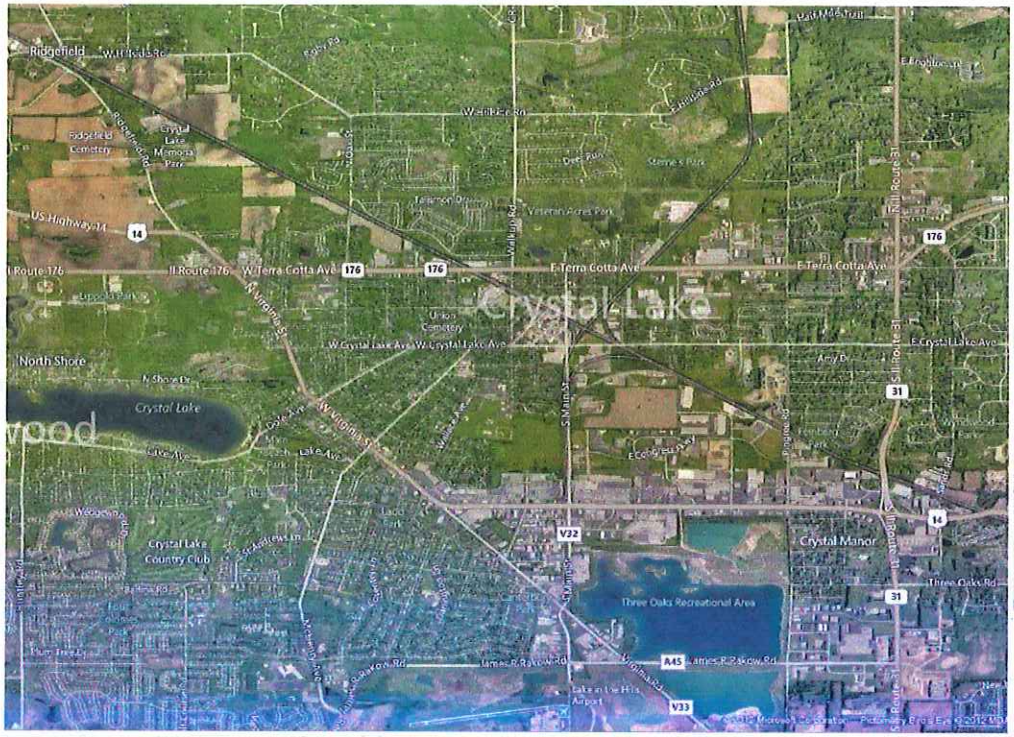
CRYSTAL LAKE PUBLIC LIBRARY | SITE COMPARISON STUDY

VOLUME 1 – EXECUTIVE SUMMARY



Engberg Anderson.

FINAL | JULY 25, 2013

EA 112162.02

ACKNOWLEDGEMENTS

Our thanks to the Crystal Lake Library Board of Trustees for their thoughtful and energetic participation in this review process.
John Engebretson – President, Building Committee Member
Terri Reece – Vice President, Building Committee Member, Chair
Mary Alice Fellers – Treasurer
William Weller – Secretary, Building Committee Member
Charles Ebann, Building Committee Member
Carol Heisler
Eric Larsen
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Considerable contributions to this effort were provided by
Ralph Dawson – City Council Member, Library Liaison
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Darrel Gavle - Citizen Representative, Building Committee Member

Additional contributions to this effort were provided by City staff, in particular **Michelle Rentzsch** - Director of Planning and Economic Development

Special thanks to **Kathryn I. Martens** - Library Director

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PART I – PURPOSE & PROCESS

PURPOSE

The Library Board commissioned Engberg Anderson to evaluate multiple sites to determine which represented the best long term investment for the City in its efforts to provide high quality library service to the community. This charge was defined by City Council Resolution 2012R-125:

I PROCESS

Baseline Option
Program Area
Site Size Guidelines
Evaluation Criteria

- Importance Factors
- Criteria Descriptions
- Sample Calculations

Cost Models

- Limitations

II SITE IDENTIFICATION

Initial Assessments

- District 47 Sites
- Eliminations

III SITE EVALUATIONS

Site Comparisons

IV DUE DILIGENCE

Whereas, *libraries are investments assuring our community access to critical information to gauge current, historical and future business, economic and social trends; and*

Whereas, *information is the most valuable business and educational commodity for the 21st Century; and*

Whereas, *the Crystal Lake Public Library is a demonstrable vehicle to maintain and cultivate the City's quality of life; and*

Whereas, *on average, 30,000 people visit the Crystal Lake Public Library every month; and*

Whereas, *over 1,000,000 items pass through circulation at the Crystal Lake Public Library each year; and*

Whereas, *the appointed Board of the Crystal Lake Public Library believes that the current Crystal Lake Public Library building is insufficient to meet the future needs of the Crystal Lake community; and*

Whereas, *the Crystal Lake City Council has determined that a decision on an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of the needs of the community; and*

Whereas, *the most economical and efficient option for the community may mean relocating the library building to another part of the City and may also mean utilizing a vacant building, including a school building that will no longer be utilized;.....*

Now, therefore, be it ordained... *The Crystal Lake Library Board is to provide the following as part of any planning for a future expansion of the Crystal Lake Library building:*

> *A report incorporating all alternatives the Crystal Lake Library Board reviewed as par of any future expansion, including the use of buildings made available because of the closing of any school buildings*
>
> *The above report shall include cost figures for each of the options reviewed.*

Dated this 6th day of November, 2012

BASELINE OPTION

The Library Board has previously proposed replacement of the current library building on the current site as a means of addressing critical space deficiencies. This concept envisioned an all new facility on two levels at the intersection of Paddock Street and McHenry Avenue. This new building would be supported by a two level parking structure constructed in the hill side to the east edge of the Library site. This scheme was presented to and received conceptual design approval from the Planning and Zoning Commission in March 2012 and the City Council in April 2012. The approved concept was submitted to the Illinois State Library in an unsuccessful attempt to secure a Building Construction Grant.

The current site has several positive attributes including history of use as the home of the library and an established pattern of use within the neighborhood. The chief challenges to using the site are the poor utility of the existing building (which requires total replacement at a significant cost), and its small size (and the expenses entailed in (1) overcoming the area limitations by building a parking structure, and (2) operating a temporary library while the current facility is replaced).

Other sites are compared to this Baseline Option to determine if those other sites can reduce the cost of achieving the stated goals by

- reusing of an existing building that is more suitable for modern library function (and thus save the cost of replacing the existing building),
- using of a large site that would support adequate surface parking (and thus eliminate the cost of the parking structure included in the Baseline Option), or
- eliminating the need for multiple moves and an interim library by permitting on-going operations in the existing facility while an existing building was being renovated or a new facility was being constructed.

These cost reductions are sought without compromise to the driving causes of the project, to secure adequate space of sufficient quality to support efficient effective library services with the inherent adaptability needed to last multiple generations.

PROGRAM AREA

The second highest rated criteria, size, is directly related to community needs. Extensive definition of current use patterns, evolving patterns, state, area and community specific expectations, and focused feedback from community groups was incorporated into a 2011 Needs Assessment and then five refinements of a detailed Building Program. The current ***Building Program*** defines an 84,491 square foot building.

Entry/Control/Circulation	9,000 sf
Adult Services	27,000 sf
Youth services	20,000 sf
Meeting Rooms	3,500 sf
Staff Work Areas	10,000 sf
Mechanical and other support spaces	6,700 sf
Walls, structure, stairs, shafts....	8,291 sf
Total gross area	84,491 sf

The program area became the basis for determining a range of acceptable site sizes that could be considered. Recognizing that some deviation in building size can be accommodated, the Board defined a lower limit of 90% of the program area, or 76,042 sf.

$$0.9 \times 84{,}491 = 76{,}042 \text{ sf}$$

The Site size guidelines were developed using a range of building sizes from 84,491 to 76,042 square feet. **THIS RANGE BECOMES AN ESSENTIAL EVALUATION PARAMETER: ANY SITE THAT DOES NOT SUPPORT A FACILITY OF AT LEAST 76,042 SF IS DEEMED UNUSABLE.**

EVALUATION CRITERIA

These sites were evaluated using a series of weighted Evaluation Criteria. These criteria were developed from standard practice for library site comparison and a resolution passed by the City Council of Crystal Lake specifically defining considerations to be part of the project development.

- Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs;
- Consideration of economy and efficiency should include evaluation of alternative sites and other existing buildings including school buildings that will no longer be utilized;

Based on these considerations specific 'Evaluation Criteria' and their assigned 'Importance Factor' were developed. These Criteria followed the premise that true economy and efficiency derive from the building's ability to support current and emerging trends in library service. Accordingly four of the top five evaluation criteria deemed most important are focused on identifying sites that will support a large, adaptable building that will stand the test of time.

Importance Factors	**Weight**
• Context (Location, synergies, safety)	11
• Size (Initial and future)	10
• Function – Efficient Plan	9
• Function – Effective Height	8
• Function – Adaptability	7
• Access, (parking, drive-up return, pedestrians, cyclists)	6
• Control (Ownership, transfer and regulatory issues)	5
• Ease of Construction (site and environmental)	4
• Amenities	3
• Other Site Attributes	2

COMPARISON SYSTEM

Each aspect of the 'Evaluation Criteria' was divided into component factors with each factor being evaluated to determine its impact on the public's ability to fully utilize the library. These individual component scores were combined into an aggregate 'Evaluation Score' (ES) for that 'Evaluation Criteria'. The 'Evaluation Score' was then weighted by the 'Importance Factor' (IF) to produce a 'Performance Score' (PS).

$$ES \times IF = PS$$

The resulting 'Performance Scores' for each site were compared to the 'Cost' of Construction. The ratio of the 'Performance Score' to the cost of achieving that performance level defines a 'Value Index' (VI), a tool used to determine the best return on investment to the taxpayers of Crystal Lake

$$PS/\$ - VI$$

A comparison of the 'Value Index' for each site was made to the site with the highest 'Value Index' to provide perspective on how far from the top ranking option each of the other sites deviated. This is labeled 'Comparison Score' in the evaluation summaries.

$$\text{Comparison Score} = VI_{(site)}/VI_{(max)}$$

COST MODELS

Cost Models of each site development strategy were prepared using baseline data generated by Construction Resource Management (CRM) for both expansion and replacement of the existing library on its current site. These unit costs were subsequently analyzed by the design engineers and by another independent cost analyst, Construction Cost Systems (CCS). These included typical and special site development costs, environmental costs, and associated overhead. Additional implementation expenses such as an interim library and moving, acquisition expenses, demolition, and relocations were calculated to provide a project cost.

The major cost categories used in this study are:

Building

- Demolition
- Renovations
- New Construction

Furnishings & Technology

Parking

- Structure parking
- Surface parking

Other Site Development

- Utilities
- Earthwork
- Remediation
- General Site Improvements

Site Acquisition

Implementation

- Moving
- Interim Library: rent, network, restoration

Expenses

Cost Models were prepared for two timelines. The baseline estimate used a construction period of March, 2015, through October, 2016, based on referendum calendar. Reduce Costs by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

LIMITATIONS

It is important to recognize that each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

SITE IDENTIFICATION

Sites were identified through a number of sources including the City Council resolution, the City Planning and Economic Development office, public comment, trustee input and the services of a local real estate firm familiar with public property acquisition.

School District 47 Sites

47-1 Bus Garage, 1204 McHenry Avenue
47-2 Canterbury, 875 Canterbury Drive
47-3 CORE Center, 300 Commercial Drive
47-4 Coventry, 820 Darlington Lane
47-5 Glacier Ridge, 1120 Village Road
47-6 Hannah Beardsley, 515 E Crystal Lake Avenue
47-7 Husmann, 131 W Paddock Street
47-8 Indian Prairie, 651 Village Road
47-9 Lundahl, 560 Nash Road
47-10 North Elementary, 500 W Woodstock Street
47-11 Operations Center, 42 E Street
47-12 R. Bernotas, 170 N Oak Street
47-13 South Elementary, 601 Golf Road
47-14 West Elementary, 100 Briarwood Road
47-15 Woods Creek, 1100 Alexandra Boulevard

Non School District Sites

1. 126 Paddock Street (Existing Library Site) - Replace
2. 5640 Northwest Highway (WalMart) - Renovate
3. 5625 Northwest Highway (Garden Fresh Market) – Expand & Renovate
4. 215 Exchange Drive (Catalyst Exhibits) – Renovate
5. 110 W Woodstock Street (Lakewood Holdings) - Replace
6. 115 Erick Street (Walden Industrial Capital) – Expand & Renovate
7. 118 S Main Street (Oak Industries) – Renovate OR Replace OR Mixed Use
8. 95 E Crystal Lake Avenue (Rosenthal Lumber) - Replace
9. 401 Country Club Road (Dole mansion/Lakeside Legacy)
10. 178 McHenry Avenue and adjacent properties (Replace Lutheran Church) - Replace
11. 395 S Teckler Bd (Immanuel) – Greenfield
12. 7502 S Main Street (Curran Construction) - Replace OR Mixed Use
13. Main Street, north of Congress Parkway - Greenfield
14. 6704 Pingree Road (Sexton Properties) - Renovate OR Replace
15. 120, 121 Minnie Street and adjacent properties - Replace
16. 5213 Northwest Highway (Pauly Toyota) – Replace
17. 5186 Northwest Highway (Exceed Flooring) – Renovate
18. 200 Congress Parkway (HealthBridge) – Renovate
19. 300 Congress Parkway (Cobalt) - Greenfield
20. 255 Exchange Drive (Next to Catalyst) - Greenfield
21. 285 Memorial Drive (Across from Post Office) - Greenfield
22. Terra Cotta at Terra Cotta - Greenfield
23. 176 at 14 next to Lippold Park - Greenfield
24. Three Oaks Recreation Area, adjacent to Pingree - Greenfield

PART II – DISTRICT 47 SITE REVIEWS

PURPOSE

The intent of the investigation was to identify any potential savings to the City in utilizing an existing building, or existing site, owned by another public body. There have been significant investments in these properties made in the public interest and if any of the facilities no longer filled their original mission, repurposing the facility could extend the usefulness of the building or site. There is public perception that School District 47 may be interested in reducing its physical plant long term to align with perceived enrollment changes.

Thus, pursuant to the direction of the City Council, Library Administration contacted District 47 Superintendant Donn P. Mendoza, Ed.D. regarding the district's long term plans for its facilities. Dr. Mendoza reported the School Board's intent to study a broad array of issues related to education within the district, some of which will impact the district's need for space. The planning study is anticipated to be completed sometime between spring of 2014 and spring of 2015.

EVALUATION PARAMETERS

The Library Building Committee conducted an initial evaluation of the District 47 sites within the frame work established for the Site Comparison Study.: This analysis focused on the five highest rated performance criteria.

- Context (Location, synergies, safety)..... 11
- Size (Initial and future) 10
- Function – Efficient Plan 9
- Function – Effective Height.....8
- Function – Adaptability.....7

Further Analysis, including other elements of the comparison criteria, would be conducted only for those sites that showed potential and that District 47 indicated were for sale.

SITE IDENTIFICATION

47-1 Bus Garage, 1204 McHenry Avenue
47-2 Canterbury, 875 Canterbury Drive
47-3 CORE Center, 300 Commercial Drive
47-4 Coventry, 820 Darlington Lane
47-5 Glacier Ridge, 1120 Village Road
47-6 Hannah Beardsley Middle School, 515 E Crystal Lake Avenue
47-7 Husmann, 131 W Paddock Street
47-8 Indian Prairie, 651 Village Road
47-9 Lundahl Middle School, 560 Nash Road
47-10 North Elementary, 500 W Woodstock Street
47-11 Operations Center, 42 E Street
47-12 R. Bernotas Middle School, 170 N Oak Street
47-13 South Elementary, 601 Golf Road
47-14 West Elementary, 100 Briarwood Road
47-15 Woods Creek, 1100 Alexandra Boulevard

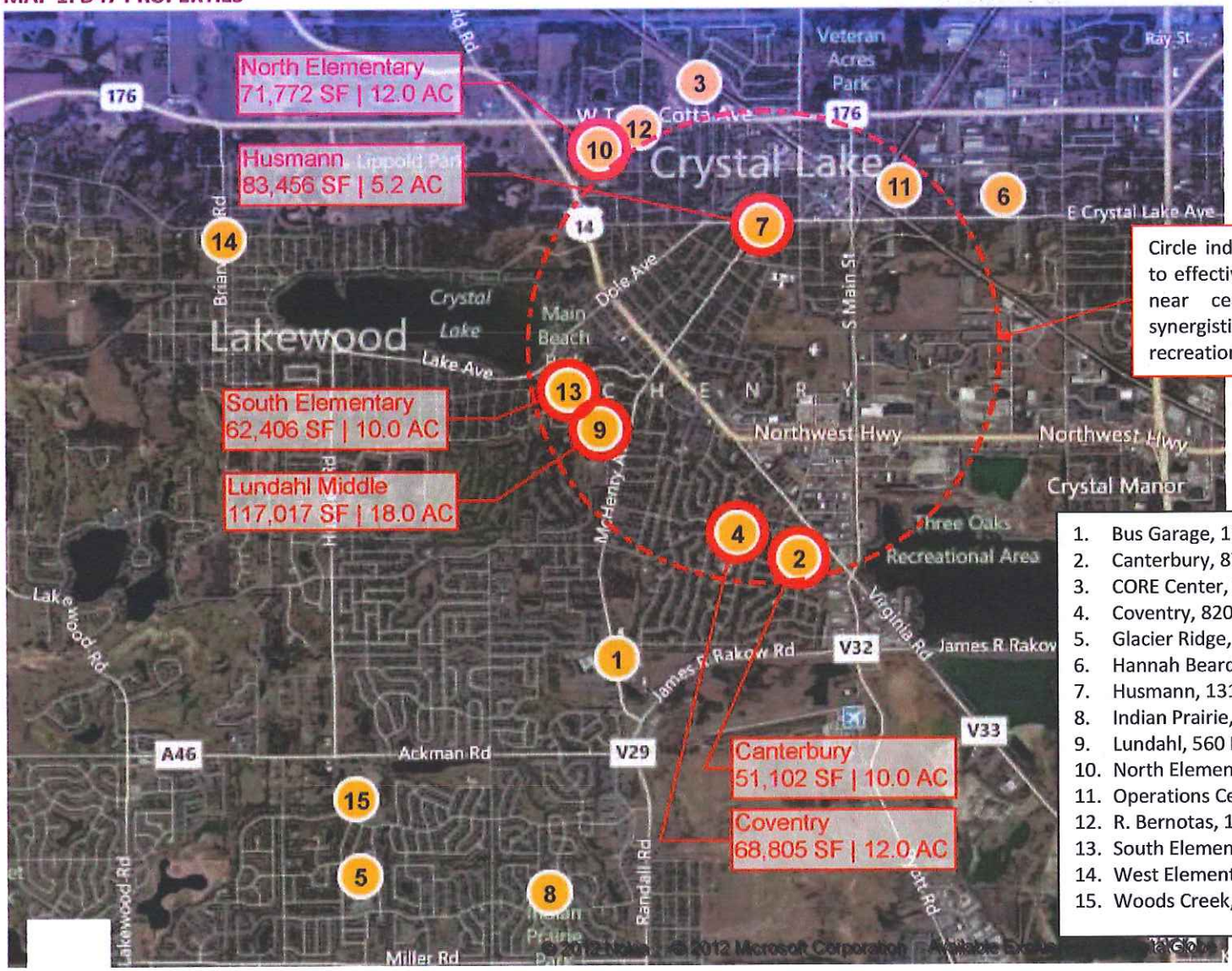
CONCLUSIONS

In the absence of a completed study by District 47, the Library Building Committee considered several factors in making its determination.

- It is unlikely that District 47 will close a school.
- It is unlikely that any school selected for closure by District 47 will be in a suitable location for a library.
- It is unlikely that any school selected for closure by District 47 will be suitable for reuse or conversion to use as a library.
- It is unlikely that any school selected for closure by District 47 will be conveyed to the city at anything less than fair market value.
- It is likely that any scenario involving reuse of a current school district property will be more expensive than any of the other site options.
- There is no reason to believe that after 2 years of study, the District will provide a site that meets the City's needs for a quality Library site.
- None of the School District's buildings meet the City's needs for quality, cost effective Library space.

These are discussed individually on the following pages.

MAP 1: D47 PROPERTIES



Circle indicates general area conducive to effective library service: easy access, near centers of population, near synergistic uses such as retail, cultural, recreational and educational venues.

1. Bus Garage, 1204 McHenry Av
2. Canterbury, 875 Canterbury Dr
3. CORE Center, 300 Commercial Dr
4. Coventry, 820 Darlington Ln
5. Glacier Ridge, 1120 Village Rd
6. Hannah Beardsley, 515 E Crystal Lake Av
7. Husmann, 131 W Paddock St
8. Indian Prairie, 651 Village Rd
9. Lundahl, 560 Nash Rd
10. North Elementary, 500 W Woodstock St
11. Operations Center, 42 E St
12. R. Bernotas, 170 N Oak St
13. South Elementary, 601 Golf Rd
14. West Elementary, 100 Briarwood Rd
15. Woods Creek, 1100 Alexandra Bd

IT IS UNLIKELY THAT DISTRICT 47 WILL CLOSE A SCHOOL.

The District evaluation will be focused on long term education with facilities being one of the support elements needed to achieve its mission. Space needs fluctuate as neighborhood populations mature, children age into other districts, empty nesters eventually sell and the neighborhood population turns over once more to families with young children served by the district. The District will likely take a long neighborhood life cycle into consideration as part of its evaluation.

If the District is convinced that the current student population is temporary and that generational shifts and regional demographics will cause a return to higher enrollments, then a case must be made that closing/selling a facility and in the relatively near future, and then acquiring/building a replacement facility when enrollment returns to the anticipated levels is less expensive than maintaining the current physical plant even though some buildings are operating at less than full capacity.

If such an economic argument can be defined, then the District would need to define district wide shifts in school assignments in order to aggregate the incremental decreases in student populations in individual schools into a cohort large enough to correspond to a whole school that could then be sold. Identifying the school that could be closed becomes a matter of location, size, age/condition and suitability of use for education – District criteria, not library criteria. The likelihood of district criteria resulting in a suitable site being available for library use is discussed below.

If the District is convinced that enrollments will remain at the current, reduced levels and that there is no other education-based use for the space. Such uses might include:

- expansion of kindergarten by age (3-or 4-year old kindergarten for example)
- expansion of kindergarten by length of stay (extension of half-day to all-day kindergarten as an example), or by
- addition of specific programs (art, music, shop, that may required dedicated space parallel to general class room space).

If the district concludes that all these enrollment or program based evaluations do not justify maintaining the current inventory of spaces then a particular facility may be sold. In that case, again, identifying the school that would be closed becomes a matter of location, size, age/condition and suitability of use for education – District criteria, not library criteria. The likelihood of district criteria resulting in a suitable site being available for library use is discussed below.

IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE IN A SUITABLE LOCATION FOR A LIBRARY.

Should the district determine a closure is in its best interests that closure would likely be a combination of location, size, age/condition and suitability of use for education. The district's facilities all appear well maintained and suitable for their intended use, and neighborhood based education being prized, the primary determinant will likely be number of school aged children near each facility. The likely conclusions are that the outlying schools, serving less densely populated areas and undeveloped areas will be more likely to close. Such locations are in direct contrast to the locations sought for a library – central, accessible, convenient to the entire city.

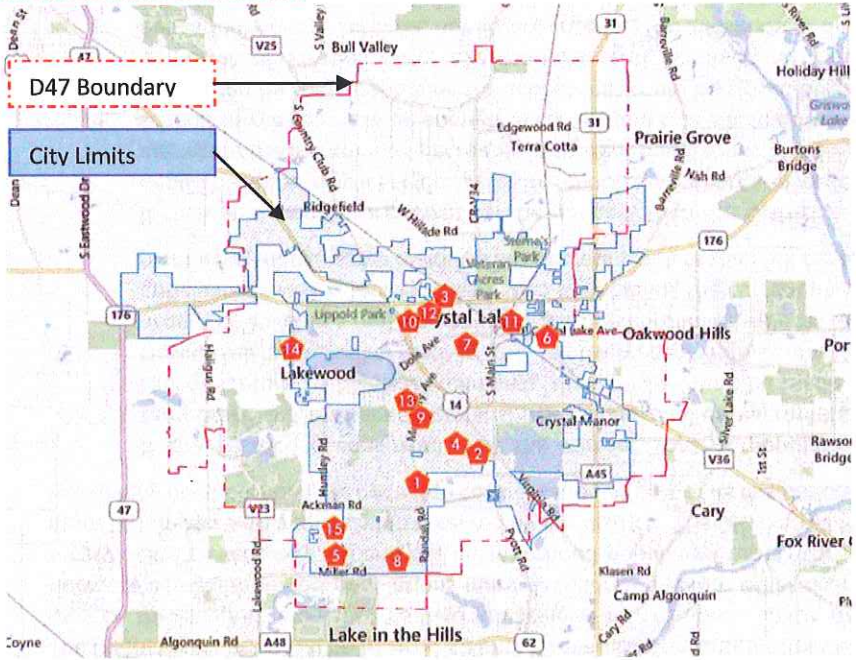
IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE SUITABLE FOR REUSE OR CONVERSION TO USE AS A LIBRARY.

School facilities are based on a classroom module. Ancillary support spaces may be larger but the typical functions require small, compartmentalized spaces that are typically constructed to take advantage of small dimensions of the space. Load bearing walls, low roof structure and a high ratio of exterior wall to enclosed space (long narrow classroom wings) are the norm. Such building configurations are in direct contrast to the locations sought for a library- large, open, free of columns or bearing walls, high ceilings, and flexible. It is likely that any District property used for library service will require significant if not wholesale demolition of the school building.

IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE CONVEYED TO THE CITY AT ANYTHING LESS THAN FAIR MARKET VALUE.

The boundaries of District 47 do not coincide with the corporate limits of Crystal Lake. Both the District and the City have obligations to protect the investments made by all their taxpayers. Any transfers involving differing groups of taxpayers must be at fair market rates in order to satisfy the fiduciary obligations to any taxpayer who is not a resident of both the City and the District. Any expectation to the contrary is ill founded. It is likely that any acquisition of District property will be a multi-million dollar transaction.

MAP 2: D47 PROPERTIES AND BOUNDARIES SUPERIMPOSED ON CRYSTAL LAKE CITY LIMITS



IT IS LIKELY THAT ANY SCENARIO INVOLVING REUSE OF A CURRENT SCHOOL DISTRICT PROPERTY WILL BE MORE EXPENSIVE THAN ANY OF THE OTHER SITE OPTIONS.

By virtue of the acquisition costs and demolition costs associated with large parcels and large buildings, the development costs of converting an existing District site into a library will be significant. There are a number of other sites included in this study that match the effort and investment needed to accomplish the City's goals. These sites are between three and six million dollars more expensive to develop than some of the other (better performing) options being considered. There is no reason to expect that District sites will escape this premium.

THERE IS NO REASON TO BELIEVE THAT AFTER 2 YEARS OF STUDY, THE DISTRICT WILL PROVIDE A SITE THAT MEETS THE CITY'S NEEDS FOR A QUALITY LIBRARY SITE.

Statistically there is little likelihood that the district will opt to close a facility of adequate sixe and physical condition close to the population center of the City in a timely and cost effective manner. The City has immediate need for a better and larger library. Those needs will be exacerbated over the duration of the District 47 study.

NONE OF THE SCHOOL DISTRICT'S BUILDINGS MEET THE CITY'S NEEDS FOR QUALITY, COST EFFECTIVE LIBRARY SPACE.

Nine of the fifteen sites owned by the district are too remote to function well as a central, convenient, accessible facility.

- 47-1 Bus Garage, 1204 McHenry Avenue
- 47-3 CORE Center, 300 Commercial Drive
- 47-5 Glacier Ridge, 1120 Village Road
- 47-6 Hannah Beardsley, 515 E Crystal Lake Avenue
- 47-8 Indian Prairie, 651 Village Road
- 47-10 North Elementary, 500 W Woodstock Street
- 47-12 R. Bernotas, 170 N Oak Street
- 47-14 West Elementary, 100 Briarwood Road
- 47-15 Woods Creek, 1100 Alexandra Boulevard

Of the six remaining sites within the target area, one is less than half the minimum size required for a site.

- 47-11 Operations Center, 42 E Street

The five sites that are of adequate size are all located in residential areas. Four of the five sites are difficult to find and would present a new high level of constant traffic that comes with public library use patterns in areas where the road network and use patterns were not designed or intended for such volumes.

47-2 Canterbury, 875 Canterbury Drive
47-4 Coventry, 820 Darlington Lane
47-9 Lundahl, 560 Nash Road
47-13 South Elementary, 601 Golf Road

One of the sites is home to one of the districts largest facilities and is almost 40% larger than the space needed by the library.

47-9 Lundahl, 560 Nash Road

The one building of approximately the right size and in a neighborhood accustomed to institutional levels of traffic is older that the existing library.

47-7 Husmann, 131 W Paddock Street

None of the sites have buildings that are conducive to use as a library space and would necessitate massive or complete demolition to meet current library planning standards.

THE BUILDING COMMITTEE THUS CONCLUDED THAT THE CITY'S BEST INTERESTS WERE SERVED BY FOCUSING THE SITE EVALUATION STUDY AT SITES NOT OWNED BY DISTRICT 47.

PART III EVALAUTIONS

There are a number of sites identified that had possessed characteristics that made them unsuitable for further consideration. Some sites had unique acquisition limitations that further reduced their suitability for use in meeting the Library's needs. Examples include onerous acquisition or lease terms. Most sites were eliminated on a combination of factors, the primary (fatal) flaw is used in the summary below.

TOO CLOSE TO CITY LIMITS/TOO FAR FROM CENTER OF CRYSTAL LAKE POPULATION NODES

22. Terra Cotta at Terra Cotta
23. 176 at 14 next to Lippold Park
24. Three Oaks Recreation Area, adjacent to Pingree

TOO SMALL

10. 178 McHenry Avenue and adjacent properties (Immanuel Lutheran Church)
15. 120, 121 Minnie Street and adjacent properties
21. 285 Memorial Drive (Across from Post Office)

ACCESS, COST, PREVIOUS REJECTIONS

11. 395 S Teckler Bd (Immanuel) – Greenfield

LOCATED IN INDUSTRIAL ZONE

4. 215 Exchange Drive (Catalyst Exhibits)
19. 300 Congress Parkway (Cobalt)
20. 255 Exchange Drive (Next to Catalyst)

LOCATED IN PRIME COMMERCIAL/RETAIL ZONE *

2. 5640 Northwest Highway (WalMart) - Renovate OR Replace *
3. 5625 Northwest Highway (Garden Fresh Market) – Expand & Renovate *
13. Main Street, north of Congress Parkway
16. 5213 Northwest Highway (Pauly Toyota)
17. 5186 Northwest Highway (Exceed Flooring)
18. 200 Congress Parkway (HealthBridge)

* Though situated in a prime commercial/ retail zone, enough community interest had been expressed in the Garden Fresh and Wal-Mart sites and buildings, that the analysis for each parcel was conducted and a cost to renovate, expand or replace was assessed. These results are included in Table 1

REMAINING SITES WARRANTING FURTHER ANALYSIS

After the District 47 Analysis and the Initial Overview eliminated multiple sites, investigations focused on a group of strategically located sites that could be adapted or developed to support the library. Characteristics of each site were grouped as strengths, weakness or challenges. Performance potential for each site was assessed as was a potential cost to develop the site to that potential. The scoring and cost modeling for each of the remaining sites is discussed below. Detailed scoring and cost modeling is provided in Volume 3 of the Report. The process of scoring and the limitations on the cost modeling are discussed in Part I. and in more detail in Volume 2 of this study.

1. 126 Paddock Street (Existing Library Site) - Replace
5. 110 W Woodstock Street (Lakewood Holdings) - Replace
6. 115 Erick Street (Walden Industrial Capital) – Expand & Renovate
7. 118 S Main Street (Oak Industries) – Renovate OR Replace OR Mixed Use
8. 95 E Crystal Lake Avenue (Rosenthal Lumber) - Replace
9. 401 Country Club Road (Dole Mansion/Lakeside Legacy)
12. 7502 S Main Street (Curran Construction) - Replace OR Mixed Use
14. 6704 Pingree Road (Sexton Properties) – Renovate OR Replace

A Proof of Concept site analysis for each of the sites listed can be found in summary form in Volume 2 of this report. Detailed scoring for each option can be found in Volume 3 of this report.

THE CITY'S BEST INTERESTS ARE NOT SERVED BY RENOVATING AN EXISTING BUILDING OR BUILDING A NEW BUILDING IN THE USH14 CORRIDOR.

The Wal-Mart and Garden Fresh sites were in some ways desirable. They offered a low cost of construction and reuse of buildings that were of adequate structural dimension to support a modern library. Their location was deemed to be fatally flawed as they do not meet the criteria for highest and best use of the land, depriving the community of unique commercial real estate and the associated revenue and broader economic development opportunities of that land.

THE CITY'S BEST INTERESTS WERE NOT SERVED BY RENOVATING MOST EXISTING BUILDINGS.

Libraries have specific structural and infrastructure requirements. Any existing building that did not have the basic structure or infrastructure to attain a minimum performance level was eliminated from consideration. Buildings lacking minimum floor to floor heights or floor to ceiling/roof heights do not provide an effective, efficient facility, nor the flexibility essential to defining long term value. By definition these buildings do not meet current library planning standards.

For the purposes of this study, sites scoring less than 45 were deemed to have fallen short of the established evaluation criteria, namely that (in the words of the Council resolution) "a decision on an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of the needs of the community".

This eliminates

6. 115 Erick Street (Walden Industrial Capital) – Expand & Renovate
7. 118 S Main Street (Oak Industries) – Renovate

THE CITY'S BEST INTERESTS ARE SERVED BY CONSTRUCTING A NEW FACILITY EITHER ON AN EXPANSION OF THE CURRENT SITE OR AS PART OF A MIXED USE DEVELOPMENT AT ONE OF TWO SITES ALONG MAIN STREET.

Of the remaining sites, the highest scoring, and those ranked highest by the building committee, include:

- relocation to a mixed use development on the Curran Construction site;
- expansion of the current Library site to the north and construction of a new building at the north end with surface parking to replace the current building; and
- relocation to a mixed use development on the Oak Industries site.

All three options provide an effective, efficient facility, the long term flexibility essential to defining long term value, and meet current library planning criteria.

All three options have a lower cost of construction than the baseline scheme. This is achieved by eliminating the need for structured parking, an interim library facility to support library operations during construction, and a shortened construction period.

The mixed use options benefit the city by delivering private investment that increase the tax base, generate sales tax revenue, provide construction jobs, bring long term employment to the community, and act a s a catalyst for adjacent development in key commercial districts within the City.

SITE 1A | 126 W PADDOCK STREET – BUILD NEW LIBRARY & PARKING DECK ON EXISTING SITE - THE BASELINE CONCEPT

PERFORMANCE: 51.77 | COST: $32.09M | VALUE INDEX: 1.613 | RANK: 4

Parcels 19-05-202-004, 19-05-202-005, 19-05-202-006, 19-05-202-029, 19-05-202-032, and 19-05-202-033

Overview: The site is the long time home of the library and has strong associations for the community. The site is relatively small, sloped and oddly shaped but has the potential, with careful planning and appropriate investment, to remain the home for the library. The site enjoys proximity to a number of residential neighborhoods, schools and easy access to downtown and Northwest Highway via McHenry Avenue and Crystal Lake Avenue. The site feels more spacious by virtue of the public spaces being located along the street edges.

CONFORMANCE WITH STRATEGIC GOALS AS DEFINED BY CITY COUNCIL RESOLUTION

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **This site is strongly associated with the Library.**
- **The site balances vehicular, pedestrian and bicycle friendly connections, reasonable parking options.**
- **The site geometry offers a simple, flexible, building arrangement that can take advantage of natural light to the fullest extent.**

Strengths

- Identifiable location
- Adequate area for building, parking and related site development
- Entirely owned by City
- Takes advantage of topography
- Access roads are capable of and have been supporting Library traffic volumes

Weaknesses

- Requires structured parking
- Requires interim library
- High costs associated with structured parking and interim library

Challenges

- Crowded Street frontage
- Big development on a tight site

MASSING DIAGRAMS

View from Southeast along Paddock St

View from East property line

SITE 1B | 126 W PADDOCK STREET + ADDITIONAL PARCELS TO THE NORTH – REPLACE EXISTING LIBRARY, NEW SURFACE PARKING

PERFORMANCE: 51.18 | COST: $28.88M | VALUE INDEX: 1.772 | RANK: 2

Parcels 19-05-202-004, -005, -006, -029, -032, and -033(existing) plus 19-05-202-012, -035, -001 AND -002

Overview: The site is the existing site expanded. The additional site is used to develop surface parking in lieu of a parking structure. The additional land added to the library is bounded by busy arterial streets. Acquisition of land to the north is less intrusive into the neighborhood than acquisition to the east. The northern portions of the expanded site give the library increased visibility, allow for construction of the new facility prior to demolition of the current library, thus saving time and implementation expenses.

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **This site is strongly associated with the Library.**
- **The location provides increased visibility.**
- **The site balances vehicular, pedestrian and bicycle friendly connections, reasonable parking options.**
- **The site geometry offers a simple, flexible, building arrangement that can take advantage of natural light to the fullest extent.**

Strengths

- Identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Partially owned by City
- Access roads are capable of and have been supporting Library traffic volumes

Weaknesses

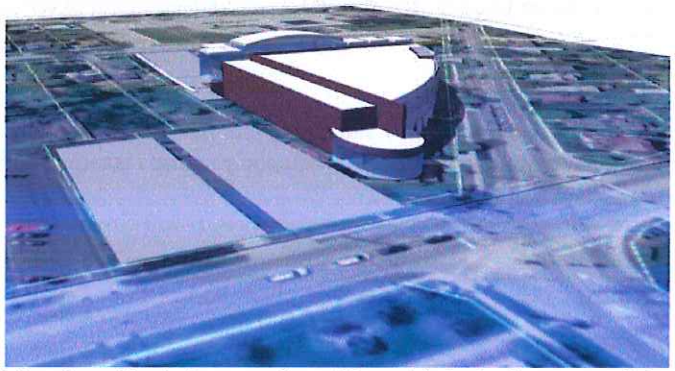
- Requires land acquisition
- Confined site

Challenges

- Crowded Street frontage

MASSING DIAGRAMS

View from South, intersection of Paddock St (foreground) & McHenry Av



View from North, intersection of Crystal Lake Av (foreground) & McHenry Av

SITE 7M | 118 S MAIN STREET – OAK INDUSTRIES SITE – BUILD NEW AS PART OF A MIXED USE DEVELOPMENT

PERFORMANCE: 49.82 | COST: $29.52M | VALUE INDEX: 1.688 | RANK: 3

Parcels 19-04-101-016

Overview: The site is located at the intersection of major arterials at a prominent gateway to the southeast corner of downtown. Its proximity to downtown and the Metra line make it a prime residential location. A combined development that includes residential, commercial, recreational uses along side the library would be attractive and increase the impact of the city's investment in developing a new library.

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option offers economy and substantial potential for economic impact compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The potential to realize the anticipated synergies requires extensive planning, coordinated project development timelines and willingness to fund a portion of the site acquisition and development.**
- **The nature of the sharing entity and their plans for development would need careful evaluation.**
- **The impression of the building could make a dramatic statement to the community as it fronts on both Main Street and Crystal Lake Avenue.**

Strengths

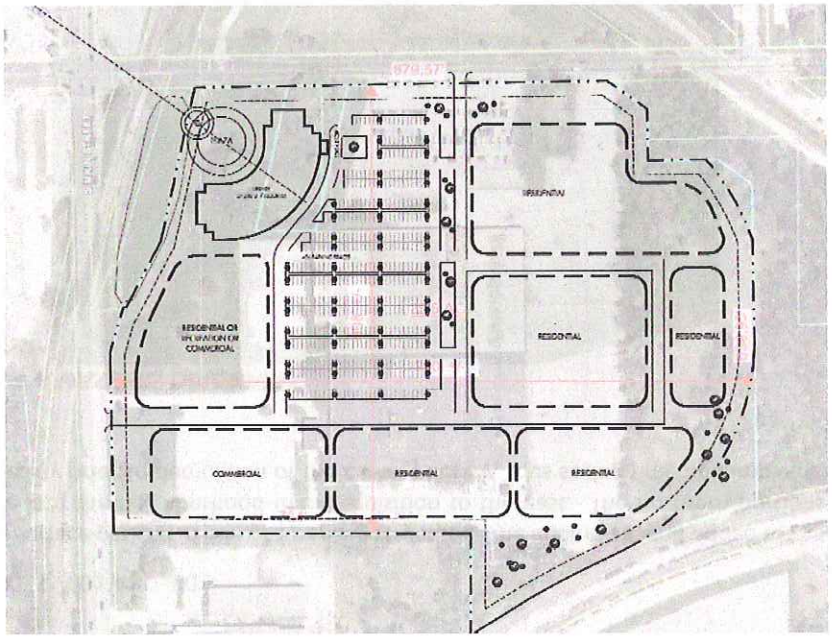
- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner
- Extension of downtown
- Promotes development

Challenges

- Numerous partnerships are required to realize the vision
- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Greater level of funding, approvals, coordination of timing
- Public perception that the Library "belongs where it is now"

SITE DIAGRAM

There are multiple development options that depend on the mix of uses and the programmatic and market forces driving each use.



SITE 12M | 7502 S MAIN STREET – CURRAN SITE – BUILD NEW AS PART OF A MIXED USE DEVELOPMENT

PERFORMANCE: 49.12 | COST: $26.90M | VALUE INDEX: 1.826 | RANK: 1

Parcels 19-04-101-016

Overview: The site is located at the west edge of the Three Oaks Recreation Area and is a southern gateway into the USH14 commercial corridor. The site is defined by is adjacency to the lake, residential to the south and west, commercial to the north. The mixed use scenario envisions purchase of the entire site, demolition of the buildings and subsequent development of multiple residential projects along side the Library Depending on site constraints additional retail may be incorporated into the overall plan.

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option offers economy and substantial potential for economic impact compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The potential to realize the anticipated synergies requires extensive planning, coordinated project development timelines and willingness to fund a portion of the site acquisition and development.**
- **The nature of the sharing entity and their plans for development would need careful evaluation, in particular as it relates to the shoreline.**
- **The library - lake connection could add range to the library's potential.**

Strengths

- Dynamic, identifiable location
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner

Weaknesses

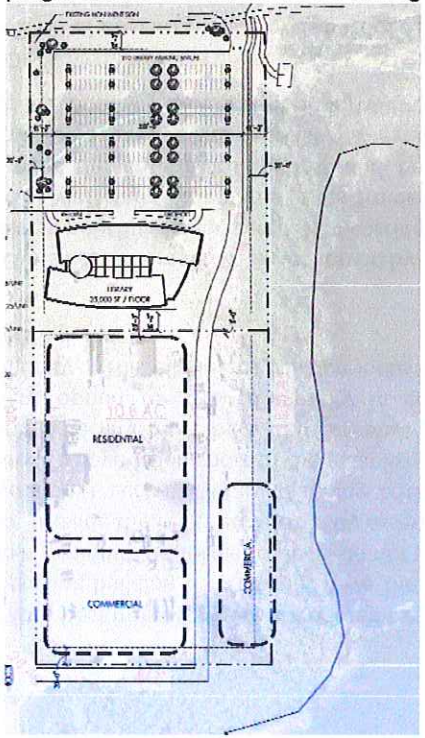
- Area for building, parking and related site development is tight.

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Greater level of funding, approvals, coordination of timing
- Public perception that the Library "belongs where it is now"

SITE DIAGRAM

There are multiple development options that depend on the mix of uses and the programmatic and market forces driving each use.



PART IV - SUMMARY

The Building Committee makes its EVALAUTIONS based on the mandate from the City Council:

Whereas, the Crystal Lake City Council has determined that a decision on an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of the needs of the community; and

Whereas, the most economical and efficient option for the community may mean relocating the library building to another part of the City and may also mean utilizing a vacant building, including a school building that will no longer be utilized;.....

Now, therefore, be it ordained... The Crystal Lake Library Board is to provide the following as part of any planning for a future expansion of the Crystal Lake Library building:

> *A report incorporating all alternatives the Crystal Lake Library Board reviewed as par of any future expansion, including the use of buildings made available because of the closing of any school buildings*
>
> *The above report shall include cost figures for each of the options reviewed.*

The City's best interests were not served by acquiring a building or site owned by District 47.

- It is unlikely that District 47 will close a school.
- It is unlikely that any school selected for closure by District 47 will be in a suitable location for a library.
- It is unlikely that any school selected for closure by District 47 will be suitable for reuse or conversion to use as a library.
- It is unlikely that any school selected for closure by District 47 will be conveyed to the city at anything less than fair market value.
- It is likely that any scenario involving reuse of a current school district property will be more expensive than any of the other site options.
- There is no reason to believe that after 2 years of study, the District will provide a site that meets the City's needs for a quality Library site.
- None of the School District's buildings meet the City's needs for quality, cost effective Library space.

The City's best interests were not served by renovating most existing buildings.
Any existing building that did not have the basic structure or infrastructure to attain a minimum performance level do not provide an effective, efficient facility, do not provide the long term flexibility essential to defining long term value, and do not meet current library planning criteria. Sites scoring less that 45 are deemed to have fallen short of the established criteria that that a decision on an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of the needs of the community. This eliminates Walden Industrial Capital and the renovate option for Oak Industries.

The City's best interests were not served by renovating an existing building or building a new building in the USH14 corridor.
The Wal-Mart and Garden Fresh sites are deemed to be fatally flawed as they do not meet the criteria for highest and best use of the land, depriving the community of unique commercial real estate and the associated revenue and broader economic development opportunities of that land.

The City's best interests are served by constructing a new facility either on an expansion of the current site or as part of a mixed use development at one of two sites along Main Street.
Of the remaining sites, the highest scoring, and those ranked highest by the building committee, include:

- relocation to a mixed use development on the Curran Construction site;
- expansion of the current Library site to the north and construction of a new building at the north end with surface parking to replace the current building; and
- relocation to a mixed use development on the Oak Industries site.

All three options provide an effective, efficient facility, the long term flexibility essential to defining long term value, and meet current library planning criteria.

All three options have a lower cost of construction than the baseline scheme. This is achieved by eliminating the need for structured parking, an interim library facility to support library operations during construction, and a shortened construction period.

The mixed use options benefit the city by delivering private investment that increase the tax base, generate sales tax revenue, provide construction jobs, bring long term employment to the community, and act a s a catalyst for adjacent development in key commercial districts within the City.

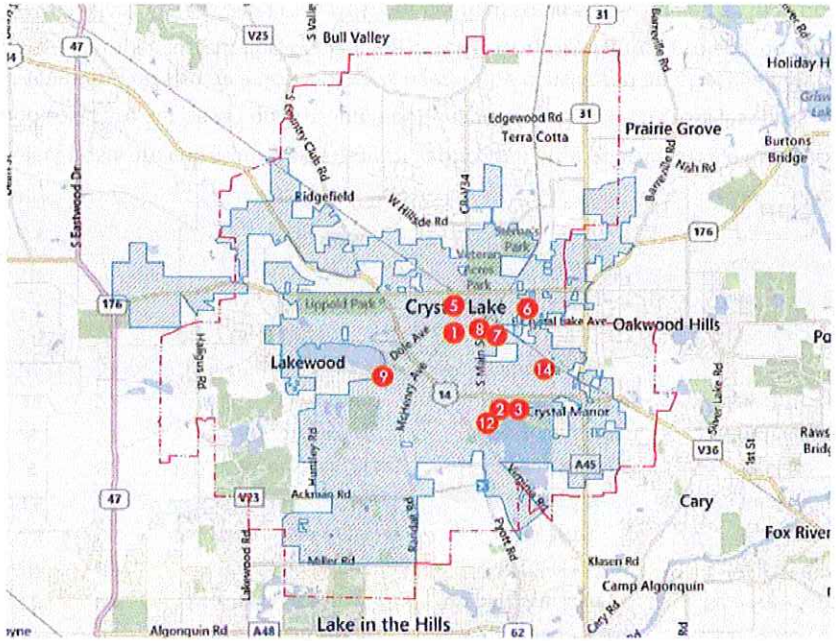


Table 1: Overall Site Comparisons

The table summarizes the final rankings of the sites selected for focused study. Rankings are based on Value Index. The Value Index is the ratio of the overall site and building performance to total net development costs. See Part I for a detailed discussion of the Evaluation System. Ties in Value Index scores are resolved in favor of the lower cost option.

						Parking		Performance Score			Costs		
	Site	Score	Address	Description	Building	Approach	Qty	Building	Site	Total	Project [1]	Net Land [2]	Value Index
1	~~2A~~	~~100~~	~~5640 Northwest Highway~~	~~Wal-Mart~~	~~Renovate~~	~~Surface Parking~~	~~410~~	~~28.12~~	~~17.85~~	~~45.97~~	~~$23.53~~	~~$0.50~~	~~1.954~~
2	~~3B~~	~~98~~	~~5625 Northwest Highway~~	~~Garden Fresh~~	~~Renovate/Expand~~	~~Surface Parking~~	~~264~~	~~29.10~~	~~17.03~~	~~46.13~~	~~$23.97~~	~~$1.00~~	~~1.924~~
3	**12M**	**93**	**7502 S Main Street**	**Curran Mixed Use**	**New/Mixed Use**	**Surface Parking**	**231**	**30.44**	**18.68**	**49.12**	**$26.90**	**$0.00**	**1.826**
4	**1B**	**91**	**126 Paddock Street +**	**Existing Site Expanded**	**Replace - North**	**Surface Parking**	**269**	**30.26**	**20.92**	**51.18**	**$28.88**	**$1.30**	**1.772**
5	**7M**	**86**	**118 S Main Street**	**Oak Mixed Use**	**New/Mixed Use**	**Surface Parking**	**225**	**30.65**	**19.17**	**49.82**	**$29.52**	**$0.50**	**1.688**
6	~~2B~~	~~85~~	~~5640 Northwest Highway~~	~~Wal-Mart~~	~~Replace~~	~~Surface Parking~~	~~410~~	~~30.99~~	~~17.91~~	~~48.90~~	~~$29.32~~	~~$1.00~~	~~1.668~~
7	**1A**	83	126 Paddock Street	Existing Site	Replace	Parking Structure	230	30.17	21.60	51.77	$32.09	$0.00	1.613
8	**5**	82	110 W Woodstock Street	Lakewood Holdings	Replace	Surface Parking	378	30.71	14.76	45.47	$28.34	$0.30	1.604
9	**8**	78	95 E Crystal Lake Av	Rosenthal Lumber	New Building	Surface Parking	350	30.56	15.07	45.63	$29.84	$2.75	1.529
10	**12**	72	7502 S Main Street	Curran Construction	New Building	Surface Parking	381	31.04	15.71	46.75	$33.03	$5.50	1.415
11	**7B**	69	118 S Main Street	Oak Industries	Replace	Surface Parking	381	31.04	12.96	44.00	$32.45	$3.00	1.356
12	**14B**	75	6704 Pingree	Sexton	Replace	Surface Parking	300	30.39	13.23	43.62	$29.75	$1.00	1.466
13	**9**	79	401 Country Club Road	Lakeside Legacy	New Building	Surface Parking	295	30.14	12.63	42.77	$27.86	$1.00	1.535
14	**6**	73	115 N Erick Street	Walden Capital	Renovate/Expand	Surface Parking	323	25.96	13.96	39.91	$27.84	$5.50	1.434
15	**7A**	57	118 S Main Street	Oak Industries	Renovate	Surface Parking	381	27.27	9.57	36.85	$32.85	$7.00	1.122
16	**14A**	57	6704 Pingree	Sexton	Renovate	Surface Parking	200	12.24	12.59	24.83	$22.22	$1.00	1.118

[1] Project Costs are conceptual and require verification after specific design decisions are completed to ensure conformance to budget

[2] Land costs are net based on presumed but unverified acquisition costs less presumed sale of existing library property at $1,000,000

A Minimum Performance Score of 45 is need to be considered an effective library, an effective, efficient facility, the long term flexibility essential to defining long term value, and meet current library planning criteria. Gray highlighted projects do not meet this threshold.

The Wal-Mart and Garden Fresh sites are deemed to be fatally flawed as they do not meet the criteria for highest and best use of the land, depriving the community of unique commercial real estate and the associated revenue opportunities. These options are lined out in the table.

The highest scoring of the remaining sites are (1) relocation to a mixed use development on the Curran Construction site; (2) expansion of the current Library site to the north and construction of a new building at the north end with surface parking to replace the current building; and (3) relocation to a mixed use development on the Oak Industries site.

The baseline scheme is highlighted in blue

PART IV – DUE DILIGENCE

DISCLAIMER

The basis of this report will be a review of construction documents available and a walk-through of the sites. This is by nature and necessity a limited review. The intent is to determine whether the options under consideration have sufficient merit to warrant more study. Such study should consider the items defined below.

There are additional pieces of information needed to verify the assumptions made for each of the preferred sites. The level of information varies by site but typically falls into 3 broad categories: Additional Site Data (typically a Phase 1 Environmental Assessment), Conceptual Approvals (by Authorities having Jurisdiction, in particular a shared vision between the City and the Library Board), and Test Fits of the Program to the site to verify functional arrangement of library operations (most important on the smaller sites)

ZONING REVIEW

Specific detailed review of the concept should be conducted with City Zoning Authorities at the appropriate time. Specific issues to address include parking, definition of dedicated parking, expansion strategies (with respect to set backs and parking counts) and conditional or special use permits, storm water management, and access.

PHASE I ENVIRONMENTAL ASSESSMENT

In order to better understand the risks associated with the preferred sites, a Phase I Environmental Survey is deemed appropriate. This survey should include a site walk-through to observe the project site for signs of underground tanks; fill areas; depressions; distressed vegetation; staining; and other visible indicators of potential environmental concerns. An Assessment will provide a

- General description of soils, geological and hydrogeological setting to determine potential paths of contamination to groundwater, if potential for soil and groundwater contamination is present.
- Review of municipal building permit records or other records for property background, site improvements or installations (i.e. underground tanks), past uses, owners or occupants for the subject site.
- Review of governmental agency records for hazardous waste activity, permits, and other environmentally related activities or violations. Review will include the following Federal and State lists:
  - Emergency Response Notification System (ERNS)
  - National Priorities List (NPL)
  - Resource Conservation and Recovery Information System (RCRIS)
  - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
  - State list of Leaking Underground Storage Tanks (LUST)
  - State list of Registered Underground Storage Tanks (UST)
  - Solid Waste Facility/Landfill Sites (SWF/LS)
  - State Hazardous Waste Sites (SHWS)
  - USEPA PCB Activity Database (PADS)
- Review of United States Geologic Survey 7.5-minute quadrangle topographic map for indications of general drainage patterns, and land use.
- Interviews with persons familiar with site histories, if possible. Such persons might include local government personnel, present owners/operators, or former owners/operators. A site questionnaire will be sent to the current owner of the property.
- Review of aerial photographs obtained from the local or regional planning commission, or a state or commercial source to determine historical property usage of both the site and the adjacent properties. Review will include two to five photographs from representative years of the site's history.
- Review of historical fire insurance maps, if available, for potential contaminant sources such as underground tanks and flammable liquid storage areas for both the subject site and adjacent properties.
- Review of previously prepared reports and documentation supplied by site owner.

MIXED USE DEVELOPMENTS

Sites studied for their Mixed Use potential should have a clear understanding of the allowable scale of development, the economic impact to the city, the obligations of the developer(s) and the city, and the costs to the library and city clearly defined. Arriving at a comprehensive agreement will be an incremental process that needs to reflect the economics of the market. All parties should work to balance the need for timely evaluation and commitment in order to support an integrated development.

Table 2: Preliminary Due Diligence Activities for the Preferred Sites

Site		Zoning	Phase 1 Environmental Assessment	Lead	Asbestos	Mold	IEPA	Soil Borings	Topographic Survey	Slope Stability Assessment	Roof Inspection	Exterior Wall Analysis	Space Plan	Development Agreement
1B	Existing Site, Expand North, Surface Parking 126 Paddock Street	X	X	X	X	X		X	X				X	
7M	Oak Industries Mixed Use Development 118 S Main Street	X	X	X	X	X		X	X					X
12M	Curran Construction Mixed Use Development 7502 S Main Street	X	X	X	X	X		X	X	X			X	X

End off Report

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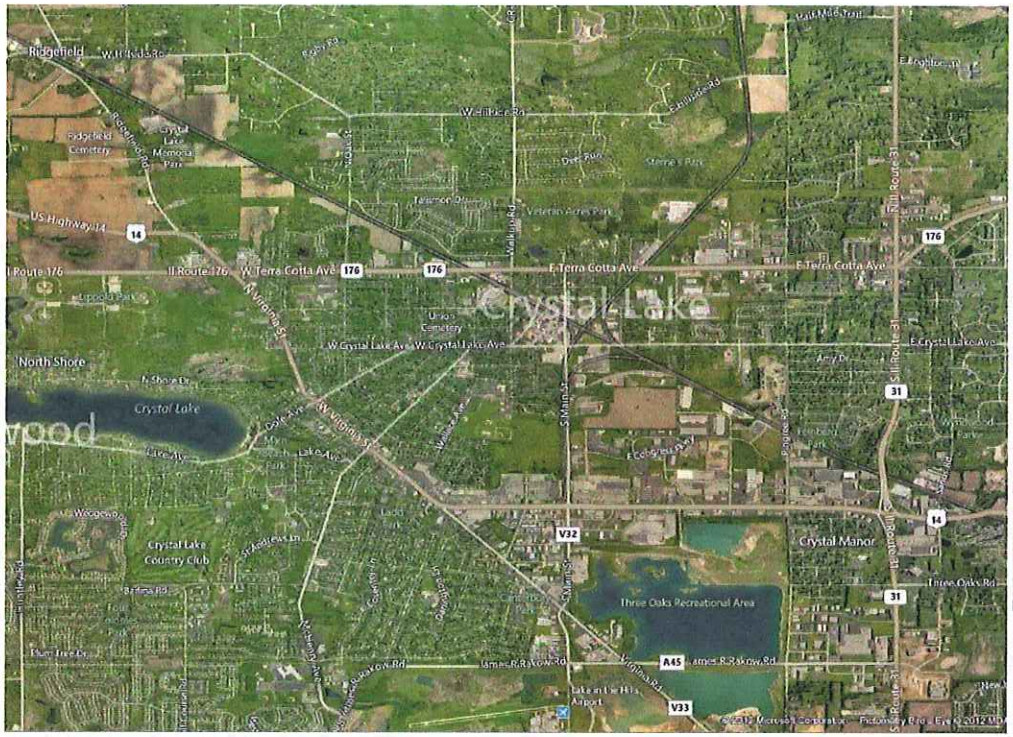
CRYSTAL LAKE PUBLIC LIBRARY | SITE COMPARISON STUDY

VOLUME 2 – OVERVIEW



Engberg Anderson.

FINAL | JULY 25, 2013

EA 112162.02

ACKNOWLEDGEMENTS

Our thanks to the Crystal Lake Library Board of Trustees for their thoughtful and energetic participation in this review process.
John Engebretson – President, Building Committee Member
Terri Reece – Vice President, Building Committee Member, Chair
Mary Alice Fellers – Treasurer
William Weller – Secretary, Building Committee Member
Charles Ebann, Building Committee Member
Carol Heisler
Eric Larsen
Donald Peters

Considerable contributions to this effort were provided by
Ralph Dawson – City Council Member, Library Liaison
Cameron Hubbard – City Council Member, Library Liaison
Darrel Gavle - Citizen Representative, Building Committee Member

Additional contributions to this effort were provided by City staff, in particular **Michelle Rentzsch** - Director of Planning and Economic Development

Special thanks to **Kathryn I. Martens** - Library Director

TABLE OF CONTENTS

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305 W Washington Av, Madison, WI 53703
2 N Congress St, Suite 400, Tucson, AZ 85701

PART I – PURPOSE & PROCESS

PURPOSE

The Library Board commissioned Engberg Anderson to evaluate multiple sites to determine which represented the best long term investment for the City in its efforts to provide high quality library service to the community. This charge was defined by City Council Resolution 2012R-125:

I PROCESS

Baseline Option
Program Area
Site Size Guidelines
Evaluation Criteria

- Importance Factors
- Criteria Descriptions
- Sample Calculations

Cost Models

- Limitations

II SITE IDENTIFICATION

Initial Assessments

- District 47 Sites
- Eliminations

III SITE EVALUATIONS

Site Comparisons

IV DUE DILIGENCE

Whereas, *libraries are investments assuring our community access to critical information to gauge current, historical and future business, economic and social trends; and*

Whereas, *information is the most valuable business and educational commodity for the 21st Century; and*

Whereas, *the Crystal Lake Public Library is a demonstrable vehicle to maintain and cultivate the City's quality of life; and*

Whereas, *on average, 30,000 people visit the Crystal Lake Public Library every month; and*

Whereas, *over 1,000,000 items pass through circulation at the Crystal Lake Public Library each year; and*

Whereas, *the appointed Board of the Crystal Lake Public Library believes that the current Crystal Lake Public Library building is insufficient to meet the future needs of the Crystal Lake community; and*

Whereas, *the Crystal Lake City Council has determined that a decision on an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of the needs of the community; and*

Whereas, *the most economical and efficient option for the community may mean relocating the library building to another part of the City and may also mean utilizing a vacant building, including a school building that will no longer be utilized;.....*

Now, therefore, be it ordained... *The Crystal Lake Library Board is to provide the following as part of any planning for a future expansion of the Crystal Lake Library building:*

> *A report incorporating all alternatives the Crystal Lake Library Board reviewed as par of any future expansion, including the use of buildings made available because of the closing of any school buildings*
>
> *The above report shall include cost figures for each of the options reviewed.*

Dated this 6th day of November, 2012

BASELINE OPTION

The Library Board has previously proposed replacement of the current library building on the current site as a means of addressing critical space deficiencies. This concept envisioned an all new facility on two levels at the intersection of Paddock Street and McHenry Avenue. This new building would be supported by a two level parking structure constructed in the hill side to the east edge of the Library site. This scheme was presented to and received conceptual design approval from the Planning and Zoning Commission in March 2012 and the City Council in April 2012. The approved concept was submitted to the Illinois State Library in an unsuccessful attempt to secure a Building Construction Grant.

The current site has several positive attributes including history of use as the home of the library and an established pattern of use within the neighborhood. The chief challenges to using the site are the poor utility of the existing building (which requires total replacement at a significant cost), and its small size (and the expenses entailed in (1) overcoming the area limitations by building a parking structure, and (2) operating a temporary library while the current facility is replaced).

Other sites are compared to this Baseline Option to determine if those other sites can reduce the cost of achieving the stated goals by

- reusing of an existing building that is more suitable for modern library function (and thus save the cost of replacing the existing building),
- using of a large site that would support adequate surface parking (and thus eliminate the cost of the parking structure included in the Baseline Option), or
- eliminating the need for multiple moves and an interim library by permitting on-going operations in the existing facility while an existing building was being renovated or a new facility was being constructed.

These cost reductions are sought without compromise to the driving causes of the project, to secure adequate space of sufficient quality to support efficient effective library services with the inherent adaptability needed to last multiple generations.

PROGRAM AREA

The second highest rated criteria, size, is directly related to community needs. Extensive definition of current use patterns, evolving patterns, state, area and community specific expectations, and focused feedback from community groups was incorporated into a 2011 Needs Assessment and then five refinements of a detailed Building Program. The current ***Building Program*** defines an 84,491 square foot building.

Entry/Control/Circulation	9,000 sf
Adult Services	27,000 sf
Youth services	20,000 sf
Meeting Rooms	3,500 sf
Staff Work Areas	10,000 sf
Mechanical and other support spaces	6,700 sf
Walls, structure, stairs, shafts....	8,291 sf
Total gross area	84,491 sf

The program area became the basis for determining a range of acceptable site sizes that could be considered. Recognizing that some deviation in building size can be accommodated, the Board defined a lower limit of 90% of the program area, or 76,042 sf.

$$0.9 \times 84{,}491 = 76{,}042 \text{ sf}$$

The Site size guidelines were developed using a range of building sizes from 84,491 to 76,042 square feet. **THIS RANGE BECOMES AN ESSENTIAL EVALUATION PARAMETER: ANY SITE THAT DOES NOT SUPPORT A FACILITY OF AT LEAST 76,042 SF IS DEEMED UNUSABLE.**

SITE SIZE GUIDELINES

To help identify a range of potential sites that could accommodate the Library's Program, a set of zoning parameters from the City of Crystal Lake Zoning Ordinance were reviewed and incorporated into a series of "potential site size" calculations. The zoning parameters included in the calculations were building type, size and zoning adjacencies that impact the required size of the site including parking space count, parking setbacks from right of way and adjacent parcels, building setbacks and general buffers. Management of storm water also impacts the required site size because of the potentially large surface area required to temporarily store rainwater in a cost effective manner. Larger building and parking lot areas require greater detention area.

All options studied included a two story building of equivalent first and second floor areas. The building is, in all examples, set back from property lines a minimum of 30' to allow unlimited exterior wall openings on all sides and room for a fire lane, if required.

The smallest possible site, 4.6 acres, would be adjacent to commercial uses (minimizing buffer requirements) and could allow for a 76,042 square foot building. The parking lot would accommodate 225 cars (based on a three car per 1,000 building gross square foot ratio).

The largest required site, 7.7 acres, would be adjacent to residential uses (maximizing buffer and setback requirements) and could allow for an 84,491 square foot building. The parking lot would accommodate 382 cars and meet the City's parking space count requirement of 4.5 spaces per 1,000 building gross square feet.

With few exceptions none of the sites under consideration are currently zoned to allow the Library as a permitted use. Further, the scale of the development, the parking requirement, emergency vehicle access, buffers and storm water management all suggest that the project would be advanced as a planned unit development (PUD). The recent efforts to develop a larger facility on the current site have all taken this approach, having met with initial conceptual approval by the City.

There are significant challenges with any development of such scale and the specific details for any of the sites will require careful coordination with the City, first through a due diligence Phase 1 Environment Assessment, then Conceptual Approvals, and eventually detailed engineering reviews. At various points in this process, there may be additional requirements or limitations imposed to ensure that the project fits within the larger vision for development in the City of Crystal Lake

SITE TOURS

Sites investigated were identified through discussions with City staff, elected officials and various community leaders. Tours of the sites and facilities were coordinated through the Building Site Team. Tours included:

November 6, 2012

- 215 Exchange Drive (Catalyst Exhibits)
- 115 N Erick Street
- 118 S Main Street (Oak Industries)

November 12, 2012 included:

- 5625 Northwest Highway (Garden Fresh Market)

November 14, 2012 included:

- 110 W Woodstock Street

January 14, 2012 included:

- 5640 Northwest Highway (Walmart)

STUDY RESOURCES

Several documents were utilized in the course of the evaluation to provide a planning context to the study.

- The existing Library has been the subject of extensive investigation, most recently summarized in the ***CLPL - Existing Site Feasibility Study*** of March 2012.
- ***City of Crystal Lake Comprehensive Plan and Maps***
  - *Zoning Map*
  - *2030 Comprehensive Land Use Plan*
  - *Recreational Trails Map*
- ***McHenry County GIS Athena Interactive Map***

EVALUATION CRITERIA

These sites were evaluated using a series of weighted Evaluation Criteria. These criteria were developed from standard practice for library site comparison and a resolution passed by the City Council of Crystal Lake specifically defining considerations to be part of the project development.

- Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs;
- Consideration of economy and efficiency should include evaluation of alternative sites and other existing buildings including school buildings that will no longer be utilized;

Based on these considerations specific 'Evaluation Criteria' and their assigned 'Importance Factor' were developed. These Criteria followed the premise that true economy and efficiency derive from the building's ability to support current and emerging trends in library service. Accordingly four of the top five evaluation criteria deemed most important are focused on identifying sites that will support a large, adaptable building that will stand the test of time.

Importance Factors	**Weight**
• Context (Location, synergies, safety)	11
• Size (Initial and future)	10
• Function – Efficient Plan	9
• Function – Effective Height	8
• Function – Adaptability	7
• Access, (parking, drive-up return, pedestrians, cyclists)	6
• Control (Ownership, transfer and regulatory issues)	5
• Ease of Construction (site and environmental)	4
• Amenities	3
• Other Site Attributes	2

CONTEXT/LOCATION

Importance Factor = 11, the top priority

Premise:

Location. Location. Location.

This is the one element that good design and large budgets cannot overcome. With limited resources it is more important to select a site that offers the access, connections and synergies sought without adversely impacting the existing or anticipated development adjacent to a site.

This criterion includes three weighted components:

- The ability of the neighboring development to support library users through convenient and desired synergies through proximity to cultural, civic, educational, residential or retail areas (15% of Evaluation Score).
- The overall ability of the site to support a building of the scale anticipated by the Program. (5% of the Evaluation Score).
- The ability of the site to limit potential negative impacts on existing uses, and anticipated development, road and other infrastructure networks, and general enjoyment of the neighborhood. This aspect of the evaluation was weighted heavily – First, do no harm! (80% of Evaluation Score).

Questions considered include:

- Is the neighborhood compatible with and able to support a high level of public activity over an extended portion of the day?
- Is the site easy to access with minimal disruption to existing and anticipated surrounding uses?
- Does the development displace an amenity?
- Can the development be an attractive addition to the neighborhood?
- Is the site convenient?
- Is the site central to Crystal Lake?
- Is the surrounding land use and development consistent with the function and image desired by the library and community for this facility?

SITE (AND THEREBY BUILDING) SIZE

Importance Factor = 10

Premise:

At some level the basic arithmetic for success is driven by the total available site area. This in turn drives building size and the ability to meet the Program requirements for accessibility, merchandising, group and individual activity zones and technology.

This criterion includes three weighted components:

- Initial building size, in comparison to a Program goal of 84,491 square feet. (85% of the Evaluation Score).
- Overall Site area available beyond the building footprint to support parking, storm water management, and appropriate landscape buffers (10% of the Evaluation Score).
- Future building size: the potential for future expansion (5% of the Evaluation Score).

Given the nature of library service as it is presently delivered and the trends emerging through technology and societal expectations, the evaluation criterion was weighted heavily in favor of initial building size.

Questions considered include:

- Are there factors that limit the 'effective size' of the particular site concept
  - Existing structures
  - Site geometry
  - Environmental conditions
  - Topography
- Will the building, along with the parking, and other site requirements, fit within the prescribed setbacks?
- How tight is all of this?

EFFICIENT PLAN

Importance Factor = 9

Premise:

Two buildings of the same total area on different sites can have drastically different floor plans. These plans can promote or fight delivery of service and thereby impact effectiveness and operating costs.

This criterion includes three weighted components:

- The net available area matches the Program requirement (50% of the Evaluation Score).
- The shape of the building is reasonably simple (25% of the Evaluation Score).
- The structural system of the building is regular, free of intermediate bearing walls, free of double column lines, and restricted capacity floor slabs (25% of the Evaluation Score).

Questions considered include:

- Does the site concept maximize the shape of the site and allow the design of a simple, functional building?
- Does the site force an irregularly shaped building?
- Are there an inefficient number of public service levels or arrangements that require additional staffing?

BUILDING HEIGHT

Importance Factor = 8

Premise:

Two buildings of the same total area with different floor-to-floor heights can have drastically different performance levels. These heights can support or restrict certain uses, utility, energy consumption and usage.

This criterion includes four weighted components:

- The net available ceiling height to accommodate effective ducting to distribute conditioned air through the building without excessive increases in equipment or energy cost (30% of the evaluation score).
- The net available ceiling height to accommodate effective light distribution through the collection stack area without excessive increases in equipment or energy cost (30% of the evaluation score).
- The net available ceiling height and slab depth supports effective power and fiber optic distribution through the building (20% of the evaluation score).
- The site supports a building with no more public floors than programmed public service points. Essentially this avoids the public wandering around on an unstaffed floor or the expense of putting staff on a floor just to provide supervision. (20% of the evaluation score).

Questions considered include:

- Does the site concept include use of existing structures that have a low floor-to-floor height?
- Does the site zoning include restrictions that would force a low floor-to-floor height?
- Does the site area force a building that needs more staffed service points than are needed strictly for service just to maintain control and safety on multiple floors?

ADAPTABILITY

Importance Factor = 7

Premise:

The relevance of library service is dictated by the ability of the staff to respond to constantly changing use patterns. An adaptable building will reduce the difficulty and cost associated with accommodating shifts in use over time.

This criterion includes eight weighted components:

The weighting is based on the frequency with which a library will most likely want to change the particular physical attribute in order to accommodate a new service pattern: the attribute most likely to need change is weighted heavier than those items needing occasional modification. This is balanced with a degree of difficulty which assesses the expense of modifying a particular physical attribute.

- **Furnishings** (20% of the Evaluation Score). Furniture sees frequent changes. The limiting factors are the structural grid and wall arrangement.
- **Activity Spaces** (15% of the Evaluation Score). These spaces see frequent adjustments to stay current with rapidly evolving use patterns. The limitations are imposed by furnishings, wall arrangements and structural elements.
- **Data Connections** (15% of the Evaluation Score). The data network is less dependent on physical connections than in the past but still depends on robust pathways for primary distribution, high capacity fiber elements, and specialized connections. Frequent adjustments are needed to stay current with rapidly changing technology typologies. The limitations are imposed by floor construction and floor-to-floor heights.
- **Power Connections** (15% of the Evaluation Score). The power distribution is still very dependent on physical connections. Frequently furniture adjustments – the most common type – will be accompanied by the desire to make corresponding adjustments to the power grid to stay current with rapidly evolving technology use patterns. The limitations are imposed by floor construction and floor-to-floor heights.
- **Events Spaces** (12% of the Evaluation Score). These spaces are seeing more frequent adjustments to match the evolving transformation of the library into an interactive, group focused venue for various presentations and activities. The limitations are imposed by furnishings, wall arrangements and floor-to-floor heights.

ADAPTABILITY (CONTINUED)

- **HVAC Systems** (9% of the Evaluation Score). These support systems are seeing more frequent adjustments to match the evolving transformation of the library into an interactive, group focused venue for various presentations and activities. The limitations are imposed by furnishings, wall arrangements and floor-to-floor heights.
- **Partitions** (9% of the Evaluation Score). Use patterns may shift across the course of a day, and certainly over the life of the building. Non-bearing walls are essential, shifting mechanical and electrical systems out of walls is imperative, and considering operable walls or no walls in certain locations is key to maximizing the utility of various spaces. The limitations are imposed by furnishings, wall arrangements and floor-to-floor heights.
- **Internal Image** (5% of the Evaluation Score). Though infrequent, there is still the occasional need to update the finishes in a space. Looking the part is essential to establishing a confident user. Technology and Teen areas in particular are spaces that see differing use levels based on their appearance as much as their functionality. Limiting factors include wall arrangements, column spacing and floor-to-floor height.

Questions considered include:

- What can be changed?
- How often will it need to be changed?
- How much will it cost to change?

ACCESS/PARKING

Importance Factor = 6

Premise:

Use of the library is a combination of the quality of the service and its accessibility. A lack of parking and an out of the way location deter visits. Easy parking, pedestrian and bicycle access, and drive-through book return options promote visits and increase user satisfaction. Sites that support these use patterns expand the effectiveness of the library.

This criterion includes six weighted components:

- On-site parking (25% of the Evaluation Score). This is scored as the number of parking spaces available compared to the number required by zoning.
- Drive through book return (20% of the Evaluation Score) this is scored based on the ease of on-site vehicular movement without interfering with pedestrian traffic.
- Bicycle access (10% of the Evaluation Score). This is scored as the number of bicycle parking spaces available compared to the number required by zoning.
- Pedestrian access (10% of the Evaluation Score). This is scored as the number of residential units available near to the site and within the corporate limits of the city. The number of units is based on desired densities defined by the ***Comprehensive Plan***.
- Vehicular access path (30% of the Evaluation Score). This is scored as the average number of turns required to reach the site from the two nearest primary thoroughfares in the city.
- Off-site parking (5% of the Evaluation Score). This is scored as the number of parking spaces available compared to the number required by zoning.

Questions considered include:

- Can you get to the site easily and safely from the various geographic regions of the community?
- When you arrive at the site, is it easy to get to the building from sidewalks? From parking? From bike paths?
- How likely is it that I will find a place to park when I go to the Library?

CONTROL OF SITE

Importance Factor = 5

Premise:

The ideal site is of no value if the Library can not gain control of the parcels and begin development of an expanded or new facility. The importance factor assigned reflects the concerns about the availability of certain sites, the approvals process for permitted uses, and coordinating the rights, interests and objections of adjacent and nearby property owners.

This criterion includes three weighted components:

- Ownership (50% of the Evaluation Score).
- Timing (25% of the Evaluation Score).
- Regulatory Parameters (25% of the Evaluation Score).

Questions considered include:

- Who owns the site?
- Is the site available for purchase?
- What time frame is involved in transferring ownership?
- Are there conditions on transfer of ownership?
- Does the site development concept require special approvals from authorities having jurisdiction over the site? (Zoning, Building Code, Historic Preservation , Transportation at the local, county or state level)
- Are environmental approvals required to develop the site?

EASE OF CONSTRUCTION

Importance Factor = 4

Premise:

With finite resources the project needs to fund service-based objectives and not extensive site remediation, specialized construction systems or elaborate methods to overcome poor soils, high water tables, or other site related challenges.

This criterion includes the following weighted components:

- Floodplain (20% of the Evaluation Score)
- Geotechnical Considerations (20% of the Evaluation Score)
- Utilities Access (20% of the Evaluation Score)
- Storm Water Management (20% of the Evaluation Score)
- Environmental Considerations (20% of the Evaluation Score)

Questions considered include:

- Is the site in an area prone to flooding?
- What are the soil conditions at the site?
- Are utilities available at the site?
- What means are needed to manage storm water?
- What are the issues related to environmental clean up prior to purchase, during construction, and after occupancy?

AMENITIES

Importance Factor = 3

Premise:

Users of the library come with different expectations at each visit. The library experience is enhanced and the effectiveness of the service maximized if the site affords different environments: active and dynamic in some areas, quiet and reflective in others. Successful library sites allow landscape buffers that provide different levels of separation or connection to the surroundings and create the types of space needed to support a variety of use patterns.

This criterion includes the following weighted components:

- Landscape, sculpture or other site assets that support education (25% of the Evaluation Score).
- Landscape, sculpture or other site assets that support recreation (25% of the Evaluation Score).
- Open Space adjacent to building to support Natural Light in the Library (25% of the Evaluation Score).
- Views from the interior of the library (25% of the Evaluation Score).

Questions considered include:

- Is there anything special about the site development concept that can be enhanced or will enhance the Library? Views? Natural features?
- Are there opportunities to create a pleasant environment around the library?

OTHER SITE ATTRIBUTES

Importance Factor = 2

Premise:

Some sites offer unique opportunities to address other needs or desires. The library building may be the means of addressing multiple challenges facing the community. If the library function is not compromised, the overall value of the project may be increased by addressing several challenges with a single project. Conversely, the site selected may work well for the Library but limit other opportunities for the City.

This criterion includes 4 elements:

- Highest and Best Use (25% of the Evaluation Score). Is the Library the best use of the site?
- Sales Tax Revenue Change (25% of the Evaluation Score). By using the site as a Library, will the City see a disproportionate decrease in revenue?
- Property Tax Revenue Change (25% of the Evaluation Score). By using the site as a Library, will the City see a disproportionate decrease in revenue?
- Reuse of existing Library (25% of the Evaluation Score). Relocating will require disposal of the building and property. The realistic value and time to sale are indeterminate by virtue of the unique nature of the property and the current market conditions. Scoring simply acknowledges that reusing the existing site avoids this issue.

A NOTE ON SAFETY

Safety is always a concern. In Crystal Lake the primary challenge to public safety is traffic congestion. Libraries generate significant visits that can exacerbate traffic issues in already heavily used areas. Sites with congestion, vehicle-pedestrian interferences, and competition for peak time parking deter visitors from using the facility and service. This element has been considered in the Access/Parking evaluation.

COMPARISON SYSTEM

Each aspect of the 'Evaluation Criteria' was divided into component factors with each factor being evaluated to determine its impact on the public's ability to fully utilize the library. These individual component scores were combined into an aggregate 'Evaluation Score' (ES) for that 'Evaluation Criteria'. The 'Evaluation Score' was then weighted by the 'Importance Factor' (IF) to produce a 'Performance Score' (PS).

$$ES \times IF = PS$$

The resulting 'Performance Scores' for each site were compared to the 'Cost' of Construction. The ratio of the 'Performance Score' to the cost of achieving that performance level defines a 'Value Index' (VI), a tool used to determine the best return on investment to the taxpayers of Crystal Lake

$$PS/\$ - VI$$

A comparison of the 'Value Index' for each site was made to the site with the highest 'Value Index' to provide perspective on how far from the top ranking option each of the other sites deviated. This is labeled 'Comparison Score' in the evaluation summaries.

$$\text{Comparison Score} = VI_{(site)}/VI_{(max)}$$

SAMPLE CALCULATIONS

Sample Evaluation Criteria Calculations

Site Size consists of 3 components, each of which has an individual component score that is as objective as practical. In our example, these component scores are for initial building size, overall site size, and future building size. Each of these components is weighted to reflect the project goals. Initial building area is mission critical. 85% of the overall score is initial Building Area. Overall Site Size is next. This is a measure of the ability to support parking, storm water management and landscape buffers in an economical manner. This gets 10% of the composite evaluation score. Future Building Size has a limited weighting (5%) reflecting the belief that the library building will not likely need to expand.

For the Baseline Option the calculation looks like this:

Initial Building Size

Component Evaluation Score (CES) is 1. This is derived by dividing the possible building size that the site will support by the program defined target building area:

Possible/target = CES, in this case
84,491/84,491 = 1
The Weighted CES is 0.85 x 1 = 0.85

Overall Site Size

Component Evaluation Score (CES) is .43. This is derived by dividing the site size by the target site size program defined in the Site Size Guideline:

Actual site size/target site size = CES, in this case
3.33 acres/7.64 acres = 0.43
The Weighted CES is 0.10 x 0.43 = 0.04

Future Building Size

Component Evaluation Score (CES) is 0.24. This is derived by dividing the possible building expansion beyond the initial 84,491 sf that the site will support by the program defined target building area. A CES of 0.24 indicates that the building can be 24% larger if needed. This calculation does not factor in expanded parking. Storm water storage is presumed constant by virtue of vertical rather than horizontal expansion and thus no increase in impervious surface. Although we would recommend structuring the entire building to support vertical expansion, the calculations use an expansion allowance of 20,000 sf.

Future expansion area/initial building size = CES, in this case
20,000 sf/84,491 sf = 0.24
The Weighted CES is 0.05 x 0.24 = 0.01

The overall evaluation score is the sum of the weighted component evaluation score (wCES) of the individual components. In our example

$$wCES_{(Initial\ Building\ Size)} + wCES_{(Overall\ Site\ Size)} + wCES_{(Future\ Building\ Size)} = ES$$

$$0.85 + 0.04 + 0.01 = 0.90$$

This is then weighted by the Importance Factor (IF), to get a Performance Score. The IF in this case is 10.

$$ES \times IF = PS$$

$$0.905 \times 10 = 9.05$$

Sample Performance Score Summary Calculations

The individual Evaluation Scores and Importance Factors are used to develop a Performance Score for each criterion. The aggregate of the Performance Scores becomes the overall Performance for the site. In our sample calculation:

Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score
Location/Context	11	0.85	9.37
Site Size	10	0.90	9.05
Building Layout	9	0.98	8.78
Building Height	8	0.79	6.32
Adaptability	7	0.86	6.03
Access/Parking	6	0.74	4.43
Control of Site	5	0.75	3.75
Ease of Construction	4	0.50	2.00
Amenities	3	0.91	2.72
Other Site Attributes	2	0.50	1.00
PERFORMANCE SCORE	65		**53.45**

COST MODELS

Cost Models of each site development strategy were prepared using baseline data generated by Construction Resource Management (CRM) for both expansion and replacement of the existing library on its current site. These unit costs were subsequently analyzed by the design engineers and by another independent cost analyst, Construction Cost Systems (CCS). These included typical and special site development costs, environmental costs, and associated overhead. Additional implementation expenses such as an interim library and moving, acquisition expenses, demolition, and relocations were calculated to provide a project cost.

The major cost categories used in this study are:

Building

- Demolition
- Renovations
- New Construction

Furnishings & Technology

Parking

- Structure parking
- Surface parking

Other Site Development

- Utilities
- Earthwork
- Remediation
- General Site Improvements

Site Acquisition

Implementation

- Moving
- Interim Library: rent, network, restoration

Expenses

Cost Models were prepared for two timelines. The baseline estimate used a construction period of March, 2015, through October, 2016, based on referendum calendar. Reduce Costs by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

LIMITATIONS

It is important to recognize that each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

SITE IDENTIFICATION

Sites were identified through a number of sources including the City Council resolution, the City Planning and Economic Development office, public comment, trustee input and the services of a local real estate firm familiar with public property acquisition.

School District 47 Sites

47-1 Bus Garage, 1204 McHenry Avenue
47-2 Canterbury, 875 Canterbury Drive
47-3 CORE Center, 300 Commercial Drive
47-4 Coventry, 820 Darlington Lane
47-5 Glacier Ridge, 1120 Village Road
47-6 Hannah Beardsley, 515 E Crystal Lake Avenue
47-7 Husmann, 131 W Paddock Street
47-8 Indian Prairie, 651 Village Road
47-9 Lundahl, 560 Nash Road
47-10 North Elementary, 500 W Woodstock Street
47-11 Operations Center, 42 E Street
47-12 R. Bernotas, 170 N Oak Street
47-13 South Elementary, 601 Golf Road
47-14 West Elementary, 100 Briarwood Road
47-15 Woods Creek, 1100 Alexandra Boulevard

Non School District Sites

1. 126 Paddock Street (Existing Library Site) - Replace
2. 5640 Northwest Highway (WalMart) - Renovate
3. 5625 Northwest Highway (Garden Fresh Market) – Expand & Renovate
4. 215 Exchange Drive (Catalyst Exhibits) – Renovate
5. 110 W Woodstock Street (Lakewood Holdings) - Replace
6. 115 Erick Street (Walden Industrial Capital) – Expand & Renovate
7. 118 S Main Street (Oak Industries) – Renovate OR Replace
8. 95 E Crystal Lake Avenue (Rosenthal Lumber) - Replace
9. 401 Country Club Road (Dole mansion/Lakeside Legacy)
10. 178 McHenry Avenue and adjacent properties (Immanuel Lutheran Church) - Replace
11. 395 S Teckler Bd (Immanuel) – Greenfield
12. 7502 S Main Street (Curran Construction) - Replace
13. Main Street, north of Congress Parkway - Greenfield
14. 6704 Pingree Road (Sexton Properties) - Renovate OR Replace
15. 120, 121 Minnie Street and adjacent properties - Replace
16. 5213 Northwest Highway (Pauly Toyota) – Replace
17. 5186 Northwest Highway (Exceed Flooring) – Renovate
18. 200 Congress Parkway (HealthBridge) – Renovate
19. 300 Congress Parkway (Cobalt) - Greenfield
20. 255 Exchange Drive (Next to Catalyst) - Greenfield
21. 285 Memorial Drive (Across from Post Office) - Greenfield
22. Terra Cotta at Terra Cotta - Greenfield
23. 176 at 14 next to Lippold Park - Greenfield
24. Three Oaks Recreation Area, adjacent to Pingree - Greenfield

PART II – DISTRICT 47 SITE REVIEWS

PURPOSE

The intent of the investigation was to identify any potential savings to the City in utilizing an existing building, or existing site, owned by another public body. There have been significant investments in these properties made in the public interest and if any of the facilities no longer filled their original mission, repurposing the facility could extend the usefulness of the building or site. There is public perception that School District 47 may be interested in reducing its physical plant long term to align with perceived enrollment changes.

Thus, pursuant to the direction of the City Council, Library Administration contacted District 47 Superintendant Donn P. Mendoza, Ed.D. regarding the district's long term plans for its facilities. Dr. Mendoza reported the School Board's intent to study a broad array of issues related to education within the district, some of which will impact the district's need for space. The planning study is anticipated to be completed sometime between spring of 2014 and spring of 2015.

EVALUATION PARAMETERS

The Library Building Committee conducted an initial evaluation of the District 47 sites within the frame work established for the Site Comparison Study.: This analysis focused on the five highest rated performance criteria.

- Context (Location, synergies, safety)..... 11
- Size (Initial and future)..... 10
- Function – Efficient Plan 9
- Function – Effective Height..... 8
- Function – Adaptability..... 7

Further Analysis, including other elements of the comparison criteria, would be conducted only for those sites that showed potential and that District 47 indicated were for sale.

SITE IDENTIFICATION

47-1 Bus Garage, 1204 McHenry Avenue
47-2 Canterbury, 875 Canterbury Drive
47-3 CORE Center, 300 Commercial Drive
47-4 Coventry, 820 Darlington Lane
47-5 Glacier Ridge, 1120 Village Road
47-6 Hannah Beardsley Middle School, 515 E Crystal Lake Avenue
47-7 Husmann, 131 W Paddock Street
47-8 Indian Prairie, 651 Village Road
47-9 Lundahl Middle School, 560 Nash Road
47-10 North Elementary, 500 W Woodstock Street
47-11 Operations Center, 42 E Street
47-12 R. Bernotas Middle School, 170 N Oak Street
47-13 South Elementary, 601 Golf Road
47-14 West Elementary, 100 Briarwood Road
47-15 Woods Creek, 1100 Alexandra Boulevard

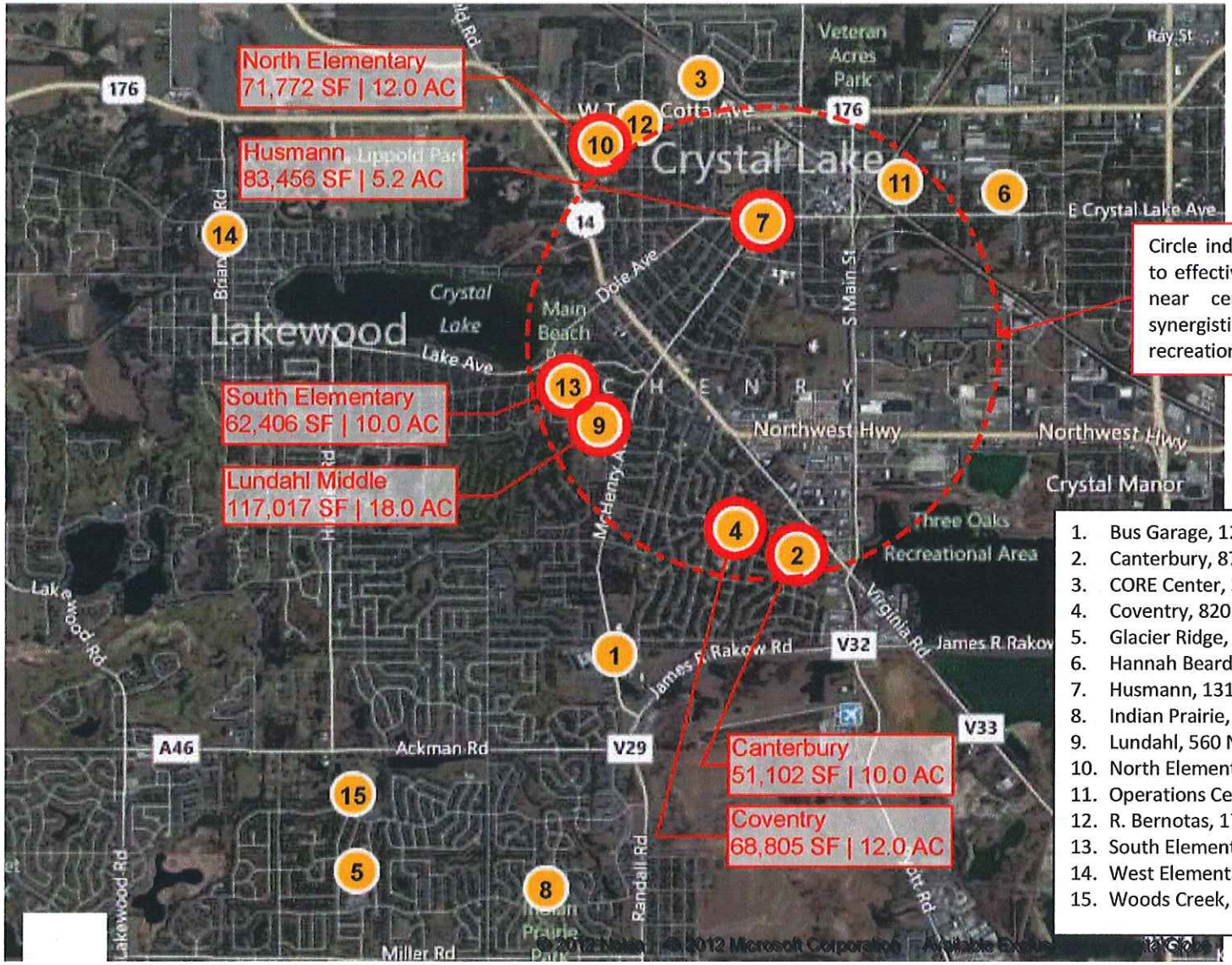
CONCLUSIONS

In the absence of a completed study by District 47, the Library Building Committee considered several factors in making its determination.

- It is unlikely that District 47 will close a school.
- It is unlikely that any school selected for closure by District 47 will be in a suitable location for a library.
- It is unlikely that any school selected for closure by District 47 will be suitable for reuse or conversion to use as a library.
- It is unlikely that any school selected for closure by District 47 will be conveyed to the city at anything less than fair market value.
- It is likely that any scenario involving reuse of a current school district property will be more expensive than any of the other site options.
- There is no reason to believe that after 2 years of study, the District will provide a site that meets the City's needs for a quality Library site.
- None of the School District's buildings meet the City's needs for quality, cost effective Library space.

These are discussed individually on the following pages.

MAP 1: D47 PROPERTIES



Circle indicates general area conducive to effective library service: easy access, near centers of population, near synergistic uses such as retail, cultural, recreational and educational venues.

1. Bus Garage, 1204 McHenry Av
2. Canterbury, 875 Canterbury Dr
3. CORE Center, 300 Commercial Dr
4. Coventry, 820 Darlington Ln
5. Glacier Ridge, 1120 Village Rd
6. Hannah Beardsley, 515 E Crystal Lake Av
7. Husmann, 131 W Paddock St
8. Indian Prairie, 651 Village Rd
9. Lundahl, 560 Nash Rd
10. North Elementary, 500 W Woodstock St
11. Operations Center, 42 E St
12. R. Bernotas, 170 N Oak St
13. South Elementary, 601 Golf Rd
14. West Elementary, 100 Briarwood Rd
15. Woods Creek, 1100 Alexandra Bd

IT IS UNLIKELY THAT DISTRICT 47 WILL CLOSE A SCHOOL.

The District evaluation will be focused on long term education with facilities being one of the support elements needed to achieve its mission. Space needs fluctuate as neighborhood populations mature, children age into other districts, empty nesters eventually sell and the neighborhood population turns over once more to families with young children served by the district. The District will likely take a long neighborhood life cycle into consideration as part of its evaluation.

If the District is convinced that the current student population is temporary and that generational shifts and regional demographics will cause a return to higher enrollments, then a case must be made that closing/selling a facility and in the relatively near future, and then acquiring/building a replacement facility when enrollment returns to the anticipated levels is less expensive than maintaining the current physical plant even though some buildings are operating at less than full capacity.

If such an economic argument can be defined, then the District would need to define district wide shifts in school assignments in order to aggregate the incremental decreases in student populations in individual schools into a cohort large enough to correspond to a whole school that could then be sold. Identifying the school that could be closed becomes a matter of location, size, age/condition and suitability of use for education – District criteria, not library criteria. The likelihood of district criteria resulting in a suitable site being available for library use is discussed below.

If the District is convinced that enrollments will remain at the current, reduced levels and that there is no other education-based use for the space. Such uses might include:

- expansion of kindergarten by age (3-or 4-year old kindergarten for example)
- expansion of kindergarten by length of stay (extension of half-day to all-day kindergarten as an example), or by
- addition of specific programs (art, music, shop, that may required dedicated space parallel to general class room space).

If the district concludes that all these enrollment or program based evaluations do not justify maintaining the current inventory of spaces then a particular facility may be sold. In that case, again, identifying the school that would be closed becomes a matter of location, size, age/condition and suitability of use for education – District criteria, not library criteria. The likelihood of district criteria resulting in a suitable site being available for library use is discussed below.

IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE IN A SUITABLE LOCATION FOR A LIBRARY.

Should the district determine a closure is in its best interests that closure would likely be a combination of location, size, age/condition and suitability of use for education. The district's facilities all appear well maintained and suitable for their intended use, and neighborhood based education being prized, the primary determinant will likely be number of school aged children near each facility. The likely conclusions are that the outlying schools, serving less densely populated areas and undeveloped areas will be more likely to close. Such locations are in direct contrast to the locations sought for a library – central, accessible, convenient to the entire city.

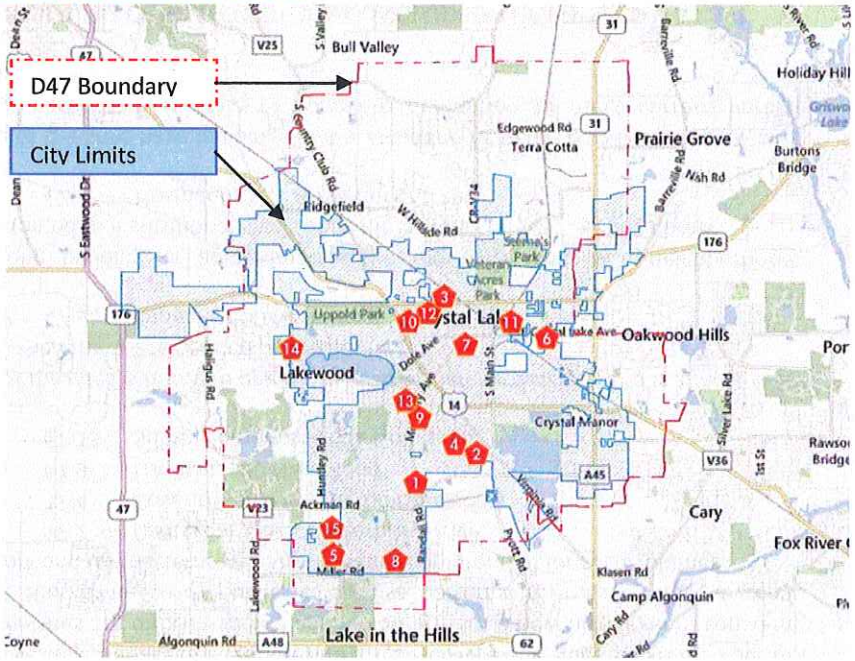
IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE SUITABLE FOR REUSE OR CONVERSION TO USE AS A LIBRARY.

School facilities are based on a classroom module. Ancillary support spaces may be larger but the typical functions require small, compartmentalized spaces that are typically constructed to take advantage of small dimensions of the space. Load bearing walls, low roof structure and a high ratio of exterior wall to enclosed space (long narrow classroom wings) are the norm. Such building configurations are in direct contrast to the locations sought for a library- large, open, free of columns or bearing walls, high ceilings, and flexible. It is likely that any District property used for library service will require significant if not wholesale demolition of the school building.

IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE CONVEYED TO THE CITY AT ANYTHING LESS THAN FAIR MARKET VALUE.

The boundaries of District 47 do not coincide with the corporate limits of Crystal Lake. Both the District and the City have obligations to protect the investments made by all their taxpayers. Any transfers involving differing groups of taxpayers must be at fair market rates in order to satisfy the fiduciary obligations to any taxpayer who is not a resident of both the City and the District. Any expectation to the contrary is ill founded. It is likely that any acquisition of District property will be a multi-million dollar transaction.

MAP 2: D47 PROPERTIES AND BOUNDARIES SUPERIMPOSED ON CRYSTAL LAKE CITY LIMITS



IT IS LIKELY THAT ANY SCENARIO INVOLVING REUSE OF A CURRENT SCHOOL DISTRICT PROPERTY WILL BE MORE EXPENSIVE THAN ANY OF THE OTHER SITE OPTIONS.

By virtue of the acquisition costs and demolition costs associated with large parcels and large buildings, the development costs of converting an existing District site into a library will be significant. There are a number of other sites included in this study that match the effort and investment needed to accomplish the City's goals. These sites are between three and six million dollars more expensive to develop than some of the other (better performing) options being considered. There is no reason to expect that District sites will escape this premium.

THERE IS NO REASON TO BELIEVE THAT AFTER 2 YEARS OF STUDY, THE DISTRICT WILL PROVIDE A SITE THAT MEETS THE CITY'S NEEDS FOR A QUALITY LIBRARY SITE.

Statistically there is little likelihood that the district will opt to close a facility of adequate sixe and physical condition close to the population center of the City in a timely and cost effective manner. The City has immediate need for a better and larger library. Those needs will be exacerbated over the duration of the District 47 study.

NONE OF THE SCHOOL DISTRICT'S BUILDINGS MEET THE CITY'S NEEDS FOR QUALITY, COST EFFECTIVE LIBRARY SPACE.

Nine of the fifteen sites owned by the district are too remote to function well as a central, convenient, accessible facility.

- 47-1 Bus Garage, 1204 McHenry Avenue
- 47-3 CORE Center, 300 Commercial Drive
- 47-5 Glacier Ridge, 1120 Village Road
- 47-6 Hannah Beardsley, 515 E Crystal Lake Avenue
- 47-8 Indian Prairie, 651 Village Road
- 47-10 North Elementary, 500 W Woodstock Street
- 47-12 R. Bernotas, 170 N Oak Street
- 47-14 West Elementary, 100 Briarwood Road
- 47-15 Woods Creek, 1100 Alexandra Boulevard

Of the six remaining sites within the target area, one is less than half the minimum size required for a site.

- 47-11 Operations Center, 42 E Street

The five sites that are of adequate size are all located in residential areas. Four of the five sites are difficult to find and would present a new high level of constant traffic that comes with public library use patterns in areas where the road network and use patterns were not designed or intended for such volumes.

- 47-2 Canterbury, 875 Canterbury Drive
- 47-4 Coventry, 820 Darlington Lane
- 47-9 Lundahl, 560 Nash Road
- 47-13 South Elementary, 601 Golf Road

One of the sites is home to one of the districts largest facilities and is almost 40% larger than the space needed by the library.

- 47-9 Lundahl, 560 Nash Road

The one building of approximately the right size and in a neighborhood accustomed to institutional levels of traffic is older that the existing library.

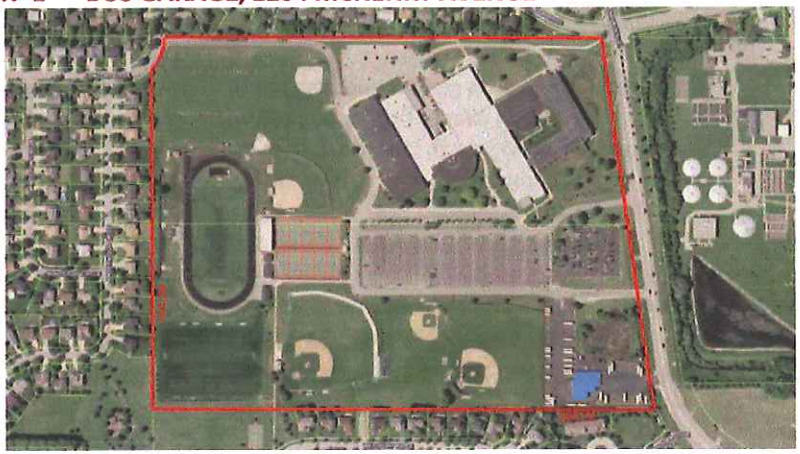
- 47-7 Husmann, 131 W Paddock Street

None of the sites have buildings that are conducive to use as a library space and would necessitate massive or complete demolition to meet current library planning standards.

THE BUILDING COMMITTEE THUS CONCLUDED THAT THE CITY'S BEST INTERESTS WERE SERVED BY FOCUSING THE SITE EVALUATION STUDY AT SITES NOT OWNED BY DISTRICT 47.

A quick summary of the site and building sizes, key attributes contributing to the Building Committee's evaluation and an aerial photograph showing the schools and their surroundings follow.

47-1 BUS GARAGE, 1204 MCHENRY AVENUE



Building Area ..... 6,500 sf
Site Area ..... Not Provided
Site Acquisition Cost .....

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote, Fatally flawed - too Small to accommodate library**

47-2 CANTERBURY, 875 CANTERBURY DRIVE

Building Area ..... 51,102 sf
Site Area ..... 10 acres
Site Acquisition Cost .....

Suitability for Reuse as a Library **Not Suitable – Size, Access**

- Location: Hidden, difficult access, conflicts with residential uses
- Efficient Plan: Expandable, extensive demolition required, new structure likely
- Effective Height: Inadequate floor to floor height in majority of building, replicates problematic conditions in existing library.
- Flexibility: Not well suited to easy reorganization of collections and services.

47-3 CORE CENTER, 300 COMMERCIAL DRIVE

Building Area ..... 20,112 sf
Site Area ..... 2.5 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote, Fatally flawed - too Small to accommodate library**

47-4 COVENTRY, 820 DARLINGTON LANE

Building Area ..... 68,805 sf
Site Area ..... 12 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: Hidden, difficult access, conflicts with residential uses. Not well suited for parking configuration.
- Efficient Plan: Expandable, extensive demolition required, new structure likely
- Effective Height: Inadequate floor to floor height in majority of building, replicates problematic conditions in existing library.
- Flexibility: Not well suited to easy reorganization of collections and services.

47-5 GLACIER RIDGE, 1120 VILLAGE ROAD

Building Area ..... 96,152 sf
Site Area ..... 10.4 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote**
- Efficient Plan: **Larger than needed**, extensive demolition required.

47-6 HANNAH BEARDSLEY, 515 E CRYSTAL LAKE AVENUE

Building Area ..... 119,055 sf
Site Area ..... 10.9 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote, Difficult access, conflicts with residential uses**
- Efficient Plan: **Larger than needed**, extensive demolition required.
- Effective Height: Inadequate floor to floor height in majority of building, replicates problematic conditions in existing library.
- Flexibility: Not well suited to easy reorganization of collections and services.

47-7 HUSMANN, 131 W PADDOCK STREET

Building Area ..... 83,456 sf
Site Area ..... 5.2 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: Good
- Efficient Plan: Size adequate, interior construction is Inadequate for Library Use – **Teardown.**
- Effective Height: Inadequate for Library Use – **Teardown.**
- Flexibility: Inadequate for Library Use - **Teardown.**

47-8 INDIAN PRAIRIE, 651 VILLAGE ROAD

Building Area ..... 76,740 sf
Site Area ..... 9 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote**
- Efficient Plan: Size adequate, interior construction is Inadequate for Library Use – **Teardown.**

47-9 LUNDAHL, 560 NASH ROAD

Building Area ..... 117,017 sf
Site Area ..... 18 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Hidden, Difficult access, conflicts with residential uses**
- Efficient Plan: **Too Large. Configuration inadequate** for Library Use – **Teardown.**
- Effective Height: Inadequate for Library Use – **Teardown.**
- Flexibility: Inadequate for Library Use - **Teardown.**

47-10 NORTH ELEMENTARY, 500 W WOODSTOCK STREET

Building Area ..... 71,772 sf
Site Area ..... 12 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote**
- Efficient Plan: Area and configuration Inadequate for Library Use – **Teardown.**
- Effective Height: Inadequate for Library Use – **Teardown.**
- Flexibility: Inadequate for Library Use - **Teardown.**

47-11 OPERATIONS CENTER, 42 E STREET

Building Area ..... 20,944 sf
Site Area ..... 2.1 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote, Fatally flawed - too Small to accommodate library**
- **Not owned by District 47, lease.**

47-12 R. BERNOTAS, 170 N OAK STREET

Building Area ..... 111,620 sf
Site Area ..... 8 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote**
- Efficient Plan: **Too Large.** Configuration could be adequate for Library Use –
- Flexibility: Inadequate for Library Use - could be adequate for Library Use –

47-13 SOUTH ELEMENTARY, 601 GOLF ROAD

Building Area ..... 62,406 sf
Site Area ..... 10 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Hidden, Difficult access, conflicts with residential uses**
- Efficient Plan: Inadequate for Library Use – **Teardown.**
- Effective Height: Inadequate for Library Use – **Teardown.**
- Flexibility: Inadequate for Library Use - **Teardown.**

47-14 WEST ELEMENTARY, 100 BRIARWOOD ROAD

Building Area ..... 70,176 sf
Site Area ..... 10 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote**

47-15 WOODS CREEK, 1100 ALEXANDRA BOULEVARD

Building Area ..... 71,690 sf
Site Area ..... 11.5 acres
Site Acquisition Cost ..... $

Suitability for Reuse as a Library **Not Suitable**

- Location: **Remote**

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PART III EVALUATIONS

There are a number of sites identified that had possessed characteristics that made them unsuitable for further consideration. These factors typically included one or more of the following flaws:

- Too close to City Limits/too far from center of Crystal Lake population nodes
- Too small
- Too large
- Located in Industrial Zone
- Located in prime commercial/retail zone
- Too disruptive of neighborhood

Some sites had unique acquisition limitations that further reduced their suitability for use in meeting the Library's needs. Examples include onerous acquisition or lease terms.

ELIMINATED NON SCHOOL DISTRICT SITES

1. 126 Paddock Street (Existing Library Site) - Replace
2. 5640 Northwest Highway (WalMart) - Renovate
3. 5625 Northwest Highway (Garden Fresh Market) – Expand & Renovate
4. **215 Exchange Drive (Catalyst Exhibits) – Renovate**
5. 110 W Woodstock Street (Lakewood Holdings) - Replace
6. 115 Erick Street (Walden Industrial Capital) – Expand & Renovate
7. 118 S Main Street (Oak Industries) – Renovate OR Replace
8. 95 E Crystal Lake Avenue (Rosenthal Lumber) - Replace
9. 401 Country Club Road (Dole mansion/Lakeside Legacy)
10. **178 McHenry Avenue and adjacent properties (Immanuel Lutheran Church) - Replace**
11. **395 S Teckler Bd (Immanuel) – Greenfield**
12. **7502 S Main Street (Curran Construction) - Replace**
13. **Main Street, north of Congress Parkway - Greenfield**
14. 6704 Pingree Road (Sexton Properties) - Renovate OR Replace
15. **120, 121 Minnie Street and adjacent properties - Replace**
16. **5213 Northwest Highway (Pauly Toyota) – Replace**
17. **5186 Northwest Highway (Exceed Flooring) – Renovate**
18. **200 Congress Parkway (HealthBridge) – Renovate**
19. **300 Congress Parkway (Cobalt) - Greenfield**
20. **255 Exchange Drive (Next to Catalyst) - Greenfield**
21. **285 Memorial Drive (Across from Post Office) - Greenfield**
22. **Terra Cotta at Terra Cotta - Greenfield**
23. **176 at 14 next to Lippold Park - Greenfield**
24. **Three Oaks Recreation Area, adjacent to Pingree - Greenfield**

SITE 4 | 215 EXCHANGE DRIVE (CATALYST EXHIBITS) – RENOVATE

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site location offers the least support to the mission of the library in particular as it relates to connectivity with residents, synergies with compatible educational, recreational, cultural or commercial resources.
- Access is via a dead end street, removed from primary arterials.
- Parking is limited, inconvenient, and interposed upon service vehicle traffic to and through the site.

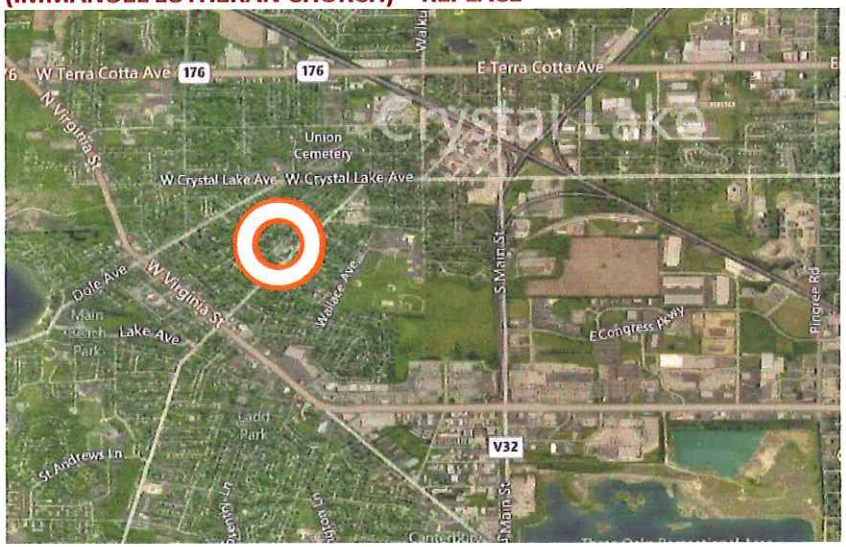
The Site/Building Does Not Support the City's Long-term Development Goals

- The property is immediately adjacent to and would share the site with incompatible uses and compromise the enjoyment of the site, safety, and the marketability of the site and remaining portions of the building by the owner to other tenants.

The Site/Building Does Not Offer Favorable Economics to the City

- The lease term is limited to 7 years and does not support the investment needed to justify improving the facility to support modern library functions.

SITE 10 | 178 MCHENRY AVENUE AND ADJACENT PROPERTIES (IMMANUEL LUTHERAN CHURCH) – REPLACE



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

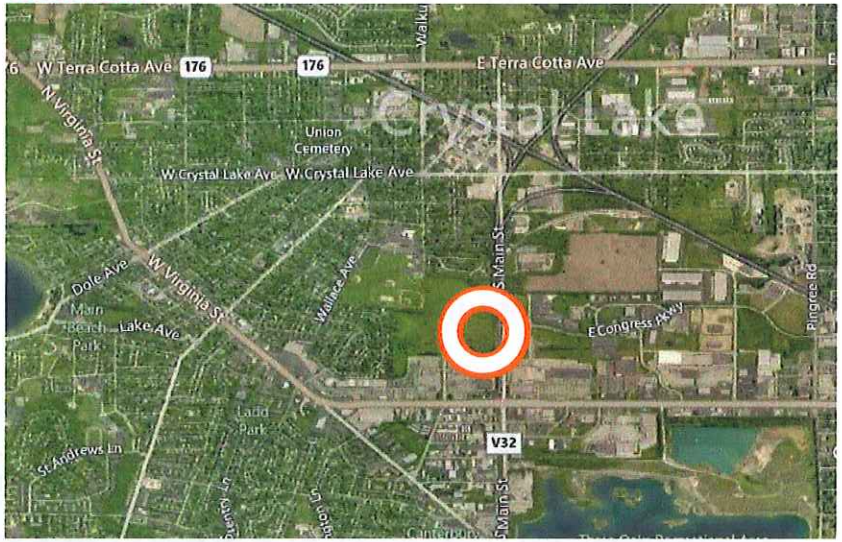
The Site/Building Does Not Support the Library's Mission

- The site is below the target are to support building and related parking and storm water management features.
- Exaggerated site geometry makes for inefficient site use.

The Site/Building Does Not Support the City's Long-term Development Goals

- The site would require extensive acquisition of adjacent residential properties and become Intrusive into an established residential neighborhood.
- Acquisition costs are anticipated to be significant.

SITE 11 | 395 S TECKLER BOULEVARD (IMMANUEL LUTHERAN CHURCH) GREENFIELD



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site is difficult to access within the constraints of road configurations, signaled intersections, rail traffic and topography.

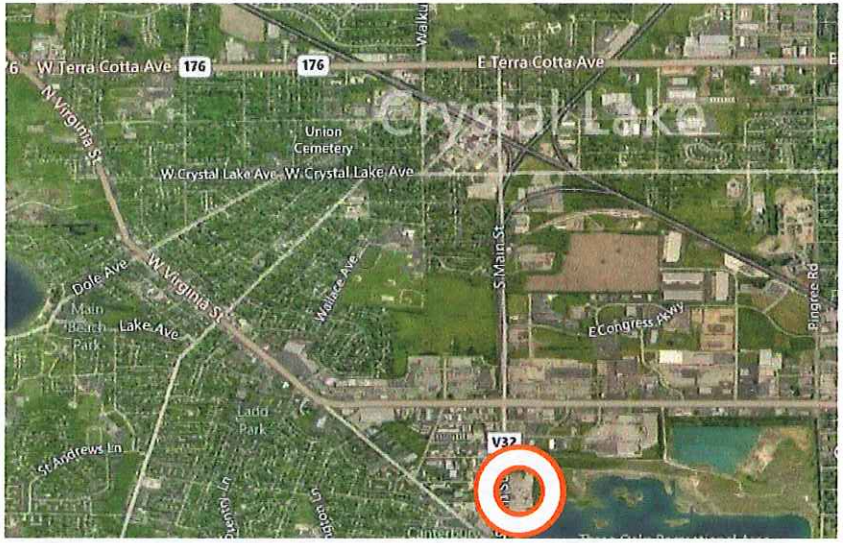
The Site/Building Does Not Support the City's Long-term Development Goals

- Providing proper access to the site requires extension of Walkup Street., contrary to the wishes of the community expressed in and since the 2004 referendum

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are high and site development, in particular as they relate to site access are anticipated to be high.

SITE 12 | 7502 S MAIN STREET (CURRAN CONSTRUCTION) REPLACE



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the City's Long-term Development Goals

- The City is seeking significant private development of the parcel

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are high.
- Site development costs are anticipated to be high.

SITE 13 | MAIN STREET, NORTH OF CONGRESS PARKWAY

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site is difficult to access within the constraints of anticipated road configurations to and through the site needed to allow development of the remaining portions of the site.

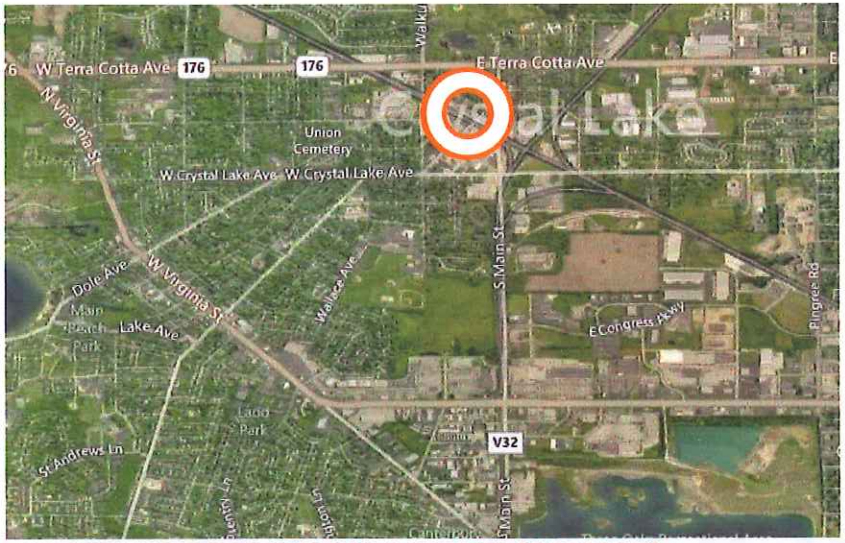
The Site/Building Does Not Support the City's Long-term Development Goals

- The site offers no developmental synergies for anticipated uses in this area.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.
- Site development costs, in particular as they relate to site access are anticipated to be high.

SITE 15 | 120, 121 MINNIE STREET AND ADJACENT PROPERTIES – REPLACE



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site is too small to support the Library building and related site development.

The Site/Building Does Not Support the City's Long-term Development Goals

- The library would be disruptive in the small scale retail zone.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.
- Site development costs, in particular as they relate to parking are anticipated to be high.

The site is not for sale

SITE 16 | 5213 NORTHWEST HIGHWAY (PAULY TOYOTA) – REPLACE

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- Access is a concern
- Exaggerated site geometry makes for inefficient site use.

The Site/Building Does Not Support the City's Long-term Development Goals

- Prime commercial space is better preserved for retail.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.

SITE 17 | 5186 NORTHWEST HIGHWAY (EXCEED FLOORING) – RENOVATE

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- Access is a concern
- Exaggerated site geometry makes for inefficient site use.

The Site/Building Does Not Support the City's Long-term Development Goals

- Prime commercial space is better preserved for retail.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.

SITE 18 | 200 CONGRESS PARKWAY (HEALTHBRIDGE) – RENOVATE

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- Access is a concern
- Building is too small

The Site/Building Does Not Support the City's Long-term Development Goals

- Prime commercial space is better preserved for retail.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.

SITE 19 | 300 CONGRESS PARKWAY (COBALT) – GREENFIELD

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site location offers the least support to the mission of the library in particular as it relates to connectivity with residents, synergies with compatible educational, recreational, cultural or commercial resources.

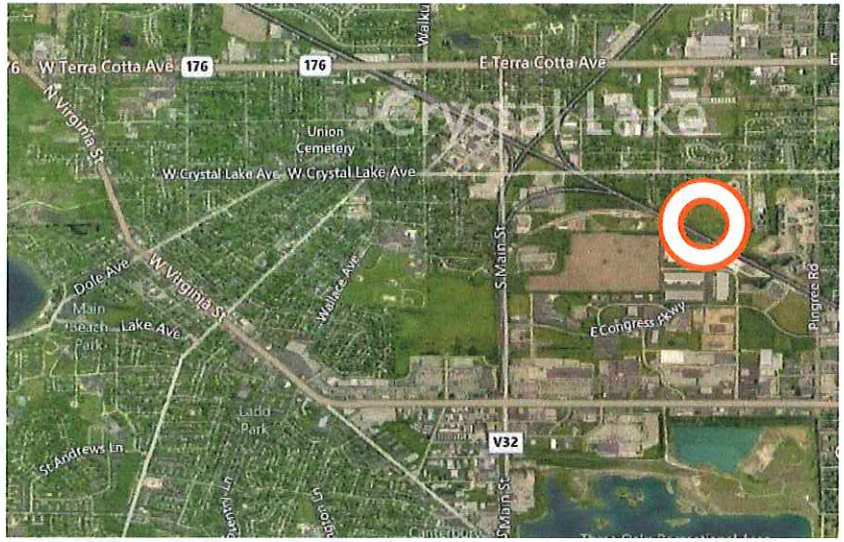
The Site/Building Does Not Support the City's Long-term Development Goals

- The property is immediately adjacent to and would share the site with incompatible uses and compromise the enjoyment of the site, safety, and the marketability of the site and remaining portions of the building by the owner to other tenants.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.

SITE 20 | 255 EXCHANGE DRIVE (NEXT TO CATALYST) – GREENFIELD



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

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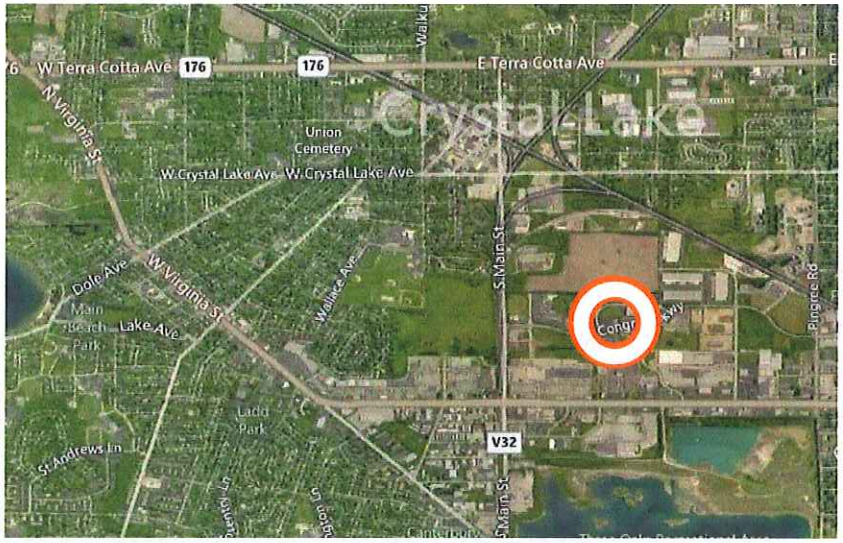
- The site location offers the least support to the mission of the library in particular as it relates to connectivity with residents, synergies with compatible educational, recreational, cultural or commercial resources.

The Site/Building Does Not Support the City's Long-term Development Goals

- The property is immediately adjacent to and would share the site with incompatible uses and compromise the enjoyment of the site, safety, and the marketability of the site and remaining portions of the building by the owner to other tenants.

SITE 21 | 285 MEMORIAL DRIVE (ACROSS FROM POST OFFICE) – GREENFIELD



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the City's Long-term Development Goals

- Prime commercial space is better preserved for retail.

The Site/Building Does Not Offer favorable Economics to the City

- Acquisition costs are anticipated to be high.

SITE 22 | TERRA COTTA AT TERRA COTTA – GREENFIELD

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

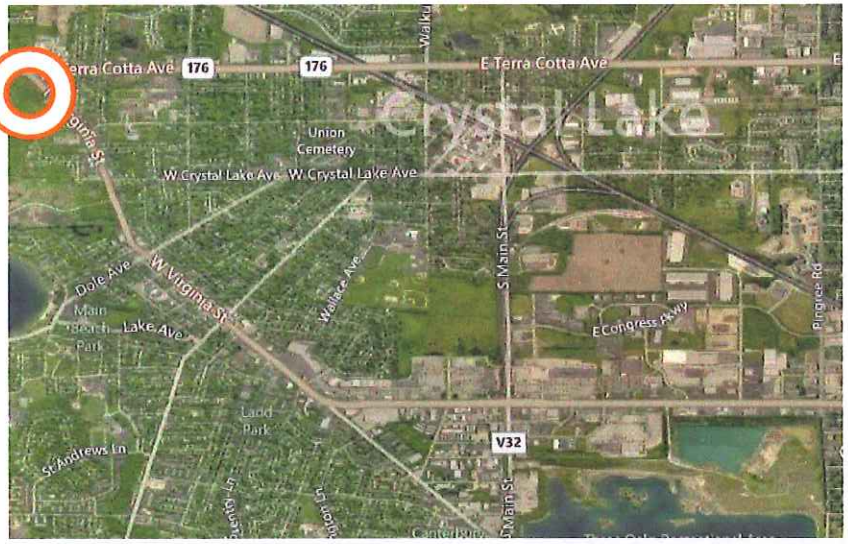
The Site/Building Does Not Support the Library's Mission

- The site location is remote.

The Site/Building Does Not Support the City's Long-term Development Goals

- Prime commercial space is better preserved for retail.

SITE 23 | 176 AT 14, NEXT TO LIPPOLD PARK – GREENFIELD



THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site location is remote.
- Concerns related to flooding

SITE 24 | THREE OAKS, ADJACENT TO PINGREE ROAD – GREENFIELD

THIS SITE WAS ELIMINATED FOR A VARIETY OF REASONS:

The Site/Building Does Not Support the Library's Mission

- The site location is remote.
- Access is convoluted.

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PART IV– SITE EVALUATIONS

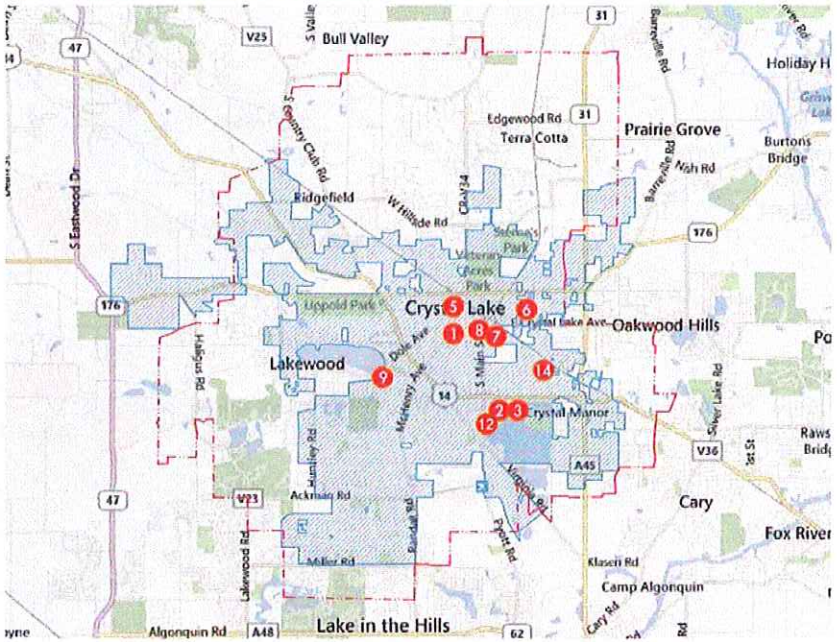
FOCUS

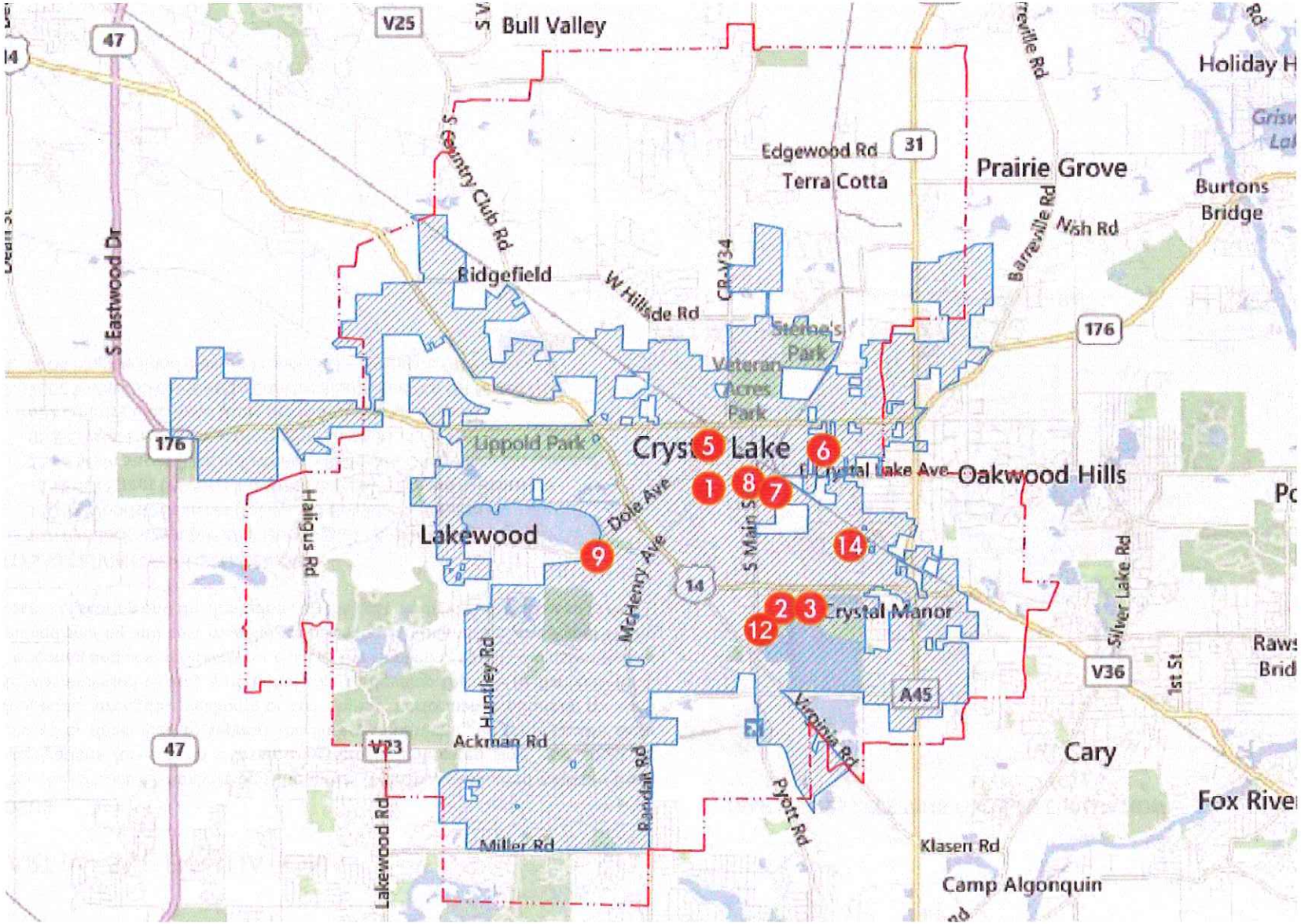
After the District 47 Analysis and the Initial Overview eliminated multiple sites, investigations focused on a group of strategically located sites that could be adapted or developed to support the library. Characteristics of each site were grouped as strengths, weakness or challenges. Performance potential for each site was assessed as was a potential cost to develop the site to that potential. The scoring and cost modeling for each of the remaining sites is discussed below. Detailed scoring and cost modeling is provided in Volume 3 of the Report. The process of scoring and the limitations on the cost modeling are discussed in Part I.

SITES RECEIVING FOCUSED REVIEW

1. 126 Paddock Street (Existing Library Site) - Replace
5. 110 W Woodstock Street (Lakewood Holdings) - Replace
6. 115 Erick Street (Walden Industrial Capital) – Expand & Renovate
7. 118 S Main Street (Oak Industries) – Renovate OR Replace OR Mixed Use
8. 95 E Crystal Lake Avenue (Rosenthal Lumber) - Replace
9. 401 Country Club Road (Dole Mansion/Lakeside Legacy)
12. 7502 S Main Street (Curran Construction) - Replace OR Mixed Use
14. 6704 Pingree Road (Sexton Properties) – Renovate OR Replace

MAP 3: SITES RECEIVING FOCUSED EVALUATION




Bull Valley
Holiday H
Edgewood Rd
Terra Cotta
Prairie Grove
Burtons Bridge
Nish Rd
Barreville Rd
S Country Club Rd
Ridgefield
W Hillside Rd
CR-V34
S Eastwood Dr
Veteran Acres Park
Uppold Park
Crystal Lake
Crystal Lake Ave
Oakwood Hills
Lakewood
Dole Ave
McHenry Ave
S Main St
Halgus Rd
Crystal Manor
Silver Lake Rd
Huntley Rd
Ackman Rd
Randall Rd
Pyott Rd
Virginia Rd
Lakewood Rd
Miller Rd
Klasen Rd
Camp Algonquin
Cary
Fox River
1st St
47
176
31
14
V25
V23
V36
A45
1
2
3
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6
7
8
9
12
14

TABLE 1: OVERALL SITE COMPARISONS

The table summarizes the final rankings of the sites selected for focused study. Rankings are based on Value Index. The Value Index is the ratio of the overall site and building performance to total development costs. See Part I for a detailed discussion of the Evaluation System. Ties in Value Index scores are resolved in favor of the lower cost option.

						Parking		Performance Score			Costs		
	Site	Score	Address	Description	Building	Approach	Qty	Building	Site	Total	Project [1]	Net Land [2]	Value Index
1	~~2A~~	~~100~~	~~5640 Northwest Highway~~	~~Wal-Mart~~	~~Renovate~~	~~Surface Parking~~	~~410~~	~~28.12~~	~~17.85~~	~~45.97~~	~~$23.53~~	~~$0.50~~	~~1.954~~
2	~~3B~~	~~98~~	~~5625 Northwest Highway~~	~~Garden Fresh~~	~~Renovate/Expand~~	~~Surface Parking~~	~~264~~	~~29.10~~	~~17.03~~	~~46.13~~	~~$23.97~~	~~$1.00~~	~~1.924~~
3	**12M**	**93**	**7502 S Main Street**	**Curran Mixed Use**	**New/Mixed Use**	**Surface Parking**	**231**	**30.44**	**18.68**	**49.12**	**$26.90**	**$0.00**	**1.826**
4	**1B**	**91**	**126 Paddock Street +**	**Existing Site Expanded**	**Replace - North**	**Surface Parking**	**269**	**30.26**	**20.92**	**51.18**	**$28.88**	**$1.30**	**1.772**
5	**7M**	**86**	**118 S Main Street**	**Oak Mixed Use**	**New/Mixed Use**	**Surface Parking**	**225**	**30.65**	**19.17**	**49.82**	**$29.52**	**$0.50**	**1.688**
6	~~2B~~	~~85~~	~~5640 Northwest Highway~~	~~Wal-Mart~~	~~Replace~~	~~Surface Parking~~	~~410~~	~~30.99~~	~~17.91~~	~~48.90~~	~~$29.32~~	~~$1.00~~	~~1.668~~
7	1A	83	126 Paddock Street	Existing Site	Replace	Parking Structure	230	30.17	21.60	51.77	$32.09	$0.00	1.613
8	5	82	110 W Woodstock Street	Lakewood Holdings	Replace	Surface Parking	378	30.71	14.76	45.47	$28.34	$0.30	1.604
9	8	78	95 E Crystal Lake Av	Rosenthal Lumber	New Building	Surface Parking	350	30.56	15.07	45.63	$29.84	$2.75	1.529
10	12	72	7502 S Main Street	Curran Construction	New Building	Surface Parking	381	31.04	15.71	46.75	$33.03	$5.50	1.415
11	7B	69	118 S Main Street	Oak Industries	Replace	Surface Parking	381	31.04	12.96	44.00	$32.45	$3.00	1.356
12	14B	75	6704 Pingree	Sexton	Replace	Surface Parking	300	30.39	13.23	43.62	$29.75	$1.00	1.466
13	9	79	401 Country Club Road	Lakeside Legacy	New Building	Surface Parking	295	30.14	12.63	42.77	$27.86	$1.00	1.535
14	6	73	115 N Erick Street	Walden Capital	Renovate/Expand	Surface Parking	323	25.96	13.96	39.91	$27.84	$5.50	1.434
15	7A	57	118 S Main Street	Oak Industries	Renovate	Surface Parking	381	27.27	9.57	36.85	$32.85	$7.00	1.122
16	14A	57	6704 Pingree	Sexton	Renovate	Surface Parking	200	12.24	12.59	24.83	$22.22	$1.00	1.118

[1] Project Costs are conceptual and require verification after specific design decisions are completed to ensure conformance to budget

[2] Land costs are net based on presumed but unverified acquisition costs less presumed sale of existing library property at $1,000,000

A Minimum Performance Score of 45 is need to be considered an effective library, an effective, efficient facility, the long term flexibility essential to defining long term value, and meet current library planning criteria. Gray highlighted projects do not meet this threshold.

The Wal-Mart and Garden Fresh sites are deemed to be fatally flawed as they do not meet the criteria for highest and best use of the land, depriving the community of unique commercial real estate and the associated revenue opportunities. These options are lined out in the table.

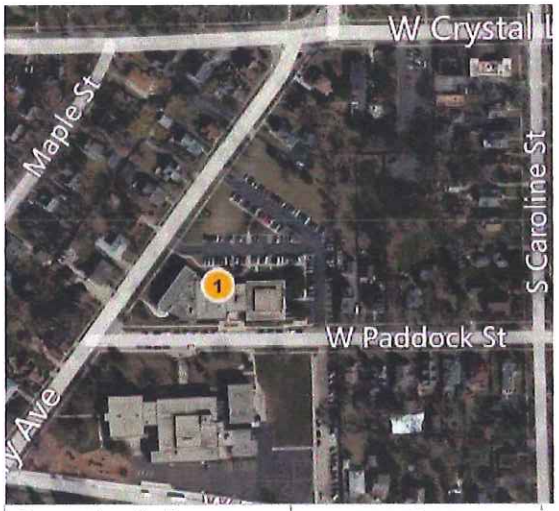
The highest scoring of the remaining sites are (1) relocation to a mixed use development on the Curran Construction site; (2) expansion of the current Library site to the north and construction of a new building at the north end with surface parking to replace the current building; and (3) relocation to a mixed use development on the Oak Industries site.

The baseline scheme is highlighted in blue

SITE 1A | 126 W PADDOCK STREET – BUILD NEW LIBRARY & PARKING DECK ON EXISTING SITE THE BASELINE CONCEPT

19-05-202-004, 19-05-202-005, 19-05-202-006, 19-05-202-029, 19-05-202-032, and 19-05-202-033

Overview: The site is the long time home of the library and has strong associations for the community. The site is relatively small, sloped and oddly shaped but has the potential, with careful planning and appropriate investment, to remain the home for the library. The site enjoys proximity to a number of residential neighborhoods, schools and easy access to downtown and Northwest Highway via McHenry Avenue and Crystal Lake Avenue. The site feels more spacious by virtue of the public spaces being located along the street edges.



Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	3.3
Number of Cars	230
	Adequate Size
Building Performance	30.2
Site Performance	22.45
Overall Site Performance	52.62
Project Costs ($, millions)	$30.53
Value Index	1.72
Comparison Score	88

Performance & Costs

Location/Context	11	9.37	BETTER
Site Size	10	9.05	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	4.43	AVERAGE
Control of Site	5	3.75	BEST
Ease of Construction	4	2.00	POOR
Amenities	3	1.89	BETTER
Other Site Attributes	2	1.00	BEST
Performance		52.62	
Costs, Millions*		$30.53	
Building		$17.09	
Furnishings & Technology		$3.43	
Parking		$4.55	
Other Site Development		$2.40	
Site Acquisition		$0.00	
Implementation		$0.74	
Ancillary Expenses		$2.32	

Approach to Renovation

The library would be zoned with the building tight to the intersection of McHenry Avenue and Paddock Street. Entry functions would be located to the west and connect through the building to the east to a two level parking structure built into the hill side along the east property line. A meeting room would be constructed at the west edge of the parking structure and north edge of the library. Library spaces would be organized on two levels with the building's long facades facing west and south to maximize presence along the street edge, views and merchandising potential.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum.

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS AS DEFINED BY CITY COUNCIL RESOLUTION

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **This site is strongly associated with the Library.**
- **The site balances vehicular, pedestrian and bicycle friendly connections, reasonable parking options.**
- **The site geometry offers a simple, flexible, building arrangement that can take advantage of natural light to the fullest extent.**

Strengths

- Identifiable location
- Adequate area for building, parking and related site development
- Entirely owned by City
- Takes advantage of topography
- Access roads are capable of and have been supporting Library traffic volumes

Weaknesses

- Requires structured parking
- Requires interim library
- High costs associated with structured parking and interim library

Challenges

- Crowded Street frontage
- Big development on a tight site

MASSING DIAGRAMS

View from Southeast along Paddock St

View from East property line

View from North, McHenry Av to the right

SITE 1B | 126 W PADDOCK STREET + ADDITIONAL PARCELS TO THE NORTH – REPLACE EXISTING LIBRARY | SURFACE PARKING

19-05-202-004, -005, -006, -029, -032, and -033(existing) plus 19-05-202-012, -035, -001 AND -002

Overview: The site is the existing site expanded. The additional site is used to develop surface parking in lieu of a parking structure. The additional land added to the library is bounded by busy arterial streets. Acquisition of land to the north is less intrusive into the neighborhood than acquisition to the east. The northern portions of the expanded site give the library increased visibility, allow for construction of the new facility prior to demolition of the current library, thus saving time and implementation expenses.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	4.0
Number of Cars	269
	Adequate Size
Building Performance	30.3
Site Performance	22.82
Overall Site Performance	53.08
Project Costs ($, millions)	$27.12
Value Index	1.96
Comparison Score	100

Performance & Costs

Location/Context	11	9.91	BEST
Site Size	10	9.14	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	5.00	BETTER
Control of Site	5	2.02	POOR
Ease of Construction	4	2.80	POOR
Amenities	3	2.09	BETTER
Other Site Attributes	2	1.00	BEST
Performance		53.08	
Costs, Millions*		$27.12	
Building		$17.04	
Furnishings & Technology		$3.42	
Parking		$0.81	
Other Site Development		$2.46	
Site Acquisition		$1.30	
Implementation		$0.08	
Ancillary Expenses		$2.00	

Approach to Renovation

The library would be zoned with the building tight to the intersection of McHenry Avenue and Crystal Lake Avenue. Entry functions would be located to the south and connect to the south to a terraced parking area built into the hill side leading up to the south line. Library spaces would be organized on two levels with the building's long facades facing west and south to maximize presence along the street edge, natural light and merchandising potential.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum.

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **This site is strongly associated with the Library.**
- **The location provides increased visibility.**
- **The site balances vehicular, pedestrian and bicycle friendly connections, reasonable parking options.**
- **The site geometry offers a simple, flexible, building arrangement that can take advantage of natural light to the fullest extent.**

Strengths

- Identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Partially owned by City
- Access roads are capable of and have been supporting Library traffic volumes

Weaknesses

- Requires land acquisition
- Confined site

Challenges

- Crowded Street frontage

MASSING DIAGRAMS

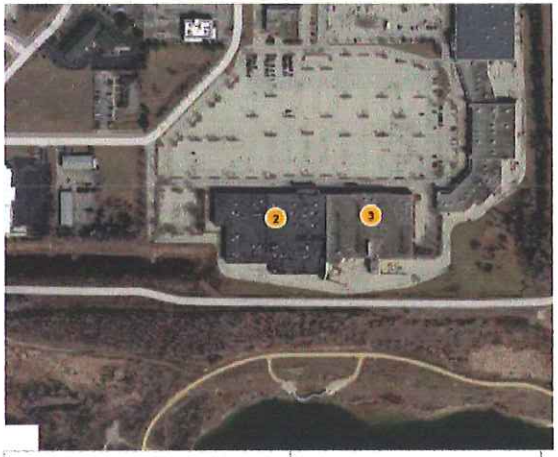
View from South, intersection of Paddock St (foreground) & McHenry Av

View from North, intersection of Crystal Lake Av (foreground) & McHenry Av

SITE 2A | 5640 NORTHWEST HIGHWAY – WAL-MART - RENOVATE

19-09-126-014

Overview: The site is located at the south edge of the Crystal Court development. The site backs up to Three Oaks Recreation Area. The building was formerly Wal-Mart and is constructed adjacent to a former retail building. The building is in fair condition, has adequate structure and is suitable for conversion to library functions. The conversion to library function could support efforts to attract new retailers or mixed use development. New roofing, mechanical and electrical systems separate from the existing building are envisioned. Significant re-cladding is anticipated for aesthetics, durability/maintenance and energy performance. The structure is adequate. The geometry of the site supports a redefinition of the entry sequence, a separate identity for the library and a small expansion to accommodate a community meeting room.



Renovations (gsf)	91,124
New Construction (gsf)	0
Total Area of Project)gsf)	91,124
Site Size (ac)	10.2
Number of Cars	410
	Adequate Size
Building Performance	28.1
Site Performance	14.78
Overall Site Performance	42.90
Project Costs ($, millions)	$21.97
Value Index	1.95
Comparison Score	100

Performance & Costs

Location/Context	11	3.64	POOR
Site Size	10	10.29	BEST
Building Layout	9	7.14	BETTER
Building Height	8	5.60	AVERAGE
Adaptability	7	5.08	AVERAGE
Access/Parking	6	4.18	AVERAGE
Control of Site	5	2.98	AVERAGE
Ease of Construction	4	4.80	BEST
Amenities	3	1.25	POOR
Other Site Attributes	2	-2.07	FATAL
Performance		42.90	
Costs, Millions*		$21.97	
Building		$11.25	
Furnishings & Technology		$3.40	
Parking		$1.36	
Other Site Development		$3.74	
Site Acquisition		$0.50	
Implementation		$0.08	
Ancillary Expenses		$1.64	

Approach to Expansion and Renovation

The library would be zoned with entry functions to the north to take advantage of the parking capacity. A significant pathway would be developed to connect the facade and the east and west edges of the parking areas. A meeting room would be added at the north edge of the building along with an architecturally significant entry pavilion. New materials, circulation functions, general orientation and gallery spaces would occupy the west end of the building. Major collections and activity spaces would be located in the open retail bays. A common zone for media and other elements would lead to youth and adult services. Staff areas would be located in the internal area along the east demising wall. A roof monitor would be introduced to allow natural light into the relatively isolated staff zones.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum.

Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.

Best = matched highest score

Better = attained at least 85% of high score

Average = attained between 70% and 85% of high score

Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option offers significant economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **A larger than required floor plate allows adequate flexibility and exhibition/activity space, both key to long term performance.**
- **The site suffers from a lack of control over adjacent uses and imagery that could detract from the library user's experience.**
- **The site does offer the opportunities for significant synergies with the existing and potential retail as well as the adjacent recreation amenities.**
- **The development of the site as a Library could increase the occupancy rates in the retail developments.**

Strengths

- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Ability to increase occupancy rates or support mixed use development

Weaknesses

- Hidden from Northwest Highway
- Lack of control over adjacent site
- Shared parking – geometries, maintenance, joint decisions on overall flow
- Loss of revenue

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Significant change in nature of library experience – Is this where the library belongs?
- Agreement that the Library is the highest and best use of the site
- Coordination with possible redevelopment of the area
- Public perception that the Library "belongs where it is now"

SITE 2B | 5640 NORTHWEST HIGHWAY – WAL-MART - REPLACE

19-09-126-014

Overview: The site is located at the south edge of the Crystal Court development. The site backs up to Three Oaks Recreation Area. The building was formerly Wal-Mart and is constructed adjacent to a former retail building. The building is in fair condition as described in option 2A but falls short of the ideal arrangement: two stories are desired from both a library use perspective and from an overall site development perspective. Two stories makes the building easier to use, makes parking more accessible, and saves more of the site for retail, commercial and residential use.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	10.2
Number of Cars	410
	Adequate Size
Building Performance	31.0
Site Performance	14.80
Overall Site Performance	45.79
Project Costs ($, millions)	$28.14
Value Index	1.63
Comparison Score	83

Performance & Costs

Location/Context	11	3.64	POOR
Site Size	10	9.87	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	4.87	AVERAGE
Control of Site	5	2.98	AVERAGE
Ease of Construction	4	4.00	AVERAGE
Amenities	3	1.38	POOR
Other Site Attributes	2	-2.07	FATAL
Performance		45.79	
Costs, Millions*		$28.14	
Building		$16.66	
Furnishings & Technology		$3.42	
Parking		$1.36	
Other Site Development		$3.56	
Site Acquisition		$1.00	
Implementation		$0.06	
Ancillary Expenses		$2.08	

Approach to Expansion and Renovation

The existing building is demolished. A new structure is built to the west end with library functions arrayed on two floors. The parking is situated to allow development of residential units to the south and maintain options to the east – larger scale renovation of Crystal Court or renovation of the Garden Fresh building.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum.

Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.

Best = matched highest score

Better = attained at least 85% of high score

Average = attained between 70% and 85% of high score

Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The site suffers from a lack of control over adjacent uses and imagery that could detract from the library user's experience.**
- **The site does offer the opportunities for significant synergies with the existing and potential retail as well as the adjacent recreation amenities.**
- **The development of the site as a Library could increase the occupancy rates in the retail developments.**

Strengths

- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Ability to increase occupancy rates or support mixed use development

Weaknesses

- Hidden from Northwest Highway – this could be remedied if part of a larger development, and the building located at the new round-about
- Lack of control over adjacent site
- Shared parking – geometries, maintenance, joint decisions on overall flow
- Loss of revenue

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Significant change in nature of library experience – Is this where the library belongs?
- Agreement that the Library is the highest and best use of the site
- Coordination with possible redevelopment of the area
- Public perception that the Library "belongs where it is now"

MASSING DIAGRAMS

Aerial view from the northeast at new round-about

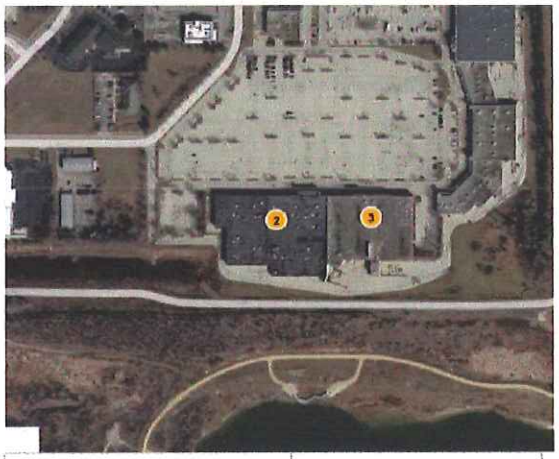
Aerial view from the northwest along Liberty Street

Both diagrams show possible housing development along Three Oaks recreation Area

SITE 3 | 5625 NORTHWEST HIGHWAY – GARDEN FRESH – RENOVATE & EXPAND

19-09-126-0006

Overview: The site is located at the south edge of the Crystal Court development. The site backs up to Three Oaks Recreation Area. The building was formerly Garden Fresh and is constructed adjacent to a former retail building. The building is in fair condition, has adequate structure and is suitable for conversion to library functions. The conversion to library function could support efforts to attract new retailers or mixed use development. New roofing, mechanical and electrical systems separate from the existing building are envisioned. Significant recladding is anticipated for aesthetics, durability/maintenance and energy performance. The structure is adequate. The geometry of the site supports a redefinition of the entry sequence, a separate identity for the library and a small expansion to accommodate a community meeting room.



Renovations (gsf)	68,000
New Construction (gsf)	19,591
Total Area of Project)gsf)	87,591
Site Size (ac)	6.4
Number of Cars	394
	Adequate Size
Building Performance	29.1
Site Performance	14.25
Overall Site Performance	43.35
Project Costs ($, millions)	$22.68
Value Index	1.91
Comparison Score	98

Performance & Costs

Location/Context	11	3.88	POOR
Site Size	10	9.68	BETTER
Building Layout	9	8.43	BETTER
Building Height	8	5.78	BETTER
Adaptability	7	5.21	BETTER
Access/Parking	6	3.99	POOR
Control of Site	5	2.86	AVERAGE
Ease of Construction	4	4.00	AVERAGE
Amenities	3	1.30	POOR
Other Site Attributes	2	-1.78	FATAL
Performance		43.35	
Costs, Millions*		$22.68	
Building		$11.96	
Furnishings & Technology		$3.42	
Parking		$1.31	
Other Site Development		$3.25	
Site Acquisition		$1.00	
Implementation		$0.08	
Ancillary Expenses		$1.66	

Approach to Expansion and Renovation

The library would be zoned with entry functions to the north to take advantage of the parking capacity. A significant pathway would be developed to connect the facade and the east and west edges of the parking areas. A meeting room would be added at the north edge of the building along with an architecturally significant entry pavilion. New materials, circulation functions, general orientation and gallery spaces would occupy the east end of the building. Major collections and activity spaces would be located in the open retail bays. A common zone for media and other elements would lead to youth and adult services. Staff areas would be located in the internal area along the west demising wall. A roof monitor would be introduced to allow natural light into the relatively isolated staff zones.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option offers significant economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **A significant second floor expansion is needed to provide total area.**
- **The site suffers from a lack of control over adjacent uses and imagery that could detract from the library user's experience.**
- **The site does offer the opportunities for significant synergies with the existing and potential retail as well as the adjacent recreation amenities.**

Strengths

- Dynamic, identifiable location
- Eliminates need for interim library
- Extensive opportunities for north light
- Ability to increase occupancy rates or support mixed use development

Weaknesses

- Hidden from Northwest Highway
- Lack of control over adjacent site
- Shared parking – geometries, maintenance, joint decisions on overall flow
- Requires a significant expansion
- More constrained in site use by adjacent retail buildings
- Lost revenue

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Significant change in nature of library experience – Is this where the library belongs?
- Coordination with possible redevelopment of the area
- Agreement that the Library is the highest and best use of the site
- Public perception that the Library "belongs where it is now"

MASSING DIAGRAMS

Aerial from North, USH 14 in foreground

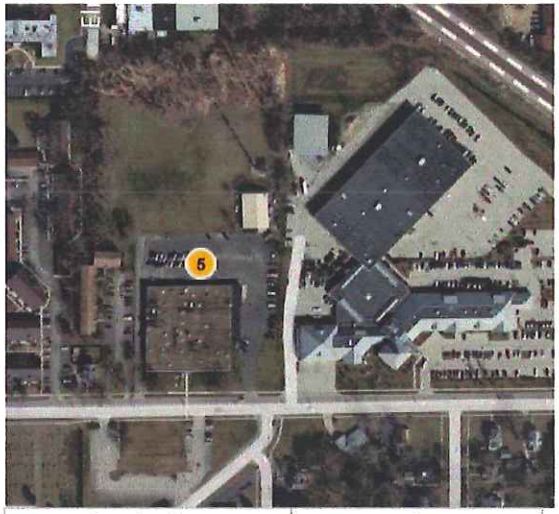
View from North

View from South

SITE 5 | 110 W WOODSTOCK STREET – LAKEWOOD HOLDINGS - BUILD NEW

14-32-402-016 and 14-32-402-015

Overview: The site is located adjacent to the Municipal Complex and consists of two parcels one of which is owned by the City of Crystal Lake. The existing building is the size of the current library, of similar vintage with an inferior wall assembly and no structural capacity to support a second floor. Review of these limitations, with the convoluted site use and introverted development patterns necessitated by the geometry and location of the current building on the site make re-use an unacceptable long-term solution. Construction of a new building on the site provides better site zoning, a clear, pleasant and safer customer use of the site and a more functional library plan than expanding the existing building.



Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	8.0
Number of Cars	378
	Adequate Size
Building Performance	30.7
Site Performance	15.28
Overall Site Performance	45.99
Project Costs ($, millions)	$26.65
Value Index	1.73
Comparison Score	88

Performance & Costs

Location/Context	11	2.20	POOR
Site Size	10	9.59	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	4.54	AVERAGE
Control of Site	5	2.46	POOR
Ease of Construction	4	4.40	BETTER
Amenities	3	1.70	POOR
Other Site Attributes	2	-0.01	POOR
Performance		45.99	
Costs, Millions*		$26.65	
Building		$17.11	
Furnishings & Technology		$3.42	
Parking		$1.26	
Other Site Development		$2.49	
Site Acquisition		$0.30	
Implementation		$0.06	
Ancillary Expenses		$2.03	

Approach to Renovation

The library would be zoned with the building tight to the Woodstock Street edge of the site. Entry functions would be located to the west and connect through the building to the north parking areas and to Woodstock Street. The Woodstock entry would have a significant cross-walk to support library use of an expanded parking lot on the site of the former police station. A meeting room would be constructed at the west edge of the building to minimize the impact of emergency vehicle leaving the apparatus bays of the municipal complex. Library spaces would be organized on two levels with the building's long facades facing north and south to maximize natural light, views and merchandising potential.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The location provides visibility, pedestrian and bicycle friendly connections, reasonable parking options,**
- **The location offers synergies with the municipal complex.**
- **The site geometry offers a simple, flexible, building arrangement that can take advantage of natural light to the fullest extent.**

Strengths

- Identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Partially owned by City
- Potential synergies with City

Weaknesses

- Adjacent to Fire Department and Public Works?
- Tight against neighboring residential uses
- Depends on former police station site for significant portion of parking count

Challenges

- Crowded Street frontage
- Density of development and agreement that Library is best use of city-owned land reserves north and south of Woodstock Street
- Public perception that the Library "belongs where it is now"

MASSING DIAGRAMS

View from South, building at Street edge along Woodstock St

View from North, building at street edge along Woodstock St

Alternate, Build at north edge of site, parking along Woodstock St

SITE 6 | 115 N ERICK STREET – WALDEN CAPITAL - REORIENT, RENOVATE & EXPAND

14-33-451-017 and 14-33-451-018

Overview: The site is located between two major east-west arterials in a mixed development area consisting of light manufacturing and single family residences. It consists of 2 parcels, each of 5 acres, with 210+ parking spaces and a large open lawn at the east end of the property that could, with approval, support additional parking. The building is generally in good condition, suited to conversion and furnished with an adequate infrastructure to support library operations. The building is near the minimum building program area but short of the optimal program area. The geometry of the site would support a small expansion to accommodate a community meeting room.

Renovations (gsf)	76,540
New Construction (gsf)	8,500
Total Area of Project)gsf)	85,040
Site Size (ac)	10.0
Number of Cars	323
	Adequate Size
Building Performance	26.0
Site Performance	13.35
Overall Site Performance	39.37
Project Costs ($, millions)	$25.97
Value Index	1.52
Comparison Score	77

Performance & Costs

Location/Context	11	1.64	POOR
Site Size	10	9.90	BETTER
Building Layout	9	8.60	BETTER
Building Height	8	3.62	POOR
Adaptability	7	3.90	POOR
Access/Parking	6	4.58	AVERAGE
Control of Site	5	3.11	AVERAGE
Ease of Construction	4	4.52	BETTER
Amenities	3	0.70	POOR
Other Site Attributes	2	-1.20	POOR
Performance		39.37	
Costs, Millions*		$25.97	
Building		$10.79	
Furnishings & Technology		$3.41	
Parking		$1.07	
Other Site Development		$3.55	
Site Acquisition		$5.50	
Implementation		$0.08	
Ancillary Expenses		$1.56	

Approach to Expansion and Renovation

The library would be zoned with entry functions to the east to take advantage of the parking capacity. A significant pathway would be developed to link the street entrance and facade and the west parking area to the east end of the site and the main entry. Additional parking would be created to the east and a pedestrian path developed to the west lot for overflow parking. A meeting room would be added at the east edge of the building along with an architecturally significant entry pavilion. Major collections and activity spaces would be located in the manufacturing bays. A common zone for media and other elements would lead to youth and adult services which would be oriented south and north respectively. Staff areas would be located in the existing low ceiling areas to the west.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

Conformance with Strategic Goals

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will NOT support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The site and building sacrifices performance in several mission central areas.**
- **The impression of the building as expanded and organized to maximize parking is antithetical to the role of the library in the community, literally turning its back to the public approaches.**
- **This will minimize the impact of the community's investment, forgo potential synergies that would benefit the library and other community services or businesses and miss an opportunity to reflect the emerging role of the library as the city's primary cultural educational and recreational resource.**

Strengths

- Existing, relatively new construction is of good quality and suitable for re-use
- Eliminates need for interim library

Weaknesses

- Low ceilings in a significant piece of the building limits adaptability
- Significant parking capacity is at the back of the building
- Entry is located to back of building to take advantage of easy parking for public
- Adjacent developments offer few synergies
- Library customer traffic may discourage additional manufacturing development
- Expansion potential to meet optimal program area requirement results in an elongated building.

Challenges

- Requires variances to allow use as a library
- Public perception that the Library "belongs where it is now"

SITE 7A | 118 S MAIN STREET – OAK INDUSTRIES – SEPARATE, RE-CLAD & RENOVATE

19-04-101-016

Overview: The site is located at the intersection of major arterials at a prominent gateway to the southeast corner of downtown. The site is defined by a 192,000 square foot manufacturing and office development with manufacturing to the south, residential to the east, commercial to the northwest and west. The reuse scenario envisions purchase of 84,491 square feet of building to accommodate the optimal program and adequate site area to park 400 vehicles. The building is aged and aging. New roofing, mechanical and electrical systems separate from the existing building are envisioned. Whole sale re-cladding is anticipated for aesthetics, durability/maintenance and energy performance. The structure is adequate. The geometry of the site supports a redefinition of the entry sequence, a separate identity for the library and a small expansion to accommodate a community meeting room.

Renovations (gsf)	84,491
New Construction (gsf)	0
Total Area of Project)gsf)	84,491
Site Size (ac)	10.0
Number of Cars	381
	Adequate Size
Building Performance	27.3
Site Performance	9.36
Overall Site Performance	36.63
Project Costs ($, millions)	$24.46
Value Index	1.50
Comparison Score	76

Performance & Costs

Location/Context	11	2.55	POOR
Site Size	10	9.85	BETTER
Building Layout	9	7.14	AVERAGE
Building Height	8	5.20	AVERAGE
Adaptability	7	5.08	AVERAGE
Access/Parking	6	4.97	BETTER
Control of Site	5	2.78	AVERAGE
Ease of Construction	4	0.80	POOR
Amenities	3	1.30	POOR
Other Attributes	2	-3.06	POOR
Performance		36.63	
Costs, Millions*		$24.46	
Building		$15.08	
Furnishings & Technology		$3.41	
Parking		$1.26	
Other Site Development		$2.74	
Site Acquisition		$0.00	
Implementation		$0.08	
Ancillary Expenses		$1.88	

Approach to Renovation

The library would be zoned with entry functions to the north east to take advantage of the parking capacity and orient public spaces to the north providing good visibility to Crystal Lake Avenue and natural light into the public spaces. A meeting room would be added at the east edge of the building or in the center of the library's portion of the building. The Library would be separated from the rest of the building by a new fire separation wall. New materials, circulation functions, general orientation, collection and gallery spaces would occupy the north edge of the building. Major collections and activity spaces would be located more toward the west end of the building. Staff areas would be located in the areas to the east and along the south edge of the Library portion of the building.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does not offer any economy compared to the baseline plan.**
- **The site will NOT support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The limitations imposed by having a long edge of the building defined by a fire separation wall, with no opportunity for windows, limits the utility of the spaces that would be organized within the Library.**

Strengths

- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light

Weaknesses

- Adjacent developments offer few synergies – downtown is near but the site is at the parking end of downtown not the retail end
- Extensive reconstruction stops just short of wholesale demolition and reconstruction
- Internal spaces have less access to views and natural light than needed.

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Public perception that the Library "belongs where it is now"

SITE 7B | 118 S MAIN STREET – OAK INDUSTRIES SITE – BUILD NEW

19-04-101-016

Overview: The site is located at the intersection of major arterials at a prominent gateway to the southeast corner of downtown. The site is defined by a 192,000 square foot manufacturing and office development with manufacturing to the south, residential to the east, commercial to the northwest and west. The build new scenario envisions purchase of the entire site, demolition of the building and subsequent SALE OFUNUSED PORTIONS of the site to develop private commercial uses.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	10.0
Number of Cars	381
	Adequate Size
Building Performance	31.0
Site Performance	12.83
Overall Site Performance	43.88
Project Costs ($, millions)	$24.21
Value Index	1.81
Comparison Score	93

Performance & Costs

Location/Context	11	2.62	POOR
Site Size	10	9.92	BETTER
Building Layout	9	8.78	BETTER
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	4.97	AVERAGE
Control of Site	5	2.90	POOR
Ease of Construction	4	2.40	BETTER
Amenities	3	3.00	AVERAGE
Other Attributes	2	-3.06	POOR
Performance		43.88	
Costs, Millions* **		$24.21	
Building		$18.43	
Furnishings & Technology		$3.42	
Parking		$1.27	
Other Site Development		$2.84	
Site Acquisition		-$4.00	
Implementation		$0.08	
Ancillary Expenses		$2.18	

Approach to Replacement

The library would be zoned as described in the Renovation option for Site 7 or configured to relate to another recreational or commercial use on the south portion of the site. The Library could be paired with the other use(s), share a common arrival sequence from Main Street, provide cross access parking options, and, if desired and practical for both the library and the other site development, a common building entrance. Building zoning would place staff areas to the east with a delivery zone clearly separated from the public side of the site. Public space would have access to natural light on three sides of the building as would the staff work zones.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

** Based on sale of unused portions of site for $5,000,000

Performance Notes

Relativity Description is relationship to best scoring option in the category.

Best = matched highest score

Better = attained at least 85% of high score

Average = attained between 70% and 85% of high score

Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does not offer any economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The potential to realize the anticipated synergies requires extensive planning, coordinated project development timelines and community or developer willingness to fund a portion of the site acquisition and development.**
- **The nature of the sharing entity and their plans for development would need careful evaluation.**
- **The impression of the building as expanded and organized could make a dramatic statement to the community as it fronts on both Main Street and Crystal Lake Avenue.**

Strengths

- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Greater level of funding, approvals, coordination of timing
- Public perception that the Library "belongs where it is now"

SITE 7M | 118 S MAIN STREET – OAK INDUSTRIES SITE – BUILD NEW AS PART OF MIXED USE DEVELOPMENT

19-04-101-016

Overview: The site is located at the intersection of major arterials at a prominent gateway to the southeast corner of downtown. Its proximity to downtown and the Metra line make it a prime residential location. A combined development that includes residential, commercial, recreational uses along side the library would be attractive and increase the impact of the city's investment in developing a new library.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	7.0
Number of Cars	225
	Adequate Size
Building Performance	30.7
Site Performance	19.18
Overall Site Performance	49.83
Project Costs ($, millions)	$29.40
Value Index	1.70
Comparison Score	87

Performance & Costs

Location/Context	11	5.18	POOR
Site Size	10	9.53	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	5.65	BETTER
Control of Site	5	0.65	POOR
Ease of Construction	4	2.40	POOR
Amenities	3	2.30	AVERAGE
Other Attributes	2	3.00	BEST
Performance		**49.83**	
Costs, Millions* **		**$29.40**	
Building		$20.14	
Furnishings & Technology		$3.28	
Parking		$0.72	
Other Site Development		$2.43	
Site Acquisition		$0.50	
Implementation		$0.08	
Ancillary Expenses		$2.24	

Approach to Replacement

The library would be developed to the north end of the site, anchoring an axis that extends back into the existing downtown. This represents an opportunity to established a highly visible "center" to old Crystal Lake, define a friendly intersection at Main Street and Crystal Lake Avenue, and promote development on three corners of the intersection.

Residential and commercial development, perhaps with the addition of some other civic amenity, could complete the development potential of the site.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

** Based on sale of unused portions of site for $5,000,000

Performance Notes

Relativity Description is relationship to best scoring option in the category.

Best = matched highest score

Better = attained at least 85% of high score

Average = attained between 70% and 85% of high score

Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option offers economy and substantial potential for economic impact compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The potential to realize the anticipated synergies requires extensive planning, coordinated project development timelines and willingness to fund a portion of the site acquisition and development.**
- **The nature of the sharing entity and their plans for development would need careful evaluation.**
- **The impression of the building could make a dramatic statement to the community as it fronts on both Main Street and Crystal Lake Avenue.**

Strengths

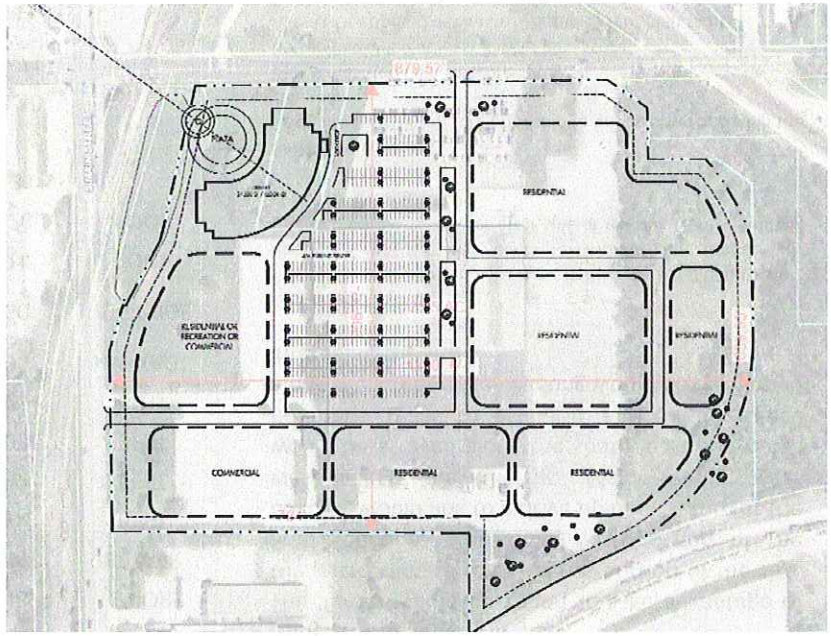
- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner
- Extension of downtown
- Promotes development

Challenges

- Numerous partnerships are required to realize the vision
- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Greater level of funding, approvals, coordination of timing
- Public perception that the Library "belongs where it is now"

SITE DIAGRAM

There are multiple development options that depend on the mix of uses and the programmatic and market forces driving each use.



SITE 8 | 95 E CRYSTAL LAKE AVENUE - ROSENTHAL LUMBER SITE – BUILD NEW

19-05-228-050 and 19-05-228-055

Overview: The site is located at the intersection of major arterials at a prominent gateway to the southeast corner of downtown. The site is defined by the intersection and the Union Pacific Railroad right of way. The build new scenario envisions purchase of the entire site, adjacent storage facility demolition of the storage building and subsequent development of the Library. Entry to the Library would be to the southeast with primary reading zones located at the intersection of Main Street and Crystal Lake Avenue. This is one of the sites considered that has potential to support additional development that may be beneficial to both the Library and the City at large. A partnership with a private entity to purchase the site and additional adjacent small parcels capable of supporting a mixed-use library-commercial-residential complex is an option to a single-use approach. There are cost, control, timing and strategic risks and opportunities for all parties to consider in this approach. The evaluation is based on a Library-only approach to site use.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	6.3
Number of Cars	350
	Adequate Size
Building Performance	30.6
Site Performance	16.75
Overall Site Performance	47.31
Project Costs ($, millions)	$28.40
Value Index	1.67
Comparison Score	85

Performance & Costs

Location/Context	11	3.48	POOR
Site Size	10	9.44	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	5.75	BEST
Control of Site	5	2.96	AVERAGE
Ease of Construction	4	3.60	AVERAGE
Amenities	3	1.24	POOR
Other Attributes	2	-0.28	POOR
Performance		47.31	
Costs, Millions*		$28.40	
Building		$16.71	
Furnishings & Technology		$3.41	
Parking		$1.16	
Other Site Development		$2.30	
Site Acquisition		$2.75	
Implementation		$0.08	
Ancillary Expenses		$1.98	

Approach to Replacement

The library would be zoned to take advantage of the micro climate to the south portion of the site. Staff functions along the west portion of the building would link to a drive up book return at the west face of the building. Major seating areas would be arrayed along the south, east and north perimeter walls to establish a strong presence along the street edge. Parking would be developed internal to the site.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The site will stimulate downtown use and development.**
- **The potential to realize the anticipated synergies requires careful planning, coordinated project development timelines and community willingness to develop the site.**
- **The impression of the building could make a dramatic statement to the community as it fronts on both Main Street and Crystal Lake Avenue.**
- **The site could support a mixed-use development.**

Strengths

- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with downtown retail
- Catalyst for downtown development

Weaknesses

- Access from Crystal Lake Avenue and main Street at certain times

Challenges

- Requires variances to allow use as a library
- Requires acceptance that the Library is the highest and best use of the parcel or an economically sustainable strategy to incorporate the Library into a mixed-use development
- Public perception that the Library "belongs where it is now"

MASSING DIAGRAMS

View from South, Main St to the right

View from South at entry off of Main St

View from North at intersection of Crystal Lake Av (foreground) & Main St

SITE 9 | 401 COUNTRY CLUB ROAD – LAKESIDE LEGACY SITE – BUILD NEW

19-06-451-004

Overview: The site is located near the name sake Crystal Lake and is part of the Lakeside Legacy site. Development of the Library would be adjacent to and synergistic with the Dole mansion, Community Arts and potentially Community Center/Senior Center. The parcel of 10 acres would be effectively split in half with the Library occupying the south 5 acres, preserving the north as events space and lawn in front of and to the sides of the Dole Mansion, thus preserving the general impression of the site as well as significant old growth trees. The Library would dominate the south half of the site with parking along the south edge, a south facing library entry as a primary environmental response to climate and to keep the mass of the building as close to the existing large structures, thus minimizing the visual impact on the site.

A second option of developing the Library building to the east edge of the southern portion of the site is also possible.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	5.0
Number of Cars	295
	Adequate Size
Building Performance	30.1
Site Performance	11.80
Overall Site Performance	41.94
Project Costs ($, millions)	$26.20
Value Index	1.60
Comparison Score	82

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

Performance & Costs

Location/Context	11	**0.25**	POOR
Site Size	10	**9.27**	BETTER
Building Layout	9	**8.52**	BEST
Building Height	8	**6.32**	BEST
Adaptability	7	**6.03**	BEST
Access/Parking	6	**3.86**	POOR
Control of Site	5	**0.83**	POOR
Ease of Construction	4	**4.40**	BETTER
Amenities	3	**1.96**	POOR
Other Attributes	2	**0.50**	POOR
Performance		41.94	
Costs, Millions*		$26.20	
Building		$16.62	
Furnishings & Technology		$3.41	
Parking		$0.98	
Other Site Development		$2.17	
Site Acquisition		$1.00	
Implementation		$0.08	
Ancillary Expenses		$1.95	

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The potential to realize the anticipated synergies requires coordination with other civic groups.**
- **The site requires neighborhood acceptance of the facility in a residential area.**
- **The site requires community acceptance of a Library so close to the city limit.**
- **The site requires careful integration of a large development into a park-like setting.**

Strengths

- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner

Weaknesses

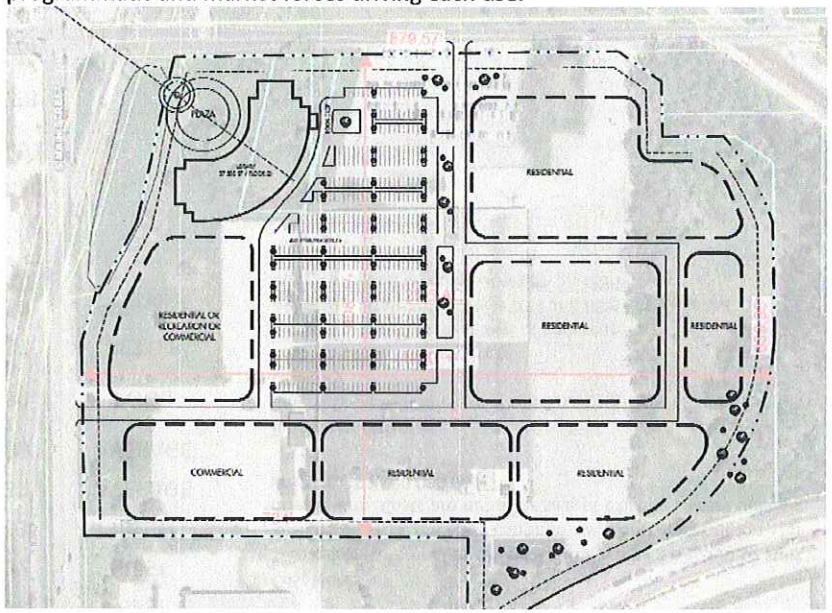
- Hidden, not readily identifiable location accessed by circuitous routes
- Apparently large site is in fact effectively only 5 acres for library use

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from or strong synergy with other site uses
- Public perception that the Library "belongs where it is now"
- Public perception that the "Library is in Lakewood"
- Impact on neighborhood

SITE DIAGRAM

There are multiple development options that depend on the mix of uses and the programmatic and market forces driving each use.



SITE 12M | 7502 S MAIN STREET – CURRAN SITE – BUILD NEW AS PART OF A MIXED USE DEVELOPMENT

19-04-101-016

Overview: The site is located at the west edge of the Three Oaks Recreation Area and is a southern gateway into the USH14 commercial corridor. The site is defined by its adjacency to the lake, residential to the south and west, commercial to the north. The mixed use scenario envisions purchase of the entire site, demolition of the buildings and subsequent development of multiple residential projects along side the Library. Depending on site constraints additional retail may be incorporated into the overall plan.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	5.4
Number of Cars	231
	Adequate Size
Building Performance	30.4
Site Performance	18.69
Overall Site Performance	49.13
Project Costs ($, millions)	$26.78
Value Index	1.83
Comparison Score	94

Performance & Costs

	IF	PS	Relativity
Location/Context	11	2.37	POOR
Site Size	10	9.32	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	5.32	AVERAGE
Control of Site	5	2.89	AVERAGE
Ease of Construction	4	2.80	POOR
Amenities	3	2.81	BETTER
Other Attributes	2	2.50	AVERAGE
Performance		**49.13**	
Costs, Millions*		**$26.78**	
Building		$18.51	
Furnishings & Technology		$3.28	
Parking		$0.74	
Other Site Development		$2.09	
Site Acquisition		$0.00	
Implementation		$0.08	
Ancillary Expenses		$2.08	

Approach to Replacement

The library would be zoned to take advantage of the light and visibility to the north portion of the site. Residential development and any retail or commercial uses would be to the south.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option offers economy and substantial potential for economic impact compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The potential to realize the anticipated synergies requires extensive planning, coordinated project development timelines and willingness to fund a portion of the site acquisition and development.**
- **The nature of the sharing entity and their plans for development would need careful evaluation, in particular as it relates to the shoreline.**
- **The library - lake connection could add range to the library's potential.**

Strengths

- Dynamic, identifiable location
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner

Weaknesses

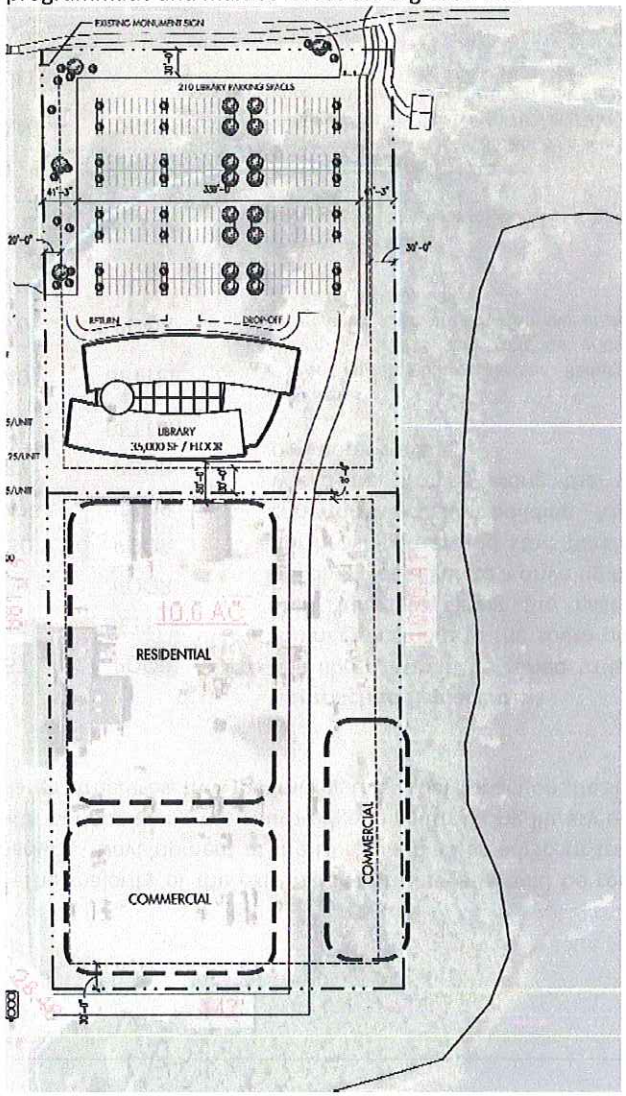
- Area for building, parking and related site development is tight.

Challenges

- Requires variances to allow use as a library
- Need to create separate identity from other site uses
- Greater level of funding, approvals, coordination of timing
- Public perception that the Library "belongs where it is now"

SITE DIAGRAM

There are multiple development options that depend on the mix of uses and the programmatic and market forces driving each use.



SITE 14B | 6704 PINGREE ROAD – SEXTON SITE – RENOVATE

19-03-301-009, 19-03-301-010

Overview: The site is located near the Pingree Road METRA station and Highway 14 retail. The majority of the existing site structures would be renovated with the exception of the small building to the south, which would be demolished to make room for parking. Development of the Library would be adjacent to the rail lines and industrial operations along Pingree. The Library would dominate the north half of the site with parking along the south edge, a south facing library entry as a primary environmental response to climate and to keep the mass of the building as close to the existing large structures, thus minimizing the visual impact on the site.

Renovations (gsf)	80,000
New Construction (gsf)	4,600
Total Area of Project)gsf)	84,600
Site Size (ac)	5.0
Number of Cars	200
	Adequate Size
Building Performance	12.3
Site Performance	11.82
Overall Site Performance	24.12
Project Costs ($, millions)	$20.31
Value Index	1.19
Comparison Score	61

Performance & Costs

Location/Context	11	0.67	POOR
Site Size	10	9.15	BETTER
Building Layout	9	3.99	POOR
Building Height	8	-2.30	POOR
Adaptability	7	1.47	POOR
Access/Parking	6	3.87	POOR
Control of Site	5	3.21	BETTER
Ease of Construction	4	4.40	BETTER
Amenities	3	0.70	POOR
Other Attributes	2	-1.04	POOR
Performance		24.12	
Costs, Millions*		$20.31	
Building		$10.69	
Furnishings & Technology		$3.41	
Parking		$0.66	
Other Site Development		$3.01	
Site Acquisition		$1.00	
Implementation		$0.06	
Ancillary Expenses		$1.48	

Approach to Replacement

The library would be zoned to take advantage of the micro climate to the south portion of the site. Staff functions along the east portion of the building would link to a drive up book return at the northeast corner and staff parking in the service zone for the current building. Major seating areas would be arrayed along the south and north perimeter walls.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer significant economy compared to the baseline plan.**
- **The site will NOT support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The limitations imposed by having low structural height are the antithesis of modern library design.**
- **The site requires community acceptance of a Library so close to the city limit.**
- **Industrial zone does not support synergies with cultural, economic, civic or recreational uses.**

Strengths

- Eliminates need for interim library
- Extensive opportunities for north light

Weaknesses

- Industrial zone does not support synergies with cultural, economic, civic or recreational uses.

Challenges

- Requires variances to allow use as a library
- Public perception that the Library "belongs where it is now"
- Loss of industrial site and attendant tax revenue
- Impact on neighborhood

SITE 14B | 6704 PINGREE ROAD – SEXTON SITE – REPLACE

19-03-301-009, 19-03-301-010

Overview: The site is located near the Pingree Road METRA station and Highway 14 retail. The existing site structures would be demolished. Development of the Library would be adjacent to the rail lines and industrial operations along Pingree. The Library would dominate the north half of the site with parking along the south edge, a south facing library entry as a primary environmental response to climate and to keep the mass of the building as close to the existing large structures, thus minimizing the visual impact on the site.

Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project)gsf)	84,491
Site Size (ac)	5.0
Number of Cars	300
	Adequate Size
Building Performance	30.3
Site Performance	12.27
Overall Site Performance	42.54
Project Costs ($, millions)	$28.19
Value Index	1.51
Comparison Score	77

Performance & Costs

	IF	PS	Relativity
Location/Context	11	0.73	POOR
Site Size	10	9.15	BETTER
Building Layout	9	8.78	BEST
Building Height	8	6.32	BEST
Adaptability	7	6.03	BEST
Access/Parking	6	4.26	AVERAGE
Control of Site	5	3.21	BETTER
Ease of Construction	4	4.40	BETTER
Amenities	3	0.70	POOR
Other Attributes	2	-1.04	POOR
Performance		42.54	
Costs, Millions*		$28.19	
Building		$17.58	
Furnishings & Technology		$3.42	
Parking		$1.00	
Other Site Development		$3.02	
Site Acquisition		$1.00	
Implementation		$0.08	
Ancillary Expenses		$2.10	

Approach to Replacement

The library would be zoned to take advantage of the micro climate to the south portion of the site. Staff functions along the east portion of the building would link to a drive up book return at the southeast corner and staff parking in the service zone for the current building. Major seating areas would be arrayed along the south and north perimeter walls.

Cost Notes

* Based on referendum calendar. Reduce by $750,000 to start design in 4/2013 and continue without interruption for referendum. Costs are net after sale of existing Library building at site for $1,000,000.00

Performance Notes

Relativity Description is relationship to best scoring option in the category.
Best = matched highest score
Better = attained at least 85% of high score
Average = attained between 70% and 85% of high score
Poor = attained less than 70% of high score

CONFORMANCE WITH STRATEGIC GOALS

Decisions related to an expanded facility must be based on what provides the most economical and efficient option for the community in consideration of community needs.

- **This site option does offer some economy compared to the baseline plan.**
- **The site will support a modern efficient, effective, and flexible high tech library that will serve multiple generations.**
- **The site requires community acceptance of a Library so close to the city limit.**
- **Industrial zone does not support synergies with cultural, economic, civic or recreational uses.**

Strengths

- Eliminates need for interim library
- Extensive opportunities for north light

Weaknesses

- Industrial zone does not support synergies with cultural, economic, civic or recreational uses.

Challenges

- Requires variances to allow use as a library
- Public perception that the Library "belongs where it is now"
- Loss of industrial site and attendant tax revenue

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PART IV – DUE DILIGENCE

DISCLAIMER

The basis of this report will be a review of construction documents available and a walk-through of the sites. This is by nature and necessity a limited review. The intent is to determine whether the options under consideration have sufficient merit to warrant more study. Such study should consider the items defined below.

There are additional pieces of information needed to verify the assumptions made for each of the preferred sites. The level of information varies by site but typically falls into 3 broad categories: Additional Site Data (typically a Phase 1 Environmental Assessment), Conceptual Approvals (by Authorities having Jurisdiction, in particular a shared vision between the City and the Library Board), and Test Fits of the Program to the site to verify functional arrangement of library operations (most important on the smaller sites)

ZONING REVIEW

Specific detailed review of the concept should be conducted with City Zoning Authorities at the appropriate time. Specific issues to address include parking, definition of dedicated parking, expansion strategies (with respect to set backs and parking counts) and conditional or special use permits, storm water management, and access.

PHASE I ENVIRONMENTAL ASSESSMENT

In order to better understand the risks associated with the preferred sites, a Phase I Environmental Survey is deemed appropriate. This survey should include a site walk-through to observe the project site for signs of underground tanks; fill areas; depressions; distressed vegetation; staining; and other visible indicators of potential environmental concerns. An Assessment will provide a

- General description of soils, geological and hydro geological setting to determine potential paths of contamination to groundwater, if potential for soil and groundwater contamination is present.
- Review of municipal building permit records or other records for property background, site improvements or installations (i.e. underground tanks), past uses, owners or occupants for the subject site.
- Review of governmental agency records for hazardous waste activity, permits, and other environmentally related activities or violations. Review will include the following Federal and State lists:
  - Emergency Response Notification System (ERNS)
  - National Priorities List (NPL)
  - Resource Conservation and Recovery Information System (RCRIS)
  - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
  - State list of Leaking Underground Storage Tanks (LUST)
  - State list of Registered Underground Storage Tanks (UST)
  - Solid Waste Facility/Landfill Sites (SWF/LS)
  - State Hazardous Waste Sites (SHWS)
  - USEPA PCB Activity Database (PADS)
- Review of United States Geologic Survey 7.5-minute quadrangle topographic map for indications of general drainage patterns, and land use.
- Interviews with persons familiar with site histories, if possible. Such persons might include local government personnel, present owners/operators, or former owners/operators. A site questionnaire will be sent to the current owner of the property.
- Review of aerial photographs obtained from the local or regional planning commission, or a state or commercial source to determine historical property usage of both the site and the adjacent properties. Review will include two to five photographs from representative years of the site's history.
- Review of historical fire insurance maps, if available, for potential contaminant sources such as underground tanks and flammable liquid storage areas for both the subject site and adjacent properties.
- Review of previously prepared reports and documentation supplied by site owner.

MIXED USE DEVELOPMENTS

Sites studied for their Mixed Use potential should have a clear understanding of the allowable scale of development, the economic impact to the city, the obligations of the developer(s) and the city, and the costs to the library and city clearly defined. Arriving at a comprehensive agreement will be an incremental process that needs to reflect the economics of the market. All parties should work to balance the need for timely evaluation and commitment in order to support an integrated development.

Table 2: Preliminary Due Diligence Activities for the Preferred Sites

Site		Zoning	Phase 1 Environmental Assessment	Lead	Asbestos	Mold	IEPA	Soil Borings	Topographic Survey	Slope Stability Assessment	Roof Inspection	Exterior Wall Analysis	Space Plan	Development Agreement
1B	Existing Site, Expand North, Surface Parking 126 Paddock Street	X	X	X	X	X		X	X				X	
7M	Oak Industries Mixed Use Development 118 S Main Street	X	X	X	X	X		X	X					X
12M	Curran Construction Mixed Use Development 7502 S Main Street	X	X	X	X	X		X	X	X			X	X

End off Report

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Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ **Location/Context**	**11**	0.74	8.16	0.70	**7.66**	0.60	**6.64**		
▶ **Site Size**	**10**	0.90	**9.05**	0.91	**9.14**	0.91	**9.14**		
▶ **Building Layout**	**9**	0.98	8.78	0.98	8.78	0.98	**8.78**		
▶ **Building Height**	**8**	0.79	6.32	0.79	6.32	0.79	**6.32**		
▶ **Adaptability**	**7**	0.86	6.03	0.86	6.03	0.86	**6.03**		
▶ **Access/Parking**	**6**	0.81	**4.85**	0.90	**5.40**	0.87	**5.25**		
▶ **Control of Site**	**5**	0.75	3.75	0.40	2.02	0.40	**2.02**		
▶ **Ease of Construction**	**4**	0.50	2.00	0.70	2.80	0.65	**2.60**		
▶ **Amenities**	**3**	0.62	1.85	0.68	2.04	0.68	**2.04**		
▶ **Other Site Attributes**	**2**	0.50	1.00	0.50	1.00	0.50	**1.00**		
			51.78		51.18		49.81		
Costs		$31.97	**$31,968,076**	$28.76	**$28,756,656**	$33.56	**$33,563,322**		
▶ Building		$18.84	$18,839,344	$18.80	$18,803,370	$19.53	$19,527,997		
▶ Furnishings & Technology		$3.29	$3,288,551	$3.28	$3,281,928	$3.42	$3,415,334		
▶ Parking		$4.38	$4,377,241	$0.79	$786,668	$4.30	$4,298,129		
▶ Other Site Development		$2.31	$2,305,225	$2.37	$2,371,809	$2.46	$2,463,212		
▶ Site Acquisition		$0.00	$0	$1.30	$1,300,000	$1.30	$1,300,000		
▶ Implementation		$0.72	$715,256	$0.08	$81,660	$0.08	$84,950		
▶ Expenses		$2.44	$2,442,459	$2.13	$2,131,220	$2.47	$2,473,701		

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ **Location/Context**	**11**	**0.74**	**8.16**	**0.70**	**7.66**	**0.60**	**6.64**		
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Neighborhood	**15%**	**0.78**	**0.12**	**0.78**	**0.12**	**0.78**	**0.12**		
Neigborhood evaluation is a function of the number of possible synergies with designated use patterns compared to the highest scoring site.									
Civic synergies		0.00		0.00		0.00			
Cultural synergies		0.00		0.00		0.00			
Educational synergies		2.00		2.00		2.00			
Recreational synergies		1.00		1.00		1.00			
Residential synergies		2.00		2.00		2.00			
Retail synergies		0.00		0.00		0.00			
Safety Factor		1.00		1.00		1.00			
Aggregate		5.00		5.00		5.00			
6.41 Ratio of Aggregate to Maximum		0.78	0.12	0.78	0.12	0.78	0.12		

Location/Context

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Image	**5%**	**0.75**	**0.04**	**1.00**	**0.05**	**1.00**	**0.05**		
Image evaluation is the number of generally acceptable elevations.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Impact on Neighborhood	**80%**	**0.73**	**0.59**	**0.66**	**0.53**	**0.55**	**0.44**		
Change in traffic, scale of activity, loss/addition of amenity		100		100		100			
Increase in Traffic at Site		130		169		232			
Increase in Neighborhood Traffic		130		169		232			
Increase in Activity Level		130		169		232			
Extension of Activity into Evening		0		0		0			
Loss of Green Space, sf/1000		43		43		43			
Impact on current Library Site		0		0		0			
Total		433							
8191 Distance to City Limit		1.00	8191	1.00	8191	1.00	8191		
Aggregate		433.00		551.00		740.00			
1627 Maximum - Aggregate		1194.39		1076.39		887.39			
Ratio of Max-Agg to Maximum		0.73		0.66		0.55			

Location/Context

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ **Site Size**	**10**	**0.90**	**9.05**	**0.91**	**9.14**	**0.91**	**9.14**		
		Site Size Evaluation is comprised of two components. The first is the initial Building size after the currently contemplated expansion. The second is the area of potential expansion remaining after the currently contemplated expansion. The currently contemplated expansion gets 90% of the scoring weight. A further future expansion gets 10% of the Evaluation Scoring weight. The immediate need is significant and expansion beyond the current space needs is unlikely to be required. Parking area is assessed in the Access/parking section. Storm water is assessed in the Ease of Construction section.							
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Initial Building Size	**85%**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**		
Site Size	**10%**	**0.43**	**0.04**	**0.52**	**0.05**	**0.52**	**0.05**		
Future Building Size	**5%**	**0.24**	**0.01**	**0.24**	**0.01**	**0.24**	**0.01**		
		Evaluation Score Notes							
		Initial Building Size scores are the ratio of the size to the Space Needs. For the Current building this is Existing/Program. For the Expanded Buildings this is Program/Program. A maximum deviation from program of 5% over and 10% under are established as limits.							
Current Building Size (sf)	40,000	Future Building Size assumes that the maximum building size on the site is the optimal program area in sf. The potential future size is the difference between the built area and the optimal building size. For the Existing Building this is (Program-Existing)/Program. For the Expanded Buildings this is (Program-Program)/Program.							
Required Building Size (sf) as identified in 2011 Space Needs Assessment and revised by the 2012 Program	84,591	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure		

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ **Building Layout**	9	0.98	8.78	0.98	8.78	0.98	8.78		
		Efficient Plan Evaluation is comprised of three components. The first is the fit of the program within the currently contemplated expansion. The second is the area ratio of simple geometry to complex or irregular geometry in the currently contemplated expansion. The third is the area ratio of efficient structural bays to the inefficient structural bays in the currently contemplated expansion. The fit of program criteria comprises 50% of the Evaluation Score. The simple geometry criteria comprises 25% of the Evaluation Score as does the efficient structure criteria.							
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Fit to Program	50%	1.00	0.50	1.00	0.50	1.00	0.50		
		The fit to program score is based on gross area. Quality of space is evaluated in other line items below. Fit to Program scores are the ratio of the size to the Space Needs. For the Current building this is Existing/Program. For the Expanded Buildings this is Program/Program.							
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Efficient Building Shape	25%	0.90	0.23	0.90	0.23	0.90	0.23		
		0		0		0			
		76,132		76,132		76,132			
Effective perimeter: Number of Exposed Facades/Total Facades		1	4	1	4	1	4		
		76,132		76,132		76,132			
		Evaluation Score Notes							
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.							
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.							
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.							

Building Layout

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Efficient Column Grid	**25%**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**		
Building Layout									
Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht		
-1.665	10.67		0.00		0.00		0.00		
-1.25	11.5		0.00		0.00		0.00		
1	16	0	0.00	0	0.00	0	0.00		
1	16	84,591	1.00	84,591	1.00	84,591	1.00		
	Area(t)	84,591		84,591		84,591			
		Evaluation Score Notes							
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ **Building Height**	**8**	**0.79**	**6.32**	**0.79**	**6.32**	**0.79**	**6.32**		

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Efficient Section Evaluation is comprised of four components. The first is the space available to run ducts above the ceiling. Short wide ducts add to comfort, control, energy and acoustic challenges. The second is Lighting wih is governed by the height of the ceiling in the finished spaces. Low ceilings limit light distribution, impact fire supression system performance, impact the stack hight and comfort within the spaces. the third criteria is IT which is governed by the extent of the raceway system witin fixed structural elements sucha s slabs on grade and supported concrete slabs. Tolken in-slab raceways limit distribution of power and to a lesser extent higher end data networks. The fourth is the number of stories within the building used to accommodate the public service functions. If the building requires the number of stories to be in excess of the number of staffed resource desks an operation premium is introduced in order to maintain security and effective service. HVAC and lighting limitations of the section are more difficult to overcome than the IT distribution and staffing allocations.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
HVAC	**30%**	**0.50**	**0.15**	**0.50**	**0.15**	**0.50**	**0.15**		
A conservative benchmark of 2.5 above the finished ceiling for duct distribution is used. A preferred reference point is 3 feet.									
Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht		
-1	1.5		0.00		0.00		0.00		
-0.5	2		0.00		0.00		0.00		
0.5	3	0	0.00	0	0.00	0	0.00		
0.5	3	84,591	0.50	84,591	0.50	84,591	0.50		
	Area(t)	84,591		84,591		84,591			

Building Height

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Lighting	**30%**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**		
A conservative benchmark of 10 foot high ceilings is used. A preferred reference point is 11 feet.									
Building Height: Ceiling Height Benchmarked to 10' Minimum Ceiling Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht		
-2	8		0.00		0.00		0.00		
-1.5	8.5		0.00		0.00		0.00		
1	11	0	0.00	0	0.00	0	0.00		
1	11	84,591	1.00	84,591	1.00	84,591	1.00		
	Area(t)	84,591		84,591		84,591			
		Evaluation Score Notes							
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
IT	**20%**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**		
A ratio of accessible floor practical with the structural system to the overall floor area is used as a score metric.									
Building Height: Floor Structure ratings for extent of distribution		Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht		
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		
0.25	Existing Slab on Grade		0.00		0.00		0.00		
0.25	Slab on Grade, Replace		0.00		0.00		0.00		
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33		
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38		
	Area(t)	84,591		84,591		84,591			
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a distribution factor and the area ratio of that zone to the total building area. . The composite evaluation score is then multiplied by the importance factor.							
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Building Height: **Number of Stories**	**20%**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**		
		The ratio of total staff required to operate a two story facility compared to the current staffing patterns.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ **Adaptability**	7	0.86	6.03	0.86	6.03	0.86	6.03		
Adaptability Evaluation is comprised of eight components. These are each described in the sections below. The overall score is allocated among the components based on the frequency in which the library will typically want to make modifications to the particular component.		The most frequent changes will be furnishings. Activity spaces will continue to be added in lieu of more passive space uses. Power and data continue to require adaptation. Data changes are more frequent and pervasive but can often be accomplished with wireless technology. Event spaces are becoming more important. Mechanical systems and partition locations are changed most often with the introduction of Activity or Event spaces but not all of these will require large scale system modification. Modification to fixed image elements is least frequent. Image changes are more often addressed through non-fixed elements such as furnishings or portable display units.							
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Furnishings	20%	0.90	0.18	0.90	0.18	0.90	0.18		
Furnishings flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0			
		76,132		76,132		76,132			
		76,132		76,132		76,132			
		Evaluation Score Notes							
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.							
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.							
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.							

Adaptability

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Activity Spaces	15%	0.90	0.14	0.90	0.14	0.90	0.14		
Activity Space flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0			
		76,132		76,132		76,132			
		76,132		76,132		76,132			
		Evaluation Score Notes							
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.							
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.							
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.							

Adaptability

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Data	**15%**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**		
Data distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional data locations.									
Adaptability									
Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht		
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		
0.25	Existing Slab on Grade		0.00		0.00		0.00		
0.25	Slab on Grade, Replace		0.00		0.00		0.00		
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33		
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38		
	Area(t)	84,591		84,591		84,591			
		Evaluation Score Notes							
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Power	**15%**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**		
Power distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional power locations.									
Adaptability: Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht		
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		
0.25	Existing Slab on Grade		0.00		0.00		0.00		
0.25	New Slab on Grade		0.00		0.00		0.00		
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33		
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38		
	Area(t)	84,591		84,591		84,591			
		Evaluation Score Notes							
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Events	**12%**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**		
Events Space flexibility is a function of floor to floor height.									
Adaptability: Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht		
-2	8		0.00		0.00		0.00		
-1.5	8.5		0.00		0.00		0.00		
1	11	0	0.00	0	0.00	0	0.00		
1	11	84,591	1.00	84,591	1.00	84,591	1.00		
	Area(t)	84,591		84,591		84,591			
		Evaluation Score Notes							
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
HVAC	**9%**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**		
Events Space flexibility is a function of floor to floor height and thereby above ceiling height.									
Adaptability: Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht		
-2	8		0.00		0.00		0.00		
-1.5	8.5		0.00		0.00		0.00		
1	11	0	0.00	0	0.00	0	0.00		
1	11	84,591	1.00	84,591	1.00	84,591	1.00		
	Area(t)	84,591		84,591		84,591			
		Evaluation Score Notes							
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.							

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Partitions	**9%**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**		
Partition flexibility is a function of structural system. Column spacing, double column rows and area separation fire walls are limiting elements.		0		0		0			
		76,132		76,132		76,132			
		76,132		76,132		76,132			
		Evaluation Score Notes							
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.							
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.							
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.							

Adaptability

Site Comparison	7/25/2013	Existing Library Site									
Crystal Lake Public Library	112160.02	1A		1B		1C					
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +					
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded					
		Replace		Replace - North		Replace Building -					
		Parking Structure		Surface Parking		Parking Structure					
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES				
Internal Image	**5%**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**				
Image flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0					
		76,132		76,132		76,132					
		76,132		76,132		76,132					
		Evaluation Score Notes									
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Adaptability

Site Comparison	7/25/2013	Existing Library Site					
Crystal Lake Public Library	112160.02	1A		1B		1C	
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +	
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded	
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Access/Parking**	6	**0.81**	**4.85**	**0.90**	**5.40**	**0.87**	**5.25**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - on site	25%	**0.82**	**0.20**	**0.73**	**0.18**	**0.65**	**0.16**
Parking evaluation is a function of the number provided to the number rerquired.							
Available Parking		207		186		249	
Zoning Requirement	3	254		254		381	
Ratio of Provided to Required		0.82		0.73		0.65	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Drive-up book return	20%	**1.00**	**0.20**	**1.50**	**0.30**	**1.50**	**0.30**
Drive up return evaluation is a function of the number provided to the number rerquired.							
Available Returns		1.00		1.00		1.00	
Required Returns		1.00		1.00		1.00	
Quality of Return Arrangement		1.00		1.50		1.50	
Ratio of Provided to Required		1.00		1.50		1.50	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES

Access/Parking

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Access/Parking	**Bicycles** 10%	1.00	0.10	1.00	0.10	1.00	0.10		
	Based on the number of bicycle parking space required by ordinance.								
	Available Bike spaces	13		13		19			
	Safety Factor	1.00		1.00		1.00			
	Required Bike space	13		13		19			
	Ratio of Provided to Required	1.00		1.00		1.00			
	Component / Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
	Pedestrians 10%	1.00	0.10	1.00	0.10	1.00	0.10		
	Pedestrian evaluation is a function of the number of anticipated density of residential units within 0.5 miles of the primary access point to the site compared to the site with the highest number of residential units within 0.5 miles.								
	Residential units within 0.5 mi	1298		1298		1298			
	Safety Factor	1.00		1.00		1.00			
	Highest number of Residential units	1298		1298		1298			
	Ratio of Possible to Maximum	1.00		1.00		1.00			
	High density such as appartments or mixed use is assumed at 10 units per acre. Urban Residential is 3 units per acre, Central Urban Residential is 5 units per acre.								

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Vehicular Access	**30%**	**0.67**	**0.20**	**0.67**	**0.20**	**0.67**	**0.20**		
Access/Parking: Vehicular Access evaluation is a function of the number of arterial access roads within 0.25 miles and Major Connector roads within 0.5 miles of the primary access point to the site and availablility of a secondary raod for access of the compared to the site with the highest score.									
No of Turns from Major Road 1		2.00	Crystal Lake	2.00	Crystal Lake	2.00	Crystal Lake		
No of Turns from Major Road 2		1.00	McHenry	1.00	McHenry	1.00	McHenry		
Averrage No of Turns		1.50		1.50		1.50			
Safety Factor		1.00		1.00		1.00			
Aggregate		1.50		1.50		1.50			
Maximum - Aggregate		3.00		3.00		3.00			
4.50 Ratio of Aggregate to Maximum		0.67		0.67		0.67			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Parking - off site	**5%**	**0.09**	**0.00**	**0.33**	**0.02**	**0.22**	**0.01**		
Access/Parking: Parking evaluation is a function of the number provided to the number rerquired.									
Available Parking		0	Bethany	60	Bethany	60	Bethany		
Available Parking		23	Paddock	23	Paddock	23	Paddock		
Safety Factor		1.00		1.00		1.00			
Zoning Requirement		254		254		381			
Ratio of Provided to Required		0.09		0.33		0.22			
Ratio of Aggegate On-Site and Offsite to Required		0.91		1.06		0.87			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
▶ Control of Site	5	0.75	3.75	0.40	2.02	0.40	2.02		
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Ownership	50%	1.00	0.50	0.81	0.40	0.81	0.40		
Ownership evaluation is the number of current property owners (other than the Library) who control the site.									
Control of Site									
CLPL		0.00		0.00		0.00			
City		0.00		0.00		0.00			
Private Owner 1		0.00		1.00		1.00			
Private Owner 2		0.00		1.00		1.00			
Private Owner 3		0.00		1.00		1.00			
Private Owner 4		0.00		1.00		1.00			
Agreementss with Adjacent Owners		0.00		0.00		0.00			
Aggregate		0.00		4.00		4.00			
21 Maximum - Aggregate		21.00		17.00		17.00			
Ratio of Max-Agg to Maximum		1.00		0.81		0.81			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace Parking Structure		Replace - North Surface Parking		Replace Building - Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Timing	**25%**	**1.00**	**0.25**	**0.00**	**0.00**	**0.00**	**0.00**		
Timing evaluation is the number of months of negotiation anticipated with current property owners (other than the Library) who control the site.									
Control of Site									
CLPL		0.00		0.00		0.00			
City		0.00		0.00		0.00			
Private Owner 1		0.00		1.00		1.00			
Private Owner 2		0.00		1.00		1.00			
Private Owner 3		0.00		1.00		1.00			
Private Owner 4		0.00		1.00		1.00			
Aggregate		0.00		4.00		4.00			
4.00 Maximum - Aggregate		4.00		0.00		0.00			
Ratio of Max-Agg to Maximum		1.00		0.00		0.00			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Regulatory parameters	**25%**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		
Regulatory evaluation is the number of months of negotiation anticipated with various AHJ governing the site.									
Control of Site									
Zoning		1.00		1.00		1.00			
Design Review		1.00		1.00		1.00			
Engineering		1.00		1.00		1.00			
Fire Department		1.00		1.00		1.00			
IDOT		0.00		0.00		0.00			
IDNR		0.00		0.00		0.00			
McHenry County		0.00		0.00		0.00			
Aggregate		4.00		4.00		4.00			
4.00 Maximum - Aggregate		0.00		0.00		0.00			
Ratio of Max-Agg to Maximum		0.00		0.00		0.00			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
Overall Summary		Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ Ease of Construction	4	0.50	2.00	0.70	2.80	0.65	2.60		
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Floodplain	20%	1.00	0.20	1.00	0.20	1.00	0.20		
Geotechnical	20%	0.00	0.00	1.00	0.20	1.00	0.20		
Ground water - suitable levels		0.00		1.00		1.00			
Suitable soils		0.00		0.00		0.00			
Aggregate		0.00		1.00		1.00			
1.00 Maximum - Aggregate		1.00		0.00		0.00			
Ratio of Max-Agg to Maximum		1.00		0.00		0.00			
Utilities Access	20%	1.00	0.20	1.00	0.20	1.00	0.20		
Storm Water Management	20%	0.50	0.10	0.50	0.10	0.25	0.05		
Environmental	20%	0.00	0.00	0.00	0.00	0.00	0.00		
Clean-up		0.00		0.00		0.00			
Demolition		1.00		1.00		1.00			
Separation		0.00		0.00		0.00			
Construction phase		0.00		0.00		0.00			
Post-occupancy		0.00		0.00		0.00			
Aggregate		1.00		1.00		1.00			
1.00 Maximum - Aggregate		0.00		0.00		0.00			
Ratio of Max-Agg to Maximum		0.00		0.00		0.00			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
▶ Amenities	3	0.62	1.85	0.68	2.04	0.68	2.04		
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Landscape - Educational		1		1		1			
Landscape - Enjoyment		1		1		1			
Light		0.875		1		1			
View		0.75		1		1			
		3.625		4		4			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
	Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score		
►	**Other Site Attributes**	2	0.50	1.00	0.50	1.00	0.50	1.00		
	Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
1	**Highest & Best Use**	25%	1.00	0.25	1.00	0.25	1.00	0.25		
1	**Sales Tax Revenue Change**	25%	0.00	0.00	0.00	0.00	0.00	0.00		
1	**Property Tax Revenue Change**	25%	0	0.00	0	0.00	0	0.00		
	Library									
	Library Pension									
	Parks									
	Parks Pension									
	Main Street TIF									
	Vulcan TIF									
	City									
	City Pension									
	Fire									
	Fire Pension									
1	**Reuse of Existing Library**	25%	1.00	0.25	1.00	0.25	1.00	0.25		
0		0%		0.00		0.00		0.00		
0		0%		0.00		0.00		0.00		
0		0%		0.00		0.00		0.00		
0		0%		0.00		0.00		0.00		
4										

Site Comparison	7/25/2013	Existing Library Site				
Crystal Lake Public Library	112160.02	1A	1B	1C		
		126 Paddock Street	**126 Paddock Street +**	**126 Paddock Street +**		
	Overall Summary	Existing Site	Existing Site Expanded	Existing Site Expanded		
		Replace	Replace - North	Replace Building -		
		Parking Structure	Surface Parking	Parking Structure		
▶ **Project Cost (millions)**		**$31.97**	**$28.76**	**$33.56**		
		It is important to recognize that each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.				
▶ Building		$18,839,344	$18,803,370	$19,527,997		
▶ Furnishings & Technology		$3,288,551	$3,281,928	$3,415,334		
▶ Parking		$4,377,241	$786,668	$4,298,129		
▶ Other Site Development		$2,305,225	$2,371,809	$2,463,212		
▶ Site Acquisition		$0	$1,300,000	$1,300,000		
▶ Implementation		$715,256	$81,660	$84,950		
▶ Expenses		$2,442,459	$2,131,220	$2,473,701		
		$377.91	$339.95			

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
		Existing Site		Existing Site Expanded		Existing Site Expanded			
Overall Summary		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
▶ Building			$18,839,344		$18,803,370		$19,527,997		
Demolition									
Building Gross	$7.25	40,000	$ 290,000	40,000	$ 290,000	40,000	$ 290,000		
Interior Gross	$4.00	0	$ -	0	$ -	0	$ -		
Selective	$12.00	0	$ -	0	$ -	0	$ -		
Renovations									
Foundations & Substructure	$13.20	0	$ -	0	$ -	0	$ -		
Structure	$27.50	0	$ -	0	$ -	0	$ -		
Enclosure	$28.80	0	$ -	0	$ -	0	$ -		
Roofing	$8.60	0	$ -	0	$ -	0	$ -		
Interior Construction	$23.40	0	$ -	0	$ -	0	$ -		
Conveying	$2.90	0	$ -	0	$ -	0	$ -		
Mechanical	$39.95	0	$ -	0	$ -	0	$ -		
Electrical	$26.00	0	$ -	0	$ -	0	$ -		
New Construction									
Foundations	$13.20	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601		
Structure	$27.50	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253		
Enclosure	$28.80	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221		
Roofing	$8.60	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483		
Interior Construction	$23.40	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429		
Conveying	$2.90	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314		
Mechanical	$39.95	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410		
Electrical	$26.00	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366		
Sub-Total			$14,700,077		$14,700,077		$14,700,077		
GCOH&P		7.00%	$ 1,029,005	7.00%	$ 1,029,005	7.00%	$ 1,029,005		
CM Fee		3.50%	$ 550,518	3.50%	$ 550,518	3.50%	$ 550,518		
Sub-Total			$16,279,600		$16,279,600		$16,279,600		
Contingency		7.00%	$ 1,139,572	7.00%	$ 1,139,572	7.00%	$ 1,139,572		
Escalation		8.72%	$ 1,420,172	8.50%	$ 1,384,198	12.95%	$ 2,108,825		
Total			$18,839,344		$18,803,370		$19,527,997		

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
▶ Furnishings & Technology			$3,288,551		$3,281,928		$3,415,334		
Furnishings	$22.00	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002		
Technology	$7.00	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137		
Network Cabling	$4.50	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660		
Autosort			$ 150,000		$ 150,000		$ 150,000		
Sub-Total			$ 2,983,799		$ 2,983,799		$ 2,983,799		
GCOH&P	0.00%	0.00%	$ -	0.00%	$ -	0.00%	$ -		
CM Fee	3.50%	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323		
Sub-Total			$ 2,997,122		$ 2,997,122		$ 2,997,122		
Contingency	1.00%	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971		
Escalation		8.72%	$ 261,458	8.50%	$ 254,835	12.95%	$ 388,241		
Total			$ 3,288,551		$ 3,281,928		$ 3,415,334		

Site Comparison	7/25/2013	Existing Library Site							
Crystal Lake Public Library	112160.02	1A		1B		1C			
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +			
	Overall Summary	Existing Site		Existing Site Expanded		Existing Site Expanded			
		Replace		Replace - North		Replace Building -			
		Parking Structure		Surface Parking		Parking Structure			
▶ **Parking**			**$4,377,241**		**$786,668**		**$4,298,129**		
Structured Parking	$16,500	207	$ 3,415,500			172	$ 2,838,000		
Surface Parking	$2,500			186	$ 465,000	99	$ 247,500		
Remote Parking	$2,500	0	$ -	60	$ 150,000	60	$ 150,000		
Land Acquisition									
Demolition									
Structured Parking	$16,500		$ -						
Existing Parking Upgrades	$1,000		$ -						
New Off-Site Surface Parking	$2,500		$ -						
Sub-Total			$ 3,415,500		$ 615,000		$ 3,235,500		
GCOH&P		7.00%	$ 239,085	7.00%	$ 43,050	7.00%	$ 226,485		
CM Fee		3.50%	$ 127,910	3.50%	$ 23,032	3.50%	$ 121,169		
Sub-Total			$ 3,782,495		$ 681,082		$ 3,583,154		
Contingency		7.00%	$ 264,775	7.00%	$ 47,676	7.00%	$ 250,821		
Escalation		8.72%	$ 329,971	8.50%	$ 57,910	12.95%	$ 464,154		
Total			$ 4,377,241		$ 786,668		$ 4,298,129		
▶ **Other Site Development**			**$2,305,225**		**$2,371,809**		**$2,463,212**		
Utilities	$8.26	84,591	$ 698,722	84,591	$ 698,722	84,591	$ 698,722		
Earthwork	$4.82	84,591	$ 407,729	84,591	$ 407,729	84,591	$ 407,729		
Site Preparation	$1.19	84,591	$ 100,663	84,591	$ 100,663	84,591	$ 100,663		
Remediation	$0.75	40,000	$ 30,000	40,000	$ 30,000	40,000	$ 30,000		
Soil Replacement	$3.57	0	$ 300,000	0	$ 300,000	0	$ 300,000		
General Site Improvements	$1.82	143,748	$ 261,621	174,240	$ 317,117	174,240	$ 317,117		
Sub-Total			$ 1,798,735		$ 1,854,230		$ 1,854,230		
GCOH&P		7.00%	$ 125,911	7.00%	$ 129,796	7.00%	$ 129,796		
CM Fee		3.50%	$ 67,363	3.50%	$ 69,441	3.50%	$ 69,441		
Sub-Total			$ 1,992,009		$ 2,053,467		$ 2,053,467		
Contingency		7.00%	$ 139,441	7.00%	$ 143,743	7.00%	$ 143,743		
Escalation		8.72%	$ 173,775	8.50%	$ 174,599	12.95%	$ 266,002		
Total			$ 2,305,225		$ 2,371,809		$ 2,463,212		

Site Comparison	7/25/2013	Existing Library Site						
Crystal Lake Public Library	112160.02	1A		1B		1C		
		126 Paddock Street		126 Paddock Street +		126 Paddock Street +		
		Existing Site		Existing Site Expanded		Existing Site Expanded		
	Overall Summary	Replace		Replace - North		Replace Building -		
		Parking Structure		Surface Parking		Parking Structure		
▶ Site Acquisition		$0		$1,300,000		$1,300,000		
Purchase - Parcel 1		$ -		$ 150,000		$ 150,000		
Purchase - Parcel 2				$ 150,000		$ 150,000		
Purchase - Parcel 3				$ 750,000		$ 750,000		
Purchase - Parcel 4				$ 250,000		$ 250,000		
Sale - Parcel 2								
Sale - Existing Library								
Lease		$ -		$ -		$ -		
Rate		$ 12		$ -		$ -		
Term		5		20		20		
Area		0		0		0		
20 Year Equivalent		4.00 $ -		1.00 $ -		1.00 $ -		
Restoration Costs		$ -		$ -		$ -		
				Site acquisiton and existing building sale estimates from Lewke Partners.		Site acquisiton and existing building sale estimates from Lewke Partners.		
▶ Implementation		$715,256		$81,660		$84,950		
Move Out		$ 70,000		$ 70,000		$ 70,000		
Interim Library								
Rent		$ 360,000		$ -		$ -		
Rate		$ 12						
Term		1						
Area		30,000						
Temporary Network	$4.50	$ 135,000		$ -		$ -		
Move In		$ 46,900		$ -		$ -		
Sub-Total		**$ 611,900**		**$ 70,000**		**$ 70,000**		
GCOH&P		2.00% $ 12,238		2.00% $ 1,400		2.00% $ 1,400		
CM Fee		3.50% $ 21,845		3.50% $ 2,499		3.50% $ 2,499		
Sub-Total		**$ 645,983**		**$ 73,899**		**$ 73,899**		
Contingency		2.00% $ 12,920		2.00% $ 1,478		2.00% $ 1,478		
Escalation		8.72% $ 56,353		8.50% $ 6,283		12.95% $ 9,573		
Total		**$ 715,256**		**$ 81,660**		**$ 84,950**		

Site Comparison	7/25/2013	Existing Library Site				
Crystal Lake Public Library	112160.02	1A	1B	1C		
		126 Paddock Street	126 Paddock Street +	126 Paddock Street +		
		Existing Site	Existing Site Expanded	Existing Site Expanded		
	Overall Summary	Replace	Replace - North	Replace Building -		
		Parking Structure	Surface Parking	Parking Structure		
▶ **Expenses**		$2,442,459	$2,131,220	$2,473,701		
Fees						
Architecture/Engineering	7.00%	$25,521,810 $ 1,786,527	$21,961,847 $ 1,537,329	$26,289,338 $ 1,840,254		
Interior Design	8.00%	$3,900,451 $ 312,036	$3,351,928 $ 268,154	$3,485,334 $ 278,827		
Commissioning	0.50%	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894		
Testing	1.00%	$18,839,344 $ 188,393	$18,803,370 $ 188,034	$19,527,997 $ 195,280		
Insurance & Bonds	0.50%	$25,521,810 $ 127,609	$21,961,847 $ 109,809	$26,289,338 $ 131,447		
▶ **Escalation Calculation**						
	1	1	1	1		
Original Estimate Date	4/1/2012	4/1/2012	4/1/2012	4/1/2012		
Early Start Date	4/18/2013	4/18/2013	4/18/2013	4/18/2013		
Referendum Date	3/18/2014	3/18/2014	3/18/2014	3/18/2014		
Lead Time - No referendum	502	502	502	502		
Additional Lead Time - referendun	334	334	334	334		
Time to Prepare/Bid Documents	365	365	365	365		
Construction Time						
Interim Library Construction	60	60	0	0		
Move to Interim Facility	15	15	0	0		
Demolition	60	60	60	60		
New Construction	456	456	456	456		
FF&E	60	60	60	60		
Move to New Building	30	30	30	30		
days	681	681	606	606		
years	1.87	1.87	1.66	1.66		
Construction Duration (years)	2.87	2.87	2.66	2.66		
Construction Duration (days)	1046	1046	971	971		
Start Date	3/18/2015	3/18/2015	3/18/2015	3/18/2015		
End Date	1/27/2017	1/27/2017	11/13/2016	11/13/2016		
Rate	2.00%	2.00%	2.00%	3.00%		
Total Escalation Period (years)	4.22	4.22	4.12	4.12		
Initial Escalation	8.72%	8.72%	8.50%	12.95%		
Total Escalation Used in Calcs	**8.72%**	**8.72%**	**8.50%**	**12.95%**		

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Location/Context**	**11**	0.58	**6.38**	0.11	**1.18**	0.60	**6.58**	0.14	**1.59**	0.18	**1.95**	0.09	**0.96**
▶ **Site Size**	**10**	1.03	**10.29**	0.80	**8.02**	0.97	**9.68**	0.99	**9.90**	0.98	**9.85**	0.92	**9.15**
▶ **Building Layout**	**9**	0.79	**7.14**	0.89	**8.05**	0.94	**8.43**	0.96	**8.60**	0.79	**7.14**	0.44	**3.99**
▶ **Building Height**	**8**	0.70	**5.60**	0.70	**5.60**	0.72	**5.78**	0.45	**3.62**	0.65	**5.20**	-0.29	**-2.30**
▶ **Adaptability**	**7**	0.73	**5.08**	0.73	**5.08**	0.74	**5.21**	0.56	**3.90**	0.73	**5.08**	0.21	**1.47**
▶ **Access/Parking**	**6**	0.82	**4.93**	0.59	**3.56**	0.75	**4.51**	0.84	**5.04**	0.95	**5.73**	0.71	**4.26**
▶ **Control of Site**	**5**	0.62	**3.08**	0.59	**2.96**	0.59	**2.96**	0.66	**3.32**	0.58	**2.89**	0.66	**3.32**
▶ **Ease of Construction**	**4**	1.20	**4.80**	1.00	**4.00**	1.00	**4.00**	1.13	**4.52**	0.20	**0.80**	1.10	**4.40**
▶ **Amenities**	**3**	0.41	**1.23**	0.34	**1.02**	0.43	**1.28**	0.23	**0.69**	0.43	**1.28**	0.23	**0.69**
▶ **Other Site Attributes**	**2**	-1.28	**-2.57**	-0.89	**-1.78**	-1.14	**-2.28**	-0.60	**-1.20**	-1.53	**-3.06**	-0.52	**-1.04**
			45.97				46.15		39.97		36.86		24.89
Costs		$23.51	**$23,513,570**	$19.44	**$19,435,917**	$23.83	**$23,834,758**	$27.82	**$27,818,887**	$32.73	**$32,731,025**	$22.20	**$22,200,754**
▶ Building		$13.41	$13,408,135	$10.25	$10,245,538	$13.99	$13,991,518	$12.79	$12,787,971	$16.92	$16,922,354	$12.69	$12,691,260
▶ Furnishings & Technology		$3.27	$3,273,888	$2.96	$2,960,475	$3.28	$3,281,928	$3.28	$3,277,101	$3.28	$3,277,101	$3.28	$3,277,101
▶ Parking		$0.87	$872,168	$1.10	$1,095,752	$0.59	$586,950	$1.03	$1,031,461	$0.81	$810,393	$0.64	$638,675
▶ Other Site Development		$3.60	$3,604,887	$2.66	$2,662,582	$3.13	$3,127,780	$3.42	$3,423,875	$2.64	$2,643,724	$2.90	$2,901,032
▶ Site Acquisition		$0.50	$500,000	$1.00	$1,000,000	$1.00	$1,000,000	$5.50	$5,500,000	$7.00	$7,000,000	$1.00	$1,000,000
▶ Implementation		$0.08	$81,462	$0.05	$54,822	$0.08	$81,660	$0.08	$81,541	$0.08	$81,541	$0.05	$54,633
▶ Expenses		$1.77	$1,773,030	$1.42	$1,416,748	$1.76	$1,764,921	$1.72	$1,716,938	$2.00	$1,995,910	$1.64	$1,638,052

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Location/Context**	**11**	**0.58**	**6.38**	**0.11**	**1.18**	**0.60**	**6.58**	**0.14**	**1.59**	**0.18**	**1.95**	**0.09**	**0.96**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Neighborhood	**15%**	**0.47**	**0.07**	**0.47**	**0.07**	**0.47**	**0.07**	**0.13**	**0.02**	**0.52**	**0.08**	**0.12**	**0.02**
Location/Context: Neigborhood evaluation is a function of the number of possible synergies with designated use patterns compared to the highest scoring site.													
Civic synergies		0.00		0.00		0.00		0.00		0.00		0.00	
Cultural synergies		0.00		0.00		0.00		0.00		1.00		0.00	
Educational synergies		0.00		0.00		0.00		0.00		1.00		0.00	
Recreational synergies		1.00		1.00		1.00		0.00		0.00		0.00	
Residential synergies		0.00		0.00		0.00		0.85		1.41		0.00	
Retail synergies		3.00		3.00		3.00		0.00		1.00		1.00	
Safety Factor		0.75		0.75		0.75		1.00		0.75		0.75	
Aggregate		3.00		3.00		3.00		0.85		3.31		0.75	
6.41 Ratio of Aggregate to Maximum		0.47	0.07	0.47	0.07	0.47	0.07	0.13	0.02	0.52	0.08	0.12	0.02

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Image	**5%**	**1.00**	**0.05**	**0.75**	**0.04**	**0.875**	**0.04**	**0.67**	**0.03**	**0.75**	**0.04**	**0.250**	**0.01**
Image evaluation is the number of generally acceptable elevations.													
Location/Context													
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Impact on Neighborhood	**80%**	**0.94**	**0.75**	**0.00**	**0.00**	**0.90**	**0.72**	**0.44**	**0.35**	**0.33**	**0.26**	**0.66**	**0.53**
Change in trafffic, scale of activity, loss/addition of amenity		410				240		80		50		50	
Increase in Traffic at Site		0				23		243		331		150	
Increase in Neighborhood Traffic		0				23		243		331		150	
Increase in Activity Level		0				23		243		331		150	
Extension of Activity into Evening		0				0		0		0		0	
Loss of Green Space, sf/1000		0				0		86		0		0	
Impact on current Library Site		100				100		100		100		100	
Total													
8191 Distance to City Limit		0.67	5458			0.72	5901	0.36	2931	0.47	3855	0.16	1279
Aggregate		100.67		0.00		169.04		915.36		1093.47		550.16	
1627 Maximum - Aggregate		1526.72		1627.39		1458.35		712.03		533.91		1077.23	
Ratio of Max-Agg to Maximum		0.94		1.00		0.90		0.44		0.33		0.66	

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Site Size**	**10**	**1.03**	**10.29**	**0.80**	**8.02**	**0.97**	**9.68**	**0.99**	**9.90**	**0.98**	**9.85**	**0.92**	**9.15**

Site Size Evaluation is comprised of two components. The first is the initial Building size after the currently contemplated expansion. The second is the area of potential expansion remaining after the currently contemplated expansion. The currently contemplated expansion gets 90% of the scoring weight. A further future expansion gets 10% of the Evaluation Scoring weight. The immediate need is significant and expansion beyond the current space needs is unlikely to be required. Parking area is assessed in the Access/parking section. Storm water is assessed in the Ease of Construction section.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Initial Building Size	**85%**	**1.05**	**0.89**	**0.84**	**0.71**	**1.04**	**0.88**	**1.01**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**
Site Size	**10%**	**1.32**	**0.13**	**0.83**	**0.08**	**0.83**	**0.08**	**1.31**	**0.13**	**1.30**	**0.13**	**0.65**	**0.07**
Future Building Size	**5%**	**0.09**	**0.00**	**0.11**	**0.01**	**0.09**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**

Evaluation Score Notes

Initial Building Size scores are the ratio of the size to the Space Needs. For the Current building this is Existing/Program. For the Expanded Buildings this is Program/Program. A maximum deviation from program of 5% over and 10% under are established as limits.

Future Building Size assumes that the maximum building size on the site is the optimal program area in sf. The potential future size is the difference between the built area and the optimal building size. For the Existing Building this is (Program-Existing)/Program. For the Expanded Buildings this is (Program-Program)/Program.

Current Building Size (sf)	40,000												
Required Building Size (sf) as identified in 2011 Space Needs Assessment and revised by the 2012 Program	84,591	8,000	Horizontal Expansion	8,000	Horizontal Expansion	8,000	Horizontal Expansion	8,000	Horizontal Expansion	8,000	Horizontal Expansion	0	Horizontal Expansion

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Building Layout**	9	0.79	7.14	0.89	8.05	0.94	8.43	0.96	8.60	0.79	7.14	0.44	3.99

Efficient Plan Evaluation is comprised of three components. The first is the fit of the program within the currently contemplated expansion. The second is the area ratio of simple geometry to complex or irregular geometry in the currently contemplated expansion. The third is the area ratio of efficient structural bays to the inefficient structural bays in the currently contemplated expansion. The fit of program criteria comprises 50% of the Evaluation Score. The simple geometry criteria comprises 25% of the Evaluation Score as does the efficient structure criteria.

Building Layout

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Fit to Program	50%	0.75	0.38	0.84	0.42	1.04	0.52	1.01	0.50	0.75	0.38	1.00	0.50
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Efficient Building Shape	25%	0.68	0.17	0.90	0.23	0.68	0.17	0.81	0.20	0.68	0.17	0.90	0.23
		82,012		61,200		61,200		61,232		76,132		72,000	
		0		2,700		17,632		7,650		0		4,140	
Effective perimeter: Number of Exposed Facades/Total Facades		0.75	3			1	3	1	4	1	3	1	4
		61,509		63,900		59,124		68,882		57,099		76,140	

Evaluation Score Notes

Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.

Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.

Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.

Site Comparison

7/25/2013

Crystal Lake Public Library 112160.02

Renovate an Existing Building

			2A		3A		3B		6		7A		14A	
			5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary		Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
			Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
			Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
	Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
	Efficient Column Grid	**25%**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**-1.13**	**-0.28**
Building Layout	Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
	-1.665	10.67		0.00		0.00		0.00		0.00		0.00		0.00
	-1.25	11.5		0.00		0.00		0.00	0	0.00		0.00	80,000	-1.18
	1	16	91,124	1.00	68,000	0.96	68,000	0.78	76,540	0.90	84,591	1.00	0	0.00
	1	16	0	0.00	3,000	0.04	19,591	0.22	8,500	0.10	0	0.00	4,600	0.05
		Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

Evaluation Score Notes

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Building Height**	**8**	**0.70**	**5.60**	**0.70**	**5.60**	**0.72**	**5.78**	**0.45**	**3.62**	**0.65**	**5.20**	**-0.29**	**-2.30**

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Efficient Section Evaluation is comprised of four components. The first is the space available to run ducts above the ceiling. Short wide ducts add to comfort, control, energy and acoustic challenges. The second is Lighting wih is governed by the height of the ceiling in the finished spaces. Low ceilings limit light distribution, impact fire supression system performance, impact the stack hight and comfort within the spaces. the third criteria is IT which is governed by the extent of the raceway system witin fixed structural elements sucha s slabs on grade and supported concrete slabs. Tolken in-slab raceways limit distribution of power and to a lesser extent higher end data networks. The fourth is the number of stories within the building used to accommodate the public service functions. If the building requires the number of stories to be in excess of the number of staffed resource desks an operation premium is introduced in order to maintain security and effective service. HVAC and lighting limitations of the section are more difficult to overcome than the IT distribution and staffing allocations.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
HVAC	**30%**	**0.50**	**0.15**	**0.50**	**0.15**	**0.50**	**0.15**	**0.26**	**0.08**	**0.50**	**0.15**	**-0.45**	**-0.13**
A conservative benchmark of 2.5 above the finished ceiling for duct distribution is used. A preferred reference point is 3 feet.													
Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
-1	1.5		0.00		0.00		0.00		0.00		0.00		0.00
-0.5	2		0.00		0.00		0.00	20,000	-0.12		0.00	80,000	-0.47
0.5	3	91,124	0.50	68,000	0.48	68,000	0.39	56,540	0.33	84,591	0.50	0	0.00
0.5	3	0	0.00	3,000	0.02	19,591	0.11	8,500	0.05	0	0.00	4,600	0.03
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

Building Height

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Lighting	**30%**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**	**0.41**	**0.12**	**1.00**	**0.30**	**-1.36**	**-0.41**
A conservative benchmark of 10 foot high ceilings is used. A preferred reference point is 11 feet.													
Building Height: Ceiling Height Benchmarked to 10' Minimum Ceiling Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00	20,000	-0.35		0.00	80,000	-1.42
1	11	91,124	1.00	68,000	0.96	68,000	0.78	56,540	0.66	84,591	1.00	0	0.00
1	11	0	0.00	3,000	0.04	19,591	0.22	8,500	0.10	0	0.00	4,600	0.05
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

Evaluation Score Notes

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
IT	**20%**	**0.25**	**0.05**	**0.25**	**0.05**	**0.36**	**0.07**	**0.25**	**0.05**	**0.25**	**0.05**	**0.28**	**0.06**
A ratio of accessible floor practical with the structural system to the overall floor area is used as a score metric.													
Building Height: Floor Structure ratings for extent of distribution		Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade	91,124	0.25	71,000	0.25	68,000	0.19	85,040	0.25	84,591	0.25	80,000	0.24
0.25	Slab on Grade, Replace		0.00		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways		0.00		0.00		0.00		0.00		0.00		0.00
0.75	New Floors - Composite		0.00		0.00	19,591	0.17		0.00		0.00	4,600	0.04
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a distribution factor and the area ratio of that zone to the total building area. . The composite evaluation score is then multiplied by the importance factor.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Building Height: **Number of Stories**	**20%**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**0.75**	**0.15**	**1.00**	**0.20**

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Adaptability**	**7**	**0.73**	**5.08**	**0.73**	**5.08**	**0.74**	**5.21**	**0.56**	**3.90**	**0.73**	**5.08**	**0.21**	**1.47**

Adaptability Evaluation is comprised of eight components. These are each described in the sections below. The overall score is allocated among the components based on the frequency in which the library will typically want to make modifications to the particular component.

The most frequent changes will be furnishings. Activity spaces will continue to be added in lieu of more passive space uses. Power and data continue to require adaptation. Data changes are more frequent and pervasive but can often be accomplished with wireless technology. Event spaces are becoming more important. Mechanical systems and partition locations are changed most often with the introduction of Activity or Event spaces but not all of these will require large scale system modification. Modification to fixed image elements is least frequent. Image changes are more often addressed through non-fixed elements such as furnishings or portable display units.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Furnishings	**20%**	**0.90**	**0.18**	**0.90**	**0.18**	**0.90**	**0.18**	**0.81**	**0.16**	**0.90**	**0.18**	**0.90**	**0.18**
Furnishings flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		82,012		61,200		61,200		61,232		76,132		72,000	
		0		2,700		17,632		7,650		0		4,140	
		82,012		63,900		78,832		68,882		76,132		76,140	

Adaptability

Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.

Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.

Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		**5625 Northwest**		**5625 Northwest**		**115 N Erick Street**		**118 S Main Street**		**6704 Pingree**	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Activity Spaces	**15%**	**0.90**	**0.14**	**0.90**	**0.14**	**0.80**	**0.12**	**0.80**	**0.12**	**0.90**	**0.14**	**0.80**	**0.12**
Activity Space flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		82,012		61,200		54,400	80%	61,232	80%	76,132		64,000	80%
		0		2,700		15,673	80%	6,800	80%	0		3,680	80%
		82,012		63,900		70,073		68,032		76,132		67,680	

Adaptability

Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.

Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.

Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Data	**15%**	**0.25**	**0.04**	**0.25**	**0.04**	**0.36**	**0.05**	**0.25**	**0.04**	**0.25**	**0.04**	**0.27**	**0.04**
Data distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional data locations.				3,000									
Adaptability													
Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade	91,124	0.25	71,000	0.25	68,000	0.19	85,040	0.25	84,591	0.25	80,000	0.24
0.25	Slab on Grade, Replace		0.00		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways		0.00		0.00		0.00		0.00		0.00	4,600	0.04
0.75	New Floors - Composite		0.00		0.00	19,591	0.17		0.00		0.00	0	0.00
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Power	15%	**0.25**	**0.04**	**0.25**	**0.04**	**0.36**	**0.05**	**0.25**	**0.04**	**0.25**	**0.04**	**0.25**	**0.04**
Power distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional power locations.													
Adaptability: Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade	91,124	0.25	71,000	0.25	68,000	0.19	85,040	0.25	84,591	0.25	80,000	0.24
0.25	New Slab on Grade		0.00		0.00		0.00		0.00		0.00	4,600	0.01
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways		0.00		0.00		0.00		0.00		0.00		0.00
0.75	New Floors - Composite		0.00		0.00	19,591	0.17		0.00		0.00	0	0.00
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Events	**12%**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**	**0.41**	**0.05**	**1.00**	**0.12**	**-1.36**	**-0.16**
Events Space flexibility is a function of floor to floor height.													
Adaptability: Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
-2	8		0.00		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00	20,000	-0.35		0.00	80,000	-1.42
1	11	91,124	1.00	68,000	0.96	68,000	0.78	56,540	0.66	84,591	1.00		0.00
1	11	0	0.00	3,000	0.04	19,591	0.22	8,500	0.10	0	0.00	4,600	0.05
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
HVAC	**9%**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**	**0.41**	**0.04**	**1.00**	**0.09**	**-1.36**	**-0.12**
Events Space flexibility is a function of floor to floor height and thereby above ceiling height.													
Adaptability: Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00	20,000	-0.35		0.00	80,000	-1.42
1	11	91,124	1.00	68,000	0.96	68,000	0.78	56,540	0.66	84,591	1.00	0	0.00
1	11	0	0.00	3,000	0.04	19,591	0.22	8,500	0.10	0	0.00	4,600	0.05
	Area(t)	91,124		71,000		87,591		85,040		84,591		84,600	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Renovate an Existing Building					
Crystal Lake Public Library	112160.02	2A	3A	3B	6	7A	14A
		5640 Northwest	5625 Northwest	5625 Northwest	115 N Erick Street	118 S Main Street	6704 Pingree
	Overall Summary	Wal-Mart	Garden Fresh	Garden Fresh	Walden Capital	Oak Industries	Sexton
		Renovate	Renovate	Renovate & Expand	Renovate & Expand	Renovate	Renovate
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
Component	Weight	Component Evaluation Score (CES) / Weighted CES	Component Evaluation Score (CES) / Weighted CES	Component Evaluation Score (CES) / Weighted CES	Component Evaluation Score (CES) / Weighted CES	Component Evaluation Score (CES) / Weighted CES	Component Evaluation Score (CES) / Weighted CES
Partitions	**9%**	**0.90 / 0.08**	**0.90 / 0.08**	**0.90 / 0.08**	**0.81 / 0.07**	**0.90 / 0.08**	**0.90 / 0.08**
Partition flexibility is a function of structural system. Column spacing, double column rows and area separation fire walls are limiting elements.		82,012	61,200	61,200	61,232	76,132	72,000
		0	2,700	17,632	7,650	0	4,140
		82,012	63,900	78,832	68,882	76,132	76,140
Adaptability		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.					
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.					
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.					

Site Comparison	7/25/2013	**Renovate an Existing Building**											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		**5625 Northwest**		**5625 Northwest**		**115 N Erick Street**		**118 S Main Street**		**6704 Pingree**	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Internal Image	**5%**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**	**0.81**	**0.04**	**0.90**	**0.05**	**0.73**	**0.04**
Adaptability: Image flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		82,012		61,200		61,200		61,232		76,132		57,600	
		0		2,700		17,632		7,650		0		4,140	
		82,012		63,900		78,832		68,882		76,132		61,740	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.											
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.											
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.											

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Access/Parking**	6	0.82	4.93	0.59	3.56	0.75	4.51	0.84	5.04	0.95	5.73	0.71	4.26
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - on site	25%	1.50	0.37	1.07	0.27	1.30	0.33	0.84	0.21	1.50	0.38	0.79	0.20
Access/Parking: Parking evaluation is a function of the number provided to the number rerquired.													
Available Parking		410		342		342		214		381		200	
Zoning Requirement	3	273		320		263		255		254		254	
Ratio of Provided to Required		1.50		1.07		1.30		0.84		1.50		0.79	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Drive-up book return	20%	1.00	0.20	1.00	0.20	1.00	0.20	1.50	0.30	1.00	0.20	1.00	0.20
Drive up return evaluation is a function of the number provided to the number rerquired.													
Available Returns		1.00		1.00		1.00		1.00		1.00		1.00	
Required Returns		1.00		1.00		1.00		1.00		1.00		1.00	
Quality of Return Arrangement		1.00		1.00		1.00		1.50		1.00		1.00	
Ratio of Provided to Required		1.00		1.00		1.00		1.50		1.00		1.00	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Bicycles	**10%**	**0.80**	**0.08**	**0.75**	**0.08**	**0.75**	**0.08**	**1.00**	**0.10**	**0.75**	**0.08**	**0.75**	**0.08**
Access/Parking — Based on the number of bicycle parking space required by ordinance.													
Available Bike spaces		14		16		13		13		13		13	
Safety Factor		0.80		0.75		0.75		1.00		0.75		0.75	
Required Bike space		14		16		13		13		13		13	
Ratio of Provided to Required		0.80		0.75		0.75		1.00		0.75		0.75	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Pedestrians	**10%**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.43**	**0.04**	**0.71**	**0.07**	**0.38**	**0.04**
Pedestrian evaluation is a function of the number of anticipated density of residential units within 0.5 miles of the primary access point to the site compared to the site with the highest number of residential units within 0.5 miles.													
Residential units within 0.5 mi		0		0		0		554		916		497	
Safety Factor		0.80		0.75		0.75		1.00		0.75		0.75	
Highest number of Residential units		1298		1298		1298		1298		1298		1298	
Ratio of Possible to Maximum		0.00		0.00		0.00		0.43		0.71		0.38	

High density such as appartments or mixed use is assumed at 10 units per acre. Urban Residential is 3 units per acre, Central Urban Residential is 5 units per acre.

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Vehicular Access	**30%**	**0.56**	**0.17**	**0.17**	**0.05**	**0.56**	**0.17**	**0.56**	**0.17**	**0.78**	**0.23**	**0.67**	**0.20**
Access/Parking: Vehicular Access evaluation is a function of the number of arterial access roads within 0.25 miles and Major Connector roads within 0.5 miles of the primary access point to the site and availablility of a secondary raod for access of the compared to the site with the highest score.													
No of Turns from Major Road 1		1.00	USH 14			1.00	USH 14	2.00	Crystal Lake	1.00	Crystal Lake	2.00	USH 14
No of Turns from Major Road 2		3.00	Main			3.00	Main	2.00	Terra Cotta	1.00	Main	1.00	Pingree
Averrage No of Turns		2.00				2.00		2.00		1.00		1.50	
Safety Factor		1.00		0.75		1.00		1.00		1.00		1.00	
Aggregate		2.00		0.75		2.00		2.00		1.00		1.50	
Maximum - Aggregate		2.50				2.50		2.50		3.50		3.00	
4.50 Ratio of Aggregate to Maximum		0.56		0.17		0.56		0.56		0.78		0.67	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - off site	**5%**	**0.00**	**0.00**	**0.00**	**0.00**	**-0.30**	**-0.02**	**0.43**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**
Access/Parking: Parking evaluation is a function of the number provided to the number rerquired.													
Available Parking		0		0		-79		109	See Note	0	See Note	0	
Available Parking		0		0		0		0	Erick	0		0	
Safety Factor		1.00		1.00		1.00		1.00		1.00		1.00	
Zoning Requirement		273		320		263		255		254		254	
Ratio of Provided to Required		0.00		0.00		-0.30		0.43		0.00		0.00	
Ratio of Aggegate On-Site and Offsite to Required		1.50		1.07		1.00		1.27		1.50		0.79	
								Spaces at front of building are treated as off-site due to the travel distance to the front door.		Spaces at side of building are treated as off-site due to the travel distance to the front door.			

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ Control of Site	5	0.62	3.08	0.59	2.96	0.59	2.96	0.66	3.32	0.58	2.89	0.66	3.32
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Ownership	50%	0.86	0.43	0.81	0.40	0.81	0.40	0.95	0.48	0.90	0.45	0.95	0.48
Ownership evaluation is the number of current property owners (other than the Library) who control the site.													
Control of Site													
CLPL		0.00		0.00		0.00		0.00		See Note		0.00	
City		0.00		0.00		0.00		0.00		0.00		0.00	
Private Owner 1		1.00		1.00		1.00		1.00		1.00		1.00	
Private Owner 2		0.00		0.00		0.00		0.00		1.00		0.00	
Private Owner 3		0.00		0.00		0.00		0.00		0.00		0.00	
Private Owner 4		0.00		0.00		0.00		0.00		0.00		0.00	
Agreementss with Adjacent Owners		2.00		3.00		3.00		0.00		0.00		0.00	
Aggregate		3.00		4.00		4.00		1.00		2.00		1.00	
21 Maximum - Aggregate		18.00		17.00		17.00		20.00		19.00		20.00	
Ratio of Max-Agg to Maximum		0.86		0.81		0.81		0.95		0.90		0.95	
		Requires easement, association negotiations for cross-access: Shared parking		Requires easement, association negotiations for cross-access: Shared parking		Requires easement, association negotiations for cross-access: Shared parking				Requires easement, association negotiations for cross-access: Shared parking			

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Timing	**25%**	**0.75**	**0.19**	**0.75**	**0.19**	**0.75**	**0.19**	**0.50**	**0.13**	**0.75**	**0.19**	**0.75**	**0.19**
Timing evaluation is the number of months of negotiation anticipated with current property owners (other than the Library) who control the site.													
Control of Site													
CLPL		0.00		0.00		0.00		0.00		0.00		0.00	
City		0.00		0.00		0.00		0.00		0.00		0.00	
Private Owner 1		1.00		1.00		1.00		2.00		1.00		1.00	
Private Owner 2		0.00		0.00		0.00		0.00		0.00		0.00	
Private Owner 3		0.00		0.00		0.00		0.00		0.00		0.00	
Private Owner 4		0.00		0.00		0.00		0.00		0.00		0.00	
Aggregate		1.00		1.00		1.00		2.00		1.00		1.00	
4.00 Maximum - Aggregate		3.00		3.00		3.00		2.00		3.00		3.00	
Ratio of Max-Agg to Maximum		0.75		0.75		0.75		0.50		0.75		0.75	
		Requires easement, association negotiations for cross-access: Shared parking		Requires easement, association negotiations for cross-access: Shared parking		Requires easement, association negotiations for cross-access: Shared parking				Requires easement, association negotiations for cross-access: Shared parking			

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		**5625 Northwest**		**5625 Northwest**		**115 N Erick Street**		**118 S Main Street**		**6704 Pingree**	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Regulatory parameters	**25%**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.25**	**0.06**	**-0.25**	**-0.06**	**0.00**	**0.00**
Regulatory evaluation is the number of months of negotiation anticipated with various AHJ governing the site.													
Control of Site													
Zoning		1.00		1.00		1.00		1.00		1.00		1.00	
Design Review		1.00		1.00		1.00		0.00		1.00		1.00	
Engineering		1.00		1.00		1.00		1.00		1.00		1.00	
Fire Department		1.00		1.00		1.00		1.00		1.00		1.00	
IDOT		0.00		0.00		0.00		0.00		1.00		0.00	
IDNR		0.00		0.00		0.00		0.00		0.00		0.00	
McHenry County		0.00		0.00		0.00		0.00		0.00		0.00	
Aggregate		4.00		4.00		4.00		3.00		5.00		4.00	
4.00 Maximum - Aggregate		0.00		0.00		0.00		1.00		-1.00		0.00	
Ratio of Max-Agg to Maximum		0.00		0.00		0.00		0.25		-0.25		0.00	

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Ease of Construction**	4	**1.20**	**4.80**	**1.00**	**4.00**	**1.00**	**4.00**	**1.13**	**4.52**	**0.20**	**0.80**	**1.10**	**4.40**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Floodplain	20%	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**
Geotechnical	20%	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**
Ground water - suitable levels		1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Suitable soils		1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Aggregate		2.00		2.00		2.00		2.00		2.00		2.00	
1.00 Maximum - Aggregate		-1.00		-1.00		-1.00		-1.00		-1.00		-1.00	
Ratio of Max-Agg to Maximum		-1.00		-1.00		-1.00		-1.00		-1.00		-1.00	
Utilities Access	20%	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**
Storm Water Management	20%	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**0.75**	**0.15**	**1.00**	**0.20**	**0.50**	**0.10**
Environmental	20%	**1.00**	**0.20**	**0.00**	**0.00**	**0.00**	**0.00**	**0.90**	**0.18**	**-4.00**	**-0.80**	**1.00**	**0.20**
Clean-up		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	1.00	UNVERIFIED	0.00	UNVERIFIED
Demolition		0.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	0.10	UNVERIFIED	3.00	UNVERIFIED	0.00	UNVERIFIED
Separation		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	1.00	UNVERIFIED	0.00	UNVERIFIED
Construction phase		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Post-occupancy		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Aggregate		0.00		1.00		1.00		0.10		5.00		0.00	
1.00 Maximum - Aggregate		1.00		0.00		0.00		0.90		-4.00		1.00	
Ratio of Max-Agg to Maximum		1.00		0.00		0.00		0.90		-4.00		1.00	

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Amenities**	**3**	**0.41**	**1.23**	**0.34**	**1.02**	**0.43**	**1.28**	**0.23**	**0.69**	**0.43**	**1.28**	**0.23**	**0.69**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Landscape - Educational		0.25		0.25		0.25		0.25		0.5		0.25	
Landscape - Enjoyment		0.65		0.5		0.65		0.1		0.5		0.1	
Light		0.75		0.75		0.8		0.5		0.75		0.5	
View		0.75		0.5		0.8		0.5		0.75		0.5	
		2.4		2		2.5		1.35		2.5		1.35	

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Other Site Attributes**	**2**	**-1.28**	**-2.57**	**-0.89**	**-1.78**	**-1.14**	**-2.28**	**-0.60**	**-1.20**	**-1.53**	**-3.06**	**-0.52**	**-1.04**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
1 **Highest & Best Use**	25%	-2.00	-0.50	-1.00	-0.25	-2.00	-0.50	0.00	0.00	-1.00	-0.25	-1.00	-0.25
1 **Sales Tax Revenue Change**	25%	-1.00	-0.25	-1.00	-0.25	-1.00	-0.25	0.00	0.00	0.00	0.00	0.00	0.00
1 **Property Tax Revenue Change**	25%	-2	-0.53	-2	-0.39	-2	-0.39	-2	-0.60	-5	-1.28	-1	-0.27
Library		4153		3049		3049		4682		4106		2062	
Library Pension		481		353		353		542		475		258	
Parks		5451		4003		4003		6147		5390		2681	
Parks Pension		85		62		62		95		84		83	
Main Street TIF										30125			
Vulcan TIF													
City		31		23		23		34		31		19	
City Pension		3249		2386		2386		3664		3212		1812	
Fire		6135		4505		4505		6917		6065		3046	
Fire Pension		1744		1280		1280		1966		1724		866	
1 **Reuse of Existing Library**	25%	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	0%		0.00		0.00		0.00		0.00		0.00		0.00
0	0%		0.00		0.00		0.00		0.00		0.00		0.00
0	0%		0.00		0.00		0.00		0.00		0.00		0.00
0	0%		0.00		0.00		0.00		0.00		0.00		0.00
4													

Site Comparison	7/25/2013	Renovate an Existing Building					
Crystal Lake Public Library	112160.02	2A	3A	3B	6	7A	14A
		5640 Northwest	**5625 Northwest**	**5625 Northwest**	**115 N Erick Street**	**118 S Main Street**	**6704 Pingree**
		Wal-Mart	Garden Fresh	Garden Fresh	Walden Capital	Oak Industries	Sexton
	Overall Summary	Renovate	Renovate	Renovate & Expand	Renovate & Expand	Renovate	Renovate
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶	**Project Cost (millions)**	**$23.51**	**$19.44**	**$23.83**	**$27.82**	**$32.73**	**$22.20**

It is important to recognize that each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

▶	Building	$13,408,135	$10,245,538	$13,991,518	$12,787,971	$16,922,354	$12,691,260
▶	Furnishings & Technology	$3,273,888	$2,960,475	$3,281,928	$3,277,101	$3,277,101	$3,277,101
▶	Parking	$872,168	$1,095,752	$586,950	$1,031,461	$810,393	$638,675
▶	Other Site Development	$3,604,887	$2,662,582	$3,127,780	$3,423,875	$2,643,724	$2,901,032
▶	Site Acquisition	$500,000	$1,000,000	$1,000,000	$5,500,000	$7,000,000	$1,000,000
▶	Implementation	$81,462	$54,822	$81,660	$81,541	$81,541	$54,633
▶	Expenses	$1,773,030	$1,416,748	$1,764,921	$1,716,938	$1,995,910	$1,638,052
		$277.97		$281.76	$328.86	$386.93	$262.45

Site Comparison

7/25/2013

Crystal Lake Public Library 112160.02

Renovate an Existing Building

Overall Summary		2A 5640 Northwest Wal-Mart Renovate Surface Parking		3A 5625 Northwest Garden Fresh Renovate Surface Parking		3B 5625 Northwest Garden Fresh Renovate & Expand Surface Parking		6 115 N Erick Street Walden Capital Renovate & Expand Surface Parking		7A 118 S Main Street Oak Industries Renovate Surface Parking		14A 6704 Pingree Sexton Renovate Surface Parking	
▶ Building			$13,408,135		$10,245,538		$13,991,518		$12,787,971		$16,922,354		$12,691,260
Demolition													
Building Gross	$7.25	91,124	$ 660,649	0	$ -	0	$ -	0	$ -	21,148	$ 153,321	16,000	$ 116,000
Interior Gross	$4.00	0	$ -	68,000	$ 136,000	68,000	$ 136,000	7,000	$ 28,000	84,591	$ 338,364	80,000	$ 160,000
Selective	$12.00	0	$ -	0	$ -	19,591	$ 117,546	22,100	$ 265,200	8,459	$ 101,509	2,000	$ 12,000
Renovations													
Foundations & Substructure	$13.20	0	$ -	0	$ -	0	$ -	0	$ -	21,148	$ 279,150	0	$ -
Structure	$27.50	0	$ -	0	$ -	0	$ -	0	$ -	21,148	$ 581,563	8,000	$ 220,000
Enclosure	$28.80	45,562	$ 1,312,186	34,000	$ 979,200	34,000	$ 979,200	38,270	$ 1,102,176	93,050	$ 2,679,843	40,000	$ 1,152,000
Roofing	$8.60	45,562	$ 391,833	34,000	$ 292,400	34,000	$ 292,400	38,270	$ 329,122	93,050	$ 800,231	40,000	$ 344,000
Interior Construction	$23.40	91,124	$ 2,132,302	68,000	$ 1,591,200	68,000	$ 1,591,200	76,540	$ 1,791,036	93,050	$ 2,177,372	80,000	$ 1,872,000
Conveying	$2.90	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Mechanical	$39.95	91,124	$ 3,640,404	68,000	$ 2,716,600	68,000	$ 2,716,600	76,540	$ 3,057,773	93,050	$ 3,717,351	80,000	$ 3,196,000
Electrical	$26.00	91,124	$ 2,369,224	68,000	$ 1,768,000	68,000	$ 1,768,000	76,540	$ 1,990,040	93,050	$ 2,419,303	80,000	$ 2,080,000
New Construction													
Foundations	$13.20	0	$ -	3,000	$ 39,600	19,591	$ 258,601	8,500	$ 112,200	0	$ -	4,600	$ 60,720
Structure	$27.50	0	$ -	3,000	$ 82,500	19,591	$ 538,753	8,500	$ 233,750	0	$ -	4,600	$ 126,500
Enclosure	$28.80	0	$ -	3,000	$ 86,400	19,591	$ 564,221	8,500	$ 244,800	0	$ -	4,600	$ 132,480
Roofing	$8.60	0	$ -	3,000	$ 25,800	19,591	$ 168,483	8,500	$ 73,100	0	$ -	4,600	$ 39,560
Interior Construction	$23.40	0	$ -	3,000	$ 70,200	19,591	$ 458,429	8,500	$ 198,900	0	$ -	4,600	$ 107,640
Conveying	$2.90	0	$ -	3,000	$ 8,700	19,591	$ 56,814	8,500	$ 24,650	0	$ -	4,600	$ 13,340
Mechanical	$39.95	0	$ -	3,000	$ 119,850	19,591	$ 782,660	8,500	$ 339,575	0	$ -	4,600	$ 183,770
Electrical	$26.00	0	$ -	3,000	$ 78,000	19,591	$ 509,366	8,500	$ 221,000	0	$ -	4,600	$ 119,600
Sub-Total			$10,506,597		$ 7,994,450		$10,938,273		$10,011,322		$13,248,008		$ 9,935,610
GCOH&P		7.00%	$ 735,462	7.00%	$ 559,612	7.00%	$ 765,679	7.00%	$ 700,793	7.00%	$ 927,361	7.00%	$ 695,493
CM Fee		3.50%	$ 393,472	3.50%	$ 299,392	3.50%	$ 409,638	3.50%	$ 374,924	3.50%	$ 496,138	3.50%	$ 372,089
Sub-Total			$11,635,531		$ 8,853,454		$12,113,590		$11,087,039		$14,671,506		$11,003,191
Contingency		7.00%	$ 814,487	7.00%	$ 619,742	7.00%	$ 847,951	7.00%	$ 776,093	7.00%	$ 1,027,005	7.00%	$ 770,223
Escalation		8.23%	$ 958,117	8.72%	$ 772,343	8.50%	$ 1,029,977	8.34%	$ 924,839	8.34%	$ 1,223,842	8.34%	$ 917,845
Total			$13,408,135		$10,245,538		$13,991,518		$12,787,971		$16,922,354		$12,691,260

Cost are predicated on complete teardown, total building replacement

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
Overall Summary		Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ **Furnishings & Technology**			**$3,273,888**		**$2,960,475**		**$3,281,928**		**$3,277,101**		**$3,277,101**		**$3,277,101**
Furnishings	$22.00	84,591	$ 1,861,002	71,000	$ 1,562,000	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002
Technology	$7.00	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137
Network Cabling	$4.50	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660
Autosort			$ 150,000		$ 150,000		$ 150,000		$ 150,000		$ 150,000		$ 150,000
Sub-Total			$ 2,983,799		$ 2,684,797		$ 2,983,799		$ 2,983,799		$ 2,983,799		$ 2,983,799
GCOH&P	0.00%	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
CM Fee	3.50%	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323
Sub-Total			$ 2,997,122		$ 2,698,120		$ 2,997,122		$ 2,997,122		$ 2,997,122		$ 2,997,122
Contingency	1.00%	1.00%	$ 29,971	1.00%	$ 26,981	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971
Escalation		8.23%	$ 246,795	8.72%	$ 235,374	8.50%	$ 254,835	8.34%	$ 250,009	8.34%	$ 250,009	8.34%	$ 250,009
Total			$ 3,273,888		$ 2,960,475		$ 3,281,928		$ 3,277,101		$ 3,277,101		$ 3,277,101

Site Comparison	7/25/2013	Renovate an Existing Building											
Crystal Lake Public Library	112160.02	2A		3A		3B		6		7A		14A	
		5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
	Overall Summary	Wal-Mart		Garden Fresh		Garden Fresh		Walden Capital		Oak Industries		Sexton	
		Renovate		Renovate		Renovate & Expand		Renovate & Expand		Renovate		Renovate	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ **Parking**			**$872,168**		**$1,095,752**		**$586,950**		**$1,031,461**		**$810,393**		**$638,675**
Structured Parking	$16,500												
Surface Parking	$2,500	273	$ 683,430	342	$ 855,000	263	$ 656,933	214	$ 535,000	254	$ 634,433	200	$ 500,000
Remote Parking	$2,500	0	$ -	0	$ -	-79	$ (198,068)	109	$ 272,500	0	$ -	0	$ -
Land Acquisition													
Demolition													
Structured Parking	$16,500		$ -		$ -		$ -		$ -		$ -		$ -
Existing Parking Upgrades	$1,000		$ -		$ -		$ -		$ -		$ -		$ -
New Off-Site Surface Parking	$2,500		$ -		$ -		$ -		$ -		$ -		$ -
Sub-Total			$ 683,430		$ 855,000		$ 458,865		$ 807,500		$ 634,433		$ 500,000
GCOH&P		7.00%	$ 47,840	7.00%	$ 59,850	7.00%	$ 32,121	7.00%	$ 56,525	7.00%	$ 44,410	7.00%	$ 35,000
CM Fee		3.50%	$ 25,594	3.50%	$ 32,020	3.50%	$ 17,184	3.50%	$ 30,241	3.50%	$ 23,759	3.50%	$ 18,725
Sub-Total			$ 756,865		$ 946,870		$ 508,170		$ 894,266		$ 702,602		$ 553,725
Contingency		7.00%	$ 52,981	7.00%	$ 66,281	7.00%	$ 35,572	7.00%	$ 62,599	7.00%	$ 49,182	7.00%	$ 38,761
Escalation		8.23%	$ 62,323	8.72%	$ 82,601	8.50%	$ 43,208	8.34%	$ 74,596	8.34%	$ 58,608	8.34%	$ 46,190
Total			$ 872,168		$ 1,095,752		$ 586,950		$ 1,031,461		$ 810,393		$ 638,675
▶ **Other Site Development**			**$3,604,887**		**$2,662,582**		**$3,127,780**		**$3,423,875**		**$2,643,724**		**$2,901,032**
Utilities	$8.26	91,124	$ 376,342	71,000	$ 293,230	87,591	$ 361,751	85,040	$ 351,215	84,591	$ 698,722	84,600	$ 349,398
Earthwork	$4.82	91,124	$ 1,317,653	71,000	$ 1,026,660	87,591	$ 1,266,566	85,040	$ 1,229,678	84,591	$ 407,729	84,600	$ 1,223,316
Site Preparation	$1.19	91,124	$ 325,313	71,000	$ 253,470	87,591	$ 312,700	85,040	$ 303,593	84,591	$ 100,663	84,600	$ 302,022
Remediation	$0.75	0	$ -	0	$ -	0	$ -	0	$ -	93,050	$ 69,788	0	$ -
Soil Replacement	$3.57	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
General Site Improvements	$1.82	442,570	$ 805,477	277,042	$ 504,216	277,042	$ 504,216	437,342	$ 795,963	435,600	$ 792,792	217,800	$ 396,396
Sub-Total			$ 2,824,785		$ 2,077,576		$ 2,445,232		$ 2,680,450		$ 2,069,693		$ 2,271,132
GCOH&P		7.00%	$ 197,735	7.00%	$ 145,430	7.00%	$ 171,166	7.00%	$ 187,631	7.00%	$ 144,879	7.00%	$ 158,979
CM Fee		3.50%	$ 105,788	3.50%	$ 77,805	3.50%	$ 91,574	3.50%	$ 100,383	3.50%	$ 77,510	3.50%	$ 85,054
Sub-Total			$ 3,128,308		$ 2,300,811		$ 2,707,972		$ 2,968,464		$ 2,292,082		$ 2,515,165
Contingency		7.00%	$ 218,982	7.00%	$ 161,057	7.00%	$ 189,558	7.00%	$ 207,792	7.00%	$ 160,446	7.00%	$ 176,062
Escalation		8.23%	$ 257,598	8.72%	$ 200,714	8.50%	$ 230,250	8.34%	$ 247,618	8.34%	$ 191,197	8.34%	$ 209,806
Total			$ 3,604,887		$ 2,662,582		$ 3,127,780		$ 3,423,875		$ 2,643,724		$ 2,901,032
		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants	

Site Comparison	7/25/2013	Renovate an Existing Building					
Crystal Lake Public Library	112160.02	2A	3A	3B	6	7A	14A
		5640 Northwest	**5625 Northwest**	**5625 Northwest**	**115 N Erick Street**	**118 S Main Street**	**6704 Pingree**
	Overall Summary	Wal-Mart	Garden Fresh	Garden Fresh	Walden Capital	Oak Industries	Sexton
		Renovate	Renovate	Renovate & Expand	Renovate & Expand	Renovate	Renovate
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ **Site Acquisition**		**$500,000**	**$1,000,000**	**$1,000,000**	**$5,500,000**	**$7,000,000**	**$1,000,000**
Purchase - Parcel 1		$ 1,500,000	$ 2,000,000	$ 2,000,000	$ 6,500,000	$ 8,000,000	$ 2,000,000
Purchase - Parcel 2							
Purchase - Parcel 3							
Purchase - Parcel 4							
Sale - Parcel 2							
Sale - Existing Library		$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)
Lease		$ -	$ -	$ -	$ -		$ -
Rate		$ -	$ -	$ -	$ 12	$ 12 See Note	$ -
Term		5	5	5	5	10	5
Area		164,000	136,800	136,800	0	93,050	80,000
20 Year Equivalent		4.00	4.00	4.00	4.00 $ -	1.00	4.00
Restoration Costs					$ -		
		Site acquisiton and existing building sale estimates from Lewke Partners.	Site acquisiton and existing building sale estimates from Lewke Partners.	Site acquisiton and existing building sale estimates from Lewke Partners.		Site acquisiton and existing building sale estimates from Lewke Partners.	
▶ **Implementation**		**$81,462**	**$54,822**	**$81,660**	**$81,541**	**$81,541**	**$54,633**
Move Out		$ 70,000	$ 46,900	$ 70,000	$ 70,000	$ 70,000	$ 46,900
Interim Library							
Rent		$ -	$ -	$ -	$ -	$ -	$ -
Rate							
Term							
Area							
Temporary Network	$4.50	$ -	$ -	$ -	$ -	$ -	$ -
Move In		$ -	$ -	$ -	$ -	$ -	$ -
Sub-Total		**$ 70,000**	**$ 46,900**	**$ 70,000**	**$ 70,000**	**$ 70,000**	**$ 46,900**
GCOH&P		2.00% $ 1,400	2.00% $ 938	2.00% $ 1,400	2.00% $ 1,400	2.00% $ 1,400	2.00% $ 938
CM Fee		3.50% $ 2,499	3.50% $ 1,674	3.50% $ 2,499	3.50% $ 2,499	3.50% $ 2,499	3.50% $ 1,674
Sub-Total		**$ 73,899**	**$ 49,512**	**$ 73,899**	**$ 73,899**	**$ 73,899**	**$ 49,512**
Contingency		2.00% $ 1,478	2.00% $ 990	2.00% $ 1,478	2.00% $ 1,478	2.00% $ 1,478	2.00% $ 990
Escalation		8.23% $ 6,085	8.72% $ 4,319	8.50% $ 6,283	8.34% $ 6,164	8.34% $ 6,164	8.34% $ 4,130
Total		**$ 81,462**	**$ 54,822**	**$ 81,660**	**$ 81,541**	**$ 81,541**	**$ 54,633**

Site Comparison	7/25/2013	Renovate an Existing Building					
Crystal Lake Public Library	112160.02	2A	3A	3B	6	7A	14A
		5640 Northwest	5625 Northwest	5625 Northwest	115 N Erick Street	118 S Main Street	6704 Pingree
	Overall Summary	Wal-Mart	Garden Fresh	Garden Fresh	Walden Capital	Oak Industries	Sexton
		Renovate	Renovate	Renovate & Expand	Renovate & Expand	Renovate	Renovate
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ **Expenses**		**$1,773,030**	**$1,416,748**	**$1,764,921**	**$1,716,938**	**$1,995,910**	**$1,638,052**
Fees							
Architecture/Engineering	7.00%	$17,885,190 $ 1,251,963	$14,003,872 $ 980,271	$17,706,248 $ 1,239,437	$17,243,306 $ 1,207,031	$20,376,471 $ 1,426,353	$16,230,968 $ 1,136,168
Interior Design	8.00%	$3,343,888 $ 267,511	$3,007,375 $ 240,590	$3,351,928 $ 268,154	$3,347,101 $ 267,768	$3,347,101 $ 267,768	$3,324,001 $ 265,920
Commissioning	0.50%	$ 6,009,628 $ 30,048	$ 4,682,450 $ 23,412	$ 5,776,626 $ 28,883	$ 5,608,388 $ 28,042	$ 6,136,654 $ 30,683	$ 5,579,370 $ 27,897
Testing	1.00%	$13,408,135 $ 134,081	$10,245,538 $ 102,455	$13,991,518 $ 139,915	$12,787,971 $ 127,880	$16,922,354 $ 169,224	$12,691,260 $ 126,913
Insurance & Bonds	0.50%	$17,885,190 $ 89,426	$14,003,872 $ 70,019	$17,706,248 $ 88,531	$17,243,306 $ 86,217	$20,376,471 $ 101,882	$16,230,968 $ 81,155
▶ **Escalation Calculation**							
	1	1		1	1	1	1
Original Estimate Date	4/1/2012	4/1/2012		4/1/2012	4/1/2012	4/1/2012	4/1/2012
Early Start Date	4/18/2013	4/18/2013		4/18/2013	4/18/2013	4/18/2013	4/18/2013
Referendum Date	3/18/2014	3/18/2014		3/18/2014	3/18/2014	3/18/2014	3/18/2014
Lead Time - No referendum	502	502		502	502	502	502
Additional Lead Time - referendun	334	334		334	334	334	334
Time to Prepare/Bid Documents	365	365		365	365	365	365
Construction Time							
Interim Library Construction	60	0		0	0	0	0
Move to Interim Facility	15	0		0	0	0	0
Demolition	60	60		60	60	60	60
New Construction	456	365		456	402	402	402
FF&E	60	60		60	60	60	60
Move to New Building	30	30		30	30	30	30
days	681	515		606	552	552	552
years	1.87	1.41		1.66	1.51	1.51	1.51
Construction Duration (years)	2.87	2.41		2.66	2.51	2.51	2.51
Construction Duration (days)	1046	880		971	917	917	917
Start Date	3/18/2015	3/18/2015		3/18/2015	3/18/2015	3/18/2015	3/18/2015
End Date	1/27/2017	8/14/2016		11/13/2016	9/19/2016	9/19/2016	9/19/2016
Rate	2.00%	2.00%		2.00%	2.00%	2.00%	2.00%
Total Escalation Period (years)	4.22	4.00		4.12	4.05	4.05	4.05
Initial Escalation	8.72%	8.23%		8.50%	8.34%	8.34%	8.34%
Total Escalation Used in Calcs	**8.72%**	**8.23%**	8.72%	**8.50%**	**8.34%**	**8.34%**	**8.34%**

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
		Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
	Overall Summary	Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
Location/Context	**11**	0.58	**6.38**	0.05	0.58	0.18	2.02	0.04	0.39	0.04	0.43
Site Size	**10**	0.99	**9.87**	0.96	**9.59**	0.99	**9.92**	0.93	**9.27**	0.93	**9.27**
Building Layout	**9**	0.98	8.78	0.98	8.78	0.98	8.78	0.95	**8.52**	0.98	8.78
Building Height	**8**	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32
Adaptability	**7**	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
Access/Parking	**6**	0.95	**5.67**	0.85	**5.11**	0.95	**5.73**	0.74	4.44	0.72	4.33
Control of Site	**5**	0.62	**3.08**	0.55	**2.77**	0.58	**2.89**	0.19	0.94	0.19	0.94
Ease of Construction	**4**	1.00	**4.00**	1.10	**4.40**	0.60	2.40	1.10	**4.40**	1.10	**4.40**
Amenities	**3**	0.45	1.35	0.64	1.91	1.00	3.00	0.66	1.98	0.66	1.98
Other Site Attributes	**2**	-1.28	-2.57	-0.01	-0.01	-1.53	-3.06	0.25	0.50	0.25	0.50
			48.91		45.48		44.01		42.78		42.96
Costs		$29.19	**$29,187,610**	$28.22	**$28,217,724**	$32.32	**$32,322,376**	$27.74	**$27,736,231**	$27.74	**$27,736,231**
Building		$18.43	$18,432,421	$18.86	$18,863,186	$20.14	$20,138,786	$18.40	$18,404,262	$18.40	$18,404,262
Furnishings & Technology		$3.28	$3,281,928	$3.28	$3,281,928	$3.28	$3,281,928	$3.28	$3,276,639	$3.28	$3,276,639
Parking		$0.81	$811,524	$1.16	$1,160,088	$0.81	$811,524	$0.81	$810,284	$0.81	$810,284
Other Site Development		$3.43	$3,428,096	$2.39	$2,393,704	$2.73	$2,734,668	$2.09	$2,086,286	$2.09	$2,086,286
Site Acquisition		$1.00	$1,000,000	$0.30	$300,000	$3.00	$3,000,000	$1.00	$1,000,000	$1.00	$1,000,000
Implementation		$0.05	$54,712	$0.05	$54,712	$0.08	$81,660	$0.08	$81,530	$0.08	$81,530
Expenses		$2.18	$2,178,927	$2.16	$2,164,105	$2.27	$2,273,809	$2.08	$2,077,230	$2.08	$2,077,230

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Location/Context**	**11**	**0.58**	**6.38**	**0.05**	**0.58**	**0.18**	**2.02**	**0.04**	**0.39**	**0.04**	**0.43**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Neighborhood	**15%**	**0.47**	**0.07**	**0.58**	**0.09**	**0.52**	**0.08**	**0.93**	**0.14**	**0.93**	**0.14**
Location/Context: Neigborhood evaluation is a function of the number of possible synergies with designated use patterns compared to the highest scoring site.											
Civic synergies		0.00		1.00		0.00		0.00		0.00	
Cultural synergies		0.00		0.00		1.00		0.00		0.00	
Educational synergies		0.00		0.00		1.00		2.00	South, Lundahl	2.00	South, Lundahl
Recreational synergies		1.00		1.00		0.00	See Note	3.00		3.00	
Residential synergies		0.00		1.97		1.41		0.98		0.98	
Retail synergies		3.00		1.00		1.00		0.00		0.00	
Safety Factor		0.75		0.75		0.75		1.00		1.00	
Aggregate		3.00		3.73		3.31		5.98		5.98	
6.41 Ratio of Aggregate to Maximum		0.47	0.07	0.58	0.09	0.52	0.08	0.93	0.14	0.93	0.14
						Assumes Purchase of site and shared use with recreational function					

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Image	**5%**	**1.00**	**0.05**	**1.00**	**0.05**	**1.00**	**0.05**	**1.00**	**0.05**	**1.00**	**0.05**
Image evaluation is the number of generally acceptable elevations.											
Location/Context											
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Impact on Neighborhood	**80%**	**0.94**	**0.75**	**0.00**	**0.00**	**0.33**	**0.26**	**0.20**	**0.16**	**0.25**	**0.20**
Change in trafffic, scale of activity, loss/addition of amenity		410		50		50		50		50	
Increase in Traffic at Site		0		328		331		245		225	
Increase in Neighborhood Traffic		0		328		331		245		225	
Increase in Activity Level		0		328		331		245		225	
Extension of Activity into Evening		0		328		0		245		225	
Loss of Green Space, sf/1000		0		215		0		215		215	
Impact on current Library Site		100		100		100		100		100	
Total											
8191 Distance to City Limit		0.67	5458	0.39	3158	0.47	3855	0.10	819	0.10	819
Aggregate		100.67		1627.39		1093.47		1295.10		1215.10	
1627 Maximum - Aggregate		1526.72		0.00		533.91		332.29		412.29	
Ratio of Max-Agg to Maximum		0.94		0.00		0.33		0.20		0.25	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Site Size**	**10**	**0.99**	**9.87**	**0.96**	**9.59**	**0.99**	**9.92**	**0.93**	**9.27**	**0.93**	**9.27**
		Site Size Evaluation is comprised of two components. The first is the initial Building size after the currently contemplated expansion. The second is the area of potential expansion remaining after the currently contemplated expansion. The currently contemplated expansion gets 90% of the scoring weight. A further future expansion gets 10% of the Evaluation Scoring weight. The immediate need is significant and expansion beyond the current space needs is unlikely to be required. Parking area is assessed in the Access/parking section. Storm water is assessed in the Ease of Construction section.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Initial Building Size	**85%**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**
Site Size	**10%**	**1.32**	**0.13**	**1.04**	**0.10**	**1.30**	**0.13**	**0.65**	**0.07**	**0.65**	**0.07**
Future Building Size	**5%**	**0.09**	**0.00**	**0.09**	**0.00**	**0.24**	**0.01**	**0.24**	**0.01**	**0.24**	**0.01**
		Initial Building Size scores are the ratio of the size to the Space Needs. For the Current building this is Existing/Program. For the Expanded Buildings this is Program/Program. A maximum deviation from program of 5% over and 10% under are established as limits.									
Current Building Size (sf)	40,000	Future Building Size assumes that the maximum building size on the site is the optimal program area in sf. The potential future size is the difference between the built area and the optimal building size. For the Existing Building this is (Program-Existing)/Program. For the Expanded Buildings this is (Program-Program)/Program.									
Required Building Size (sf) as identified in 2011 Space Needs Assessment and revised by the 2012 Program	84,591	8,000	Horizontal Expansion	8,000	Horizontal Expansion	20,000	Horizontal Expansion	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure
								Need layout to verify adequate geometry of site. Overall size is adequate, effective area may be less than required.		Need layout to verify adequate geometry of site. Overall size is adequate, effective area may be less than required.	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Building Layout**	9	0.98	8.78	0.98	8.78	0.98	8.78	0.95	8.52	0.98	8.78
		Efficient Plan Evaluation is comprised of three components. The first is the fit of the program within the currently contemplated expansion. The second is the area ratio of simple geometry to complex or irregular geometry in the currently contemplated expansion. The third is the area ratio of efficient structural bays to the inefficient structural bays in the currently contemplated expansion. The fit of program criteria comprises 50% of the Evaluation Score. The simple geometry criteria comprises 25% of the Evaluation Score as does the efficient structure criteria.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Fit to Program	50%	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Efficient Building Shape	25%	0.90	0.23	0.90	0.23	0.90	0.23	0.79	0.20	0.90	0.23
		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
Effective perimeter: Number of Exposed Facades/Total Facades		1	4	1	4	1	4	1	3.5	1	4
		76,132		76,132		76,132		66,615		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Building Layout

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Efficient Column Grid	**25%**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**
Building Layout											
Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-1.665	10.67		0.00		0.00		0.00		0.00		0.00
-1.25	11.5		0.00		0.00		0.00		0.00		0.00
1	16	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
1	16	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Building Height**	8	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Efficient Section Evaluation is comprised of four components. The first is the space available to run ducts above the ceiling. Short wide ducts add to comfort, control, energy and acoustic challenges. The second is Lighting wih is governed by the height of the ceiling in the finished spaces. Low ceilings limit light distribution, impact fire supression system performance, impact the stack hight and comfort within the spaces. the third criteria is IT which is governed by the extent of the raceway system witin fixed structural elements sucha s slabs on grade and supported concrete slabs. Tolken in-slab raceways limit distribution of power and to a lesser extent higher end data networks. The fourth is the number of stories within the building used to accommodate the public service functions. If the building requires the number of stories to be in excess of the number of staffed resource desks an operation premium is introduced in order to maintain security and effective service. HVAC and lighting limitations of the section are more difficult to overcome than the IT distribution and staffing allocations.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
HVAC	30%	0.50	0.15	0.50	0.15	0.50	0.15	0.50	0.15	0.50	0.15
A conservative benchmark of 2.5 above the finished ceiling for duct distribution is used. A preferred reference point is 3 feet.											
Building Height: Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
-1	1.5		0.00		0.00		0.00		0.00		0.00
-0.5	2		0.00		0.00		0.00		0.00		0.00
0.5	3	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0.5	3	84,591	0.50	84,591	0.50	84,591	0.50	84,591	0.50	84,591	0.50
	Area(t)	84,591		84,591		84,591		84,591		84,591	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Lighting	**30%**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**
A conservative benchmark of 10 foot high ceilings is used. A preferred reference point is 11 feet.											
Building Height: Ceiling Height Benchmarked to 10' Minimum Ceiling Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00		0.00		0.00
1	11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
1	11	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
		Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
Overall Summary		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
IT	**20%**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**
A ratio of accessible floor practical with the structural system to the overall floor area is used as a score metric.											
Building Height: Floor Structure ratings for extent of distribution		Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	Slab on Grade, Replace		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38
	Area(t)	84,591		84,591		84,591		84,591		84,591	
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a distribution factor and the area ratio of that zone to the total building area. . The composite evaluation score is then multiplied by the importance factor.									
Building Height: Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Number of Stories	**20%**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Adaptability**	7	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
Adaptability Evaluation is comprised of eight components. These are each described in the sections below. The overall score is allocated among the components based on the frequency in which the library will typically want to make modifications to the particular component.		The most frequent changes will be furnishings. Activity spaces will continue to be added in lieu of more passive space uses. Power and data continue to require adaptation. Data changes are more frequent and pervasive but can often be accomplished with wireless technology. Event spaces are becoming more important. Mechanical systems and partition locations are changed most often with the introduction of Activity or Event spaces but not all of these will require large scale system modification. Modification to fixed image elements is least frequent. Image changes are more often addressed through non-fixed elements such as furnishings or portable display units.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Furnishings	20%	0.90	0.18	0.90	0.18	0.90	0.18	0.90	0.18	0.90	0.18
Furnishings flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Adaptability

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
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	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Activity Spaces	**15%**	**0.90**	**0.14**	**0.90**	**0.14**	**0.90**	**0.14**	**0.90**	**0.14**	**0.90**	**0.14**
Adaptability: Activity Space flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
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		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Data	**15%**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**
Data distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional data locations.											
Adaptability											
Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	Slab on Grade, Replace		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38
	Area(t)	84,591		84,591		84,591		84,591		84,591	
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Power	**15%**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**
Power distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional power locations.											
Adaptability: Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	New Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38
	Area(t)	84,591		84,591		84,591		84,591		84,591	
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Events	**12%**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**
Events Space flexibility is a function of floor to floor height.											
Adaptability: Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00		0.00		0.00
1	11	42,296	0.50	0	0.00	0	0.00	0	0.00	0	0.00
1	11	42,296	0.50	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
HVAC	**9%**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**
Events Space flexibility is a function of floor to floor height and thereby above ceiling height.											
Adaptability: Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00		0.00		0.00
1	11	42,296	0.50	0	0.00	0	0.00	0	0.00	0	0.00
1	11	42,296	0.50	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Partitions	**9%**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**
Adaptability: Partition flexibility is a function of structural system. Column spacing, double column rows and area separation fire walls are limiting elements.		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Internal Image	**5%**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**
Adaptability: Image flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Access/Parking**	6	**0.95**	**5.67**	**0.85**	**5.11**	**0.95**	**5.73**	**0.74**	**4.44**	**0.72**	**4.32**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - on site	25%	**1.62**	**0.40**	**1.06**	**0.27**	**1.50**	**0.38**	**1.16**	**0.29**	**1.08**	**0.27**
Parking evaluation is a function of the number provided to the number rerquired.											
Available Parking		410		269		381		295		275	
Zoning Requirement	3	254		254		254		254		254	
Ratio of Provided to Required		1.62		1.06		1.50		1.16		1.08	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Drive-up book return	20%	**1.50**	**0.30**	**1.00**	**0.20**	**1.00**	**0.20**	**1.50**	**0.30**	**1.50**	**0.30**
Drive up return evaluation is a function of the number provided to the number rerquired.											
Available Returns		1.00		1.00		1.00		1.00		1.00	
Required Returns		1.00		1.00		1.00		1.00		1.00	
Quality of Return Arrangement		1.50		1.00		1.00		1.50		1.50	
Ratio of Provided to Required		1.50		1.00		1.00		1.50		1.50	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES

Access/Parking

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Bicycles	**10%**	**0.75**	**0.08**	**1.00**	**0.10**	**0.75**	**0.08**	**1.00**	**0.10**	**1.00**	**0.10**
Access/Parking — Based on the number of bicycle parking space required by ordinance.											
Available Bike spaces		13		13		13		13		13	
Safety Factor		0.75		1.00		0.75		1.00		1.00	
Required Bike space		13		13		13		13		13	
Ratio of Provided to Required		0.75		1.00		0.75		1.00		1.00	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Pedestrians	**10%**	**0.00**	**0.00**	**0.99**	**0.10**	**0.71**	**0.07**	**0.49**	**0.05**	**0.49**	**0.05**
Pedestrian evaluation is a function of the number of anticipated density of residential units within 0.5 miles of the primary access point to the site compared to the site with the highest number of residential units within 0.5 miles.											
Residential units within 0.5 mi		0		1281		916		634		634	
Safety Factor		0.75		1.00		0.75		1.00		1.00	
Highest number of Residential units		1298		1298		1298		1298		1298	
Ratio of Possible to Maximum		0.00		0.99		0.71		0.49		0.49	
		High density such as appartments or mixed use is assumed at 10 units per acre. Urban Residential is 3 units per acre, Central Urban Residential is 5 units per acre.									

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	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Vehicular Access	30%	0.56	0.17	0.56	0.17	0.78	0.23	0.00	0.00	0.00	0.00
Access/Parking: Vehicular Access evaluation is a function of the number of arterial access roads within 0.25 miles and Major Connector roads within 0.5 miles of the primary access point to the site and availablility of a secondary raod for access of the compared to the site with the highest score.											
No of Turns from Major Road 1		1.00	USH 14	2.00	USH 14	1.00	Crystal Lake	4.00	USH 14	4.00	USH 14
No of Turns from Major Road 2		3.00	Main	2.00	Crystal Lake	1.00	Main	5.00	McHenry	5.00	McHenry
Average No of Turns		2.00		2.00		1.00		4.50		4.50	
Safety Factor		1.00		1.00		1.00		1.00		1.00	
Aggregate		2.00		2.00		1.00		4.50		4.50	
Maximum - Aggregate		2.50		2.50		3.50		0.00		0.00	
4.50 Ratio of Aggregate to Maximum		0.56		0.56		0.78		0.00		0.00	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - off site	5%	0.00	0.00	0.43	0.02	0.00	0.00	0.00	0.00	0.00	0.00
Access/Parking: Parking evaluation is a function of the number provided to the number rerquired.											
Available Parking		0		109	See Note	0	See Note	0		0	
Available Parking		0		0		0		0		0	
Safety Factor		1.00		1.00		1.00		1.00		1.00	
Zoning Requirement		254		254		254		254		254	
Ratio of Provided to Required		0.00		0.43		0.00		0.00		0.00	
Ratio of Aggegate On-Site and Offsite to Required		1.62		1.49		1.50		1.16		1.08	
				Spaces at old fire station across Woodstock are counted as off-site		Spaces at side of building are treated as off-site due to the travel distance to the front door.					

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ Control of Site	5	0.62	3.08	0.55	2.77	0.58	2.89	0.19	0.94	0.19	0.94
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Ownership	50%	0.86	0.43	0.86	0.43	0.90	0.45	0.00	0.00	0.00	0.00
Ownership evaluation is the number of current property owners (other than the Library) who control the site.											
Control of Site											
CLPL		0.00		0.00		1.00	See Note	0.00		0.00	
City		0.00		1.00		0.00		0.00		0.00	
Private Owner 1		1.00		1.00		1.00		1.00		1.00	
Private Owner 2		0.00		0.00		0.00	See Note	0.00		0.00	
Private Owner 3		0.00		0.00		0.00	See Note	0.00		0.00	
Private Owner 4		0.00		0.00		0.00	See Note	0.00		0.00	
Agreementss with Adjacent Owners		2.00		1.00	See Note	0.00		20.00	See Note	20.00	See Note
Aggregate		3.00		3.00		2.00		21.00		21.00	
21 Maximum - Aggregate		18.00		18.00		19.00		0.00		0.00	
Ratio of Max-Agg to Maximum		0.86		0.86		0.90		0.00		0.00	
		Requires easement, association negotiations for cross-access: Shared parking		Requires easement, association negotiations for cross-access: Transmission tower.		Assumes Purchase of site and negotiation with current tenant. Assumes new partnership for recreation component.		Requires general acceptance by neighbors of high activity use in residential area. Count is absed on number of parcels directly opposite site.		Requires general acceptance by neighbors of high activity use in residential area. Count is absed on number of parcels directly opposite site.	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Timing	**25%**	**0.75**	**0.19**	**0.25**	**0.06**	**0.75**	**0.19**	**0.75**	**0.19**	**0.75**	**0.19**
Timing evaluation is the number of months of negotiation anticipated with current property owners (other than the Library) who control the site.											
Control of Site											
CLPL		0.00		0.00		0.00		0.00		0.00	
City		0.00		1.00		0.00		0.00		0.00	
Private Owner 1		1.00		2.00		1.00	See Note	1.00		1.00	
Private Owner 2		0.00		0.00		0.00	See Note	0.00		0.00	
Private Owner 3		0.00		0.00		0.00	See Note	0.00		0.00	
Private Owner 4		0.00		0.00		0.00	See Note	0.00		0.00	
Aggregate		1.00		3.00		1.00		1.00		1.00	
4.00 Maximum - Aggregate		3.00		1.00		3.00		3.00		3.00	
Ratio of Max-Agg to Maximum		0.75		0.25		0.75		0.75		0.75	
		Requires easement, association negotiations for cross-access: Shared parking				Assumes Purchase of site and negotiation with current tenant. Assumes new partnership for recreation component.					

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Regulatory parameters	**25%**	**0.00**	**0.00**	**0.25**	**0.06**	**-0.25**	**-0.06**	**0.00**	**0.00**	**0.00**	**0.00**
Regulatory evaluation is the number of months of negotiation anticipated with various AHJ governing the site.											
Control of Site											
Zoning		1.00		0.00		1.00		1.00		1.00	
Design Review		1.00		1.00		1.00		1.00		1.00	
Engineering		1.00		1.00		1.00		1.00		1.00	
Fire Department		1.00		1.00		1.00		1.00		1.00	
IDOT		0.00		0.00		1.00		0.00		0.00	
IDNR		0.00		0.00		0.00		0.00		0.00	
McHenry County		0.00		0.00		0.00		0.00		0.00	
Aggregate		4.00		3.00		5.00		4.00		4.00	
4.00 Maximum - Aggregate		0.00		1.00		-1.00		0.00		0.00	
Ratio of Max-Agg to Maximum		0.00		0.25		-0.25		0.00		0.00	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Ease of Construction**	4	**1.00**	**4.00**	**1.10**	**4.40**	**0.60**	**2.40**	**1.10**	**4.40**	**1.10**	**4.40**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Floodplain	20%	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**
Geotechnical	20%	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**	**2.00**	**0.40**
Ground water - suitable levels		1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Suitable soils		1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Aggregate		2.00		2.00		2.00		2.00		2.00	
1.00 Maximum - Aggregate		-1.00		-1.00		-1.00		-1.00		-1.00	
Ratio of Max-Agg to Maximum		-1.00		-1.00		-1.00		-1.00		-1.00	
Utilities Access	20%	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**
Storm Water Management	20%	**1.00**	**0.20**	**0.50**	**0.10**	**1.00**	**0.20**	**0.50**	**0.10**	**0.50**	**0.10**
Environmental	20%	**0.00**	**0.00**	**1.00**	**0.20**	**-2.00**	**-0.40**	**1.00**	**0.20**	**1.00**	**0.20**
Clean-up		0.00	UNVERIFIED	0.00	UNVERIFIED	1.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Demolition		1.00	UNVERIFIED	0.00	UNVERIFIED	2.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Separation		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Construction phase		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Post-occupancy		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Aggregate		1.00		0.00		3.00		0.00		0.00	
1.00 Maximum - Aggregate		0.00		1.00		-2.00		1.00		1.00	
Ratio of Max-Agg to Maximum		0.00		1.00		-2.00		1.00		1.00	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
		Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
Overall Summary		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Amenities**	**3**	**0.45**	**1.35**	**0.64**	**1.91**	**1.00**	**3.00**	**0.66**	**1.98**	**0.66**	**1.98**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Landscape - Educational		0.25		1		2		1		1	
Landscape - Enjoyment		0.65		1		2		1		1	
Light		0.75		0.75		0.875		0.875		0.875	
View		1		1		1		1		1	
		2.65		3.75		5.875		3.875		3.875	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ Other Site Attributes	2	-1.28	-2.57	-0.01	-0.01	-1.53	-3.06	0.25	0.50	0.25	0.50
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
1 Highest & Best Use	25%	-2.00	-0.50	1.00	0.25	-1.00	-0.25	1.00	0.25	1.00	0.25
1 Sales Tax Revenue Change	25%	-1.00	-0.25	-0.50	-0.13	0.00	0.00	0.00	0.00	0.00	0.00
1 Property Tax Revenue Change	25%	-2	-0.53	-1	-0.13	-5	-1.28	0	0.00	0	0.00
Library		4153		1014		4106					
Library Pension		481		117		475					
Parks		5451		1331		5390					
Parks Pension		85		20		84					
Main Street TIF						30125					
Vulcan TIF											
City		31		7		31					
City Pension		3249		793		3212					
Fire		6135		1498		6065					
Fire Pension		1744		426		1724					
1 Reuse of Existing Library	25%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	0%		0.00		0.00		0.00		0.00		0.00
0	0%		0.00		0.00		0.00		0.00		0.00
0	0%		0.00		0.00		0.00		0.00		0.00
0	0%		0.00		0.00		0.00		0.00		0.00
4											

Site Comparison	7/25/2013	Build New on the Site of an Existing Building				
Crystal Lake Public Library	112160.02	2B	5	7B	9	9E
		5640 Northwest	**110 W Woodstock**	**118 S Main Street**	**401 Country Club Road**	**401 Country Club Road**
Overall Summary		Wal-Mart	Lakewood Holdings	Oak Industries	Lakeside Legacy	Lakeside Legacy
		Replace	Replace	Replace	New Building - North	New Building - East
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ **Project Cost (millions)**		**$29.19**	**$28.22**	**$32.32**	**$27.74**	**$27.74**
		It is important to recognize that each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.				
▶ Building		$18,432,421	$18,863,186	$20,138,786	$18,404,262	$18,404,262
▶ Furnishings & Technology		$3,281,928	$3,281,928	$3,281,928	$3,276,639	$3,276,639
▶ Parking		$811,524	$1,160,088	$811,524	$810,284	$810,284
▶ Other Site Development		$3,428,096	$2,393,704	$2,734,668	$2,086,286	$2,086,286
▶ Site Acquisition		$1,000,000	$300,000	$3,000,000	$1,000,000	$1,000,000
▶ Implementation		$54,712	$54,712	$81,660	$81,530	$81,530
▶ Expenses		$2,178,927	$2,164,105	$2,273,809	$2,077,230	$2,077,230
		$345.04	$333.58	$382.10	$327.89	$327.89

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
	Overall Summary	Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ Building			$18,432,421		$18,863,186		$20,138,786		$18,404,262		$18,404,262
Demolition											
Building Gross	$7.25	0	$ -	46,450	$ 336,763	184,000	$ 1,334,000	0	$ -	0	$ -
Interior Gross	$4.00	0	$ -								
Selective	$12.00	0	$ -								
Renovations											
Foundations & Substructure	$13.20	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Structure	$27.50	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Enclosure	$28.80	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Roofing	$8.60	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Interior Construction	$23.40	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Conveying	$2.90	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Mechanical	$39.95	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Electrical	$26.00	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
New Construction											
Foundations	$13.20	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601
Structure	$27.50	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253
Enclosure	$28.80	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221
Roofing	$8.60	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483
Interior Construction	$23.40	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429
Conveying	$2.90	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314
Mechanical	$39.95	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410
Electrical	$26.00	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366
Sub-Total			$14,410,077		$14,746,839		$15,744,077		$14,410,077		$14,410,077
GCOH&P		7.00%	$ 1,008,705	7.00%	$ 1,032,279	7.00%	$ 1,102,085	7.00%	$ 1,008,705	7.00%	$ 1,008,705
CM Fee		3.50%	$ 539,657	3.50%	$ 552,269	3.50%	$ 589,616	3.50%	$ 539,657	3.50%	$ 539,657
Sub-Total			$15,958,440		$16,331,387		$17,435,778		$15,958,440		$15,958,440
Contingency		7.00%	$ 1,117,091	7.00%	$ 1,143,197	7.00%	$ 1,220,504	7.00%	$ 1,117,091	7.00%	$ 1,117,091
Escalation		8.50%	$ 1,356,891	8.50%	$ 1,388,602	8.50%	$ 1,482,504	8.33%	$ 1,328,731	8.33%	$ 1,328,731
Total			$18,432,421		$18,863,186		$20,138,786		$18,404,262		$18,404,262
		Cost are predicated on complete teardown, total building replacement									

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
		Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
Overall Summary		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ **Furnishings & Technology**			**$3,281,928**		**$3,281,928**		**$3,281,928**		**$3,276,639**		**$3,276,639**
Furnishings	$22.00	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002
Technology	$7.00	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137
Network Cabling	$4.50	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660
Autosort			$ 150,000		$ 150,000		$ 150,000		$ 150,000		$ 150,000
Sub-Total			$ 2,983,799		$ 2,983,799		$ 2,983,799		$ 2,983,799		$ 2,983,799
GCOH&P	0.00%	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
CM Fee	3.50%	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323
Sub-Total			$ 2,997,122		$ 2,997,122		$ 2,997,122		$ 2,997,122		$ 2,997,122
Contingency	1.00%	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971
Escalation		8.50%	$ 254,835	8.50%	$ 254,835	8.50%	$ 254,835	8.33%	$ 249,546	8.33%	$ 249,546
Total			$ 3,281,928		$ 3,281,928		$ 3,281,928		$ 3,276,639		$ 3,276,639

Site Comparison	7/25/2013	Build New on the Site of an Existing Building									
Crystal Lake Public Library	112160.02	2B		5		7B		9		9E	
		5640 Northwest		110 W Woodstock		118 S Main Street		401 Country Club Road		401 Country Club Road	
		Wal-Mart		Lakewood Holdings		Oak Industries		Lakeside Legacy		Lakeside Legacy	
Overall Summary		Replace		Replace		Replace		New Building - North		New Building - East	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ **Parking**			**$811,524**		**$1,160,088**		**$811,524**		**$810,284**		**$810,284**
Structured Parking	$16,500										
Surface Parking	$2,500	254	$ 634,433	254	$ 634,433	254	$ 634,433	254	$ 634,433	254	$ 634,433
Remote Parking	$2,500	0	$ -	109	$ 272,500	0	$ -	0	$ -	0	$ -
Land Acquisition											
Demolition											
Structured Parking	$16,500		$ -		$ -		$ -		$ -		$ -
Existing Parking Upgrades	$1,000		$ -		$ -		$ -		$ -		$ -
New Off-Site Surface Parking	$2,500		$ -		$ -		$ -		$ -		$ -
Sub-Total			$ 634,433		$ 906,933		$ 634,433		$ 634,433		$ 634,433
GCOH&P		7.00%	$ 44,410	7.00%	$ 63,485	7.00%	$ 44,410	7.00%	$ 44,410	7.00%	$ 44,410
CM Fee		3.50%	$ 23,759	3.50%	$ 33,965	3.50%	$ 23,759	3.50%	$ 23,759	3.50%	$ 23,759
Sub-Total			$ 702,602		$ 1,004,382		$ 702,602		$ 702,602		$ 702,602
Contingency		7.00%	$ 49,182	7.00%	$ 70,307	7.00%	$ 49,182	7.00%	$ 49,182	7.00%	$ 49,182
Escalation		8.50%	$ 59,740	8.50%	$ 85,399	8.50%	$ 59,740	8.33%	$ 58,500	8.33%	$ 58,500
Total			$ 811,524		$ 1,160,088		$ 811,524		$ 810,284		$ 810,284
▶ **Other Site Development**			**$3,428,096**		**$2,393,704**		**$2,734,668**		**$2,086,286**		**$2,086,286**
Utilities	$8.26	84,591	$ 349,361	84,591	$ 698,722	84,591	$ 698,722	84,591	$ 698,722	84,591	$ 698,722
Earthwork	$4.82	84,591	$ 1,223,186	84,591	$ 407,729	84,591	$ 407,729	84,591	$ 407,729	84,591	$ 407,729
Site Preparation	$1.19	84,591	$ 301,990	84,591	$ 100,663	84,591	$ 100,663	84,591	$ 100,663	84,591	$ 100,663
Remediation	$0.75	0	$ -	40,000	$ 30,000	184,000	$ 138,000	40,000	$ 30,000	40,000	$ 30,000
Soil Replacement	$3.57	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
General Site Improvements	$1.82	442,570	$ 805,477	348,480	$ 634,234	435,600	$ 792,792	217,800	$ 396,396	217,800	$ 396,396
Sub-Total			$ 2,680,013		$ 1,871,347		$ 2,137,906		$ 1,633,510		$ 1,633,510
GCOH&P		7.00%	$ 187,601	7.00%	$ 130,994	7.00%	$ 149,653	7.00%	$ 114,346	7.00%	$ 114,346
CM Fee		3.50%	$ 100,366	3.50%	$ 70,082	3.50%	$ 80,065	3.50%	$ 61,175	3.50%	$ 61,175
Sub-Total			$ 2,967,981		$ 2,072,423		$ 2,367,624		$ 1,809,030		$ 1,809,030
Contingency		7.00%	$ 207,759	7.00%	$ 145,070	7.00%	$ 165,734	7.00%	$ 126,632	7.00%	$ 126,632
Escalation		8.50%	$ 252,357	8.50%	$ 176,211	8.50%	$ 201,311	8.33%	$ 150,623	8.33%	$ 150,623
Total			$ 3,428,096		$ 2,393,704		$ 2,734,668		$ 2,086,286		$ 2,086,286
		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants	

Site Comparison	7/25/2013	Build New on the Site of an Existing Building				
Crystal Lake Public Library	112160.02	2B	5	7B	9	9E
		5640 Northwest	110 W Woodstock	118 S Main Street	401 Country Club Road	401 Country Club Road
		Wal-Mart	Lakewood Holdings	Oak Industries	Lakeside Legacy	Lakeside Legacy
Overall Summary		Replace	Replace	Replace	New Building - North	New Building - East
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ **Site Acquisition**		**$1,000,000**	**$300,000**	**$3,000,000**	**$1,000,000**	**$1,000,000**
Purchase - Parcel 1		$ 2,000,000	$ 1,300,000	$ 8,000,000	$ 2,000,000	$ 2,000,000
Purchase - Parcel 2			City $ -			
Purchase - Parcel 3			City $ -			
Purchase - Parcel 4						
Sale - Parcel 2				$(4,000,000)		
Sale - Existing Library		$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)
Lease		$ -	$ -	$ -	$ -	$ -
Rate		$ -	$ -	$ -	$ 12	$ 12
Term		5	20	20	5	5
Area		164,000	0	0	0	0
20 Year Equivalent		4.00	1.00 $ -	1.00 $ -	4.00 $ -	4.00 $ -
Restoration Costs					$ -	$ -
		Site acquisiton and existing building sale estimates from Lewke Partners.	Site acquisiton and existing building sale estimates from Lewke Partners.			
▶ **Implementation**		**$54,712**	**$54,712**	**$81,660**	**$81,530**	**$81,530**
Move Out		$ 46,900	$ 46,900	$ 70,000	$ 70,000	$ 70,000
Interim Library						
Rent		$ -	$ -	$ -	$ -	$ -
Rate						
Term						
Area						
Temporary Network	$4.50	$ -	$ -	$ -	$ -	$ -
Move In		$ -	$ -	$ -	$ -	$ -
Sub-Total		**$ 46,900**	**$ 46,900**	**$ 70,000**	**$ 70,000**	**$ 70,000**
GCOH&P		2.00% $ 938	2.00% $ 938	2.00% $ 1,400	2.00% $ 1,400	2.00% $ 1,400
CM Fee		3.50% $ 1,674	3.50% $ 1,674	3.50% $ 2,499	3.50% $ 2,499	3.50% $ 2,499
Sub-Total		**$ 49,512**	**$ 49,512**	**$ 73,899**	**$ 73,899**	**$ 73,899**
Contingency		2.00% $ 990	2.00% $ 990	2.00% $ 1,478	2.00% $ 1,478	2.00% $ 1,478
Escalation		8.50% $ 4,210	8.50% $ 4,210	8.50% $ 6,283	8.33% $ 6,153	8.33% $ 6,153
Total		**$ 54,712**	**$ 54,712**	**$ 81,660**	**$ 81,530**	**$ 81,530**

Site Comparison	7/25/2013	Build New on the Site of an Existing Building				
Crystal Lake Public Library	112160.02	2B	5	7B	9	9E
		5640 Northwest	110 W Woodstock	118 S Main Street	401 Country Club Road	401 Country Club Road
	Overall Summary	Wal-Mart	Lakewood Holdings	Oak Industries	Lakeside Legacy	Lakeside Legacy
		Replace	Replace	Replace	New Building - North	New Building - East
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ Expenses		$2,178,927	$2,164,105	$2,273,809	$2,077,230	$2,077,230
Fees						
Architecture/Engineering	7.00%	$22,672,042 $ 1,587,043	$22,416,978 $ 1,569,188	$23,684,979 $ 1,657,949	$21,300,832 $ 1,491,058	$21,300,832 $ 1,491,058
Interior Design	8.00%	$3,328,828 $ 266,306	$3,328,828 $ 266,306	$3,351,928 $ 268,154	$3,346,639 $ 267,731	$3,346,639 $ 267,731
Commissioning	0.50%	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894
Testing	1.00%	$18,432,421 $ 184,324	$18,863,186 $ 188,632	$20,138,786 $ 201,388	$18,404,262 $ 184,043	$18,404,262 $ 184,043
Insurance & Bonds	0.50%	$22,672,042 $ 113,360	$22,416,978 $ 112,085	$23,684,979 $ 118,425	$21,300,832 $ 106,504	$21,300,832 $ 106,504
▶ Escalation Calculation						
	1	1	1	1	1	1
Original Estimate Date	4/1/2012	4/1/2012	4/1/2012	4/1/2012	4/1/2012	4/1/2012
Early Start Date	4/18/2013	4/18/2013	4/18/2013	4/18/2013	4/18/2013	4/18/2013
Referendum Date	3/18/2014	3/18/2014	3/18/2014	3/18/2014	3/18/2014	3/18/2014
Lead Time - No referendum	502	502	502	502	502	502
Additional Lead Time - referendun	334	334	334	334	334	334
Time to Prepare/Bid Documents	365	365	365	365	365	365
Construction Time						
Interim Library Construction	60	0	0	0	0	0
Move to Interim Facility	15	0	0	0	0	0
Demolition	60	60	60	60	0	0
New Construction	456	456	456	456	456	456
FF&E	60	60	60	60	60	60
Move to New Building	30	30	30	30	30	30
days	681	606	606	606	546	546
years	1.87	1.66	1.66	1.66	1.50	1.50
Construction Duration (years)	2.87	2.66	2.66	2.66	2.50	2.50
Construction Duration (days)	1046	971	971	971	911	911
Start Date	3/18/2015	3/18/2015	3/18/2015	3/18/2015	3/18/2015	3/18/2015
End Date	1/27/2017	11/13/2016	11/13/2016	11/13/2016	9/14/2016	9/14/2016
Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Total Escalation Period (years)	4.22	4.12	4.12	4.12	4.04	4.04
Initial Escalation	8.72%	8.50%	8.50%	8.50%	8.33%	8.33%
Total Escalation Used in Calcs	**8.72%**	**8.50%**	**8.50%**	**8.50%**	**8.33%**	**8.33%**

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ Location/Context	11	0.27	2.95	0.07	0.76	0.14	1.56	0.22	2.37	0.47	5.18
▶ Site Size	10	0.94	9.44	0.93	9.27	0.99	9.92	0.93	9.32	0.95	9.53
▶ Building Layout	9	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78
▶ Building Height	8	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32
▶ Adaptability	7	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
▶ Access/Parking	6	1.07	6.44	0.81	4.85	1.02	6.11	0.89	5.32	0.94	5.65
▶ Control of Site	5	0.22	1.09	0.66	3.32	0.66	3.32	0.58	2.89	0.13	0.65
▶ Ease of Construction	4	0.90	3.60	1.10	4.40	0.70	2.80	0.70	2.80	0.60	2.40
▶ Amenities	3	0.43	1.28	0.31	0.94	0.77	2.30	0.94	2.81	0.77	2.30
▶ Other Site Attributes	2	-0.14	-0.28	-0.52	-1.04	-0.18	-0.37	1.25	2.50	1.50	3.00
			45.64		43.63		46.76		49.13		49.83
Costs		$29.72	$29,718,793	$29.62	$29,619,842	$32.90	$32,902,001	$26.78	$26,781,471	$29.40	$29,396,421
▶ Building		$18.48	$18,483,202	$19.32	$19,322,699	$18.51	$18,511,002	$18.51	$18,511,002	$20.14	$20,138,786
▶ Furnishings & Technology		$3.28	$3,279,282	$3.28	$3,281,928	$3.28	$3,279,282	$3.28	$3,279,282	$3.28	$3,281,928
▶ Parking		$0.81	$810,904	$0.81	$811,524	$0.81	$810,904	$0.74	$738,135	$0.72	$719,513
▶ Other Site Development		$2.22	$2,219,612	$2.90	$2,904,827	$2.59	$2,594,537	$2.09	$2,090,069	$2.43	$2,430,442
▶ Site Acquisition		$2.75	$2,750,000	$1.00	$1,000,000	$5.50	$5,500,000	$0.00	$0	$0.50	$500,000
▶ Implementation		$0.08	$81,595	$0.08	$81,660	$0.08	$81,595	$0.08	$81,595	$0.08	$81,660
▶ Expenses		$2.09	$2,094,197	$2.22	$2,217,204	$2.12	$2,124,680	$2.08	$2,081,387	$2.24	$2,244,092

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Location/Context**	**11**	**0.27**	**2.95**	**0.07**	**0.76**	**0.14**	**1.56**	**0.22**	**2.37**	**0.47**	**5.18**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Neighborhood	**15%**	**0.84**	**0.13**	**0.12**	**0.02**	**0.84**	**0.13**	**0.89**	**0.13**	**1.00**	**0.15**
Location/Context: Neigborhood evaluation is a function of the number of possible synergies with designated use patterns compared to the highest scoring site.											
Civic synergies		0.00		0.00		0.00		0.00		0.00	
Cultural synergies		1.00		0.00		0.00		0.00		0.00	
Educational synergies		0.00		0.00		2.00		2.00		1.00	
Recreational synergies		1.00		0.00		1.00		1.00		2.00	See Note
Residential synergies		1.41		0.00		0.36		0.69		1.41	
Retail synergies		2.00		1.00		2.00		2.00		2.00	
Safety Factor		1.00		0.75		1.00		1.00		1.00	
Aggregate		5.41		0.75		5.36		5.69		6.41	
6.41 Ratio of Aggregate to Maximum		0.84	0.13	0.12	0.02	0.84	0.13	0.89	0.13	1.00	0.15
										Assumes Purchase of site and shared use with recreational function	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Image	**5%**	**0.75**	**0.04**	**0.875**	**0.04**	**1.00**	**0.05**	**1.00**	**0.05**	**1.00**	**0.05**
Image evaluation is the number of generally acceptable elevations.											
Location/Context											
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Impact on Neighborhood	**80%**	**0.39**	**0.31**	**0.48**	**0.38**	**0.33**	**0.26**	**0.60**	**0.48**	**1.00**	**0.80**
Change in trafffic, scale of activity, loss/addition of amenity		50		50		50		50		50	
Increase in Traffic at Site		300		250		331		181		175	
Increase in Neighborhood Traffic		300		250		331		181		175	
Increase in Activity Level		300		250		331		181		175	
Extension of Activity into Evening		0		0		0		0		0	
Loss of Green Space, sf/1000		0		0		0		0		0	
Impact on current Library Site		100		100		100		100		100	
Total											
8191 Distance to City Limit		0.57	4655	0.16	1279	0.32	2648	0.32	2648	0.47	3855
Aggregate		1000.57		850.16		1093.32		643.32		0.00	
1627 Maximum - Aggregate		626.82		777.23		534.06		984.06		1627.39	
Ratio of Max-Agg to Maximum		0.39		0.48		0.33		0.60		1.00	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Site Size**	**10**	**0.94**	**9.44**	**0.93**	**9.27**	**0.99**	**9.92**	**0.93**	**9.32**	**0.95**	**9.53**
		Site Size Evaluation is comprised of two components. The first is the initial Building size after the currently contemplated expansion. The second is the area of potential expansion remaining after the currently contemplated expansion. The currently contemplated expansion gets 90% of the scoring weight. A further future expansion gets 10% of the Evaluation Scoring weight. The immediate need is significant and expansion beyond the current space needs is unlikely to be required. Parking area is assessed in the Access/parking section. Storm water is assessed in the Ease of Construction section.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Initial Building Size	**85%**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**	**1.00**	**0.85**
Site Size	**10%**	**0.82**	**0.08**	**0.65**	**0.07**	**1.30**	**0.13**	**0.70**	**0.07**	**0.91**	**0.09**
Future Building Size	**5%**	**0.24**	**0.01**	**0.24**	**0.01**	**0.24**	**0.01**	**0.24**	**0.01**	**0.24**	**0.01**
		Initial Building Size scores are the ratio of the size to the Space Needs. For the Current building this is Existing/Program. For the Expanded Buildings this is Program/Program. A maximum deviation from program of 5% over and 10% under are established as limits.									
Current Building Size (sf)	40,000	Future Building Size assumes that the maximum building size on the site is the optimal program area in sf. The potential future size is the difference between the built area and the optimal building size. For the Existing Building this is (Program-Existing)/Program. For the Expanded Buildings this is (Program-Program)/Program.									
Required Building Size (sf) as identified in 2011 Space Needs Assessment and revised by the 2012 Program	84,591	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure	20,000	Horizontal Expansion

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
	Overall Summary	95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
		Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Building Layout**	9	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78

Efficient Plan Evaluation is comprised of three components. The first is the fit of the program within the currently contemplated expansion. The second is the area ratio of simple geometry to complex or irregular geometry in the currently contemplated expansion. The third is the area ratio of efficient structural bays to the inefficient structural bays in the currently contemplated expansion. The fit of program criteria comprises 50% of the Evaluation Score. The simple geometry criteria comprises 25% of the Evaluation Score as does the efficient structure criteria.

Building Layout

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Fit to Program	50%	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Efficient Building Shape	25%	0.90	0.23	0.90	0.23	0.90	0.23	0.90	0.23	0.90	0.23
		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
Effective perimeter: Number of Exposed Facades/Total Facades		1	4	1	4	1	4	1	4	1	4
		76,132		76,132		76,132		76,132		76,132	

Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.

Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.

Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Efficient Column Grid	**25%**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**	**1.00**	**0.25**
Building Layout											
Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-1.665	10.67		0.00		0.00		0.00		0.00		0.00
-1.25	11.5		0.00		0.00		0.00		0.00		0.00
1	16	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
1	16	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison

7/25/2013

Crystal Lake Public Library 112160.02

Build on a Greenfield Site or Mixed Use

Overall Summary	8	14B	12	12M	7M
	95 E Crystal Lake Av	6704 Pingree	7502 S Main Street	7502 S Main Street	118 S Main Street
	Rosenthal Lumber	Sexton	Curran Construction	Curran Mixed Use	Oak Mixed Use
	New Building	Replace	New Building	New / Mixed Use	New / Mixed Use
	Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking

Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Building Height**	**8**	**0.79**	**6.32**	**0.79**	**6.32**	**0.79**	**6.32**	**0.79**	**6.32**	**0.79**	**6.32**

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Efficient Section Evaluation is comprised of four components. The first is the space available to run ducts above the ceiling. Short wide ducts add to comfort, control, energy and acoustic challenges. The second is Lighting wih is governed by the height of the ceiling in the finished spaces. Low ceilings limit light distribution, impact fire supression system performance, impact the stack hight and comfort within the spaces. the third criteria is IT which is governed by the extent of the raceway system witin fixed structural elements sucha s slabs on grade and supported concrete slabs. Tolken in-slab raceways limit distribution of power and to a lesser extent higher end data networks. The fourth is the number of stories within the building used to accommodate the public service functions. If the building requires the number of stories to be in excess of the number of staffed resource desks an operation premium is introduced in order to maintain security and effective service. HVAC and lighting limitations of the section are more difficult to overcome than the IT distribution and staffing allocations.

Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
HVAC	**30%**	**0.50**	**0.15**	**0.50**	**0.15**	**0.50**	**0.15**	**0.50**	**0.15**	**0.50**	**0.15**
A conservative benchmark of 2.5 above the finished ceiling for duct distribution is used. A preferred reference point is 3 feet.											
Building Height											
Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-1	1.5		0.00		0.00		0.00		0.00		0.00
-0.5	2		0.00		0.00		0.00		0.00		0.00
0.5	3	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0.5	3	84,591	0.50	84,591	0.50	84,591	0.50	84,591	0.50	84,591	0.50
	Area(t)	84,591		84,591		84,591		84,591		84,591	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Lighting	**30%**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**	**1.00**	**0.30**
A conservative benchmark of 10 foot high ceilings is used. A preferred reference point is 11 feet.											
Building Height: Ceiling Height Benchmarked to 10' Minimum Ceiling Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
-2	8		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00		0.00		0.00
1	11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
1	11	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
IT	**20%**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**	**0.70**	**0.14**
A ratio of accessible floor practical with the structural system to the overall floor area is used as a score metric.											
Building Height: Floor Structure ratings for extent of distribution		Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht	Area of listed F-F Ht	(Area/Area(t)) x F-F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	Slab on Grade, Replace		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38
	Area(t)	84,591		84,591		84,591		84,591		84,591	
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a distribution factor and the area ratio of that zone to the total building area. . The composite evaluation score is then multiplied by the importance factor.									
Building Height: Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Number of Stories	**20%**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**	**1.00**	**0.20**

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
	Overall Summary	95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
		Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Adaptability**	7	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
Adaptability Evaluation is comprised of eight components. These are each described in the sections below. The overall score is allocated among the components based on the frequency in which the library will typically want to make modifications to the particular component.		The most frequent changes will be furnishings. Activity spaces will continue to be added in lieu of more passive space uses. Power and data continue to require adaptation. Data changes are more frequent and pervasive but can often be accomplished with wireless technology. Event spaces are becoming more important. Mechanical systems and partition locations are changed most often with the introduction of Activity or Event spaces but not all of these will require large scale system modification. Modification to fixed image elements is least frequent. Image changes are more often addressed through non-fixed elements such as furnishings or portable display units.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Furnishings	20%	0.90	0.18	0.90	0.18	0.90	0.18	0.90	0.18	0.90	0.18
Furnishings flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Adaptability

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Activity Spaces	**15%**	**0.90**	**0.14**	**0.90**	**0.14**	**0.90**	**0.14**	**0.90**	**0.14**	**0.90**	**0.14**
Adaptability: Activity Space flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0	80%	0		0		0	
		76,132		76,132	80%	76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Data	**15%**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**
Data distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional data locations.											
Adaptability											
Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	Slab on Grade, Replace		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38
	Area(t)	84,591		84,591		84,591		84,591		84,591	
		The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.									

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Power	**15%**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**	**0.70**	**0.11**
Power distribution flexibility is a function of floor assembly construction, the extent of raceways and the ease of inserting additional power locations.											
Adaptability: Floor Structure ratings for ease of modification		Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
0.25	CIP Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.25	Existing Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	New Slab on Grade		0.00		0.00		0.00		0.00		0.00
0.25	New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
0.65	New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
0.75	New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38	42,296	0.38
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual ceiling height and the minimum target ceiling height of 10 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
Overall Summary		Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Events	**12%**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**	**1.00**	**0.12**
Events Space flexibility is a function of floor to floor height.											
Adaptability: Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Floor to Floor Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00		0.00		0.00
1	11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
1	11	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual floor to floor height and the minimum target floor to floor height of 14 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
HVAC	**9%**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**	**1.00**	**0.09**
Events Space flexibility is a function of floor to floor height and thereby above ceiling height.											
Duct Height Benchmarked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht	Area of listed F-F Ht	(Area/Area(t)) x F Ht
-2	8		0.00		0.00		0.00		0.00		0.00
-1.5	8.5		0.00		0.00		0.00		0.00		0.00
1	11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
1	11	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00	84,591	1.00
	Area(t)	84,591		84,591		84,591		84,591		84,591	

Adaptability

The composite evaluation score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone evaluation scores are the product of a height factor for duct distribution and the area ratio of that zone to the total building area. The height factor which is the difference between the planned or actual vertical duct height and the minimum target duct height of 2.5 feet. The composite evaluation score is then multiplied by the importance factor.

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Partitions	**9%**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**	**0.90**	**0.08**
Adaptability		0		0		0		0		0	
Partition flexibility is a function of structural system. Column spacing, double column rows and area separation fire walls are limiting elements.		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		**6704 Pingree**		**7502 S Main Street**		**7502 S Main Street**		**118 S Main Street**	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Internal Image	**5%**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**	**0.90**	**0.05**
Adaptability: Image flexibility is a function of partition arrangement which is in turn a function of the structural system. Column spacing, double column rows and area separation fire walls are limiting elements		0		0		0		0		0	
		76,132		76,132		76,132		76,132		76,132	
		76,132		76,132		76,132		76,132		76,132	
		Area of Existing Building that functions well structurally: Inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 building, and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.									
		Area of New Construction that functions well structurally: Inefficiencies are double column rows to meet area limitations imposed by Class of Construction (Type IIB): 974 sf for meeting room suite and 870 sf for staff work space on first floor, and 870 sf for staff work space on second floor. Score is ratio of adequate area to total (expanded) building area.									
		Area of New Construction that is structurally efficient: Inefficiencies are triangular sections introduced by angle of McHenry Avenue. Score is ratio of adequate area to total (expanded) building area.									

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Access/Parking**	6	**1.07**	**6.44**	**0.81**	**4.85**	**1.02**	**6.11**	**0.89**	**5.32**	**0.94**	**5.65**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - on site	25%	**1.38**	**0.34**	**1.18**	**0.30**	**1.50**	**0.38**	**0.91**	**0.23**	**0.89**	**0.22**
Parking evaluation is a function of the number provided to the number rerquired.											
Available Parking		350		300		381		231		225	
Zoning Requirement	3	254		254		254		254		254	
Ratio of Provided to Required		1.38		1.18		1.50		0.91		0.89	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Drive-up book return	20%	**1.50**	**0.30**	**1.00**	**0.20**	**1.50**	**0.30**	**1.50**	**0.30**	**1.50**	**0.30**
Drive up return evaluation is a function of the number provided to the number rerquired.											
Available Returns		1.00		1.00		1.00		1.00		1.00	
Required Returns		1.00		1.00		1.00		1.00		1.00	
Quality of Return Arrangement		1.50		1.00		1.50		1.50		1.50	
Ratio of Provided to Required		1.50		1.00		1.50		1.50		1.50	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES

Access/Parking

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		**6704 Pingree**		**7502 S Main Street**		**7502 S Main Street**		**118 S Main Street**	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Bicycles	**10%**	**0.75**	**0.08**	**0.75**	**0.08**	**0.75**	**0.08**	**0.75**	**0.08**	**1.00**	**0.10**
Access/Parking — Based on the number of bicycle parking space required by ordinance.											
Available Bike spaces		13		13		13		13		13	
Safety Factor		0.75	See Note	0.75		0.75	See Note	0.75	See Note	1.00	
Required Bike space		13		13		13		13		13	
Ratio of Provided to Required		0.75		0.75		0.75		0.75		1.00	
		Safety factor is predicated on relocation of rail spur out of the Main Street - Crystal Lake intersection.									
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Pedestrians	**10%**	**0.71**	**0.07**	**0.38**	**0.04**	**0.18**	**0.02**	**0.34**	**0.03**	**0.87**	**0.09**
Pedestrian evaluation is a function of the number of anticipated density of residential units within 0.5 miles of the primary access point to the site compared to the site with the highest number of residential units within 0.5 miles.											
Residential units within 0.5 mi		918		497		236		446		1126	
Safety Factor		0.75	See Note	0.75		0.75		0.75		0.75	
Highest number of Residential units		1298		1298		1298		1298		1298	
Ratio of Possible to Maximum		0.71		0.38		0.18		0.34		0.87	
		High density such as appartments or mixed use is assumed at 10 units per acre. Urban Residential is 3 units per acre, Central Urban Residential is 5 units per acre.									
		Safety factor is predicated on relocation of rail spur out of the Main Street - Crystal Lake intersection.								Safety factor is predicated on relocation of rail spur out of the Main Street - Crystal Lake intersection.	
								Includes 210 mixed use housing units proposed		Includes 210 mixed use housing units proposed	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Vehicular Access	**30%**	**0.78**	**0.23**	**0.67**	**0.20**	**0.67**	**0.20**	**0.67**	**0.20**	**0.78**	**0.23**
Access/Parking Vehicular Access evaluation is a function of the number of arterial access roads within 0.25 miles and Major Connector roads within 0.5 miles of the primary access point to the site and availablility of a secondary raod for access of the compared to the site with the highest score.											
No of Turns from Major Road 1		1.00	Crystal Lake	2.00	USH 14	1.00	Main Street	1.00	Main Street	1.00	Crystal Lake
No of Turns from Major Road 2		1.00	Main	1.00	Pingree	2.00	USH 14	2.00	USH 14	1.00	Main
Averrage No of Turns		1.00		1.50		1.50		1.50		1.00	
Safety Factor		1.00		1.00		1.00		1.00		1.00	
Aggregate		1.00		1.50		1.50		1.50		1.00	
Maximum - Aggregate		3.50		3.00		3.00		3.00		3.50	
4.50 Ratio of Aggregate to Maximum		0.78		0.67		0.67		0.67		0.78	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Parking - off site	**5%**	**1.00**	**0.05**	**0.00**	**0.00**	**1.00**	**0.05**	**1.00**	**0.05**	**0.00**	**0.00**
Access/Parking Parking evaluation is a function of the number provided to the number rerquired.											
Available Parking		0		0		0		0		0	See Note
Available Parking		0		0		0		0		0	
Safety Factor		1.00		1.00		1.00		1.00		1.00	
Zoning Requirement		254		254		254		254		254	
Ratio of Provided to Required		0.00		0.00		0.00		0.00		0.00	
Ratio of Aggegate On-Site and Offsite to Required		1.38		1.18		1.50		0.91		0.89	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ Control of Site	5	0.22	1.09	0.66	3.32	0.66	3.32	0.58	2.89	0.13	0.65
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Ownership	50%	0.81	0.40	0.95	0.48	0.95	0.48	0.90	0.45	0.76	0.38
Ownership evaluation is the number of current property owners (other than the Library) who control the site.											
Control of Site											
CLPL		0.00		0.00		0.00		0.00		1.00	
City		1.00		0.00		0.00		1.00		0.00	
Private Owner 1		1.00		1.00		1.00		1.00		1.00	
Private Owner 2		1.00		0.00		0.00		0.00		3.00	See Note
Private Owner 3		1.00	See Note	0.00		0.00	See Note	0.00	See Note	0.00	See Note
Private Owner 4		0.00		0.00		0.00		0.00		0.00	See Note
Agreementss with Adjacent Owners		0.00		0.00		0.00		0.00		0.00	
Aggregate		4.00		1.00		1.00		2.00		5.00	
21 Maximum - Aggregate		17.00		20.00		20.00		19.00		16.00	
Ratio of Max-Agg to Maximum		0.81		0.95		0.95		0.90		0.76	
		Assumes relocation of rail spur, agreeable terms with Union Pacific RR and City. UPRR is Owner 3.								Assumes Purchase of site and negotiation with multiple developers. Assumes new partnership for recreation component.	
										Desires but does not require relocation of rail spur, agreeable terms with Union Pacific RR and City. UPRR is Owner 3.	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
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		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Timing	**25%**	**-0.50**	**-0.13**	**0.75**	**0.19**	**0.75**	**0.19**	**0.75**	**0.19**	**-0.50**	**-0.13**
Timing evaluation is the number of months of negotiation anticipated with current property owners (other than the Library) who control the site.											
Control of Site											
CLPL		0.00		0.00		0.00		0.00		1.00	
City		2.00	See Note	0.00		0.00	See Note	0.00	See Note	1.00	
Private Owner 1		1.00		1.00		1.00		1.00		1.00	See Note
Private Owner 2		1.00		0.00		0.00		0.00		3.00	See Note
Private Owner 3		2.00	See Note	0.00		0.00		0.00		0.00	See Note
Private Owner 4		0.00		0.00		0.00		0.00		0.00	See Note
Aggregate		6.00		1.00		1.00		1.00		6.00	
4.00 Maximum - Aggregate		-2.00		3.00		3.00		3.00		-2.00	
Ratio of Max-Agg to Maximum		-0.50		0.75		0.75		0.75		-0.50	
		Assumes relocation of rail spur, successful arrangements with Union Pacific RR and City.								Assumes Purchase of site and negotiation with multiple developers. Assumes new partnership for recreation component.	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Regulatory parameters	**25%**	**-0.25**	**-0.06**	**0.00**	**0.00**	**0.00**	**0.00**	**-0.25**	**-0.06**	**-0.50**	**-0.13**
Regulatory evaluation is the number of months of negotiation anticipated with various AHJ governing the site.											
Control of Site											
Zoning		1.00		1.00		1.00		2.00		2.00	
Design Review		1.00		1.00		1.00		1.00		1.00	
Engineering		1.00		1.00		1.00		1.00		1.00	
Fire Department		1.00		1.00		1.00		1.00		1.00	
IDOT		1.00	See Note	0.00		0.00		0.00		1.00	
IDNR		0.00		0.00		0.00		0.00		0.00	
McHenry County		0.00		0.00		0.00		0.00		0.00	
Aggregate		5.00		4.00		4.00		5.00		6.00	
4.00 Maximum - Aggregate		-1.00		0.00		0.00		-1.00		-2.00	
Ratio of Max-Agg to Maximum		-0.25		0.00		0.00		-0.25		-0.50	
		Assumes relocation of rail spur, successful arrangements with Union Pacific RR and City.									

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Ease of Construction**	4	**0.90**	**3.60**	**1.10**	**4.40**	**0.70**	**2.80**	**0.70**	**2.80**	**0.60**	**2.40**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Floodplain	20%	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20
Geotechnical	20%	2.00	0.40	2.00	0.40	2.00	0.40	2.00	0.40	2.00	0.40
Ground water - suitable levels		1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Suitable soils		1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Aggregate		2.00		2.00		2.00		2.00		2.00	
1.00 Maximum - Aggregate		-1.00		-1.00		-1.00		-1.00		-1.00	
Ratio of Max-Agg to Maximum		-1.00		-1.00		-1.00		-1.00		-1.00	
Utilities Access	20%	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20
Storm Water Management	20%	0.50	0.10	0.50	0.10	0.50	0.10	0.50	0.10	1.00	0.20
Environmental	20%	0.00	0.00	1.00	0.20	-1.00	-0.20	-1.00	-0.20	-2.00	-0.40
Clean-up		0.00	UNVERIFIED	0.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED
Demolition		1.00	UNVERIFIED	0.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	2.00	UNVERIFIED
Separation		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Construction phase		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Post-occupancy		0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED
Aggregate		1.00		0.00		2.00		2.00		3.00	
1.00 Maximum - Aggregate		0.00		1.00		-1.00		-1.00		-2.00	
Ratio of Max-Agg to Maximum		0.00		1.00		-1.00		-1.00		-2.00	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
Overall Summary		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
		Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶ **Amenities**	3	**0.43**	**1.28**	**0.31**	**0.94**	**0.77**	**2.30**	**0.94**	**2.81**	**0.77**	**2.30**
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Landscape - Educational		0.25		0.25		1		1.5		1	
Landscape - Enjoyment		0.25		0.1		1		1.5		1	
Light		1		0.5		1		1		1	
View		1		1		1.5		1.5		1.5	
		2.5		1.85		4.5		5.5		4.5	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
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		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
	Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score
▶	**Other Site Attributes**	**2**	**-0.14**	**-0.28**	**-0.52**	**-1.04**	**-0.18**	**-0.37**	**1.25**	**2.50**	**1.50**	**3.00**
	Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
1	**Highest & Best Use**	25%	1.00	0.25	-1.00	-0.25	0.50	0.13	1.00	0.25	2.00	0.50
1	**Sales Tax Revenue Change**	25%	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.25	1.00	0.25
1	**Property Tax Revenue Change**	25%	-2	-0.39	-1	-0.27	-1	-0.31	3	0.75	3	0.75
	Library		1596		2062		1622					
	Library Pension		199		258		203					
	Parks		2074		2681		2108					
	Parks Pension		64		83		66					
	Main Street TIF		6049				0					
	Vulcan TIF						3833					
	City		1240		19		15					
	City Pension		1402		1812		1425					
	Fire		2358		3046		2396					
	Fire Pension		669		866		681					
1	**Reuse of Existing Library**	25%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0		0%		0.00		0.00		0.00		0.00		0.00
0		0%		0.00		0.00		0.00		0.00		0.00
0		0%		0.00		0.00		0.00		0.00		0.00
0		0%		0.00		0.00		0.00		0.00		0.00
4												

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use				
Crystal Lake Public Library	112160.02	8	14B	12	12M	7M
		95 E Crystal Lake Av	**6704 Pingree**	**7502 S Main Street**	**7502 S Main Street**	**118 S Main Street**
Overall Summary		Rosenthal Lumber	Sexton	Curran Construction	Curran Mixed Use	Oak Mixed Use
		New Building	Replace	New Building	New / Mixed Use	New / Mixed Use
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ **Project Cost (millions)**		**$29.72**	**$29.62**	**$32.90**	**$26.78**	**$29.40**
		It is important to recognize that each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.				
▶ Building		$18,483,202	$19,322,699	$18,511,002	$18,511,002	$20,138,786
▶ Furnishings & Technology		$3,279,282	$3,281,928	$3,279,282	$3,279,282	$3,281,928
▶ Parking		$810,904	$811,524	$810,904	$738,135	$719,513
▶ Other Site Development		$2,219,612	$2,904,827	$2,594,537	$2,090,069	$2,430,442
▶ Site Acquisition		$2,750,000	$1,000,000	$5,500,000	$0	$500,000
▶ Implementation		$81,595	$81,660	$81,595	$81,595	$81,660
▶ Expenses		$2,094,197	$2,217,204	$2,124,680	$2,081,387	$2,244,092
		$351.32	$350.15	$388.95	$316.60	$347.51

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	Overall Summary	Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ Building			$18,483,202		$19,322,699		$18,511,002		$18,511,002		$20,138,786
Demolition											
Building Gross	$7.25	7,000	$ 50,750	96,000	$ 696,000	10,000	$ 72,500	10,000	$ 72,500	184,000	$ 1,334,000
Interior Gross	$4.00			0	$ -						
Selective	$12.00			0	$ -						
Renovations											
Foundations & Substructure	$13.20	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Structure	$27.50	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Enclosure	$28.80	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Roofing	$8.60	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Interior Construction	$23.40	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Conveying	$2.90	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Mechanical	$39.95	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Electrical	$26.00	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
New Construction											
Foundations	$13.20	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601	84,591	$ 1,116,601
Structure	$27.50	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253	84,591	$ 2,326,253
Enclosure	$28.80	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221	84,591	$ 2,436,221
Roofing	$8.60	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483	84,591	$ 727,483
Interior Construction	$23.40	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429	84,591	$ 1,979,429
Conveying	$2.90	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314	84,591	$ 245,314
Mechanical	$39.95	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410	84,591	$ 3,379,410
Electrical	$26.00	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366	84,591	$ 2,199,366
Sub-Total			$14,460,827		$15,106,077		$14,482,577		$14,482,577		$15,744,077
GCOH&P		7.00%	$ 1,012,258	7.00%	$ 1,057,425	7.00%	$ 1,013,780	7.00%	$ 1,013,780	7.00%	$ 1,102,085
CM Fee		3.50%	$ 541,558	3.50%	$ 565,723	3.50%	$ 542,373	3.50%	$ 542,373	3.50%	$ 589,616
Sub-Total			$16,014,643		$16,729,225		$16,038,730		$16,038,730		$17,435,778
Contingency		7.00%	$ 1,121,025	7.00%	$ 1,171,046	7.00%	$ 1,122,711	7.00%	$ 1,122,711	7.00%	$ 1,220,504
Escalation		8.41%	$ 1,347,535	8.50%	$ 1,422,428	8.41%	$ 1,349,561	8.41%	$ 1,349,561	8.50%	$ 1,482,504
Total			$18,483,202		$19,322,699		$18,511,002		$18,511,002		$20,138,786

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
		Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
Overall Summary		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ **Furnishings & Technology**			**$3,279,282**		**$3,281,928**		**$3,279,282**		**$3,279,282**		**$3,281,928**
Furnishings	$22.00	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002	84,591	$ 1,861,002
Technology	$7.00	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137	84,591	$ 592,137
Network Cabling	$4.50	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660	84,591	$ 380,660
Autosort			$ 150,000		$ 150,000		$ 150,000		$ 150,000		$ 150,000
Sub-Total			$ 2,983,799		$ 2,983,799		$ 2,983,799		$ 2,983,799		$ 2,983,799
GCOH&P	0.00%	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
CM Fee	3.50%	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323	3.50%	$ 13,323
Sub-Total			$ 2,997,122		$ 2,997,122		$ 2,997,122		$ 2,997,122		$ 2,997,122
Contingency	1.00%	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971	1.00%	$ 29,971
Escalation		8.41%	$ 252,190	8.50%	$ 254,835	8.41%	$ 252,190	8.41%	$ 252,190	8.50%	$ 254,835
Total			$ 3,279,282		$ 3,281,928		$ 3,279,282		$ 3,279,282		$ 3,281,928

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use									
Crystal Lake Public Library	112160.02	8		14B		12		12M		7M	
		95 E Crystal Lake Av		6704 Pingree		7502 S Main Street		7502 S Main Street		118 S Main Street	
Overall Summary		Rosenthal Lumber		Sexton		Curran Construction		Curran Mixed Use		Oak Mixed Use	
		New Building		Replace		New Building		New / Mixed Use		New / Mixed Use	
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Surface Parking	
▶ **Parking**			**$810,904**		**$811,524**		**$810,904**		**$738,135**		**$719,513**
Structured Parking	$16,500										
Surface Parking	$2,500	254	$ 634,433	254	$ 634,433	254	$ 634,433	231	$ 577,500	225	$ 562,500
Remote Parking	$2,500	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
Land Acquisition											
Demolition											
Structured Parking	$16,500		$ -		$ -		$ -		$ -		$ -
Existing Parking Upgrades	$1,000		$ -		$ -		$ -		$ -		$ -
New Off-Site Surface Parking	$2,500		$ -		$ -		$ -		$ -		$ -
Sub-Total			$ 634,433		$ 634,433		$ 634,433		$ 577,500		$ 562,500
GCOH&P		7.00%	$ 44,410	7.00%	$ 44,410	7.00%	$ 44,410	7.00%	$ 40,425	7.00%	$ 39,375
CM Fee		3.50%	$ 23,759	3.50%	$ 23,759	3.50%	$ 23,759	3.50%	$ 21,627	3.50%	$ 21,066
Sub-Total			$ 702,602		$ 702,602		$ 702,602		$ 639,552		$ 622,941
Contingency		7.00%	$ 49,182	7.00%	$ 49,182	7.00%	$ 49,182	7.00%	$ 44,769	7.00%	$ 43,606
Escalation		8.41%	$ 59,120	8.50%	$ 59,740	8.41%	$ 59,120	8.41%	$ 53,814	8.50%	$ 52,966
Total			$ 810,904		$ 811,524		$ 810,904		$ 738,135		$ 719,513
▶ **Other Site Development**			**$2,219,612**		**$2,904,827**		**$2,594,537**		**$2,090,069**		**$2,430,442**
Utilities	$8.26	84,591	$ 698,722	84,591	$ 349,361	84,591	$ 698,722	84,591	$ 698,722	84,591	$ 698,722
Earthwork	$4.82	84,591	$ 407,729	84,591	$ 1,223,186	84,591	$ 407,729	84,591	$ 407,729	84,591	$ 407,729
Site Preparation	$1.19	84,591	$ 100,663	84,591	$ 301,990	84,591	$ 100,663	84,591	$ 100,663	84,591	$ 100,663
Remediation	$0.75	40,000	$ 30,000	0	$ -	40,000	$ 30,000	0	$ -	184,000	$ 138,000
Soil Replacement	$3.57	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -
General Site Improvements	$1.82	274,428	$ 499,459	217,800	$ 396,396	435,600	$ 792,792	235,224	$ 428,108	304,920	$ 554,954
Sub-Total			$ 1,736,573		$ 2,270,933		$ 2,029,906		$ 1,635,221		$ 1,900,068
GCOH&P		7.00%	$ 121,560	7.00%	$ 158,965	7.00%	$ 142,093	7.00%	$ 114,465	7.00%	$ 133,005
CM Fee		3.50%	$ 65,035	3.50%	$ 85,046	3.50%	$ 76,020	3.50%	$ 61,239	3.50%	$ 71,158
Sub-Total			$ 1,923,167		$ 2,514,944		$ 2,248,019		$ 1,810,926		$ 2,104,230
Contingency		7.00%	$ 134,622	7.00%	$ 176,046	7.00%	$ 157,361	7.00%	$ 126,765	7.00%	$ 147,296
Escalation		8.41%	$ 161,823	8.50%	$ 213,837	8.41%	$ 189,157	8.41%	$ 152,378	8.50%	$ 178,915
Total			$ 2,219,612		$ 2,904,827		$ 2,594,537		$ 2,090,069		$ 2,430,442
		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants		Assumes site is free of contaminants	

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use				
Crystal Lake Public Library	112160.02	8	14B	12	12M	7M
		95 E Crystal Lake Av	6704 Pingree	7502 S Main Street	7502 S Main Street	118 S Main Street
	Overall Summary	Rosenthal Lumber	Sexton	Curran Construction	Curran Mixed Use	Oak Mixed Use
		New Building	Replace	New Building	New / Mixed Use	New / Mixed Use
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ **Site Acquisition**		**$2,750,000**	**$1,000,000**	**$5,500,000**	**$0**	**$500,000**
Purchase - Parcel 1		$ 3,750,000	$ 2,000,000	$ 6,500,000	$ 1,000,000	$ 4,500,000
Purchase - Parcel 2						
Purchase - Parcel 3						
Purchase - Parcel 4						
Sale - Parcel 2						$(3,000,000)
Sale - Existing Library		$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)	$(1,000,000)
Lease		$ -	$ -	$ -	$ -	$ -
Rate		$ 12	$ -	$ 12	$ 12	$ -
Term		5	5	5	5	20
Area		0	120,000	0	0	0
20 Year Equivalent		4.00 $ -	4.00	4.00 $ -	4.00 $ -	1.00 $ -
Restoration Costs		$ -		$ -	$ -	
		Site acquisiton and existing building sale estimates from Lewke Partners.		Site acquisiton and existing building sale estimates from Lewke Partners.	Site acquisiton and existing building sale estimates from Lewke Partners.	
▶ **Implementation**		**$81,595**	**$81,660**	**$81,595**	**$81,595**	**$81,660**
Move Out		$ 70,000	$ 70,000	$ 70,000	$ 70,000	$ 70,000
Interim Library						
Rent		$ -	$ -	$ -	$ -	$ -
Rate						
Term						
Area						
Temporary Network	$4.50	$ -	$ -	$ -	$ -	$ -
Move In		$ -	$ -	$ -	$ -	$ -
Sub-Total		**$ 70,000**	**$ 70,000**	**$ 70,000**	**$ 70,000**	**$ 70,000**
GCOH&P		2.00% $ 1,400	2.00% $ 1,400	2.00% $ 1,400	2.00% $ 1,400	2.00% $ 1,400
CM Fee		3.50% $ 2,499	3.50% $ 2,499	3.50% $ 2,499	3.50% $ 2,499	3.50% $ 2,499
Sub-Total		**$ 73,899**	**$ 73,899**	**$ 73,899**	**$ 73,899**	**$ 73,899**
Contingency		2.00% $ 1,478	2.00% $ 1,478	2.00% $ 1,478	2.00% $ 1,478	2.00% $ 1,478
Escalation		8.41% $ 6,218	8.50% $ 6,283	8.41% $ 6,218	8.41% $ 6,218	8.50% $ 6,283
Total		**$ 81,595**	**$ 81,660**	**$ 81,595**	**$ 81,595**	**$ 81,660**

Site Comparison	7/25/2013	Build on a Greenfield Site or Mixed Use				
Crystal Lake Public Library	112160.02	8	14B	12	12M	7M
		95 E Crystal Lake Av	6704 Pingree	7502 S Main Street	7502 S Main Street	118 S Main Street
	Overall Summary	Rosenthal Lumber	Sexton	Curran Construction	Curran Mixed Use	Oak Mixed Use
		New Building	Replace	New Building	New / Mixed Use	New / Mixed Use
		Surface Parking	Surface Parking	Surface Parking	Surface Parking	Surface Parking
▶ Expenses		$2,094,197	$2,217,204	$2,124,680	$2,081,387	$2,244,092
Fees						
Architecture/Engineering	7.00%	$21,513,718 $ 1,505,960	$23,039,050 $ 1,612,734	$21,916,444 $ 1,534,151	$21,339,207 $ 1,493,744	$23,288,741 $ 1,630,212
Interior Design	8.00%	$3,349,282 $ 267,943	$3,351,928 $ 268,154	$3,349,282 $ 267,943	$3,349,282 $ 267,943	$3,351,928 $ 268,154
Commissioning	0.50%	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894	$ 5,578,776 $ 27,894
Testing	1.00%	$18,483,202 $ 184,832	$19,322,699 $ 193,227	$18,511,002 $ 185,110	$18,511,002 $ 185,110	$20,138,786 $ 201,388
Insurance & Bonds	0.50%	$21,513,718 $ 107,569	$23,039,050 $ 115,195	$21,916,444 $ 109,582	$21,339,207 $ 106,696	$23,288,741 $ 116,444
▶ Escalation Calculation						
	1	1	1	1	1	1
Original Estimate Date	4/1/2012	4/1/2012	4/1/2012	4/1/2012	4/1/2012	4/1/2012
Early Start Date	4/18/2013	4/18/2013	4/18/2013	4/18/2013	4/18/2013	4/18/2013
Referendum Date	3/18/2014	3/18/2014	3/18/2014	3/18/2014	3/18/2014	3/18/2014
Lead Time - No referendum	502	502	502	502	502	502
Additional Lead Time - referendum	334	334	334	334	334	334
Time to Prepare/Bid Documents	365	365	365	365	365	365
Construction Time						
Interim Library Construction	60	0	0	0	0	0
Move to Interim Facility	15	0	0	0	0	0
Demolition	60	30	60	30	30	60
New Construction	456	456	456	456	456	456
FF&E	60	60	60	60	60	60
Move to New Building	30	30	30	30	30	30
days	681	576	606	576	576	606
years	1.87	1.58	1.66	1.58	1.58	1.66
Construction Duration (years)	2.87	2.58	2.66	2.58	2.58	2.66
Construction Duration (days)	1046	941	971	941	941	971
Start Date	3/18/2015	3/18/2015	3/18/2015	3/18/2015	3/18/2015	3/18/2015
End Date	1/27/2017	10/14/2016	11/13/2016	10/14/2016	10/14/2016	11/13/2016
Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Total Escalation Period (years)	4.22	4.08	4.12	4.08	4.08	4.12
Initial Escalation	8.72%	8.41%	8.50%	8.41%	8.41%	8.50%
Total Escalation Used in Calcs	**8.72%**	**8.41%**	**8.50%**	**8.41%**	**8.41%**	**8.50%**