

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

PROPOSAL



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

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

EVANSTON
COMMUNITY
LAKEHOUSE
& GARDENS

The logo for the Evanston Community Lakehouse & Gardens. It features the text "EVANSTON COMMUNITY LAKEHOUSE & GARDENS" in a sans-serif font. Above the word "LAKEHOUSE" is a stylized blue silhouette of a building with a chimney. Below the word "GARDENS" are three wavy blue lines representing water.



Response of Evanston Community Lakehouse and Gardens, Inc. and Illinois not-for-profit corporation ("ECLG") 501C3

City of Evanston

Request for Proposal No. 24-07 for Adaptive Use and Rehabilitation of 2603 Sheridan Road, The Harley Clarke Mansion and Its Grounds

February 28, 2024

Table of Contents

Quick Overview of ECLG Proposal	5
Cover Letter	9
Executive Summary	10
Benefit of the Proposed Use of the Building for the Community.....	11
Sustainable Operating Plan	11
Renovation of Harley Clarke	12
Financial Strategy.....	12
Intended Use: Mission and Purpose	12
Mission	12
Purpose	12
Proposed Use of the Building	13
Examples of Planned Programs	14
Financial Strategy.....	16
Funding for Rehabilitation of Harley Clarke	16
ECLG Financial Analysis	18
The Proposed Renovation of the Mansion.....	22
Basic Concept.....	22
Life Safety, Accessibility, and Overall Compliance with Codes and City Goals.....	23
Renovating, Restoring, and Upgrading the Building to Accommodate Proposed Public Uses	24
Basic Plan and Organization	24
The overall concept and the proposed work, as detailed above, will occur in phases that will, in most instances, incorporate all three of the basic elements described: stabilization, code compliance and restoration. The work will be continuous without pause except for delays due to weather or when some work requires completion of other activities. However, to the extent possible, the advantage of phasing or staging is that it will make portions of the building accessible for programs and to visitors more quickly.	24
Phase 1: First Floor of the Mansion and the Attached Conservatory	25
Scope and Intent of Work.....	25
Scope of Finished Spaces and Potential Activities	26
Phase 2: Second and Third Floors of the Mansion.....	26
Scope and Intent of Work.....	26
Scope of Finished Spaces and Potential Activities	27

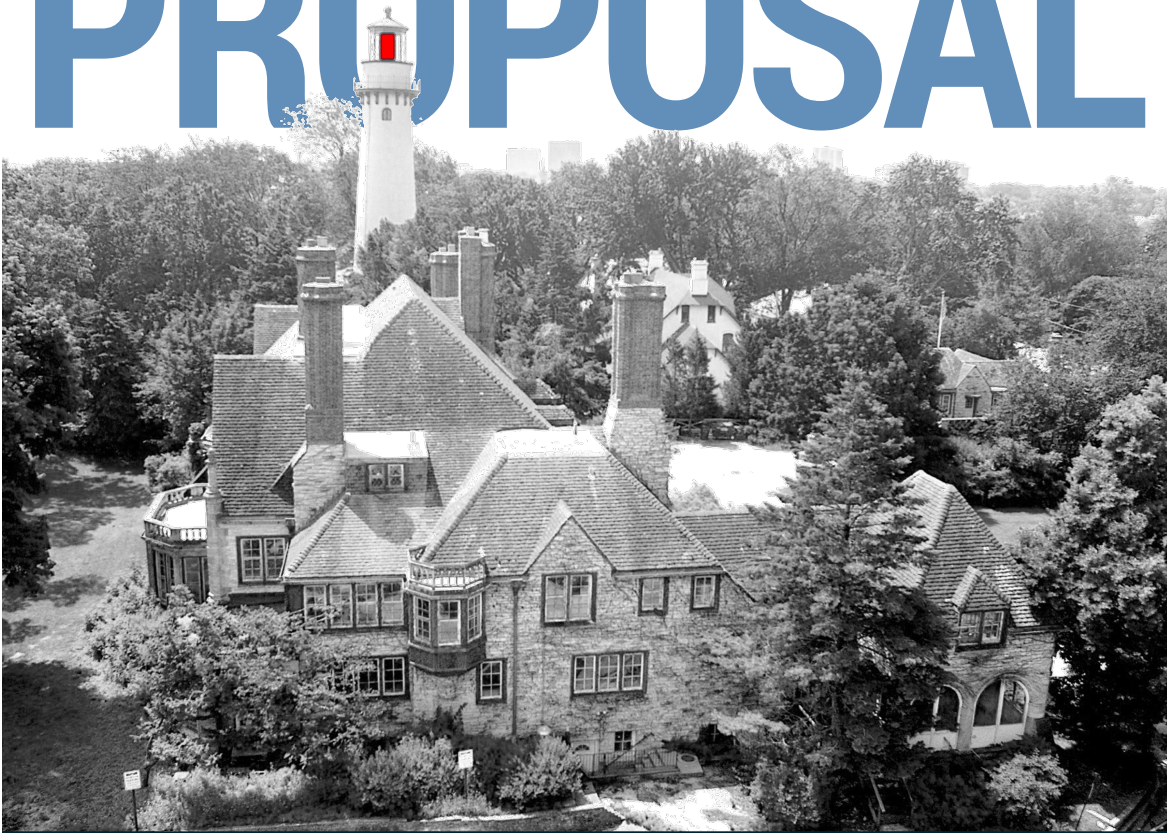
Phase 3 Basement, Support Systems, Exterior Envelope, and Patio	27
Scope and Intent of Work.....	27
Scope of Finished Spaces and Potential Activities	28
Compliance with Governing Codes, Standards and Ordinances	28
Schematic Floor Plans	29
Detailed Estimated for Construction Costs by Project Phase	29
<i>Proposed Lease Terms.....</i>	30
<i>Parking.....</i>	30
<i>Insurance.....</i>	31
<i>See the letter from an insurance broker indicating the ability to comply with insurance requirements of the RFP. (Richard Hackett, Insurance broker).</i>	31
<i>Operating Income, Expenses, and Staffing</i>	31
Income.....	31
Expense discussion.....	34
<i>Governance</i>	35
ECLG Board, Officers and Members	35
ECLG’s Qualifications and expertise	36
<i>Successful Case Studies</i>	36
Berger Mansion, Chicago, Illinois	36
Cheney Mansion, Oak Park Illinois	36
The Grove, Glenview, Illinois	36
Dole Mansion at Lakeside Arts Park, Crystal Lake, Illinois	37
<i>Appendices.....</i>	40
Richard Murray - Financial Advisor.....	40
Project Management and Key Staff	41
Project Construction Manager / General Contractor.....	51
Project Management	53
Neal Vogel, Historic Restoration Advisor	54
Estimated Construction Costs.....	56
Architectural Floor Plans	57
MBE/WBE Statement	62
Insurance letter from Richard Hackett, Insurance broker	64
Letters of Support	65

Quick Overview of ECLG Proposal

RFP 2024 Harley Clarke Mansion

Evanston Community Lakehouse & Gardens
NFP 501c3, Established 2014

THE LAKEHOUSE & GARDENS PROPOSAL



OPENING HARLEY FOR THE RESIDENTS

Café. Lakeside Patio. Galleries. Event Space. Artist Space. Rooms To Explore. Historic Gardens

PLAN SUMMARY: SECTION 1



VISION: FLOOR BY FLOOR



THE MONEY: REHAB AND OPERATIONAL REVENUE











WHY PICK THIS PLAN ?



PLAN SUMMARY: SECTION 1

A

THE VISION: FLOOR BY FLOOR

<p>FIRST FLOOR</p>	<p>BEAUTIFUL EVENT SPACE & ARTIST GALLERY</p>	
<p>CONSERVATORY</p>	<p>EVENT SPACE & PROGRAMS</p>	
<p>THE CAFÉ</p>	<p>FOOD AND BEVERAGE AT THE LAKEFRONT</p>	
<p>2ND FLOOR NORTH</p>	<p>THEMED BOOK GALLERY</p>	
<p>2ND FLOOR SOUTH</p>	<p>MUSEUM GALLERY</p>	
<p>3RD FLOOR BALLROOM</p>	<p>BALLROOM EVENT SPACE HOLISTIC PROGRAMS ARTIST STUDIOS FOR RENT</p>	
<p>BASEMENT</p>	<p>PROGRAM SPACE ARTIST STUDIOS FOR RENT</p>	
<p>PATIO LAKEFRONT</p>	<p>LAKE-FACING PATIO WITH LIGHT FOOD SERVICE (EXCEPT DURING EVENTS)</p>	

PLAN SUMMARY: SECTION 1

B

THE MONEY: REHAB AND REVENUE



REHAB FINANCING: \$8.5M GOAL

SOURCES OF FINANCING

- INVESTOR FINANCING WITH A *RATE OF RETURN: 5.4%-10.2%*
- SECURED LOAN IL SECURITY FUND
- PRESERVATION TAX CREDIT
- FEDERAL PRESERVATION GRANT
- FEDERAL PRESERVATION EASEMENT

REHAB WILL BE ACCOMPLISHED
IN 2-3 PHASES (INT. AND EXT.)

OPERATION EXPENSE: YEAR 3

- ANNUAL REVENUE: \$500-700K
- OPERATION EXPENSE: \$300-350K
- ANNUAL PROFIT: \$100-250K

PERCENTAGES OF REVENUE

- EVENTS: 50%
- TENNANT PARTNERS: 20%
- CAFÉ: 15%
- SEASONAL PROGRAMS: 15%

Cover Letter

Request for Proposal No. 24-07 for Adaptive Use and Rehabilitation of 2603 Sheridan Road, The Harley Clarke Mansion and Its Grounds
May 28, 2024

Mr. Luke Stowe, City Manager
Mr. Cade Sterling, Preservation Coordinator

Evanston Community Lakehouse and Gardens (ECLG), Inc. 501c3, is pleased to present its proposal to the RFP 24-07. We acknowledge receipt of Addenda #1 and #2.

ECLG was formed in 2012 and incorporated in 2014 for the express purpose of preserving and renovating Evanston's landmark lakefront estate known as the Harley Clarke mansion and coach house to create a welcoming and inclusive community space. We will provide programming generated by input from over 300 residents at three community meetings in the spring of 2019.

Given that this is a community based initiative, we request that we be given the opportunity to present our concept and approach to funding to the key RFP response evaluators and the City Council as a whole.

Evanston Community Lakehouse and Gardens, Inc.
An Illinois corporation not-for-profit and 501C3
FEIN: 47-4659887

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Legal counsel: John Walsh, 312-961-5891, johnjwalsh23@gmail.com, 480 Sheridan Rd., Evanston 60202



Executive Summary

Evanston Community Lakehouse and Gardens (ECLG), an Illinois non-profit corporation (501c3), presents its proposal in response to the City of Evanston’s Request for Proposal (RFP) for the Adaptive Use and Rehabilitation of 2603 Sheridan Road, The Harley Clarke Mansion and Its Grounds, Number 24-07.

We envision Harley Clarke as the anchor of a unique campus, including the Lighthouse beach and dunes, the Lighthouse itself, and the Jens Jensen Gardens. As the Harley Clarke mansion remains as the only publicly owned house on the lakefront and the Grosse Point Lighthouse is one of the few remaining active lighthouses on Lake Michigan, together these community assets will draw a greater population of visitors from surrounding towns and beyond. Renovating this architectural gem and providing the programs and events that ECLG plans to host at the building will enhance the experience that visitors have when they visit the beach, park and lighthouse.

ECLG is a grassroots, broadly based and diverse community organization. It has an 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, 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.

Not everyone can own a home on the Lake but Harley Clarke is a home owned by everyone in Evanston and their friends and guests. This home can become 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 Community Engagement Meetings held in 2019.

Our proposal meets all the stated goals of the RFP:

1. **Rehabilitate and preserve the historic integrity of the building and property.**
We intend to raise over \$8 million to rehab the building and partner with Jens Jensen Gardens of Evanston, Inc. 501C3, to also improve and maintain the coach house and gardens.
2. Place the property back into **productive use.**
Our plan and vision for the building puts an emphasis on community engagement.
3. Maintain **meaningful public access** to buildings with programming opportunities and **community events**, and
3. Create vibrant use opportunities that build upon the historic, cultural, and architectural significance of the site— **increasing quality of life and place.**
4. Our stated mission and vision provide a **community center** with meaningful and beneficial events and programs.

Benefit of the Proposed Use of the Building for the Community

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, opening up incredible opportunities. Imagine events for the community such as workshops, meeting spaces, a light fare cafe, performances, classes, museums, and galleries as well as outdoor activities like lakeside classes (e.g., yoga, dance, drama, music) and ecological tours of the gardens. Will

Sustainable Operating Plan

Key to the vision for making Harley Clarke a community asset is the creation of a sustainable and viable business plan. We have a realistic projection of expenses and income that will support staff salaries and operating expenses. Staff will coordinate community events that will also generate sufficient funds after the second year to provide an annual contribution to a building maintenance fund for ongoing maintenance and upgrades to the building. (See following section.)

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 private events for 50-80 people and medium-sized conferences (15-30 attendees) primarily during the non-summer months
- A **light fare summer café** will serve the people who visit Lighthouse Beach annually (as called for the City’s Lakefront Master plan of 2008)
- A **limited number of group events** held between Labor Day and Memorial Day, thereby avoiding the busy beach season.

Renovation of Harley Clarke

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

Financial Strategy

Our approach to financing is to make use of the **historic tax credits** available from both the state and federal government as well as the **historic preservation easement donation** to provide the bulk (75%) of the financial return to the investors. This substantially reduces the burden on operations to produce a profit. Additional funds will be raised from loans, preservation grants, with a limited amount expected to be raised from donations.

Intended Use: Mission and Purpose

Mission

The ECLG mission is to preserve and renovate Evanston's landmark--and only--public lakefront property 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 will be one of those dedicated spaces.

Purpose

Evanston Community Lakehouse and Gardens is dedicated to creating a “community home on the lake.” ECLG was founded in 2012 and incorporated in 2014 for the express purpose of saving the building. Over the next few years, as community interest in the fate of the building grew, ECLG expanded its board to become more diverse. We also hosted several meetings to gather community input. The support of residents for adaptive reuse of the mansion has been unwavering.

The **November 2018 referendum vote** indicated overwhelming support for saving the building, with **82% approval in all wards**. Following that, ECLG held community meetings where two consistent themes emerged: a desire for public and commercial use. Suggestions included a light fare café; expansion and enhancement of native landscapes; providing greenspace adjacent to water; and activities for all ages and cultural groups.

Proposed Use of the Building

The heart of our vision embraces the concept of a **community campus**, comprised of the Harley Clarke mansion, 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 and bringing visitors to the area who will patronize businesses, hotels and restaurants. Community-focused events will be free or carry a nominal charge; other activities will generate revenue. ECLG members are certain that the demand is there to support significant revenue sources.

Hours of Operation

Because Lighthouse Beach is so popular, hours of operation will vary with the season. In the busy summer months, in order to lessen the impact of additional traffic on the beach, events will be limited to late afternoon into the evening, ending before 11 pm. In the winter months, additional hours will be added.

Programs

The three Community Engagement Meetings hosted by ECLG in the spring of 2019 were attended by 300+ people. Nearly **1500 program ideas** were generated. Residents made clear that they value the building and want access for all Evanston residents, friends and guests.

At these 2019 meetings, community members expressed an interest in programs specific to:

- Environmental education such as a Great Lakes/Water Resource Education Center
- Daniel Burnham Museum and lectures on architecture and urban planning
- Guest speakers about architecture, urban planning, native American and immigration history, landscape design.
- Language and literacy education: English as a Second Language 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.
- Cooking classes and guest chef cooking demonstrations.



Members of the ECLG Board have planned, jointly with members and leaders of the African-American community, to **create programs that are responsive to the interests of that community as well as Latino, Haitian and Belizean communities**. Minority members of the ECLG board have developed inclusive activities to ensure that all members of the entire community feel welcome and that programming will be responsive to their interests.

PROGRAMS

Education: Field Trips, Lectures, Classes, Literacy	Great Lakes Study Center Water Resource Education	Guest Lectures Seminars Workshops	Writing Classes, Tutoring, ESL Classes	Media Production, Publishing	Book Groups
Exhibitions And Tours	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 Nation	HC Mansion Architecture Tours Daniel Burnham Exhibit /Museum
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 Winter ice rink
Gardens Food Community	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

Examples of Planned Programs

Gardens, Food and Community Building

The community asked for **cooking classes and guest chef demonstrations**. The sizable kitchen in the house will accommodate these well with some upgrades that are planned. Meeting rooms will be available for community and neighborhood group meetings. The greenhouse attached to the coach house lends itself to **horticulture and gardening classes**. Students and adults can learn about native plantings that Jensen pioneered. Students can sow seeds and watch them mature into plants then can be relocated to the grounds. Community building activities with **seasonal celebrations** (Autumn Harvest, Halloween, Solstices, etc.) for everyone to enjoy.

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 indoors in partnership with *The Alliance for the Great Lakes*. The Great Lakes/Water Resource Education Center may to rent space. 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 can 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 settlement)
- Maritime History (beginning with the landing of French Voyageurs)
- 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 the ballroom on the third floor 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. These events could also be held on the lawns on both sides of the building. See the letter of interest for leasing space in the building in the Appendix from Indigo, a yoga studio. Indigo was a responder to the City's REI.

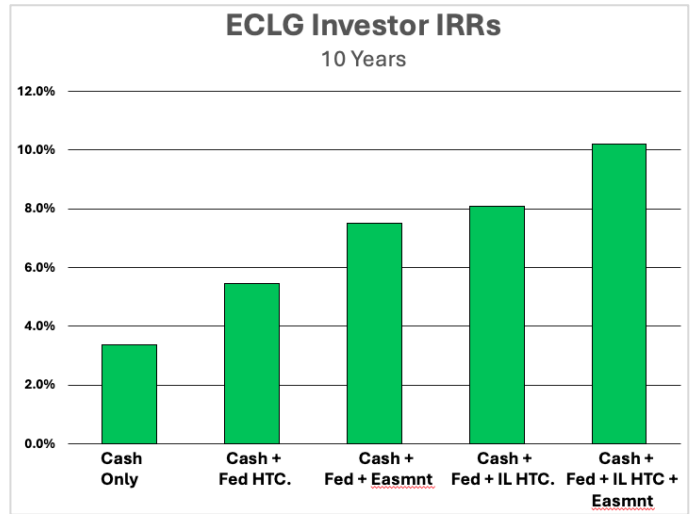
Financial Strategy

Although the goals for the Harley Clarke mansion are desirable – restoration of the property, education, public access, celebrating Evanston – **philanthropy should not and cannot be the primary source of funds**. The ECLG will achieve these goals by using a **financial strategy** that has been utilized many times across the country to fund the acquisition of and rehabilitation of historic buildings for adaptive use by various non-profits. By leveraging various **tax incentives**, a viable investment program can be offered to qualified individuals that provides a fair return for investors but does not burden the non-profit with high rates of returns. ECLG’s proposal draws a clear line between raising funds for the physical rehabilitation of the building and generating operating revenue to support its various programs and educational efforts.

Funding for Rehabilitation of Harley Clarke

Our financial strategy reduces investor risk while providing a fair rate of return to investors. We estimate that the **rehab of the building will cost approximately \$8.5 million**. While about one-third of the total will be covered by market-rate bank financing from the Illinois Facilities Fund (\$2 million) and Federal grants (\$500,000) and donations (\$500,000), we expect to raise approximately \$5.5 - \$6 million from investors who will receive a fair return from a low-risk investment.

Rather than investors relying on financial returns generated purely by the operations of the non-profit (a high-risk strategy), our program provides the bulk of the return through a **variety of tax benefits**, including up to **\$3 million of federal and state historic restoration tax credits and \$4-\$5 million from a preservation easement donation benefit**. While some investor return will come from operations in the form of cash, it will only amount to approximately 15% - 20% of the total.



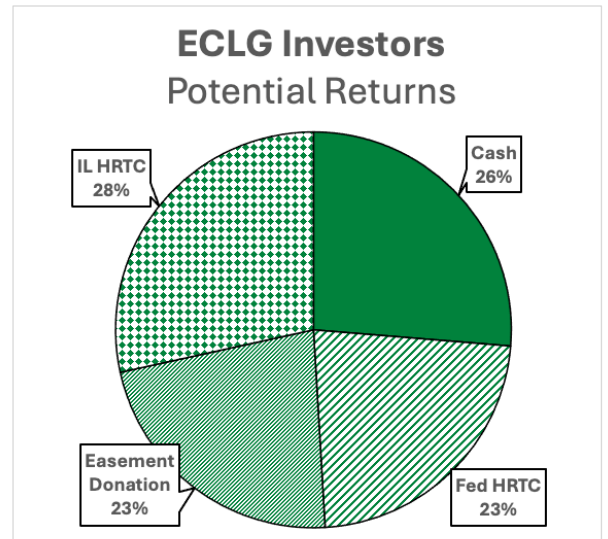
We are pleased to have the participation and advice of **Mr. Richard Murray, President of Equity Schools, Inc.** based here in Evanston. Besides being a lawyer and well-known financial developer, Mr. Murray was a co-founder of Evanston Conservancy, which submitted a response to the 2020 RFP for Harley Clarke, so he knows of the building. Mr. Murray, whose bio is in the Appendix, has raised over **\$1.3 billion** from 3,500 entities in over 20 states. We feel that with his advice and counsel, we can achieve our financing goals.

Preliminary projections show investors could see 10-year internal rates of return ranging from 3.4% to 10.2%, depending on multiple assumptions (e.g., the mix of fund sources for the project, whether and how investors may be able to use any tax benefits, other future conditions, etc.). ECLG has presented its plans and projections to several prospective investors who have expressed interest and are prepared to form the necessary investor group.

The following is an approximation of the funds required and the sources of returns.

Source of funds:

Investment required	\$8,500,000
Financing from IL Facilities Fund	\$2,000,000
Federal grants and donations	\$1,000,000
Raised from investors	<u>\$5,500,000</u>
Total	\$8,500,000

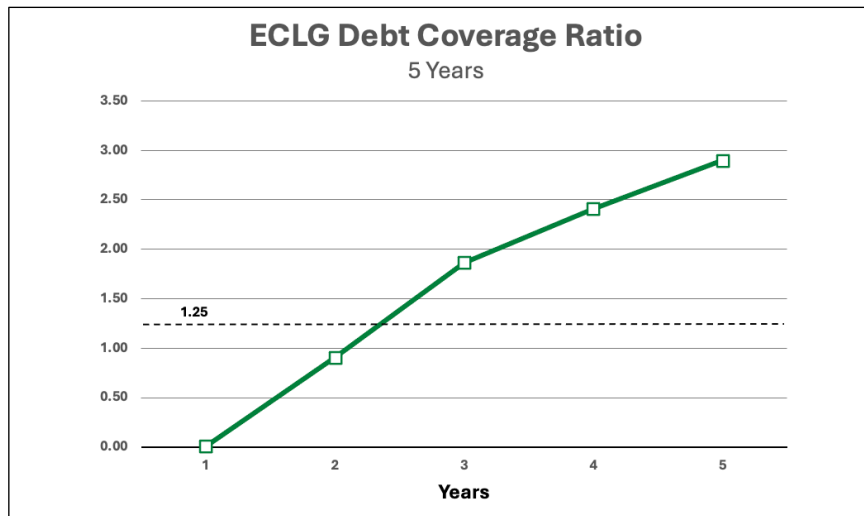


Source of Investor returns

Federal historic tax benefit	23%
State historic tax benefit	28%
Tax easement	23%
Operational returns	<u>26%</u>
Total	100%

While the ECLG strategy does not primarily rely on fund raising, grants and donations will be solicited, and a reasonable level is assumed. ECLG has already presented its plans to multiple interested parties who have pledged support once the lease is secured. To date we have received positive indications for donations and in-kind work totaling approximately \$500,000.

In sum, ECLG’s financial strategy assumes a **full renovation** of the property. The pro forma projects sufficient cash flow both for the bank financing component and for prospective investors to receive a fair rate of return.



ECLG’s financial plan is realistic and achievable.

ECLG Financial Analysis

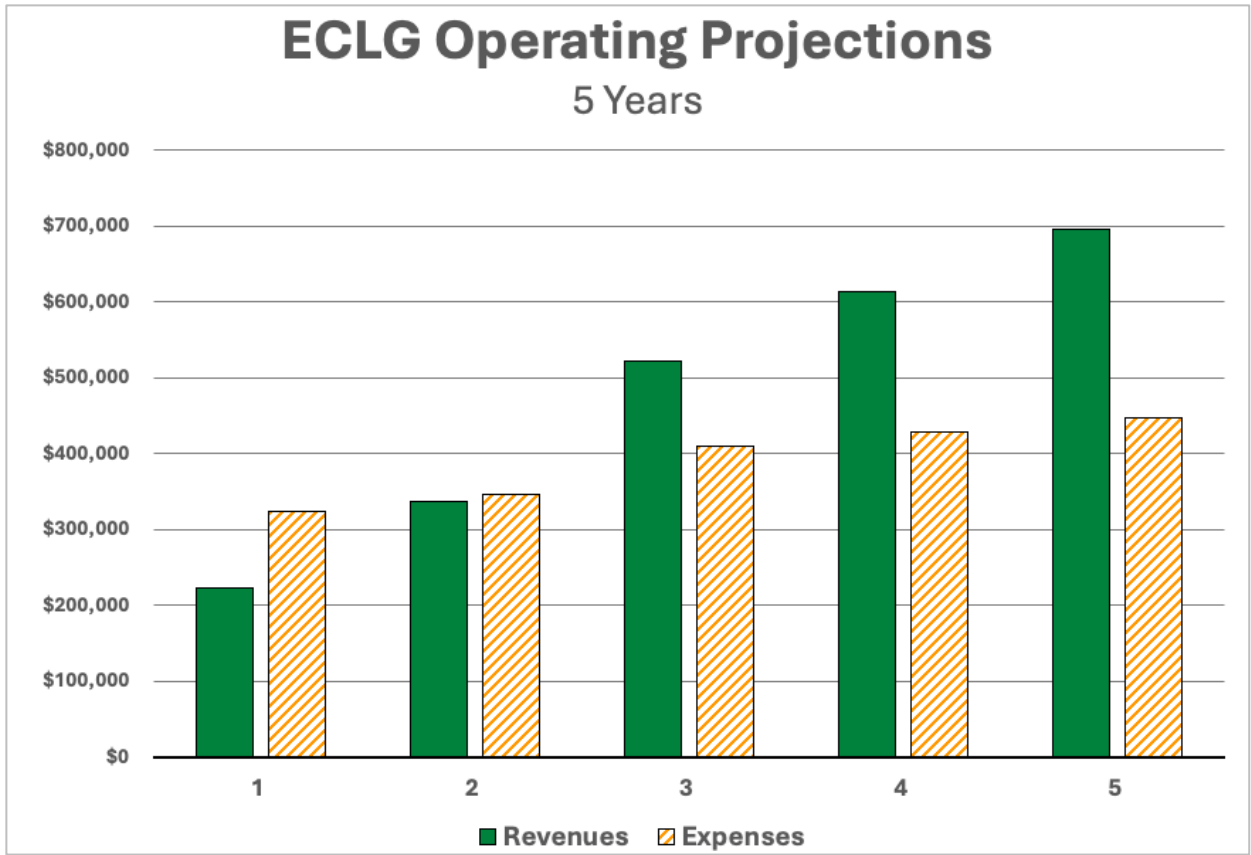
21-May-24											
Evanston Community Lakehouse and Gardens Operations - 10 year projection											
	Year	1	2	3	4	5	6	7	8	9	10
Revenues											
Tenants/Events		\$223,000	\$336,300	\$522,500	\$613,200	\$696,000	\$716,880	\$738,386	\$760,538	\$783,354	\$806,855
Total Revenues		\$223,000	\$336,300	\$522,500	\$613,200	\$696,000	\$716,880	\$738,386	\$760,538	\$783,354	\$806,855
Expenses											
Staff & Benefits		\$96,000	\$98,880	\$101,846	\$104,902	\$108,049	\$111,290	\$114,629	\$118,068	\$121,610	\$125,258
Utilities		\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143
Janitorial		\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095
Insurance		\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
Events		\$30,000	\$45,242	\$70,291	\$82,493	\$93,632	\$96,441	\$99,334	\$102,315	\$105,384	\$108,545
Misc		\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
Contingency		\$11,500	\$13,279	\$16,047	\$17,538	\$18,930	\$19,498	\$20,083	\$20,685	\$21,306	\$21,945
Total Expenses		\$222,500	\$244,951	\$278,361	\$297,814	\$316,279	\$325,768	\$335,541	\$345,607	\$355,975	\$366,655
NOI		\$500	\$91,349	\$244,139	\$315,386	\$379,721	\$391,112	\$402,846	\$414,931	\$427,379	\$440,200
Transfers											
Debt Service		\$100,516	\$100,516	\$130,775	\$130,775	\$130,775	\$130,775	\$130,775	\$130,775	\$130,775	\$130,775
DCR		0.00	0.91	1.87	2.41	2.90	2.99	3.08	3.17	3.27	3.37
To Capital Reserve		\$0	\$18,502	\$19,057	\$19,629	\$20,218	\$20,824	\$21,449	\$22,092	\$22,755	\$23,438
Annual Surplus		(\$100,016)	(\$27,670)	\$94,307	\$164,982	\$228,728	\$239,513	\$250,622	\$262,064	\$273,849	\$285,988
Fund Balance (no distrib)		\$0	(\$27,670)	\$66,637	\$231,619	\$460,347	\$699,860	\$950,482	\$1,212,546	\$1,486,395	\$1,772,382
FISCAL YEAR		1	2	3	4	5	6	7	8	9	10
INFLATION ADJUSTMENT		1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30
INFLATION ASSUMPTION		3.0%									

21-May-24

ECLG 5 Yr Operating Revenue and assumptions

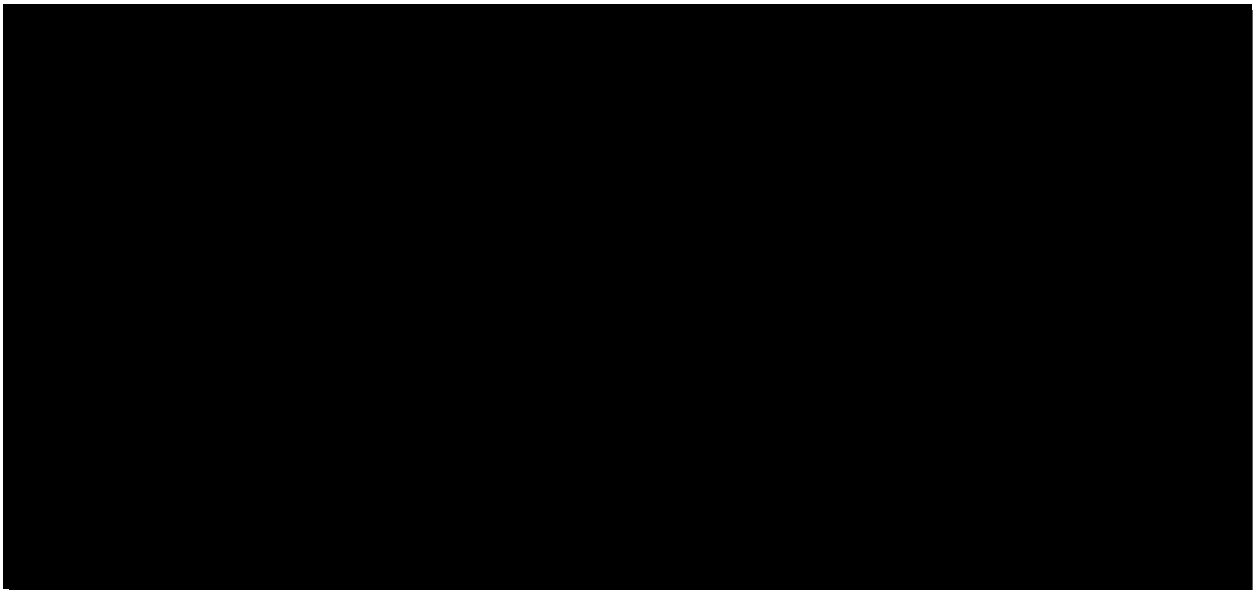
	Year	1	2	3	4	5
Income						
Private events		56,000	106,000	148,000	169,000	190,000
Professional Mtgs		48,000	48,000	96,000	128,000	160,000
Café		27,000	29,250	45,500	56,000	59,500
Tenant income		24,000	32,400	42,000	46,200	50,400
Other Income		15,500	35,650	51,000	74,000	92,000
Fundraising		52,500	85,000	140,000	140,000	145,000
Total Income		223,000	336,300	522,500	613,200	696,900
Expenses						
Staff & Benefits		\$96,000	\$98,880	\$101,846	\$104,902	\$108,049
Utilities		\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
Janitorial		\$20,000	\$20,600	\$21,218	\$21,855	\$22,510
Insurance		\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
Events		\$30,000	\$45,242	\$70,291	\$82,493	\$93,632
Misc		\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
Contingency		\$11,500	\$13,279	\$16,047	\$17,538	\$18,930
Total Expenses		\$222,500	\$244,951	\$278,361	\$297,814	\$316,279
NOI		\$500	\$91,349	\$244,139	\$315,386	\$379,721
Assumptions to Year 5						
# of Private Evnts		12	21	24	27	30
# of Prof. Mtgs		16	16	24	32	40
Café income / day		300	325	350	350	350
Number of tenants		5	6	7	7	7

Income/evnt growing from \$4-6K to \$5-7K
 Avg. 2 days growing from \$3K to \$4K
 # of days grows from 90 to 170/yr
 Rental / mo from \$400 to \$600



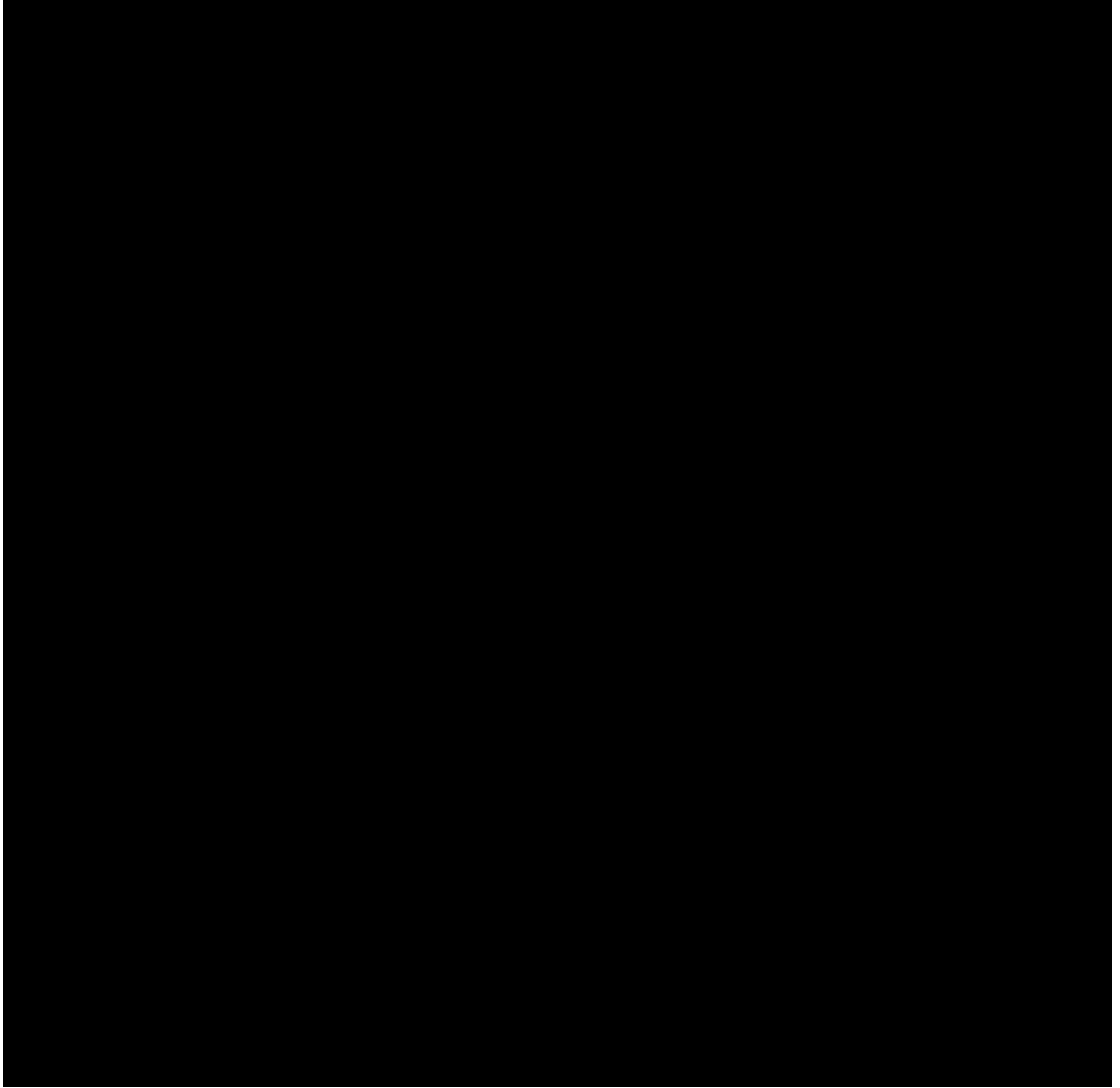
CONFIDENTIAL

These are our assumptions for the overall project costs for rehabilitating the building.



CONFIDENTIAL

These are the projected costs associated with the rehabilitation of the building, the sources of funding, and the expected rates of return for investors.



The Proposed Renovation of the Mansion

Basic Concept

The overriding premise that drives this proposed renovation of the Harley Clarke Mansion, is to achieve and provide as much benefit to the community as possible in the shortest amount of time. This requires that, rather than undertake and complete every single element of the proposed work before opening the doors to the public, renovations would be organized into stages of work, many of them simultaneously, such that numerous programs and activities could begin much sooner to the benefit of the community. The intent and focus of each stage of the work will be guided by the overall concept best identified as falling into one of the following primary categories:

- **Stabilizing, Restoring, and Upgrading the Exterior Envelope and Primary Building Support Systems**
- **Life Safety, Accessibility, and Overall Compliance with Codes and City Goals**
- **Renovating, Restoring, and Upgrading the Building Spaces to Accommodate Proposed Public Uses**

It is not the intention to necessarily perform the work in this order, but rather to structure the construction such that these basic concepts are fulfilled when the work is completed.

The overall physical conditions of the Harley Clarke property has been documented in a number of prior architectural and engineering studies of the Harley Clarke property, primarily those identified and provided by the City of Evanston as part of this RFP process including the 2012 McGuire/Igleski “Evanston Art Center Code and Conditions Report,” the MaRous and Company’s “Summary Appraisal Report” (2012), and both the 2016 and 2019 Wiss Janney Elstner Associates “Harley Clarke Condition Reports”. In addition, testimony and information provided by at the Evanston Preservation Commission public hearing of October 23, 2018, as well as observations and inspections made by various professionals with preservation, construction, engineering, and architectural expertise during the course of both the previous RFP and REI cycles conducted in the past four years, have added to knowledge of both the physical conditions of the buildings, compliance with present-day standard and requirements, and what is needed to make the building whole again and suitable for public use. In our case, we have also drawn upon the **specific experience and knowledge of Elliott Dudnik, the Evanston architect who was engaged by the City of Evanston and responsible for six separate restoration and accessibility projects at both the Harley Clarke Mansion and the Coach House over a period of nearly thirty years.**

Stabilizing, Restoring, and Upgrading the Exterior Envelope and Primary Building Support Systems

Given that the building has remained unoccupied for more than a decade, i.e., since the Evanston Art Center moved out, very little work has been done to maintain many of the primary components of the exterior elements. As such, both the reports identified above and more recent visual inspections of the exterior, have identified the need to take steps necessary is to “stabilize” the exterior structure and ensure that, when work is undertaken inside, such efforts are protected from the elements and that no further deterioration occurs that might undo those efforts. In addition to physical deterioration, the exterior “shell,” i.e., walls, windows, doors, and roof no longer meet any of the standards for reduced energy consumption embodied in both governing energy codes and the goals identified by the City’s own “Climate Action and Resilience Plan.” Consequently, exclusive of repairing masonry walls and tile roofs that have suffered from exposure to the elements and lack of maintenance, the building represents construction from an era when exterior walls and roofs were not

insulated and windows were single-glazed and minimally sealed to prevent infiltration of air and water. These issues must be addressed simultaneously while also seeking to adhere to both local standards for preservation and those established by the federal government.

Life Safety, Accessibility, and Overall Compliance with Codes and City Goals

The Harley Clarke Mansion was designed as a single-family residence adhering to standards and codes that have since been upgraded as to protection from fire and other aspects of life safety. But the house was never intended to meet the requirements of proposed public uses such as social events, classrooms, studios, offices, and other activities that mandate different types of construction regarding fire protection and life safety (sprinklers, exit signs, alarms, emergency lighting, panic or other exit hardware, and added means of egress). Even during the ten-year period when the building was occupied by the Sigma Chi fraternity and the years while the Evanston Art Center was there, few major improvements were made to respond to those changes in codes. The minor exceptions were a fire escape from the 2nd floor area studios, improved ventilation for darkrooms and other uses in the Basement, exit signs, and the addition of a ramp, power-assisted doors, and a single accessible toilet on the 1st Floor. This happened nearly thirty years ago. As a result, much of the work now envisioned must address ensuring fire and life safety by providing proper fire separation, fire and smoke alarms, sprinklers, appropriate means of egress, and other work to ensure the safety of occupants and users.

Furthermore, as a site intended for public use and activities, the building must be fully accessible to everyone and, consequently, provide all of the facilities and other accommodations necessary for persons with disabilities to be able to enjoy the programs and activities offered. None of these features were a part of the original Harley Clarke Mansion and accessibility was only provided, as noted, approximately thirty years ago with the addition of a ramp leading up to both the door of the Conservatory as well as to automatic doors at the main entry and the construction of a single accessible toilet room. Opening up the building at all levels and making it fully accessible and compliant with the federal, state and local standards and codes governing accessibility, will entail the addition of vertical transportation (an elevator to serve all four levels and a chair lift to provide access between the Conservatory and 1st Floor levels). Also required are additional accessible toilets at both the main level and the upper floors, compliant door hardware, and other changes that will ensure that every member of the community, every visitor, and every employee can enjoy, work, and participate in all activities.

Modernizing and updating the Harley Clarke Mansion to be fully operational also will require upgrades to the various support systems within the building. Plumbing systems require upgrades, both as to supply given the need for sprinklers and the increase in the number of toilets, as well as replacement of older piping, fixtures, and fittings. Similarly, the electrical system will need upgrading to comply with current codes and to accommodate the increased loads resulting from public use: equipment such as elevators, air-conditioning, computers, etc. Modern lighting is required to meet present standards for lighting levels and goals for reduced energy consumption.

The Mansion is provided with only heat at this time and the system is outdated and inefficient. If the present radiators are retained as a source of heat until replacement is necessary, the addition of air-conditioning is required. The Conservatory, now heated by an infra-red system, will require both heating and cooling to enable proposed uses. The need for adding cooling and heating also presents the opportunity to utilize energy-efficient technologies including, high-efficiency boilers, heat pumps, and sophisticated controls. Furthermore, the available ground surrounding the Mansion offer the further opportunity to **incorporate geothermal technology** into these systems.

Renovating, Restoring, and Upgrading the Building to Accommodate Proposed Public Uses

The adaptive reuse to fully transform the building as a facility that can accommodate multiple public uses ranging from meetings, banquets, and celebrations to smaller studios, classrooms, offices and work-spaces, as well as providing facilities for catering events, dining, and food and refreshments for beach-goers, will accompany, as well as inform, many of the changes to support systems, as well as what will be needed to comply with governing codes.

The process of adding insulation to the exterior envelope and replacing inefficient windows, the need to upgrade plumbing, heating, cooling, and electrical power and lighting, as well adding alarms and fire protection, requires changes to some interior elements. These include the patching of walls, ceilings, and floors that may be affected or are already in need of repair. Changes resulting from the addition of an elevator and further accessibility modifications, as well as the construction of new toilets, improving or adding egress in stairwells or at entries will also result in additional construction or upgrades to finishes and elements. As indicated above, these changes may occur simultaneously with the changes growing from the need to stabilize the building envelope and provide compliance with codes. However, to the extent possible, the primary architectural features of the Mansion such as the main entry stairway leading to the 2nd floor, the exposed beams at the 3rd floor, the wood-paneled library, the Basement “Rumpus Room and theater,” and the proposed glazing of the Conservatory, will be retained and preserved. As such, potential uses for the building and spaces will be guided, not only by the proposed activities, but also how those needs can be accommodated without destroying or substantially altering the character of the building.

Basic Plan and Organization

The overall concept and the proposed work, as detailed above, will occur in phases that will, in most instances, incorporate all three of the basic elements described: stabilization, code compliance and restoration. The work will be continuous without pause except for delays due to weather or when some work requires completion of other activities. However, to the extent possible, the advantage of phasing or staging is that it will **make portions of the building accessible for programs and to visitors more quickly.**

There will be three major phases for the proposed work:

- Phase 1: First Floor, Conservatory and Primary Accessibility and Life Safety
- Phase 2: Second and Third Floors
- Phase 3: Basement and Completion of Building Exterior

These are not separate and distinct phase marked by completion of all work in these areas. There will also be work in other portions of the building during each phase. Furthermore, it may well be that the portions of work will be consolidated and not as compartmentalized as is described below. Thus, while phasing may allow for windows and other elements to be replaced as work progresses, it may be more economical and efficient to make such replacement at the same time and not defer part of that work until later. Similarly, efficiencies or potential uses may result in completing portions of the work slated for later to be advanced if it will allow for activities and tenants to gain earlier access.

The detailed descriptions are provided below together with general identification of the spaces, tasks, or work that will be involved in each phase. To further clarify these descriptions, we have also included floor plans of the building that identify the spaces or facilities that will result at the completion of the project. They are color-coded to display the extent and location of the various spaces that will be available for public and community programs and groups. Cost estimates associated with the tasks or elements of the

work that is needed to renovate, restore, and adapt the building are included as well. These are consolidated costs for the entire project and encompass work that will occur throughout the building.

Phase 1: First Floor of the Mansion and the Attached Conservatory

Scope and Intent of Work

This phase addresses issues of life-safety, building code compliance and accessibility with a focus on the 1st Floor public areas and Conservatory. Given 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 require a sprinkler system throughout as well as other changes to some entries and a new fire-alarm and attenuation system. Accessibility was provided to the 1st floor in 1997 but while “safe-harbored” under the ADA, these components have been allowed to deteriorate or fail and now require upgrade and repair. Therefore, the two automatic door operators at the main entry must 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 allowed to settle and deteriorate.

Public use of the upper floors and basement requires access to those two levels. This phase includes the installation of an elevator serving all levels. Given the concrete and steel floor framing and support system in the original construction, the elevator construction will occur immediately in order to avoid subsequent disruption. The elevator will be of a holeless, double-roped design to avoid excessive drilling into the ground below that might risk water infiltration. Doors on both north and south sides will allow for access in the future directly from the kitchen areas to all floors. A machine room and electrical upgrades for this equipment, as well as an enclosed shaft will extend portions of the work up through the building. Access will be provided from the Main Entry to the elevator lobby as well as to both accessible toilets.

Access between the 1st Floor spaces and the Conservatory will be accommodated by a new chair lift between these two levels. Finally, a second accessible toilet room will be added adjacent to the existing toilet room to serve the increased public population from both the first floor and the Conservatory. All doors will be fitted with accessible hardware.

Since there is a need to improve the overall energy performance of the building, the exterior walls will be insulated using foam sprayed into the existing wall cavity while electrical and other improvements are made. If the Preservation Commission agrees, all of the existing windows on the 1st Floor will be replaced with thermally-broken double-glazed windows, much like those previously used and approved by the Preservation Commission for the Coach House. They will retain the original appearance in accordance with landmark preservation standards. Retention of the existing single-glazed windows and refitting them with double-glazing or adding storm windows will be explored, if required.

The public spaces, primarily, the proposed galleries, entry and reception areas will be upgraded by painting, patching walls and ceilings, improving and upgrading electrical power with energy efficient lighting, and new floor finishes. The existing Library will be retained in its present state with the wood paneling and other finishes upgraded. The present Kitchen will also be upgraded with new cabinetry, countertops, upgraded electrical power and lighting, and new appliances, hand and food prep sinks, and storage to accommodate catering of events and food preparation for the proposed light fare café. It will also have direct access to the elevator to allow for food service on the other floors.

The exterior wall enclosure of the Conservatory will be repaired and reglazed as will the doorways at each end which will be made accessible for both the front entry ramp and out to the grounds on the east. The existing heating system will be removed and replaced by a new heating-cooling system. Lighting will be added and both the exposed steel framework of the roof and the ceiling will be repainted.

At the northwest corner of the building, the existing wood stair and landing alongside the screened porch will be replaced, since it is required as a means of egress from that portion of the building and, at present, it is deteriorated and a hazard.

The existing main heating system will be serviced to ensure continued operation until replacement is required. New water service will be added to the building to accommodate and supply the needs of the sprinkler system and the new toilet rooms. New and increased electrical power will be added to accommodate the elevator, kitchen upgrades, and the new heating and air-conditioning systems. Internal plumbing, both waste-vent and domestic water supply, and electrical systems will be inspected and upgraded and to extend these systems for the toilet rooms and other work on the upper floors.

Scope of Finished Spaces and Potential Activities

Upon completion of the renovation the public spaces for presentation, entertainment, and celebrations in both the Conservatory will be directly accessible from the Living Room. This will also serve to accommodate exhibitions, business meetings, neighborhood group meetings, seasonal celebrations, overflow from the Conservatory for memorials, school fundraisers, baby showers, birthdays, and university presentations. The Solarium on the east that faces the lake will also provide direct access onto the Jens Jensen Garden areas and the originally planned patio.

The renovated Kitchen will be home base for caterers. It will also provide food service for the light fare cafe in the adjoining Breakfast Room (at the northeast corner of the building) and for beachgoers in the summer months. The Kitchen will also have direct access to the elevator to bring food to the meeting and assembly spaces on all floors.

The Library with its original rusticated wood paneling will be retained and refurbished for private meetings, conferences, possibly as a book and gift shop. Offices for the building staff and management will be located at the northwest adjacent to the two accessible toilets near the renovated Main Entry.

Phase 2: Second and Third Floors of the Mansion

Scope and Intent of Work

This phase will extend public access and use to the upper floors. While the primary issues of life-safety, building code compliance and accessibility were incorporated into Phase 1, along with the new sprinkler and fire alarm systems, the upper floors also require accommodation for larger numbers of users, particularly the proposed use of the Ballroom as a conference-meeting-gallery-reception space.

Two new toilet rooms will be added on each of the upper floors directly north of the larger public meeting, conference, or event spaces and east of the new elevator lobbies. All four of these new toilets will be fully accessible thereby adding to the two accessible facilities on the First Floor.

The former Ballroom that occupies much of the south half of the 3rd floor and, along with the other rooms for studios, classroom, or meetings, 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. Once again, the exterior walls will be fully insulated either where exposed by construction or within the existing wall cavities.

If the Preservation Commission agrees, all of the existing windows on the 2nd and 3rd Floors and in the Attic will be replaced with thermally-broken, double-glazed windows, as described for the First Floor. If

as noted above, retention of the existing single-glazed windows and refitting them with double-glazing is feasible or required, that option will be taken.

Scope of Finished Spaces and Potential Activities

Upon completion of these two floors, all of the former bedrooms will be converted into flex-use space to be used as studios, galleries, classrooms for music and performance, workshops, indoor student field trip destinations, and educational partnerships for all ages. Four new accessible toilets will provide for the increased number of visitors and access, aside from the grand entry stairway that leads up from the main entry, will be afforded by the new elevator. Offices, either for users or building staff, will also be available at the Second Floor.

The Third Floor will retain the original high ceiling of the original Ballroom which will now accommodate group activities such as theatrical and musical performances, square, ballroom and folk dance classes, movies, yoga classes, meetings, presentations, and exhibition space. Storage for chairs, tables, and audio-visual equipment will be located adjacent to the space as will be two of the new toilets and the elevator lobby.

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

Scope and Intent of Work

With the completion of renovations for the upper three floors, as well as ensuring both life-safety and accessibility, the third phase addresses some of the support systems as well as completes the renovation and repair of the building envelope and the Basement. As previously noted, however, some of the work described for this phase may be undertaken sooner if it proves to be more efficient and if weather conditions or other factors allow an even greater overlap than anticipated.

In the Basement, the work will address the construction of the elevator and upgrade or replacement of the boiler and other plumbing and electrical upgrades. This will allow for increased use of the many spaces for storage of maintenance equipment, supplies, furniture, and any seasonal items.

The “Rumpus Room,” the 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 to allow for public uses now that the elevator will permit this space to be accessible.

While the boiler system is to be retained as the primary heating source, it will be eventually 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. Cooling will be added in the form of either two separate cooling systems using high-velocity delivery (“Space Pak”) with one system in the Basement feeding this level and the 1st. A second system located in the third floor Attic will supply the upper two floors. Both cooling systems will utilize high-efficiency heat pumps that also provide supplemental heating in cold weather. They may be coupled to a geothermal system with piping installed under the front lawn that will then have to remain free of any vehicles or other construction.

The exterior masonry will be repaired and restored. Inspection has revealed severe cracking in some areas as well as open mortar joints between the many of stone masonry units. Additional damage has been caused and accelerated by the enormous amounts of ivy covering 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 as needed. The pointing and masonry work will also include

power washing the finished masonry to match the similar treatment performed at the Coach House twelve years ago.

Additional work at the Basement level will include repairs to any of the lightwells and the egress stairs leading up from the north end of this level to provide required egress as well as for the delivery of supplies and materials.

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 floors will be repaired, scraped, and painted with doors made fully code-compliant. Finally, the existing tile roof will be inspected and any broken or loose tiles will be replaced and secured. The roof will also be cleaned to remove mold, moss, and dirt.

The exterior wood “curtain wall” of the Conservatory will be repaired if a suitable double-glazing system can be fitted. If not it will be replaced with a configuration and system that matches the present design and appearance and that can withstand wind and water forces, while retaining the historic character and original appearance. Alternatively, the entire system will be replaced by a new matching double-glazed system that will retain and present a similar appearance. This work may be a part of the initial phase of the project as part of the refurbishment of the Conservatory. The roof of the Conservatory has been replaced by a heavily insulated standing-seam copper roof system. The original carved stone ornaments and finials have been damaged or cracked and some now sit on the ground alongside the accessible ramp. These will be repaired, replicated, if needed, and reinstalled to fully restore this portion of the building. In addition, the gutters and downspouts and the copper cisterns on the Conservatory will be repaired and restored.

The Patio Area originally planned will be installed in this phase and located 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 in 2012. The patio will be accessible from the East Gallery and Solarium. It will afford opportunities for extending public events beyond the confines of the building. It will also allow for casual outdoor food service for patrons of Lighthouse Beach and other visitors to the Lighthouse and area. Again, this work item may be incorporated into the initial phase if the kitchen is fully renovated and if the masonry restoration and repairs directly above and nearby allow for it.

Scope of Finished Spaces and Potential Activities

The original “Rumpus Room” will be refurbished to allow for events such as performances by children’s groups and individual recitals.

This phase will also complete the exterior envelope work, primarily repairs and restoration of the original copper downspouts and other trim, the ornamental finials that have been removed and left on the ground or have broken, and other elements associated with the building. If not already replaced, the entire wood and glass “curtain wall” of the Conservatory will be replaced as will the doors that will afford direct access to the lake, the adjacent grotto on the south and to the nearby Coach house.

Compliance with Governing Codes, Standards and Ordinances

All of the work identified and proposed for this project will comply with the governing building codes and ordinances adopted by the City of Evanston including, but not limited to the 2021 International Building Code (IBC), 2021 International Mechanical Code (IMC), 2021 International Fuel Gas Code (IFGC), 2021 National Electric Code (NFPA 70), 2021 NFPA Life Safety Code 101, 2021 International Fire Code (IFC), 2018 Illinois Energy Conservation Code (or if adopted, the 2021 International Energy Conservation Code (IEFC)) , the

Illinois Plumbing Code, and the 2018 Illinois Accessibility Code, as well as any additional requirements and ordinances affecting such work 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. 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 phases identifies many of the aspects and components of compliance with the governing accessibility codes and laws (Illinois Accessibility Code and 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 six accessible public toilet rooms located on all three of the main 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. The work, in addition to energy conservation codes, will also seek to comply with City's Climate Action and Resilience Plan (CARP). 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.

Schematic Floor Plans

Four schematic floor plans, one for each level, illustrate, the final configuration of the building upon completion of all of the proposed work. 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 when the project is completed and where proposed activities can and will occur. They also identify where the important support elements such as elevators, chair lifts, and toilets are to be located as described in the text.

Detailed Estimated for Construction Costs by Project Phase

The attached spreadsheet provides construction cost estimates including associated contingencies, contractor fees, overhead, and profit and other "hard costs" as well "soft cost" estimates for building permit fees and architectural-engineering fees.

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 consolidated costs and not floor-by-floor costs since, as indicated previously, the work, even if phased will not be confined to a single floor or area and the description of the work and costs reflect this point.

Proposed Lease Terms

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 Harley Clark, the Coach House and the Jens Jensen Gardens. The City will provide a formal legal description of all parcels included within five (5) days of signature of a lease.

The lease shall be for a term of forty (40) years from the date of signature, at an annual rent of \$1 per year. The City acknowledges and agrees that the construction, repair, rebuild, and replacement of structural, interior, operating and utility systems, of Harley Clare, the Coach House, and grounds adds a net present value of approximately (\$8.5 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 Jens Jensen Gardens will be rehabbed under a sublease with ECLG. ECLG will provide the City with preliminary plans substantially and with subsequent revised plans when requested in a timely manner.

An important source of income will be from the sale of alcohol. While we will not be setting up a formal bar, servicing various community events alcoholic beverages is critical to our income projections, so a license to sell beer, wine, and alcoholic beverages is important.

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 \$8.5 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 an interest a lease.

Parking

There are 58 parking spaces in the lot to the north of the building where the original tennis courts were located. Typically, for the 9 less beach active months, these parking spaces suffice. It is the summer months when the beach is busy that parking becomes a problem.

We are available to work with staff and Jens Jensen Gardens of Evanston, Inc. to add 10-15 additional parking spaces. Additionally, ECLG acknowledges the goals of the City's Lakefront Master Plan (2008) and the Climate Action Resiliency Plan (CARP) (2018) that recommend encouraging trips to the beach to be made by walking, bicycling and transit. Bike riding will be encouraged with the addition of more bike racks. The new bike lanes will encourage this. The CTA Route 201 bus already stops at the entrance to the beach.

The Lighthouse Beach is the busiest one in Evanston 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.

ECLG will address the need for additional parking for participants in events at Harley Clarke, by utilizing one or more of the following options:

May to September during the busy beach season, a shuttle bus service will run from off-site parking: If the new Ryan Field continues to have a large parking lot, that is free after 4 pm, it is just under one mile west on Central Street. Shuttle buses can be provided. Northwestern University's two parking garages are about an 8-minute walk and are free after 4 p.m. They tend to be underutilized by students during the summer. 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).

A Divvy Bike Station on the property will be well used and will encourage beach visitors to use their own bikes as well.

Orrington School, 2636 Orrington, is two blocks and two-tenths of a mile walk away. The Orrington School PTA raises funds currently by parking cars for NU football games. We have talked with them about providing parking after school hours, evenings and weekends.

For out-of-town guests staying at hotels in Evanston's downtown, shuttle buses can be utilized and the vacant lot at 2501 Sheridan Road (PIN #11-07-203-018) is currently owned by the City of Evanston. It should be converted to a metered parking lot, generating income for the City and much needed parking for the beach, Harley Clarke and the Lighthouse.

Insurance

See the letter from an insurance broker indicating the ability to comply with insurance requirements of the RFP. (Richard Hackett, Insurance broker).

Operating Income, Expenses, and Staffing

Income

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 want to be realistic in our assumptions, with the first year of operations projected at break-even before interest. Positive returns begin in year 3 with the debt being serviced and a positive fund balance.

We plan to achieve this objective by providing the space and infrastructure for income producing events, which will be held primarily during the less congested 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 most of these activities would be to provide community events that pay for themselves. Income producing activities explained below:

Private events

The first floor and Conservatory provide a wonderful space for private group events for **80-100 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 12 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 provide by approved vendors who will be responsible for setup and cleanup and the use of amplified music will be limited. To confirm the market interest in this location, we consulted with several local caterers and professional event planners.

Projected	Year 1	Year 5
Events / year	12	40
Revenue	\$56,000	\$190,000

Conference facility

A major source of income during the winter months will be hosting small to medium sized conferences and professional meetings. 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 greatly adds to the value of this space.

As an example, assume a department at Northwestern wants 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 an 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 personnel 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 15-25. They also said that besides department sponsored conferences, “We run a lot of conferences and we’re out of space here.”

Comparable spaces in the area are the Deer Path Inn in Lake Forest for \$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. The following assumes meetings September through April.

Projected	Year 1	Year 5
Meetings / month:	2	5
Revenue	\$48,000	\$160,000

Café

A small café is planned that will provide refreshments and a light menu for the many visitors to the Lighthouse beach. Food trucks on the weekends would supplement this availability. Such a facility will generate an average of \$300 per day in profit and satisfy requests from beach goers. Over time, additional days will be added for light fare dining.

Projected	Year 1	Year 5
Revenue	\$27,000	\$60,000

Tenant rental income

The building has 7-8 small rooms on the second and third floors that we plan to rent as studios to artists, similar to the Noyes Center facility. With a waiting list of artists willing to rent space at Noyes, we feel confident in this source of income. The advantage of renting to artists is that we do not have to finish the rooms to the same standards as the first floor and other public spaces. In addition, most artists are not present in their studios 5 days a week, 8 hours a day, so the impact on operations is minimized.

Projected	Year 1	Year 5
Rooms leased	5	7
Revenue	\$24,000	\$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 to 2-3 member 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., **Evanston Art Center “Winter Craft Expo” \$75,864. 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	\$52,000	\$145,000

Community events and activities

The first floor and Conservatory provide a wonderful venue for community gatherings. There is simply nothing like the Conservatory in Evanston. 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	\$15,000	\$92,000

Fund raising strategy

Most fund-raising campaigns rely on donors who support the cause and are pleased to make charitable donations. **The financial structure outlined in our proposal provides an important advantage. In addition to charitable donations, the structure of tax credits and easement leverage enables us to offer a mechanism for partial return on their investment/donation over time.** In a sense, we can offer donors an opportunity to earn tax relief, through tax credits, for the funds they provide, and eventually, they will be partially compensated for their investment in the project.

For a professional fund raiser, having the ability to offer 'something in return' is extremely valuable in meeting the goals of a campaign. Given that there are only so many rooms in the building to give away naming rights, a financial structure like this makes a lot of sense.

Expense discussion

ECLG intends 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 to support 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 full-time Executive Director (ED) will be hired to provide effective management of the operations and events. 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 needed and 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 \$80,000 plus benefits.

Year 5: Full-time executive director at \$100,000 and 2-3 part-time assistants at \$25,000.

Community events: This line item is intended to fund the expenses associated with the planned activities and community events. It would include fees for performers or expenses related to hosting an event.

Year 1 budget of \$30,000.

Year 5 budget of \$50,000.

Janitorial expenses: General expenses related to running the building, eg., cleaning services and setting up income producing events.

Year 1 budget of \$20,000.

Year 5 budget of \$26,000.

Utilities, insurance, legal and accounting and miscellaneous: 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 \$50,000.

Year 5 budget of \$78,000.

Governance

ECLG Board, Officers and Members

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

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

Members: Ellen Alexander, Alex Block, Bill Brown, Fran Caan, Zaida Cintron, Robert Crews, Linda Damashek, Elliott Dudnik, Bennett Johnson, John Kennedy, Jane McCarthy, Sean Murphy, Jaime Rojas, Anna Roosevelt, 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:

Architects, Attorneys, Business people, Construction managers, Contractors, Community activists, Gardeners, Homemakers, Educators, former elected City officials, real estate agents 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 are committed to continuing 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)

ECLG’s Qualifications and expertise

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

Successful Case Studies

There are many examples of successful precedents for the ECLG business model regionally and around the country. Talking with representatives of these sites have informed our strategic plan. Following is a summary of some successfully restored community mansions.

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.

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. The mansion has become a premier destination in Oak Park for fundraisers, community events and social events. Since hiring a full-time professional director, the Cheney Mansion has had an operating surplus based on strong demand for event space.

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 territory 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.

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. The Executive Director, Siobhan Cottone, spoke at one of the 2019 community meetings about the efforts to preserve the house. A letter from her is included below.

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, Massachusetts. 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 the non-profit Highfield Hall organization responsible for all repairs and maintenance of the building. The community ultimately raised \$8.5 million to restore the building and fund an endowment. 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.

Partnerships

Letters of support available upon request from
The Preservation League of Evanston
Benjamin Historic Certifications
Heritage General Store (bike shop)
Liberty Prairie Foundation
Backlot Coffee
Hewn Bakery
Evanston Woman's Club
Curt's Cafe



LANDMARKS
ILLINOIS



Preservation League of
Evanston, Inc. (501c3)



Appendices

Richard Murray - Financial Advisor

Richard R. Murray is a lawyer with more than 40 years of experience in **real estate development and finance, including historic, commercial, mixed use, residential, planned development, educational, and community projects.**

In 2019, he co-founded the “Evanston Conservancy” to **redevelop** the Harley Clarke property for community uses and events, designing **a financing plan primarily relying on private equity investment using certain tax advantages, combined with a modest level of bank financing and only a minor amount of philanthropy.**

Responding to the 2024 Harley Clarke RFP, **Murray joined with ECLG to create a similar financing plan.** This plan recruits private investors who receive reasonable returns in the form of cash and tax benefits including Federal Historic Rehabilitation Tax Credits, Illinois Historic Preservation Tax Credits and the charitable donation value from a historic preservation easement donation. This new plan again includes a modest level of bank financing, with less reliance on philanthropy.

Murray is known for pioneering **Nonlinear Funding for social causes**, most notably inventing a financially sustainable college prep school model for lower-income families that has served 50,000 students in 39 new schools, nationally sending 90%+ on to college. To date, Murray’s Nonlinear Funding mechanism has provided \$1.3 billion from 3,500 for-profit businesses in non-philanthropic, tax-deductible funding for the educational costs.

Locally, he used his Nonlinear strategies for the **Baker Demonstration School acquisition and redevelopment, the 5th Ward school financing plan, and the Loyola Academy Glenview Campus financing and development.**

Murray currently is President of Equity Schools, Inc. (Evanston), an Illinois benefit company, where the firm’s projects and models are at work in 22 states. He previously was President of The Ross Development Company (Chicago).

His work has been featured on: 60 Minutes, BBC News, CBS News, Voice of America, New York Times, Washington Post, Chicago Tribune, Newsweek, and other major media.

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 and 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 two firms already have a strong and successful relationship on several project including their partnership in the design and construction of the Evanston Fire & Life Safety Headquarters that encompassed the complete renovation and upgrading of the former fire station into administrative offices for the Fire and Life Safety Department on the 1st Floor and expanded offices and facilities for the Police Department on the 2nd floor.

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 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 Harley Clarke and the 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 of Evanston for minority-owned, women-owned, disadvantaged, and Evanston-based (M/W/D/EBE) business participation and the further goals of the Evanston Green Ordinance and the City's Climate Action Resiliency Plan (CARP).

Biographies of both Mr. Flasz and Mr. Dudnik and a listing of selected projects and references are provided with this response.

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 150 cases of building failures and other construction or code-related matters. In addition, 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 and served as a member of three separate Chicago Building Code Revision Initiative Task Groups and as a member of the Stakeholders Committee for the Modernization of the Chicago Building Code adopted in 2019.

He served two full terms as a member of the City of Evanston Preservation Commission and, previously, a member of the Evanston Historic Preservation Conference and the Evanston Street Light Master Plan Project Steering Committee. He is also now a Board of Trustees Member of the AIA Chicago Foundation, a Board Member of the UIC Chapter of the State Universities Annuities Association, and is the Chair of the State Universities Annuities Association Foundation.

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 begun 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

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.

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.

Awarded 2006 Evanston Preservation Award

Total Construction Costs \$5,500,000 (1989 through 2005 dollars)

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:

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

Total Construction Cost: \$750,000

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

Disabled 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

Construction cost \$450,000

Noyes Cultural Arts Center, Evanston,

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

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

Accessibility Renovations 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.

Total Construction Costs for All Projects: \$950,000

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.

Construction cost \$1,200,000

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.
Construction cost \$750,000

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

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.

Total Construction Costs for all projects: \$450,000

Note

Examples of several of these projects are provided on the following pages, specifically those associated with the Harley Clarke Mansion and other City of Evanston Projects as well as other work associated with preservation and restoration.

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

WILMETTE WATER TREATMENT PLANT



PUMP ROOM SOUND ATTENUATION AND WINDOW REPLACEMENT

Design, development and implementation of 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. However, any design solution could not remove or alter the architectural details of the 70-year old structure including the Art-Deco railings and trim. The solution consisted of a spray-applied sound insulation on ceilings and roof slabs and a double-glazed, sound-proof curtain wall and door system that retained the railings resulted in a measured reduction of more than 17 to 35 decibels within the space.

The solution also was achieved below budget and, as result, the exterior windows and main entry door were also replaced with double-glazed, thermally-broken, aluminum windows

Project duration: August 2000 through August 2001

Reference: Mr. Nabil Quafisheh 847-853-7539
Water Management Director
Village of Wilmette
200 Lake Avenue
Wilmette, Illinois 60091

Project Construction Manager / General Contractor

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 45 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 35 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; \$3,500,000

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 / 773-230-3700

River Grove School District #85.5

Recent projects including:

2016 Life Safety Improvements

Construction Cost; \$2,000,000

School Office Relocation

Construction Cost; \$400,000

Parking Lot Expansion 2020 and 2022

Construction cost \$500,000

Locker Room and Mechanical Upgrades 2021

Construction cost \$1,000,000

Roofing and Rooftop HVAC Replacement 2022

Construction cost \$500,000

Interior Renovations (ceilings, alarms lighting) 2023

Construction cost \$1,500,000

Interior Renovations (ceilings, alarms lighting) 2024

Construction cost \$1,000,000

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

Project Management

William W. Brown

WWBROWN, 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:

- First United Methodist Church- Dean Francis, 847-927-5953
- Evanston History Center- Kris Hartzell, 847-425-3410
- 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)

Neal Vogel, Historic Restoration Advisor



Statement of Support: Evanston Lakehouse and Gardens

PROPERTY: Harley Clarke House
ADDRESS: 2603 Sheridan Road, Evanston, IL
DATE: May 27, 2024

The Harley Clarke House embodies many significant attributes with highly unusual and distinctive texture and materials that **could not be reproduced today without extraordinary difficulty and cost.** The grand massing of the house is broken up by bays, arches, setbacks, pinnacles, an oriel window, a Juliette balcony, and five massive chimneys to add architectural interest. Each chimney is unique with corbeled, staggered, clustered and tapered polychrome brickwork interspersed with burnt clinkers to add “instant-age” and “Old World” patina for architectural charm.

The house is topped with a Ludowici Celedon Imperial clay tile roof and much of the original historic tile survives in good condition. The field tiles are laid in a crude shingle pattern; here too, intentionally aged to appear “Old World” and enhance the French Eclectic design. The field tiles are accented with Aries hip-plates on the dormers, tapered barrel tiles on the main hips, and hand-molded ridge terminals that further define the structural transitions and steep, varied roof planes. The roof was considered so exceptional at the time that Ludowici—the only American clay tile roofing manufacturer still in business today—featured the Harley Clarke House in their promotional literature. This is significant as Ludowici was, and remains, the chief supplier of roofing tiles for architecturally significant courthouses, train stations, churches, synagogues, and universities across the country. Rain water runoff flows through embossed copper gutters, cresting, rain collectors and downspouts accented with grapevines, fluer-de-lis, palmate and shell rosettes, and scalloped edging. The embossed copper work alone on the house roof would cost several hundred thousand dollars to reproduce faithfully today yet most of the ornamental components could continue to impress visitors for years to come.

The masonry walls, buttresses and entryways of the house are **a tour-de-force effort by master masons** beyond compare. The house's masonry is more varied, elaborately carved, tooled and dressed than any other home in Evanston. The field stone is staggered in the walls, recessed here, projecting there—once more imparting a rusticated, centuries-old allure. A wide variety of stone was employed from different quarries and is laid up in random ashlar patterns undulating in and out of the wall planes; a method far more difficult to build than laser-straight walls in a flush, uniform pattern. The stone lintels, quoining, buttresses, archways, columns and pilasters and other trim stone surrounding the house, are

all dressed with basket-weave, diaper, stippled and bush-hammered textures. The patterns and textures alternate from stone to stone appearing totally random, yet absolutely intentional by design. The House's historic character has been diminished somewhat by inappropriate mortars and stains from neglected metals, and poor masonry work. Damaging ivy covers many areas so these textures and details are lost to the quick observer. Fortunately, the masonry quality of the Harley Clark House is so exceptional it could be restored as a showcase of the very best early 20-century stonework in the Midwest.

Even the original exterior lighting on the House, of which a lone, wrought-iron French Art Nouveau lantern sconce survives, was distinctive. These were likely made by the Victor S. Perlman Company of Chicago who provided lighting to many prominent historic homes and theatres in Chicago and beyond. Perlman lived a few blocks from Harley Clarke and based on this unique fixture, even more elaborate custom fixtures were undoubtedly found in the house. Since the 1960s, the house has endured many levels of neglect on all fronts, and most of the exterior wrought-iron fixtures have been replaced with cheap, industrial security lighting. Yet, historic reproductions could be installed to accent and illuminate the House today. Finally, the Hope's steel windows are top-of-the-line with iron glazing bars employed in lieu of putty to house the glass and solid red-bronze hardware. They have been allowed to corrode for decades when all they required at one time was new putty and coat of paint; still the heavy-gauge steel warrants restoration and they could be saved.

The Harley Clarke House retains phenomenal architectural integrity for all it has been through with more than 90% of its original exterior materials intact. Evanston has buildings designed by more renowned architects and a few that are more historically significant. However, compared to the hundreds of fine historic district and landmark homes in Evanston, the exterior details, materials and craftsmanship of the Harley Clarke House represent the best of the best. Anyone who studies the house closely will come to this same conclusion. The original owner, architect and budget inspired the artisans and craftsmen to give their utmost and build the Harley Clarke House to the most exacting standards. It not only embodies Standard #4 of the Commission's demolition ordinance, it does it better than any other single Evanston landmark. It is among the special landmarks that make Evanston so special—**this place matters and it desperately needs an organization like the Evanston Lakehouse and Gardens to care for it in the manner it deserves.**

[Restoric has restored dozens of historic landmark properties on the North Shore since its founding in 1998 (in Evanston)—several which have won Evanston Preservation Awards. Restoric Principal, Neal Vogel, a former Evanston Preservation Commission member, has taught preservation courses at The School of the Art Institute, Northwestern University's School of Continuing Studies, and the Illinois Institute of Art during his professional preservation career since 1988. He has completed multiple restoration projects on the Evanston History Center, Grosse Point Lighthouse, Lake Street Church, and many historic Evanston landmark homes. He is intimately familiar with the Harley Clarke House, inspecting it multiple times over the past decade for the City of Evanston, Evanston Art Center, and Evanston Lakehouse and Gardens.]

NEAL A. VOGEL
Neal A. Vogel, Principal, Restoric, LLC

May 27, 2024

Estimated Construction Costs

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.

EVANSTON COMMUNITY LAKEHOUSE & GARDENS

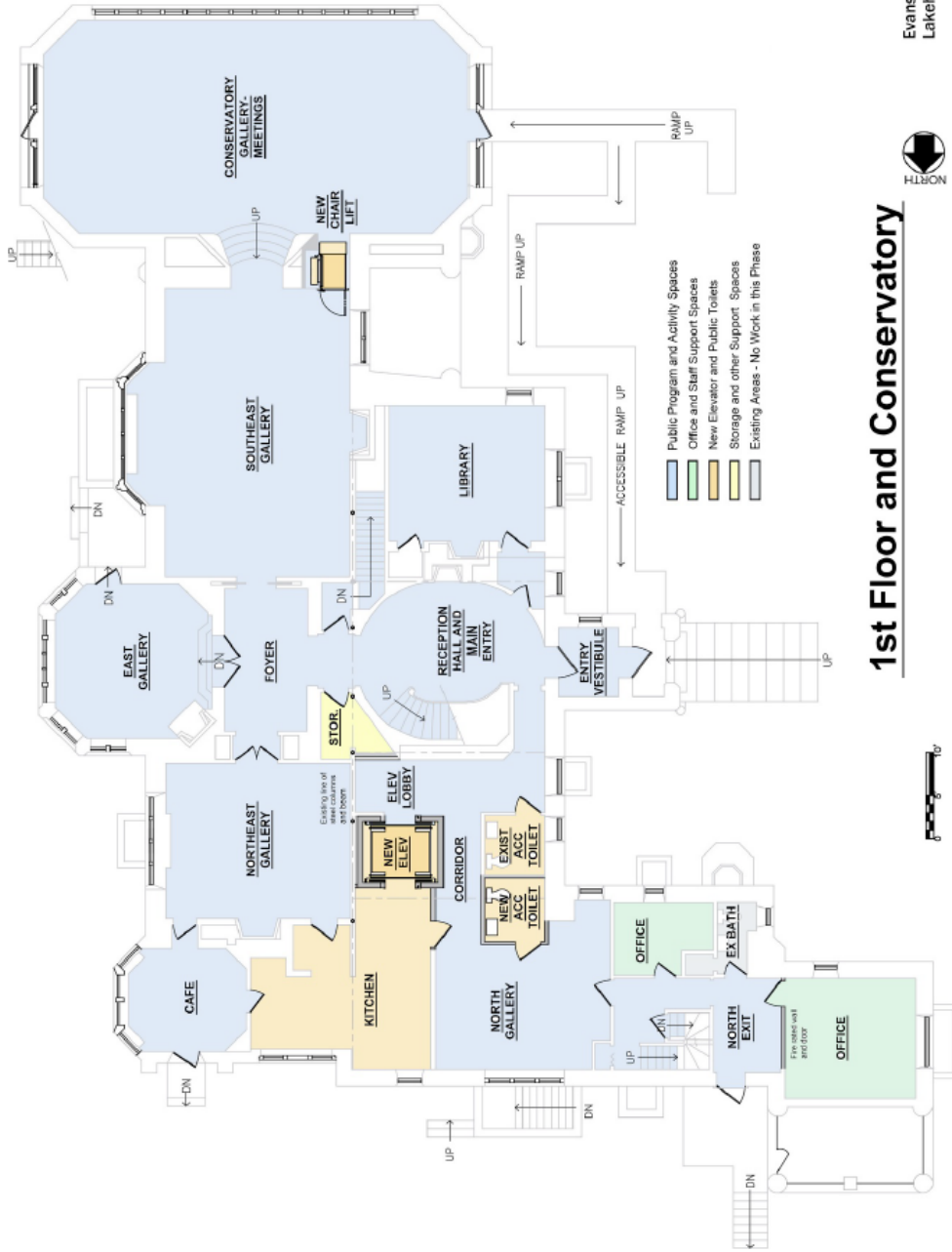
Harley Clarke Mansion and Conservatory Total Consolidated Estimated Renovation Costs

Item	Description of Work	Estimated Cost
Exterior Envelope		
Mansion Masonry Repairs	Removal of ivy & moss; stone & brick repair, tuckpointing, clng	\$790,000.00
Mansion Roof - tiles	Repairs-replacement of broken or loose tiles; flashing	\$60,000.00
Mansion Roof - gutters & ds	Repair & replace downspouts, gutters & cistems	\$75,000.00
Mansion Windows & Doors	Replace existing with new double-glazed alum windows	\$420,000.00
Mansion Walls- insulation	Foam insulation within interior cavity	\$150,000.00
Exterior Patio	New patio and stairs for dining on east side	\$90,000.00
Misc Repairs and Site Work	Remove fire esc encl, repair north porch and stairs; site patch	\$65,000.00
Conservatory Roof	Patch and repair roof and gutters at junction with Main bldg	\$40,000.00
Conservatory Masonry	Repair-replace stone finials; masonry at grade & interior	\$85,000.00
Conservatory Windows & Doors	Replace existing with new double-glazed system & new doors	\$220,000.00
Sub-total		\$1,995,000.00
Fire Suppression & Alarms; Handicapped Accessibility; Hazardous Material (Asbestos) Removal		
Sprinkler System	Sprinkler piping, heads, controls, new bldg water supply	\$335,000.00
Fire Alarm System	Panels, smoke & fire alarms, sensors	\$95,000.00
Egress - Fire escape	Repair to reqd 2nd & 3rd flr exit stair (fire escape) and doors	\$30,000.00
Egress -signage, lighting, hdwe	Exit signage, emergency lighting, egress hardware	\$30,000.00
Egress -attic access	Attic stair- rebuild	\$25,000.00
ADA Compliance	Main entry door operators; Entry stairs; Entry & Conserv walks	\$40,000.00
ADA Compliance	Additional Accessible (HC) Toilet on 1st Floor & upgrade existg	\$45,000.00
ADA Compliance	New Accessible (HC) Toilets (4) on 2nd and 3rd Floors	\$230,000.00
ADA Compliance	Elevator - Basmt to 3rd Flr incl encl, control, pit, machine room	\$425,000.00
ADA Compliance	Chair lift - Conserv to 1st Floor incl enclosure and stair modif	\$40,000.00
ADA Compliance	Accessible door hardware on existing doors	\$25,000.00
Asbestos Removal	Asbestos floor tile and pipe insulation removal	\$55,000.00
Sub-total		\$1,375,000.00
Building Support Systems		
Plumbing	Upgrade-replace domestic supply & waste-vent system	\$120,000.00
Electric Power & Lighting	New and upgraded panels, circuitry, fittings and fixtures	\$275,000.00
Heating - Mansion	Repair and replace existing boiler	\$180,000.00
Heating - Mansion	Repair-refurbish-upgrade radiators and controls	\$70,000.00
Heating-Cooling - Conservatory	Remove ex radiant sys; new forced-air HVAC system	\$40,000.00
Cooling - Basmt & 1st Floor	New forced-air vent-cooling in Basmt - heat pump; geothermal	\$110,000.00
Cooling - 2nd & 3rd Floors	New forced-air vent-cooling in Attic; heat pump, geothermal	\$130,000.00
Telecom/Protection/Access	Phone, wi-fi , intercoms, surveillance and entry systems	\$45,000.00
Sub-total		\$970,000.00
Interior Renovations, Modifications, Repairs, Finishes, and Equipment		
Walls, clgs & trim	New & patched walls, clgs, & trim	\$365,000.00
Painting & decorating	Scrape, prime & paint; tile, refinish main stair & library	\$305,000.00
Refurbish exstg toilets	Upgrade (ADA access) baths for staff use on 1st & 2nd floors	\$35,000.00
Doors	New and existig doors, install, finish, hdwe	\$35,000.00
Flooring	Refinish wood; replace asbestos tile; new flooring	\$195,000.00
Kitchen Cabs, tops & eqpt	Remove existng; new cabs, tops, sinks & appliances	\$105,000.00
Sub-total		\$1,040,000.00
Total Hard Construction Costs		
Total Estimated Costs of Work		\$5,380,000.00
Miscellaneous costs	Contingencies & allowances - 10%	\$538,000.00
General conditions	Site maint, security, bonds, supervision, insurance - 10%	\$592,000.00
Contractor profit	General Contractor OHP -10%	\$650,000.00
Total Hard Costs		\$7,160,000.00
Total Soft Costs		
Permits	1.5% allowance (assuming not waived as City-owned project)	\$107,000.00
Architect-engineer fees	Archtural, structural, mechanical, and other consultants) - 10%	\$720,000.00
Total Soft costs	Exclusive of FFE, legal, other contingencies	\$827,000.00
Total Estimated Project Construction Cost		
		\$7,987,000.00

Architectural Floor Plans

The schematic floor plans provided in this appendix identify the areas of work of the project scheduled for the main Harley Clarke residence.

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 are attached.



1st Floor and Conservatory

MBE/WBE Statement

ECLG fully endorses the City’s commitment to the Minority-owned, Women-owned, Disadvantaged, and Evanston Business Enterprise (M/W/D/EBE) Program, which has a goal of assisting such businesses.

Participation and utilization of Evanston-based businesses (EBE) and of Minority-Owned, Women-Owned (MBE/WBE) businesses, will be accomplished for the project in accordance and compliance with the goals of the City of Evanston to award 25% of the overall costs for the construction and associated services to M/W/EBE businesses or firms.

ECLG is an Evanston-based organization and will be acting throughout the period of the construction and thereafter, as manager of the project and of the restored and repurposed Harley Clarke Mansion. At present, it is also anticipated that the construction process may utilize a Construction Manager format whereby ECLG would be the entity employing each of the sub-contractors and major suppliers directly and, as such acting in the role akin to that of General Contractor to engage in the potential utilization of M/W/D/EBE businesses for the work.

Elliott Dudnik + Associates is an Evanston-based business (EBE) and meets the requirements of the City for M/W/EBE participation. In addition, as the project architects, the firm anticipates potential sub-consultants that might be called upon in the course of the development of the construction documents and specifications may include and further increase the M/W/D/EBE participation.

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

MBE/WBE Partner



Evanston Minority Business Consortium, Inc.

Post Office Box 5683
Evanston, Illinois 60204
847/492-0177
embcinc@aol.com
www.evanstonmbci.com

May 20, 2024

Mr. John Kennedy
1119 Hinman Avenue
Evanston, Illinois
60202

Dear Mr. Kennedy;

The Evanston Minority Business Consortium, Inc. (EMBCI) will work with Evanston Community Lakehouse and Gardens with the goal of assisting you in preparing the Harley Clarke mansion occupancy.

EMBCI has more than one hundred members consisting of building contractors, industry consultants, tradesmen, and real estate professionals. The majority of the members are African American men and women with the balance being of Hispanic and other ethnic groups.

The mission of EMBCI is to assist its members in meeting requirements for city state and federal qualifications for MBE/WBE status. To assist homeowners primarily located in Evanston to meet building code demands. EMBCI has conducts classes for young adults to enter apprenticeship programs.

We are looking forward to working with you on the Harley Clarke Mansion.

Sincerely,

Bennett Johnson
President
847/492-0177

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

May 20, 2024

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

Letters of Support

Ms. Siobhan Cottone – Past Executive Director of Dole Mansion

May 25, 2024

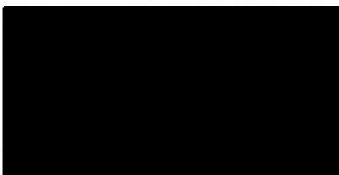
While I was the Executive Director (ED) of the Dole Mansion & Lakeside Legacy Foundation in Crystal Lake, Illinois, I was asked to speak at a community meeting held by the Evanston Community Lakehouse and Gardens organization held in April 2019.

I spoke about my 7 years of experience at the Dole, what it took for the founders to save the building and raise \$1 million in 42 days. I provided them with guidance and insight about what it takes to save a historical property, get it up and running and make it sustainable.

Since then, I have continued to stay in touch with members of the Lakehouse and Garden organization. I will be happy to be available to advise them.

Sincerely,

Siobhan Cottone



Ms. Mary McWilliams letter of support.

May 26, 2024

Evanston Community Lakehouse and Gardens, Inc.
C/O Emily Guthrie, President
1003 Dobson Street, Evanston, IL 60202-3816

RE: The Harley Clarke House, 2603 Sheridan Road

I am writing to express my strong and unequivocal support for the efforts of the Evanston Community Lakehouse and Gardens organization to save and restore the Harley Clarke House and to carry out the organization's programs. The Harley Clarke House is not only a superior example of French Eclectic architecture, but it is also an important asset to Evanston's architectural and cultural history. The programs to be carried on in the house will be an appropriate and respectful use of the building,

I believe I am qualified to make the above statement based on my active interest in Evanston's history and architecture since the mid-1970s. My service to the community includes:

- 1. Evanston Historical Society (now the Evanston History Center):** Docent, 1974-1992; Lecturer on Evanston history, 1980-1992; Trustee, 1993-1995; and Interim President of the Board of Trustees, 1992-1993.
- 2. Evanston Preservation Commission:** Commissioner, 1984–1989; Chair, 1987-1988; Associate Commissioner, 1972-1984, 1989-1991, 2001-2021.
- 3. Preservation League of Evanston:** Founding member, 1979, member to present.
- 4. Frances Willard Historical Association:** Board member, 1996-2012; Docent, 1997-2015; Docent Coordinator, 2000-2015; President, 1999-2000, 2001-2002.
- 5. Northeast Evanston Historic District National Register and Local Districts:** A co-author of the National Register and local nominations, 1999-2000.
- 6. Woman's Christian Temperance Union Local Historic District:** Author of the nomination, 2009-2010.
- 7. Outside of Evanston** I have served on the boards of the following:
 - a. Illinois Historic Sites Advisory Council, 1996-1999
 - b. the Illinois Association of Historic Preservation Commissions
 - c. the National Alliance of Preservation commissions, 1993-2001.

Sincerely

Mary B. McWilliams, [REDACTED]
[REDACTED]

**Reverend Dr. Michael C. R. Nabors, President,
NAACP, Evanston NorthShore Branch #3015**



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, 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.


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

Indigo, a responder to the REI, would like to occupy space for a yoga studio

INDIGO

www.indigo4space.com, 773.440.4080, indigo4space@gmail.com
<https://www.linkedin.com/in/marlaprivitera/>

March 10, 2024

Evanston Community Lakehouse & Gardens

It's with great pleasure that INDIGO submits this Letter of Interest to join your collaborative in its bid for the rehabilitation of the Harley Clarke Mansion. At this time, INDIGO offers virtual, one-on-one and group coaching for menopausal women including yoga and meditation. We first opened "our doors" during the summer of 2022 with the goal of having a physical healing space to include a more robust offering commonly found in yoga studios.

INDIGO would thrive within the Harley Clarke House as a vibrant and reliable partner to the collaborative and as a tenant to one of the larger East-facing rooms, as appropriate. INDIGO is a small woman-owned business, further advancing the city's call for a 25% inclusion in its contract. It would be our pleasure to contribute to the recreation, education, and celebration at the Mansion! I'm in awe of our shared goals, vision, and hope for this space, and am so excited to be in conversation with you.

I've been teaching yoga since 2007 when I received my certification from the Nosara Yoga Institute in Costa Rica. My teaching style has naturally transformed with my own practice yielding to a slower-paced Vinyasa flow, as a moving meditation with lots of room to breathe. The first time I rolled out a yoga mat, at the age of 39, I finally knew what had been missing my whole life. Two years later I became a certified instructor. In my class, you can expect a safe space to explore your own yoga, as you're encouraged to consider *how* you practice instead of *what* you practice. You'll find room to nurture your capacity to create mindfulness, self-acceptance, and a non-judgmental awareness opening space in your body and mind. One will occasionally encounter chanting or longer meditations in my class reflecting a more contemplative practice. If you're interested to learn more, please enjoy [this short practice with me!](#)

Thank you for your time and consideration of our vision for INDIGO as a member of the Evanston Community Lakehouse & Gardens collaborative. Together, I not only believe we can provide complementary services meeting the city's desire for a "mix of private sector income producing uses and community driven uses", but create a fertile void, a space between for all residents to heal and be well. Please kindly let me know what further information you need from me. We look forward to learning of the next steps!

Gratefully,

Marla Privitera
Founder, INDIGO

Adrian Stankovic and Denise Partee, ETHS Harley Clarke Youth Group of Evanston

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, spaces 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 dune-scapes; 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.

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.**

2. 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 and partners, will do the right thing and create a new legacy we can **all** be proud of. Thank you.



Example of public discussions on programs



Jens Jensen waterfall



3rd Floor Ballroom



Main staircase



Entrance to East sunroom