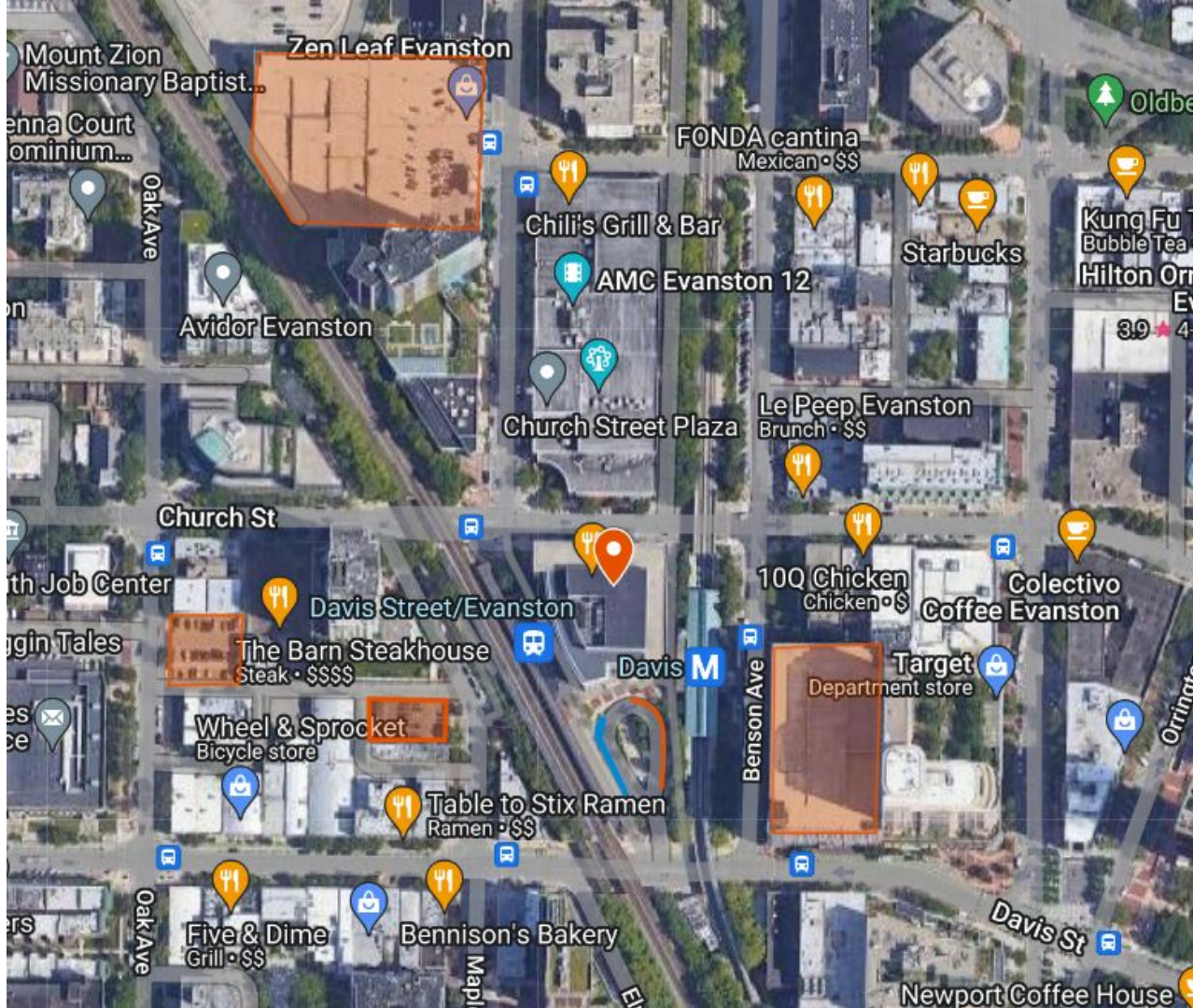
Prepared for the City of Evanston
City Council Approved - April 2023



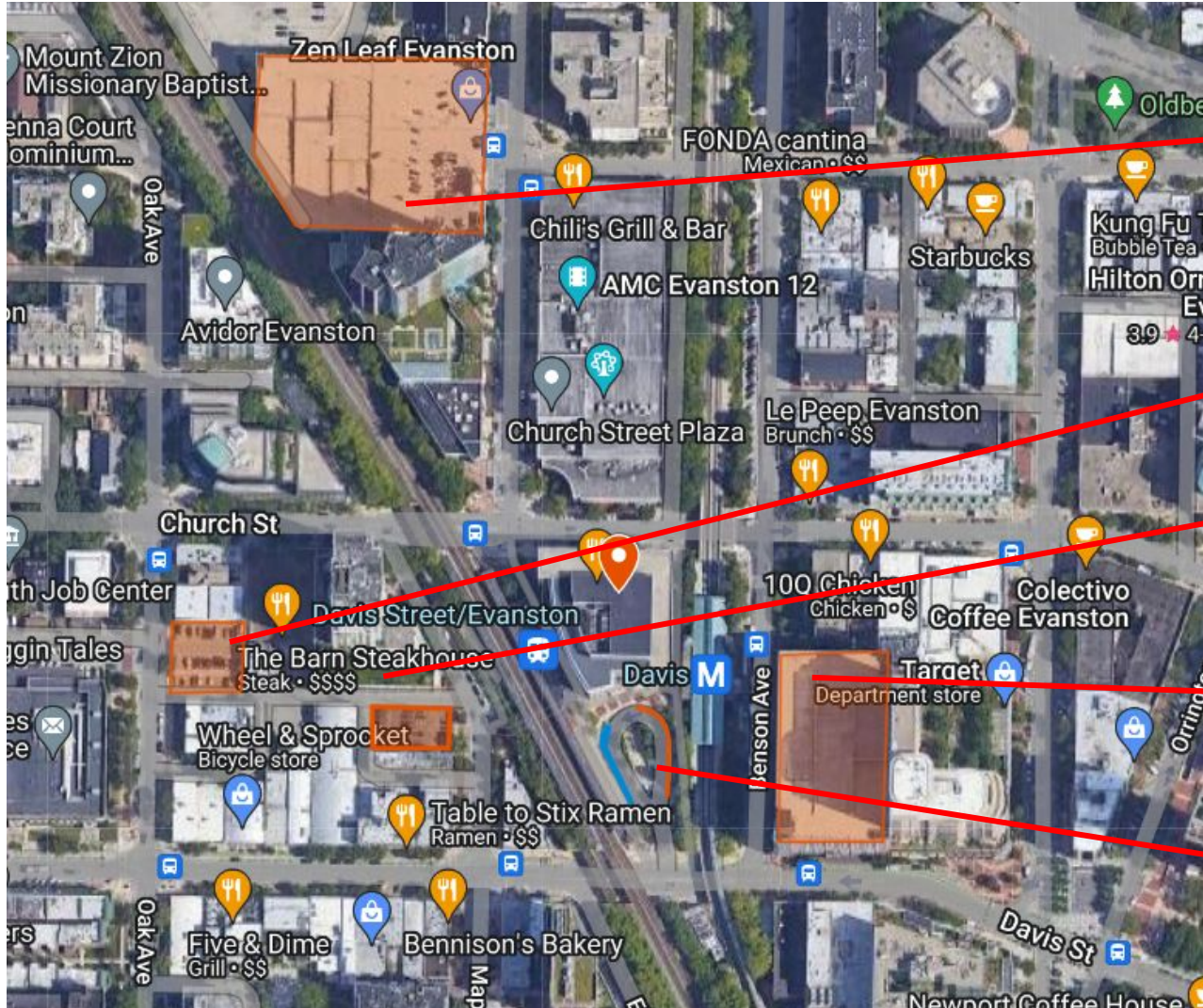


Civic Plaza RFP 24-19 Study Area





3,240 spaces within
1 to 4 minute walk



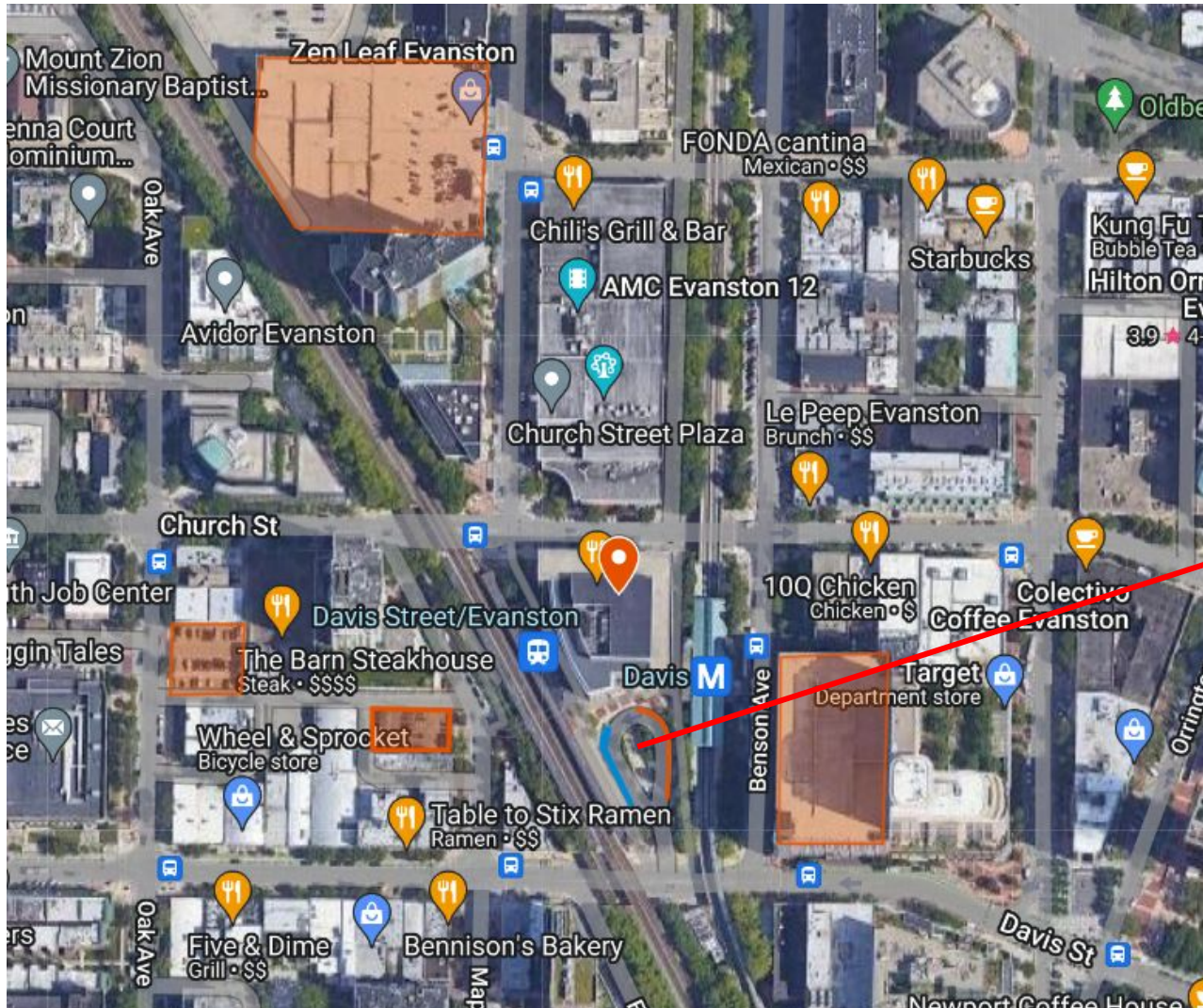
Maple Garage
1,400 Spaces

Oak Ave
36 spaces

Maple Ave
32 spaces

Sherman Garage
1,583 Spaces

Circle Drive
12 Spaces



Six ADA spaces and six loading / quick trip spaces





Lot 25 - 1614 Maple
32 spaces
300 feet from
building entrance
1 minute walk

Search Google Maps

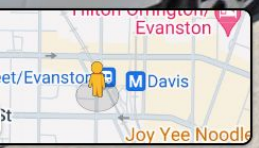
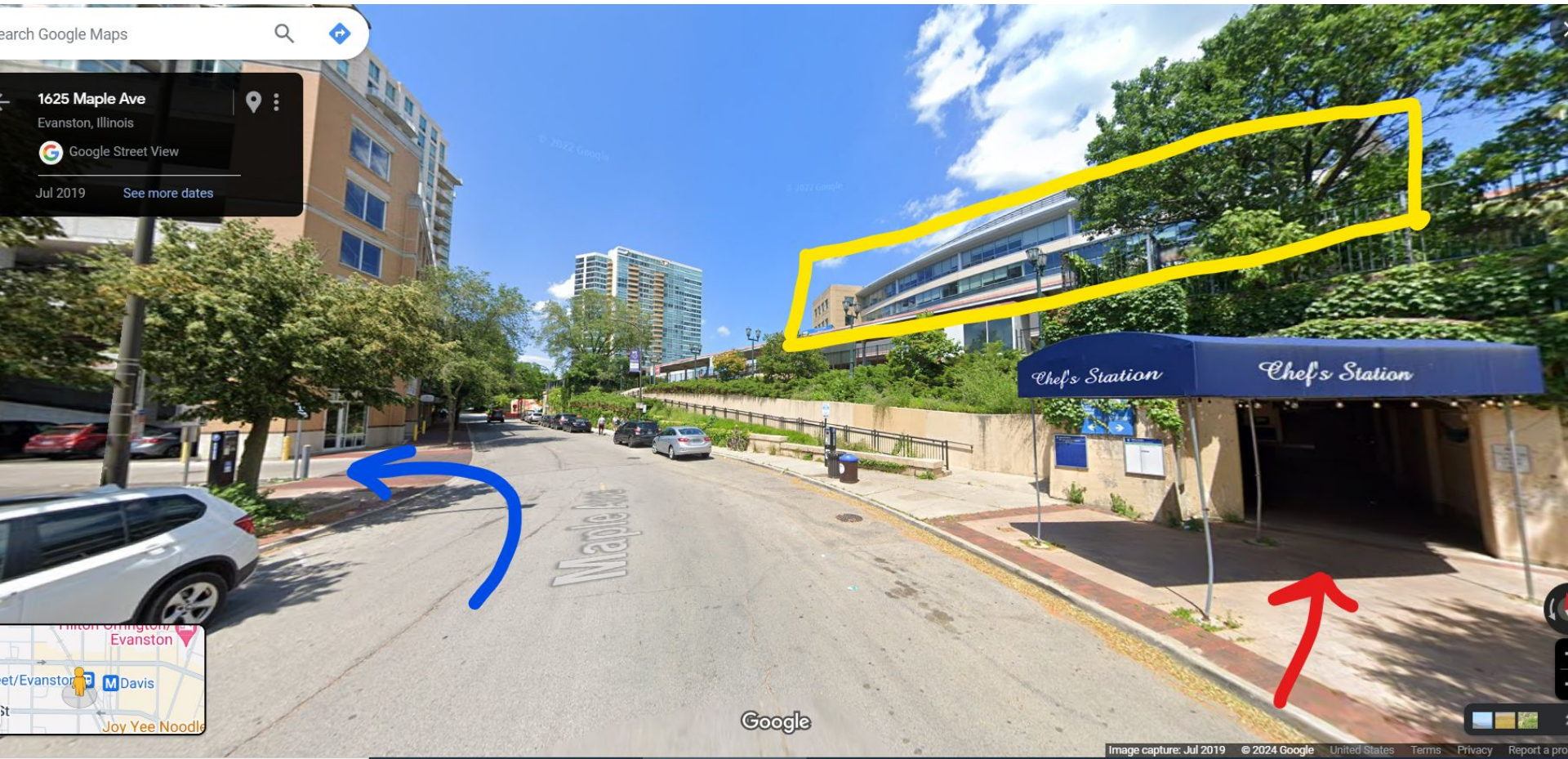


1625 Maple Ave

Evanston, Illinois

Google Street View

Jul 2019 See more dates



Google



Restaurants

Hotels

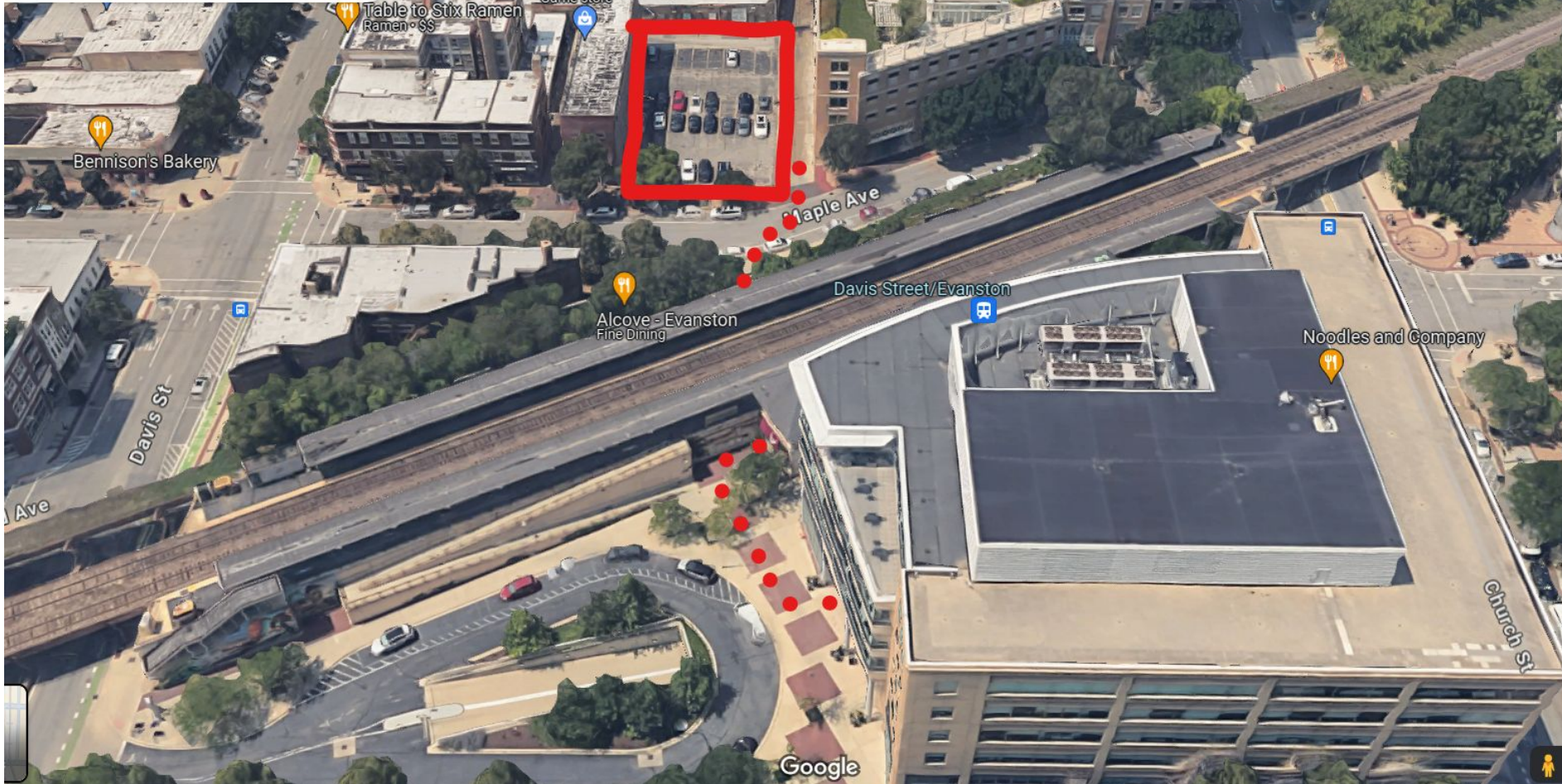
Things to do

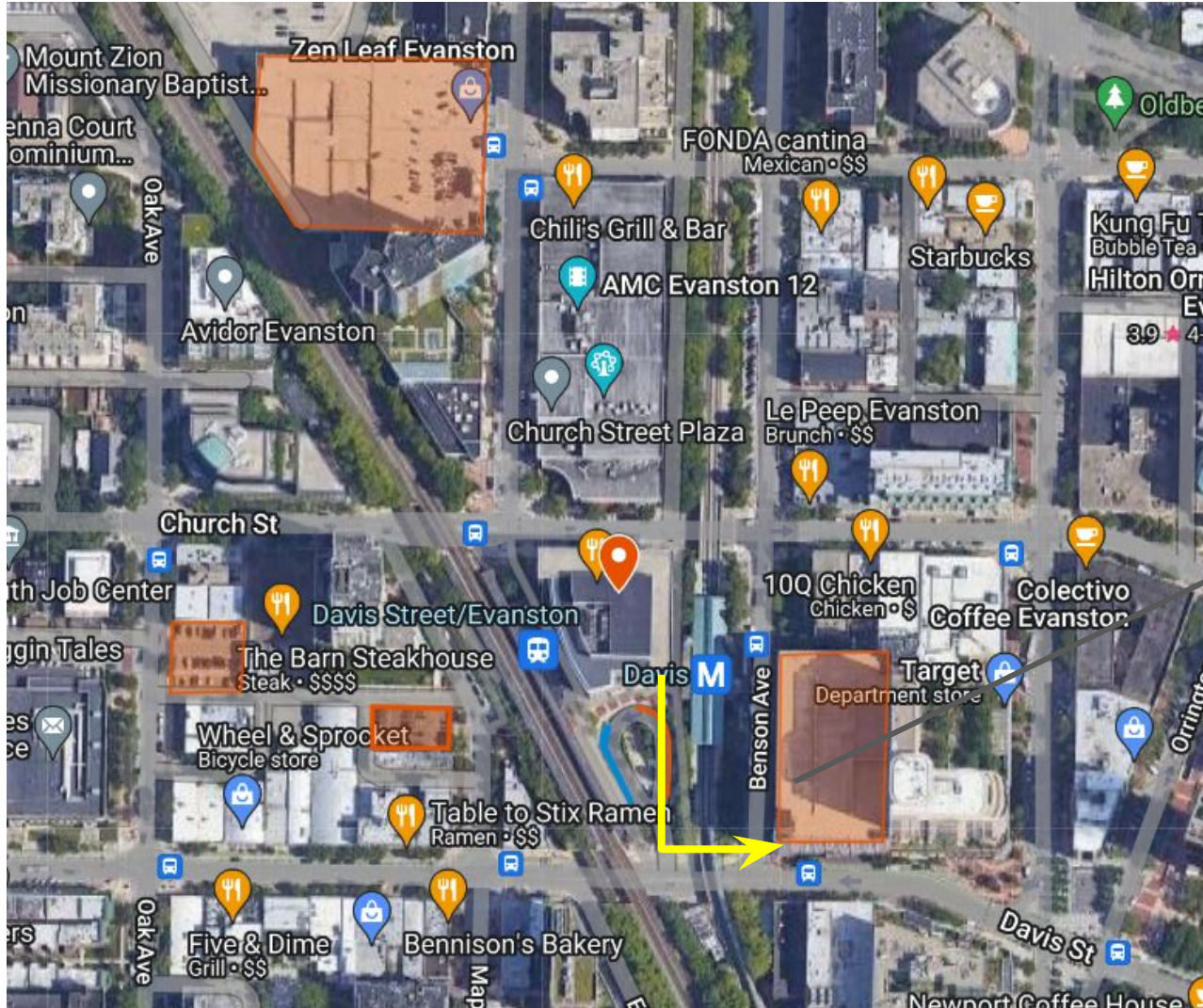
Museums

Transit

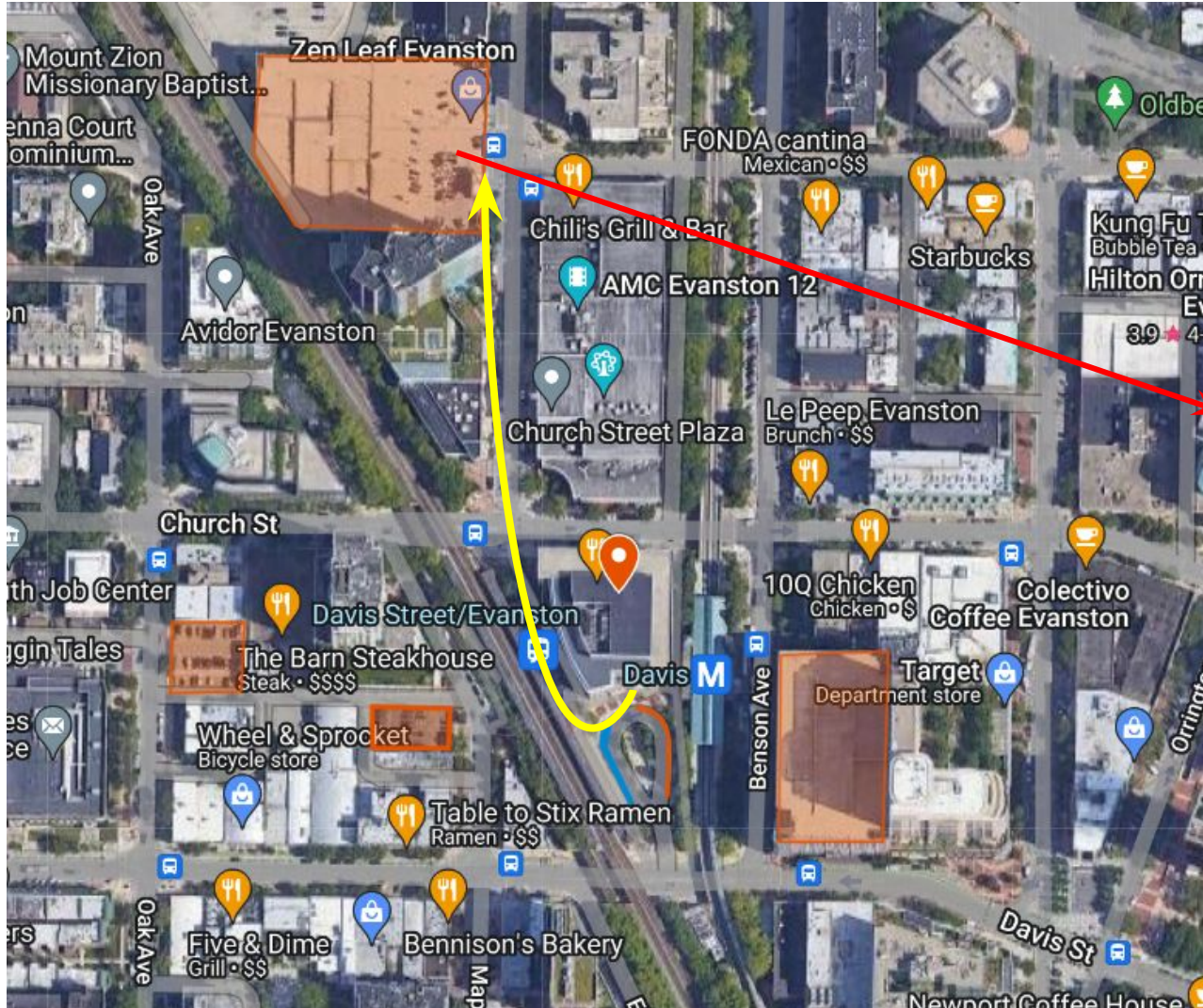
Pharmacies

ATM

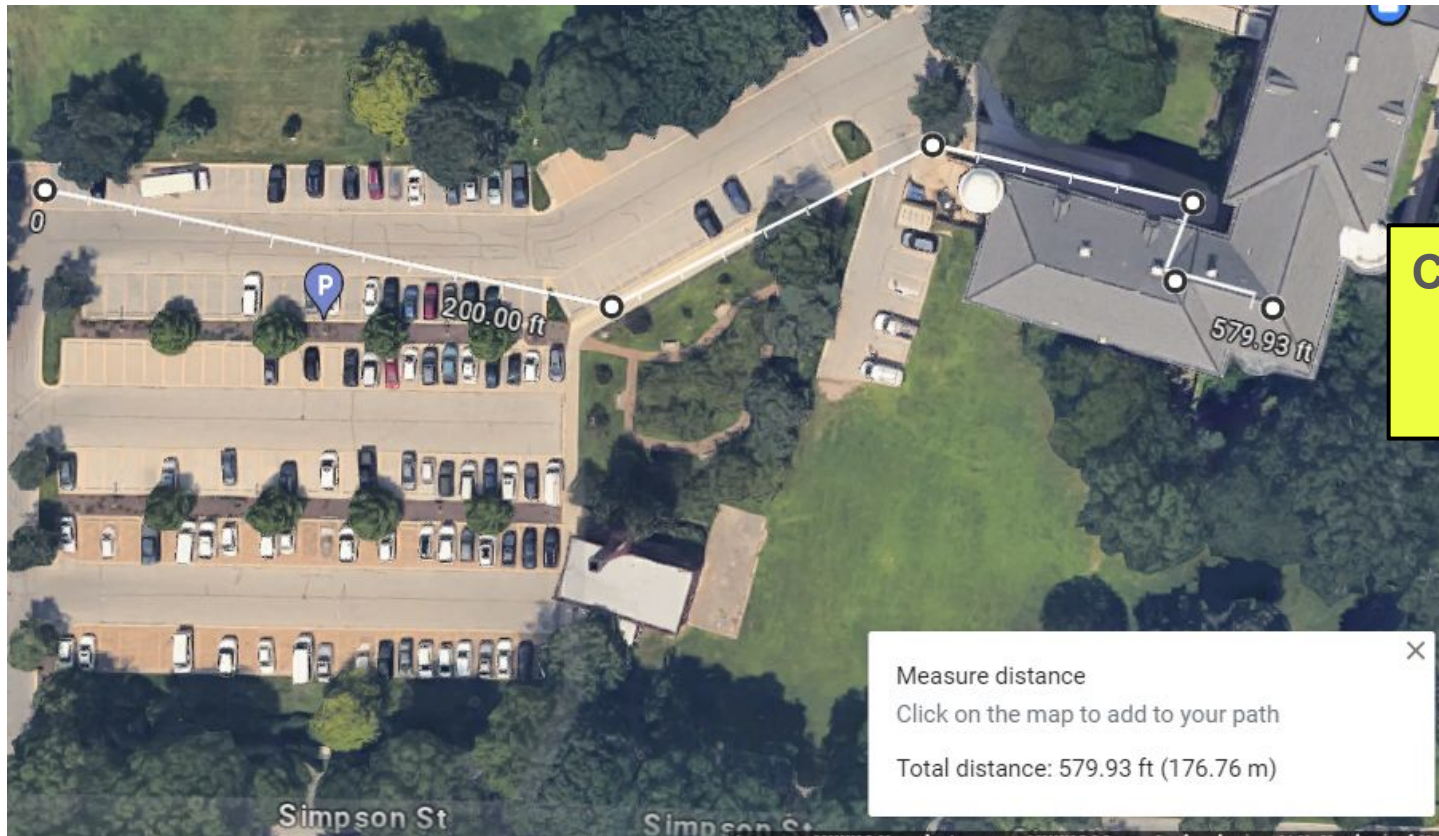




**Sherman Garage 500 feet from building entrance
2 minute walk**

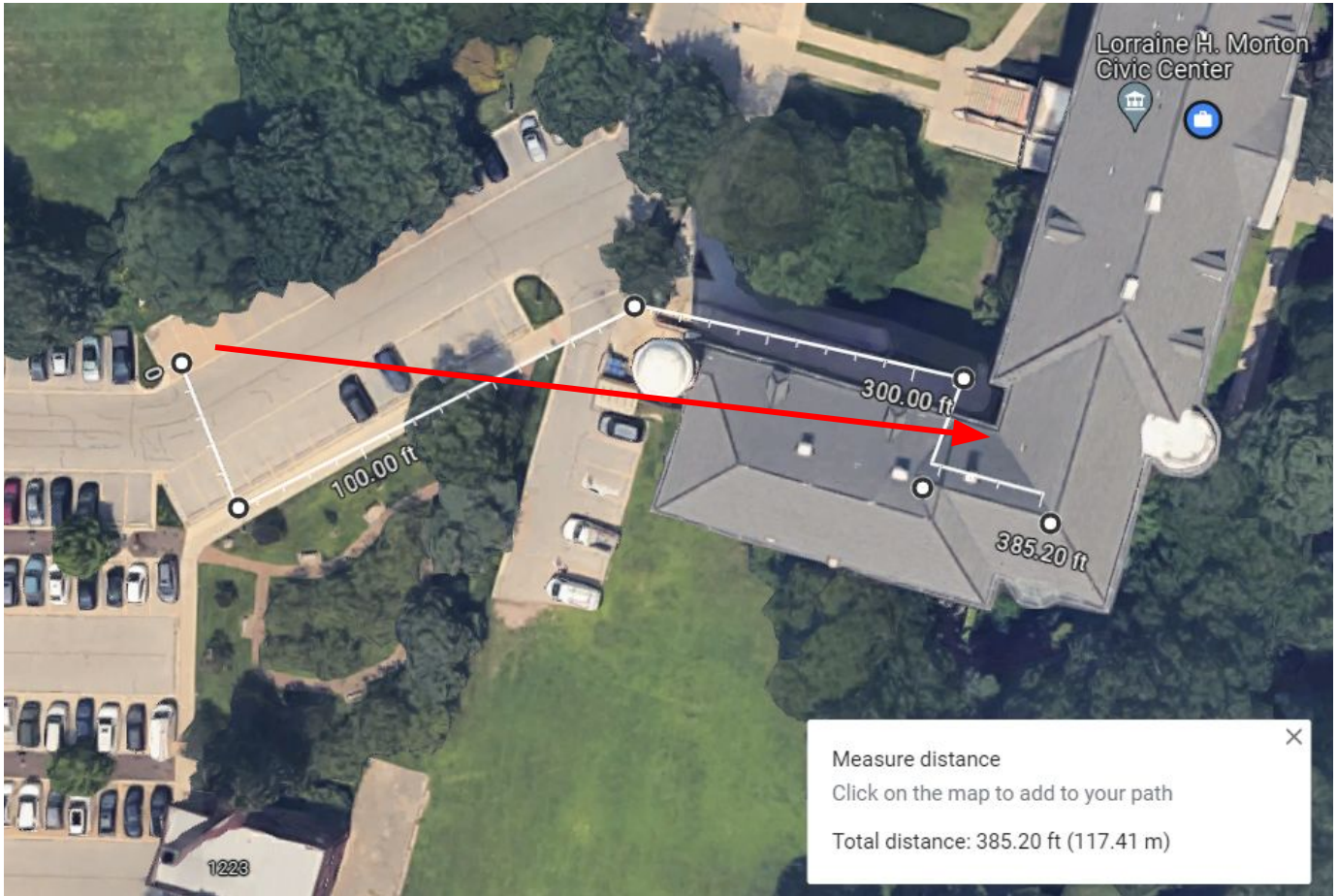


Maple Garage
925 feet from
building entrance
4 minute walk



**Civic Center Pkg
579 feet to
security desk**

Measure distance ✕
Click on the map to add to your path
Total distance: 579.93 ft (176.76 m)



**Civic Center Pkg
385 feet to
security desk**

Measure distance ×
Click on the map to add to your path
Total distance: 385.20 ft (117.41 m)