

## CRYSTAL LAKE PUBLIC LIBRARY | SITE COMPARISON STUDY

VOLUME 1 - EXECUTIVE SUMMARY



Engberg Anderson.

FINAL | JULY 25, 2013

#### **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

#### Volume 1 - Executive Summary

Volume 2 - Overview

Part I - Purpose & Process

Part II - District 47 Site Reviews

Part III - Eliminations

Part V - Site Comparisons

Part VI - Due Diligence

Volume 3 - Site Comparison Calculations

#### **Engberg Anderson**

320 E Buffalo St, Suite 500, Milwaukee WI 53202 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:

#### 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 21<sup>st</sup> 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 6<sup>th</sup> 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.

lm	portance Factors	Weight
•	Context (Location, synergies, safety)	11
•	Size (Initial and future)	10
•	Function – Efficient Plan	
•	Function – Effective Height	8
•	Function – Adaptability	
•	Access, (parking, drive-up return, pedestrians, cyclists)	
•	Control (Ownership, transfer and regulatory issues)	
	Ease of Construction (site and environmental)	
•	Amenities	
•	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.

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
- 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)
- 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

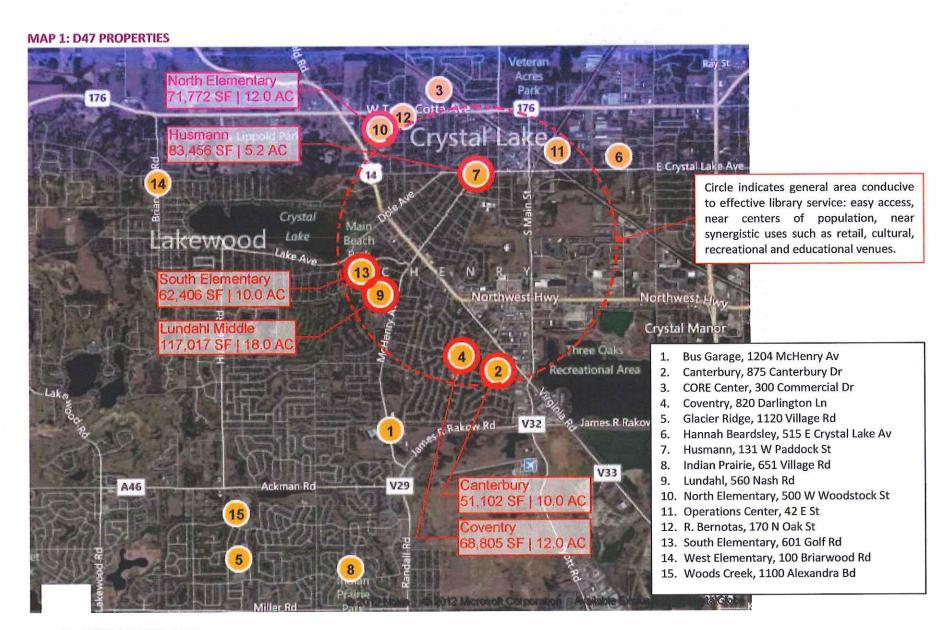
- 47-1 Bus Garage, 1204 McHenry Avenue
- 47-2 Canterbury, 875 Canterbury Drive
- 47-3 CORE Center, 300 Commercial Drive
- 47-4 Coventry, 820 Darlington Lane
- 47-5 Glacier Ridge, 1120 Village Road
- 47-6 Hannah Beardsley Middle School, 515 E Crystal Lake Avenue
- 47-7 Husmann, 131 W Paddock Street
- 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.



Page 10 FINAL | JULY 25, 2013

#### 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.

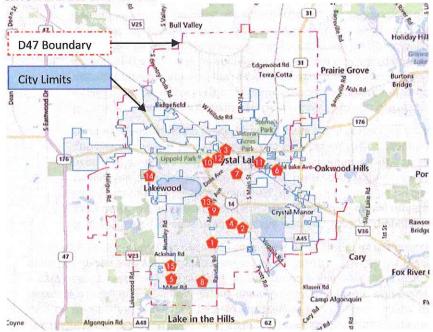
### IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE SUITABLE FOR REUSE OR CONVERSION TO USE AS A LIBRARY.

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.

- 126 Paddock Street (Existing Library Site) Replace
- 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

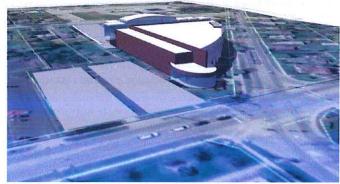
#### Challenges

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

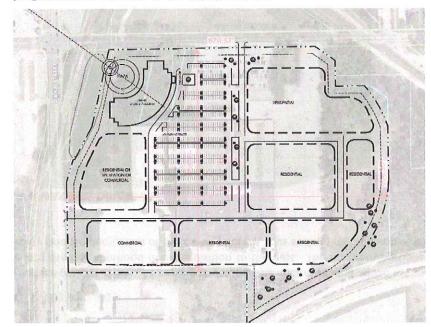
- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner
- Extension of downtown
- Promotes development

#### 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

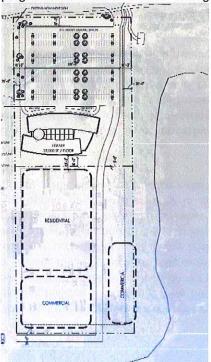
Area for building, parking and related site development is tight.

#### 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.

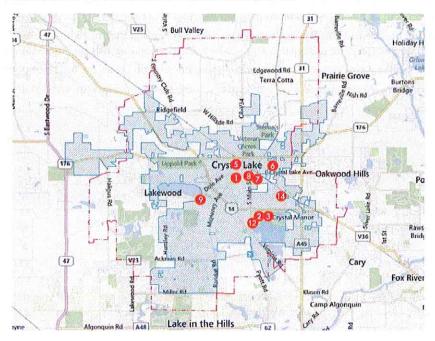
Of the remaining sites, the highest scoring, and those ranked highest by the building committee, include:

- 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	Perfo	rmance S	core	Co			
	Site	Score	Address	Description	Building	Approach	Qty	Building	Site	Total	Project [1]	Net Land [2]	Value Index
1	2Д	100	5640 Northwest Highway	Wal-Mart	Renovate	Surface Parking	410	28.12	<del>17.85</del>	45.97	\$ <del>23.53</del>	\$ <del>0.50</del>	1.954
2	3B	98	5625-Northwest Highway	Garden-Fresh	Renovate/Expand	Surface Parking	264	<del>29.10</del>	17.03	46.13	\$ <del>23.97</del>	\$ <del>1.00</del>	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	<del>Wal-Mart</del>	Replace	Surface Parking	410	30.99	<del>17.91</del>	48.90	<del>\$29.32</del>	<del>\$1.00</del>	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

	remainary Due Dingence Activities for the meteric	ning	lase 1 ivironmental	ad	sbestos	plo	PA	oil orings	opographic urvey	ope Stability ssessment	oof spection	cterior (all Analysis	oace Plan	evelopment greement
Site		Z	هَ سَامً	Ç	. ₹		Щ	ഗ്ര്	ĔΫ	S 4	ڪ ڪ	. iû ≶		
1B	Existing Site, Expand North, Surface Parking 126 Paddock Street	х	x	X	X	X		X	х				x	
7M	Oak Industries Mixed Use Development 118 S Main Street	Х	х	х	х	X		X	X					χ
12M	Curran Construction Mixed Use Development 7502 S Main Street	х	х	Х	Х	X		Х	Х	X			х	X

#### **End off Report**

P:\2011 2082\112160 Crystal Lake Public Library\9-Site Selection\Site Comparison Study Report Volume 1 Executive Summary 130725.Doc

#### THIS PAGE IS INTENTIONALLY BLANK



## CRYSTAL LAKE PUBLIC LIBRARY | SITE COMPARISON STUDY

VOLUME 2 - OVERVIEW



Engberg Anderson.

FINAL | JULY 25, 2013

#### **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

Volume 1 - Executive Summary

#### Volume 2 - Overview

Part I – Purpose & Process	3
Part II – District 47 Site Reviews	16
Part III – Eliminations	25
Part V – Site Comparisons	37
Part VI – Due Diligence	73

Volume 3 – Site Comparison Calculations

### **Engberg Anderson**

320 E Buffalo St, Suite 500, Milwaukee WI 53202 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 21<sup>st</sup> 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 6<sup>th</sup> 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.

lm	portance Factors	Weigh
	Context (Location, synergies, safety)	11
•	Size (Initial and future)	10
•	Function – Efficient Plan	9
	Function – Effective Height	8
•	Function – Adaptability	
•	Access, (parking, drive-up return, pedestrians, cyclists)	6
•	Control (Ownership, transfer and regulatory issues)	
•	Ease of Construction (site and environmental)	4
•	Amenities	
•	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.

- 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).

- Does the site concept include use of existing structures that have a low floorto-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.

- 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).

- 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

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.

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 = 1The Weighted CES is  $0.85 \times 1 = 0.85$ 

#### **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 = 0.24The Weighted CES is  $0.05 \times 0.24 = 0.01$ 

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 x 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
<b>Building Layout</b>	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	1/2	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
- 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)
- 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.

0	Context (Location, synergies, safety)	1:
•	Size (Initial and future)	10
•	Function – Efficient Plan	9
•	Function – Effective Height	8
	Function – Adaptability	

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

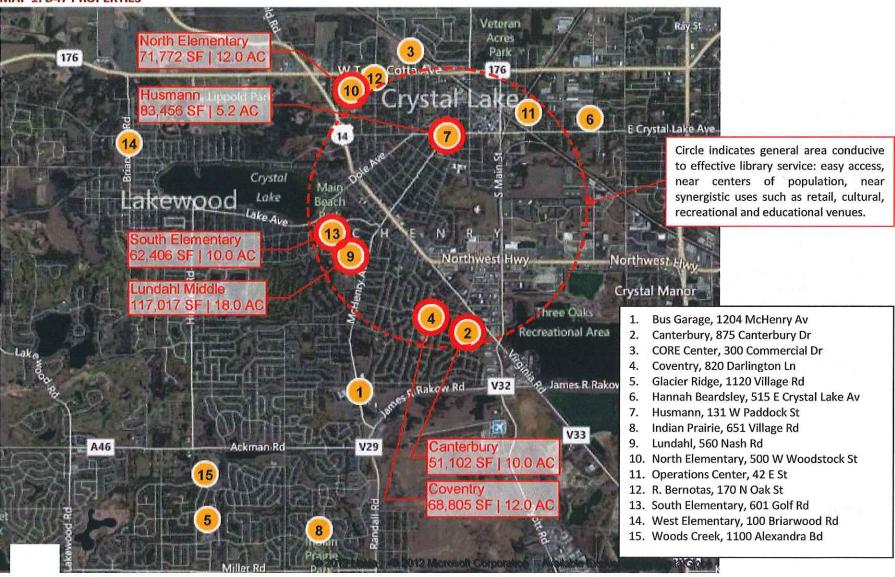
#### CONCLUSIONS

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**



#### 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.

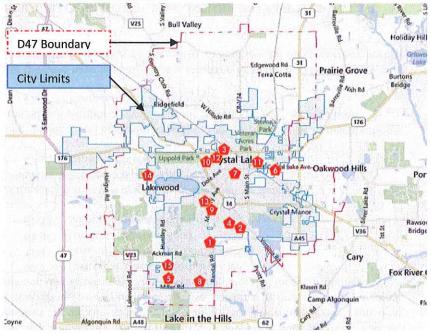
# IT IS UNLIKELY THAT ANY SCHOOL SELECTED FOR CLOSURE BY DISTRICT 47 WILL BE SUITABLE FOR REUSE OR CONVERSION TO USE AS A LIBRARY.

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	
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 Association 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

- 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.

# **HUSMANN, 131 W PADDOCK STREET**



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

# Suitability for Reuse as a Library

- 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	
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

- 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

- 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	
Site Acquisition Cost	\$

# Suitability for Reuse as a Library

- 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

THIIS PAGE IS INTENTIONALLY BLANK

# 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**

- 126 Paddock Street (Existing Library Site) Replace
- 2. 5640 Northwest Highway (WalMart) Renovate
- 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)
- 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:

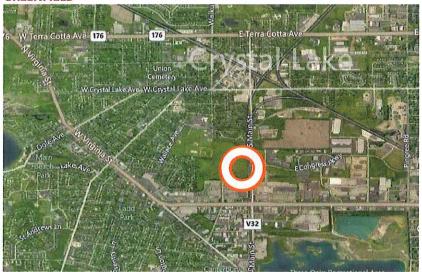
#### The Site/Building Does Not Support the Library's Mission

- 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:

#### 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.

# 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.

THIS PAGE IS INTENTIONALLY BLANK

# PART IV- SITE EVALUATIONS

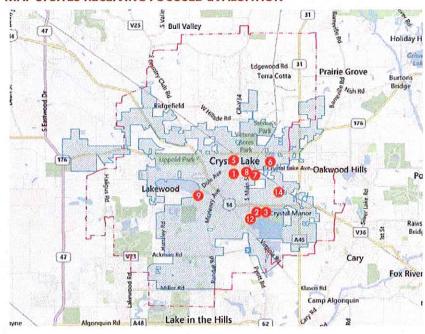
#### **FOCUS**

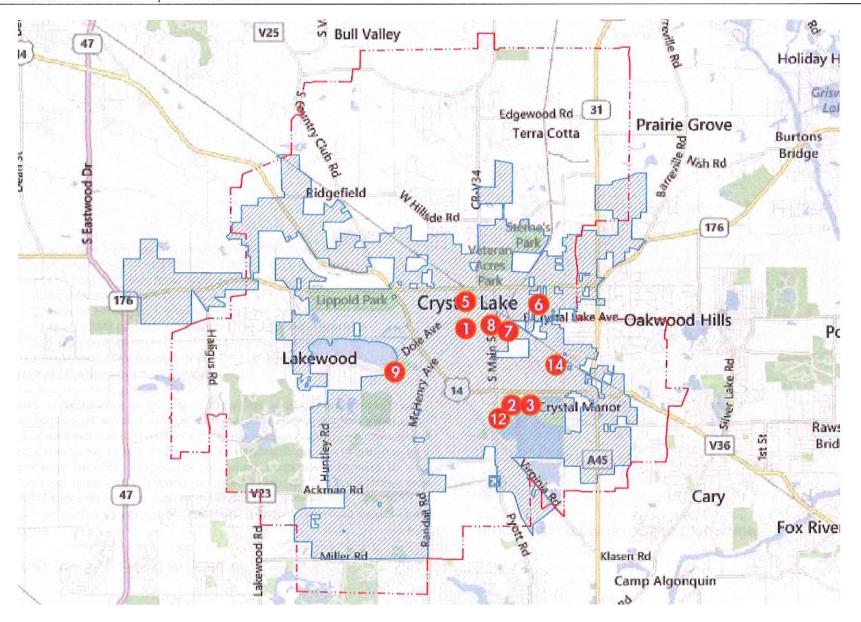
After the District 47 Analysis and the Initial Overview eliminated multiple sites, investigations focused on a group of strategically located sites that could be adapted or developed to support the library. Characteristics of each site were grouped as strengths, weakness or challenges. Performance potential 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





#### **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	*(****	Perfo	rmance S	core	Co	osts	
	Site	Score	Address	Description	Building	Approach	Qty	Building	Site	Total	Project [1]	Net Land [2]	Value Index
1	2A	100	5640 Northwest Highway	<del>Wal-Mart</del>	Renovate	Surface Parking	410	28.12	17.85	45.97	\$23.53	\$0.50	1.954
2	38	98	5625 Northwest Highway	Garden Fresh	Renovate/Expand	Surface Parking	264	29.10	<del>17.03</del>	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	28	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.

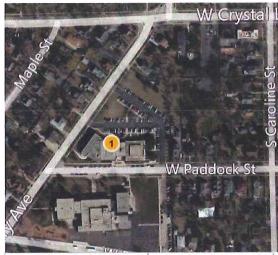
The highest scoring of the remaining sites are (1) relocation to a mixed use development on the Curran Construction site; (2) expansion of the current Library site to the north and construction of a new building at the north end with surface parking to replace the current building; and (3) relocation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



The state of the s	
Renovations (gsf)	0
New Construction (gsf)	84,491
Total Area of Project )gsf)	84,491
Site Size (ac)	4.0
Number of Cars	269
The Continue of Author Continues and American State (Security State (Security State (Security State (Security Security S	Adequate Size
<b>Building Performance</b>	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	The second second	\$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 A significant pathway would be capacity. 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

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

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

and a manage of the same of th			
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

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.



	£		0 0	11-20-22 PM
UOV	torm	ance	×	OCTC

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

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

# **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

	_			
Dar	Farm	2000	Q.	Costs
rei	OHI	dille	O	COSES

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

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.



	A STATE OF THE PARTY OF THE PAR
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

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.



50	
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

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

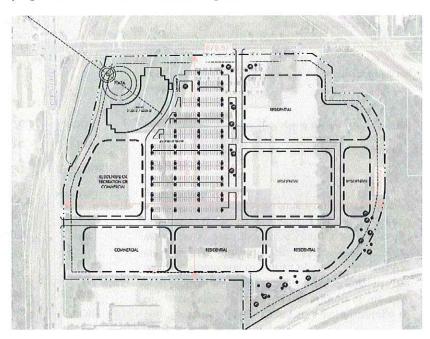
- Dynamic, identifiable location
- Adequate area for building, parking and related site development
- Eliminates need for interim library
- Extensive opportunities for north light
- Possible synergy with site partner
- Extension of downtown
- Promotes development

# 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.



THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	The second second
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

Per	forma	ance	& 0	os	ts
1					-
			123	25	

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	and the same	\$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

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	

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

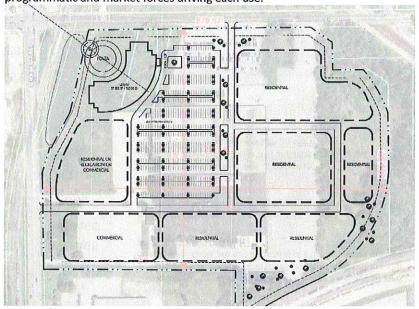
- Hidden, not readily identifiable location accessed by circuitous routes
- Apparently large site is in fact effectively only 5 acres for library use

# 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





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

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

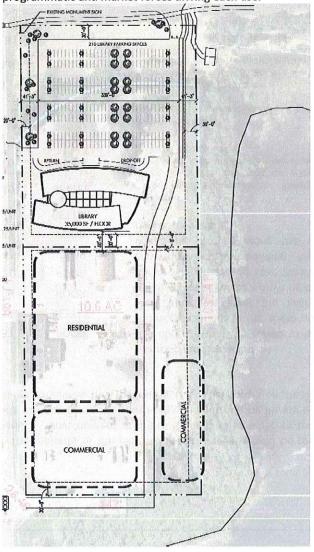
Area for building, parking and related site development is tight.

# 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.



	1 1 101 10
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

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.



Deben	1 1 100 2
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

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

THIS PAGE IS INTENTIONALLY BLANK

# 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	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	х	х	х	X		X	х				х	
7M	Oak Industries Mixed Use Development 118 S Main Street	X	х	х	х	Х		X	Х					X
12M	Curran Construction Mixed Use Development 7502 S Main Street	Х	х	х	Х	X		X	Х	Х			Х	X

**End off Report** 

P:\2011 2082\112160 Crystal Lake Public Library\9-Site Selection\Site Comparison Study Report Volume 2 130123.Doc

Site	Comparison	7/25/2013				E	xisting L	ibrary Site	
rystal	Lake Public Library	112160.02		1A		1B		ıc	
-			126 Pado	lock Street	126 Padde	ock Street +	126 Paddo	ock Street +	
		Owner II Commence	Existi	ng Site	Existing Si	te Expanded	Existing Sit	te Expanded	
		Overall Summary	Rep	olace	Replace	e - 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	
<b>&gt;</b>	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	
<b>&gt;</b>	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	
<b>&gt;</b>	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	
<b>&gt;</b>	Control of Site	5	0.75	3.75	0.40	2.02	0.40	2.02	
<b>&gt;</b>	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 & Technolo	gy	\$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 Developmen	t	\$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	
<b>&gt;</b>	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 L	ibrary Site	
Crystal Lake Public Library	112160.02	1	A	1	В	1	c	
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +	
	Overall Summary	Existin	ng Site	Existing Sit	e Expanded	Existing Sit	e Expanded	
	Overall Sullillary	Rep	lace	Replace	- North	Replace	Building -	
		Parking 9	Structure	Surface	Parking	Parking 5	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	
Civic synergies 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 M	aximum	0.78	0.12	0.78	0.12	0.78	0.12	
		+						 
				J				 

Site Comparison	7/25/2013					Existing Li	brary Site	e	
Crystal Lake Public Library	112160,02	1	A	1	В	1	C		
	Commence of Commen	126 Paddo	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	Overall Summary	Existin	g Site	Existing Site	Expanded	Existing Site	e Expanded		
	Overall Summary	Rep	ace	Replace	- North	Replace E	Building -		
		Parking S	tructure	Surface	Parking	Parking S	tructure	The state of the s	
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
lmage	5%	0.75	0.04	1.00	0.05	1.60	0.05		
Image evaluation is the number acceptable elevations.	ber of generally		~~~~		W. F. S. C.				
CO Co Companent	Weight	Component Evaluation Score	Welghted CES	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES		
្ន Impact on Neighborhoo	d 80%	(CES) 0.73	0.59	(CES)	0.53	(CES)	0,44		
Change in trafffic, scale of ac		100		100		100		Marie de al Marie de Marie de Albanta de la Marie de la contrata de la contrata de la contrata de la contrata de	
Increase in Traffic at Sil	te	130		169	······································	232			
Increase in Neighborho	od Traffic	130		169	*//***	232			
Increase in Activity Lev	el	130		169		232			
Extension of Activity in	to Evening	0		0	or-con-con-con-	0			
Loss of Green Space, sf	/1000	43		43		43			
Impact on current Libra	iry Site	O		0		0			
Total		433							
8191 Distance to City Limit	Maria	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 Ma	aximum	0.73		0.66		0.55			

ite Comparison	7/25/2013					xisting L	ibrary Sit	e	
rystal Lake Public Library	112160.02	1	A	1	В		ıc		
7,700,000,000,000,000,000,000,000,000,0		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ock Street +		
		Existir	ıg Site	Existing Sit	e Expanded	Existing Si	te Expanded	American control of the Control of t	
U	verall Summary —	Rep	lace	Replace	- North	Replace	Building -		
	5000	Parking S	tructure	Surface	Parking	Parking	Structure	1,2,1,12,100 H 12,1,20,114,114,114,114,114,114,114,114,114,11	
	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance		
Evaluation Criteria	Factor	Score	Score	Score	Score	Score	Score		
➤ Site Size	10	0.90	9.05	0.91	9.14	0.91	9.14		
		second is the 90% of the sco	area of potent oring weight. A ond the curre	ial expansion r A further futur nt space needs	emaining after e expansion ge s is unlikely to l	the currently ts 10% of the	contemplated ( Evaluation Scor	expansion. The currently ing weight. The immedia	templated expansion. The contemplated expansion gets ite need is significant and king section. Storm water is
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted ŒS	AND TO THE RESERVE OF THE PERSON OF THE PERS	
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 Sc	ore Notes	I		100.0.000			
		Buildings this	is Program/Pro	ogram. A maxi	imum deviatios	ı from progras	n of 5% over ar	nd 10% under are establis	
Current Building Size (sf)	40,000		ween the buil	t area and the	optimal buildir			, <del>-</del>	potential future size is the ng)/Program. For the Expande
Required Building Size (sf) as ident in 2011 Space Needs Assessment revised by the 2012 Program		20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure	20,000	Vertical Expansion, 50% of New Structure		
		<u> </u>		L		L			

Site Comparison	7/25/2013					Existing Li	<b>brary Site</b>					
rystal Lake Public Library	112160.02	1	A	1	В	1	c					
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +					
		Existin	ng Site	Existing Site	e Expanded	Existing Site	e Expanded					
,	Overall Summary	Rep	lace	Replace	- North	Replace I	Building -					
	-	Parking S	Structure	Surface	Parking	Parking S	tructure					
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					
	00000000	area ratio of e comprises 509 criteria.	fficient structi % of the Evalua	ural bays to the ation Score. Th	inefficient str e simple geon	ructural bays in netry criteria co Component	the currently co mprises 25% of	ontemplated expansion.	d expansion. The third is the The fit of program criteria does the efficient structure			
Component	Weight	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES					
Fit to Program	50%	1.00	0.50	1.00	0.50	1.00	0.50					
Component	Weight	Component Evaluation Score (CES)		Component Evaluation Score (CES)		Component Evaluation Score (CES)	1	xpanded Buildings this	is Flogram/Flogram.			
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 Exposed Facades/Total Faca		1	4	1	4	1	4	9				
		76,132		76,132		76,132						
		Evaluation Sc	ore Notes									
									le of McHenry Avenue, cente tal (current) building area.			
		Construction (	Type IIB): 974		room suite an	d 870 sf for stat			imitations imposed by Class o or staff work space on second			
		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				ı	xisting Li	brary Site		
Crysta	l Lake Public Library	***************************************	112160,02	1.	A	1	8	10	3		
-30m-12				126 Padde	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
			•	Existin	g Site	Existing Site	e Expanded	Existing Site	Expanded		
		Overall	Summary —	Rep	lace	Replace	- North	Replace E	Building -		
			P00.0	Parking Structure		Surface	Surface Parking		tructure	to manage and a second to a second manage of the second second second second second second second second second	Activities and activities activities and activities activities and activities activities and activities ac
	Component	!	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Eff	licient Column Grid		25%	1.00	0.25	1.00	0.25	1.00	0.25		
<u> </u>											
3	Floor to Floor Height Bench			Area of listed F-F		Area of fisted F-F					
=	Minimum Floor to	Floar Height	Height.	Ht	FHt	Ilt	FHt	Ht	Filit		
		-1,665	10.67		0.00		0.00		00,0		
u		-1.25	11.5		0.00		0.00		0.00		
- manual frame		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 Sco	ore Notes	.4				**************************************	
P-51191							- FAL - 1-32 3 d			lace to floor zona. The indi	i di al dans dans anno

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 C	comparison	7/25/2013		Existing Library Site										
Crystal Lal	ke Public Library	112160.02		1A		1B		1C						
			126 Padd	lock Street	126 Padde	ock Street +	126 Padde	ock Street +						
		0	Existi	ng Site	Existing Si	te Expanded	Existing Site Expanded							
		Overall Summary —	Rep	olace	Replace	e - North	Replace	Building -						
			Parking	Parking Structure		Surface Parking		Structure						
Е	Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score						
<b>▶</b> E	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 win 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 within fixed structural elements such as 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	W	eight/eight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	
HVAC	3	0%	0.50	0.15	0.50	0.15	0.50	0.15	
A conservative benchmark of a ceiling for duct distribution is a reference point is 3 feet. Duct Height Benchma									
Duct Height Benchm	arked to 2.5' Minimum	Duct Height	Area of listed F-F Ht	(Area/Area(t)) x I 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	
	-0.5	2	14	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		

Sit	te Comparison		7/25/2013				1	Existing Li	brary Sit	e	
Crys	stal Lake Public Library		112160.02	1	4	1	8	1	<u> </u>		
-				126 Paddo	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
		N a		Existin	g Site	Existing Site	e Expanded	Existing Site	Expanded		2000 August - Wandilland - Walled - Washington
	Ų.	reran:	Summary	Repl	ace	Replace - North		Replace E	Building -	***************************************	
			.a.ven	Parking S	tructure	Surface	Surface Parking		tructure		***************************************
-	Component	W	/eight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score {CES}	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Ī	Lighting	3	0%	1,00	0.30	1.00	0.30	1.00	0.30		
	A conservative benchmark of 10 fo used. A preferred reference point	-	-								
Height	Ceiling Height Benchmarked Minimum Ceiling		Floor to Floor Height	Area of fisted F-F Ht	(Area/Area(t)) x f F Ht	Area of fisted F-F H1	(Area/Area(t)) x F F Ht	Area of fisted F-F Ht	(Area/Area(t)) x F F Ht		
3vilding		-2	8		0.00		0.00		0.00		
8		-1,5	8,5		0.00		0.00		0.00		-
		1	11	0	0.00	o	0,00	C	0,00		Control of the Contro
-		1	11	84,591	1,00	84,591	1.00	84,591	1.00		
***	0.0 (1 man) (1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Area(t)	84,591		84,591		84,591		The state of the s	
			***************************************	Evaluation Sco	ore Notes	A					
-	en e	***************************************	73-0001-100-000-000-00-1-1-1-1-1-1-1-1-1-	evaluation sco	res are the pr ween the plar	oduct of a heigi ned or actual c	ht factor and t	he area ratio o	f that zone to	Roor to floor zone. The Indi the total building area. The Ing height of 10 feet. The com	neight factor which is the

Site	Comparison	7/25/2013					Existing Li	brary Sit	е	
Crysta	ıl Lake Public Library	112160.02	1	A	1	В	10			
			126 Padde	ock Street	126 Paddo	ck Street +	126 Paddo	k Street +		
		Overall Summary	Existir	ıg Site	Existing Site Expanded		Existing Site Expanded			
		Overall Sulminary	Rep	lace	Replace	- North	Replace B	uilding -		
			Parking S	tructure	Surface	Parking	Parking S	tructure		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Companent Evaluation Score (CES)	Weighted CES	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
1T		20%	0.70	0.14	0.70	0.14	0.70	0.14		
str	ratio of accessible floor pro rectural system to the over score metric.			980.00° F1 'W ' PAREA WASSISS AS A CELLAN						
ğ. E	Floor Structure rating	s for extent	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	Area/Area(t)		
£		distribution	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht		
Building Height		0.25 CIP Flat Slab Upper Floors		0.00		0.00		0.00		
		0.25 Existing Slab on Grade		0.00		0.00	100000000000000000000000000000000000000	0.00	The second secon	A Philadel & White A combined would be a second to
		0.25 Slab on Grade, Replace		0.00		0,00		0.00		1
		0.25 New Flat Slab Upper Floors		0.00		0.00	1,000	0.00	0-0000/11	THE ROLL WAS A PROPERTY OF A P
	and the second s	0.65 New SOG w/raceways	42,296	0.33	42,296	0,33	42,296	0.33	Carrier (Marie Carrie	emaille with a second with the classical and considerate and c
		0.75 New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0.38		The state of the state of the second of the state of 1900 for the 1900 for the state of the stat
puno.iti		Area(t)	84,591		84,591		84,591			
						1 1/200			/ 10010 / 11000 000 000 000 000 000 000	The state of the s
			evaluation sco	res are the pre		bution factor			floor to floor zone. The indi- ne to the total building area.	
Height	Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
₽NL	umber of Stories	20%	1.00	0.20	1.00	0.20	1.00	0.20		
]	ımber of Stories	**************************************							y destricted of the literature of the second state of the second s	<ul> <li>F THE CONTROL OF THE CONTROL OF THE CONTROL OF A CONTROL OF THE CONT</li></ul>
1			The ratio of to	tal staff requir	ed to operate a	two story fac	ility compared t	o the current	t staffing patterns.	

Site Comparison	7/25/2013					Existing L	ibrary Site		
rystal Lake Public Library	112160.02	1	A	1	LB	1C			
		126 Padd	ock Street	126 Paddo	ock Street +	126 Paddock Street +			
_		Existin	ng Site	Existing Sit	e Expanded	Existing Site Expanded			
O	verall Summary	Rep	lace	Replace - North		Replace Building -			
	_	Parking S	Parking Structure		Surface 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		
sections below. The overall score the components based on the free the library will typically want to m to the particular component.	quency in which	Event spaces	but not all of t	hese will requi	re large scale s	ystem modific	ation. Modificat		with the introduction of Activity elements is least frequent. Image s.
				1 100-00-00-00-00-0		1			
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	: Weighted CES		
Component	Weight	Evaluation Score	Weighted CES	Evaluation Score	Weighted CES	Evaluation Score	Weighted CES		
Furnishings	20%	Evaluation Score (CES)		Evaluation Score (CES)		Evaluation Score (CES)			
Furnishings	20%	Evaluation Score (CES)		Evaluation Score (CES) 0.90		Evaluation Score (CES) 0.90			
Furnishings Furnishings flexibility is a function arrangement which is in turn a fur	20% n of partition nction of the ng, double column	Evaluation Score (CES) 0.90		Evaluation Score (CES) 0.90		Evaluation Score (CES)  0.90			
Furnishings Furnishings flexibility is a function arrangement which is in turn a furnity structural system. Column spacing rows and area separation fire wal	20% n of partition nction of the ng, double column	Evaluation Score (CES)  0.90  0  76,132  76,132  Evaluation Score (CES)	0.18	Evaluation Score (CES)  0.90  0  76,132  76,132	0.18	0.90 0 76,132 76,132	0.18		
Furnishings Furnishings flexibility is a function arrangement which is in turn a function structural system. Column spacin	20% n of partition nction of the ng, double column	Evaluation Score (CES)  0.90  0  76,132  76,132  Evaluation Score (CES)	0.18  ore Notes ng Building tha	Evaluation Score (CES)  0.90  0  76,132  76,132  t functions we	0.18	0.90 0 76,132 76,132	0.18		r angle of McHenry Avenue, cente to total (current) building area.
Furnishings Furnishings flexibility is a function arrangement which is in turn a ful structural system. Column spacin cover and area separation fire wal	20% n of partition nction of the ng, double column	Evaluation Score (CES) 0.90 0 76,132 76,132 Evaluation Sc Area of Existing pinch points i Area of New Construction	0.18  ore Notes  ng Building tha n 1984 buildin  Construction tt	Evaluation Score (CES)  0.90  0  76,132  76,132  t functions we g, and 1965 leg	0.18 Il structurally:	Evaluation Score (CES)  0.90  0  76,132  76,132  Inefficiencies atture. Score is	0.18  ore triangular sere triangular sere action of structures are double column	ally adequate area t	

Site Comparison	7/25/2013				l e	Existing Li	brary Sit	e	
Crystal Lake Public Library	112160.02	1.	A	] 1	В	1	C		
		126 Paddo	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	Overall Summary	Existin	g Site	Existing Site	Expanded	Existing Site	Expanded		
	Overall Summary	Repl	ace	Replace	- North	Replace E	Building -	ł	
		Parking S	tructure	Surface	Parking	Parking S	tructure		
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 fi		0		0		0			
arrangement which is in turn		76,132		76,132		76,132			
structural system. Column sp B. rows and area separation fire		76,132		76,132	7,	76,132			
elements	e wars are mount	Evaluation Sco	re Notes						
₹		)					_	ections introduced by angle grally adequate area to total	of McHenry Avenue, center (current) building area.
			Type (IB): 974	sf for meeting	room suite an	d 870 sf for stal		lumn rows to meet area lim on first floor, and 870 sf for	itations imposed by Class of staff work space on second
				nat is structural tal (expanded)		efficiencies are	triangular sec	tions introduced by angle o	f McHenry Avenue. Score is
		I			***************				

ite Comparison	7/25/2013				1	xisting Li	brary Site	e	
ystal Lake Public Library	112160.02	1/	• • • • • • • • • • • • • • • • • • •	1	В	10			
		126 Paddo	ck Street	126 Paddock Street + Existing Site Expanded Replace - North		126 Paddock Street + Existing Site Expanded			
	O	Existin	g Site						
	Overall Summary	Repl	ace			Replace Building -	uilding -		
	A.2.	Parking S	tructure	Surface	Parking	Parking S	tructure		
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 assembly construction, the e the ease of inserting addition	extent of raceways and								
Floor Structure rati	ings for ease of modification	Area of listed F-F Ht	(Area/Area(t)) x t 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 Stab 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		00,0		0.00		
	0.25 New Hat 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 Sco							
								floor to floor zone. The in	
			ween the plan	nned or actual c				the total building area. The graph of 10 feet. The co	
		Lisen musiphe	a by the halps	i consect saccor.	·	·····			

Site Comparison	7/25/2013			8.816.8		Existing Lil	orary Site	e	
Crystal Lake Public Library	112160.02	1	A	11	3	10			
		126 Padde	ock Street	126 Paddock Street +		126 Paddoc	k Street +		
	Overall Summary	Existin	g Site	Existing Site	Expanded	Existing Site Expanded			
	Overall Summary	Rep	lace	Replace - North		Replace Building -			
		Parking S	tructure	Surface	Parking	Parking St	ructure		
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 assembly construction, the ex the ease of inserting additions	tent of raceways and								
Floor Structure rating						Area of listed F-F(			
g	modification	Ht	FHt	Ht	F Ht	Ht	FHt		~~~
Floor Structure rating	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 Stab on Grade		0.00		0.00		0.00		
	0.25 New Flat Slab Upper Floors		0.00		0.00		0.00	000004111 Auritor 100 July 100 00000194 A1566. 49 V 700000 A01668 A15 A	Marie Marie Marie de la referenció del principal de la Alfred Marie de la Confesio de la combinación del combinación de la combinación del combinación de la
Amendo Marine de Amendo de Marine de Companya de Compa	0.65 New SOG w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	A	
Add Assessed	0.75 New Floors - Composite	42,296	0.38	42,296	0.38	42,296	0,38		
Construction of the second of	Area(t)	84,591		84,591	***************************************	84,591	· · · · · · · · · · · · · · · · · · ·		
		Evaluation Sco	re Notes			·	A.IIV		
		evaluation sco	res are the pro ween the plan	oduct of a heigh ned or actual c	nt factor and t	he area ratio of	that zone to t	floor to floor zone. The in the total building area. The g height of 10 feet. The co	
ACTION CONTRACTOR OF THE PROPERTY OF THE PROPE					**************************************	l	1		

Site Comparison		7/25/2013				1	Existing Li	brary Site	e	
rystał Lake Public Library		112160.02	1	A	1	В	10	C		
			126 Padde	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	Quanall	Summary	Existir	ig Site	Existing Site	e Expanded	Existing Site	Expanded		
	Overan	Summary	Rep	lace	Replace	- North	Replace E	Building -		
		7	Parking Structure		Surface	Parking	Parking S	tructure		
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 fu height.	inction of flo	or to floor								
. Fioor to Floor Height Bench Minimum Floor (		Floor to Floor Height	Area of listed F-F Ht	(Area/Area(1)) x f F lit	Area of fisted F-F Fit	(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	angas pungan ing kanggapat na pandahan ing pangan anang maja ing Antagap Ang Mahaya Ang	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	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 Sco							
			1						floor to floor zone. The indi the total building area. The l	
			<b>f</b>		ned or actual f			inimum targe	t floor to floor height of 14 fe	eet. The composite
			Evaluation sec		inplied by the h	importance lac	1			

Site Comparison		7/25/2013					Existing Li	brary Sit	e	
Crystal Lake Public Library		112160.02	1	A	1	В	1	C		
			126 Padde	ock Street	126 Paddo	ck Street +	126 Paddock Street +			
	Ouesell	Summary	Existin	g Site	Existing Site Expanded		Existing Site Expanded			
	Overan	ounimary	Replace		Replace	- North	Replace E	Building -		
		200.	Parking Structure		Surface	Parking	Parking S	tructure		
Companent	Weight		Component Evaluation Score (CES)	Weighted GES	Component Evaluation Score {CES}	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
HVAC	9	1%	1.00	0.09	1.00	0.09	1.00	0,09		
Events Space flexibility is a fu height and thereby above cei		or to floor							**************************************	
Duct Height Benchr	narked 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	(Asea/Area(t)) x F F Ht	Area of listed F-F Ht	{Area/Area(t)} x F F Ht	\$100 PER - ADMINISTRATION OF THE PARTY TO A ADMINISTRATION OF THE	
	-2	8	-	0,00		0.00		0.00		
AND THE RESIDENCE OF THE PARTY	-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 Sco	ore Notes						
										dividual floor to floor zone tal building area. The height
									he minimum target duct h	
					is then multipli				are manning talget accept	
	APARLAL SATURATION AND AND AND AND AND AND AND AND AND AN		1		ì					

Site Comparison	7/25/2013					Existing Li	brary Sit	e	
Crystal Lake Public Library	112160.02	1/	1	1	В	10			
TO A SHOULD SEE THE SECOND SEC		126 Paddo	ck Street	126 Paddo	ck Street +	126 Paddoo	k Street +		
	Orranali Sermanana	Existin	g Site	Existing Site	e Expanded	Existing Site	Expanded		
	Overall Summary	Repl	ace	Replace	- North	Replace B	uilding -		
	2021	Parking S	tructure	Surface	Parking	Parking S	tructure		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Partitions	9%	0.90	80.0	0.90	0.08	0.90	0.08		
Partition flexibility is a function		0		0		0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Column spacing, double colu		76,132		76,132		76,132	~,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		The second secon
separation fire walls are limit	ing elements.	76,132		76,132		76,132	APPROVING A STATE OF THE STATE		
0. 10 73	*****	Evaluation Sco	re Notes						
∢	·	1			•		-	ections introduced by angle rally adequate area to tota	of McHenry Avenue, center of (current) building area.
	<del></del>	1	Type IIB): 974	sf for meeting	room suite an	d 870 sf for staf			nitations imposed by Class of r staff work space on second
	****	Area of New Co				efficiencies are	triangular sec	ctions introduced by angle	of McHenry Avenue. Score is
						1			

Site Comparison	7/25/2013				1	Existing Li	brary Sit	e	nga ang ang ang ang ang
Crystal Lake Public Library	112160.02	1	A	1	В	10	**************************************		
		126 Padde	ock Street	126 Paddo	ck Street +	126 Paddo	k Street +		
	Overall Summary	Existin	g Site	Existing Site	Expanded	Existing Site	Expanded		
	Overall Sulfilliary	Rep	lace	Replace	- North	Replace B	uilding -		
		Parking S	tructure	Surface	Parking	Parking S	tructure		1
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	-	0		0		0			***************************************
arrangement which is in turn		76,132		76,132		76,132			
structural system. Column sp		76,132	DOMINOALL CILLIANIAL D	76,132		76,132		**************************************	
g elements	s wanz are minnig	Evaluation Sco	ore Notes	A.zenanczeronomorono	4 4-75				
4		1					-	ections introduced by angle or irally adequate area to total	
	***************************************	Construction (	Type IIB}: 974		room suite an	d 870 sf for staf		lumn rows to meet area limi on first floor, and 870 sf for s	
	effort for	1		nat is structural tal (expanded) l	•	efficiencies are	triangular sec	tions introduced by angle of	McHenry Avenue. Score is
1-11-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-									

ite Compa	rison	7/25/2013				E	xisting Li	brary Site	9	
ystal Lake Public L	ibrary	112160.02	1.	A	11	3	1	C		
			126 Paddo	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	C11	<b>*</b>	Existin	g Site	Existing Site	Expanded	Existing Site	e Expanded		
	Overall	Summary	Rep	lace	Replace - North Surface Parking		Replace Building -			
		n	Parking S	tructure			Parking S	structure		
Evaluation	Calkarata 1	mportance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance		
Evaluation	unteria	Factor	Score	Score	Score	Score	Score	Score		
Access/P	arking	6	0.81	4.85	0.90	5.40	0.87	5.25		
Component	V	Veight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score {CES}	Weighted CES	Component Evaluation Score {CES}	Weighted CES		
Parking - on s	ite 2	5%	0.82	0.20	0.73	0,18	0.65	0.16		
	on is a function of the nur number rerquired.	mber								
Available P	arking		207		186		249			
Zoning Rec	uirement	3	254		254		381			
Ratio of Pro	ovided to Required		0.82		0.73	·	0,65		and the state of t	
Component	· · · · · · · · · · · · · · · · · · ·	Veight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		
Drive-up bool	return 2	10%	1.00	0.20	1.50	0.30	1.50	0.30		
	valuation is a function of to the number rerquire									
Available R	eturns	Printed the second seco	1.00		1,00		1.00			
Required R	eturns		1.00		1.00		1.00			
Quality of	Return Arrangement		1.00		1.50		1.50			
Ratio of Pro	ovided to Required		1.00		1,50		1.50			
Component	ganggagar, gagannag gaf ann an nagadhan an dhighean a chaidh a sa chaidh a gan a chaidh a ga dhidh a ga dhidh	Veight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES		

Site Comparison	7/25/2013				l	<b>Existing Library Sit</b>	te 💮 💮	
Crystal Lake Public Library	112160.02	1	A	] 1	lB	1C		
		126 Paddo	ock Street	126 Paddo	ck Street +	126 Paddock Street +	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Overall Summary	Existin	g Site	Existing Sit	e Expanded	Existing Site Expanded		
	Overall Summary	Repl	ace	Replace - North Surface Parking		Replace Building -		
		Parking S	tructure			Parking Structure		
Bicycles	10%	1.00	0.10	1.00	0.10	1.00 0.10		
Bicycles Based on the number of bicy required by ordinance.  Available Bike spaces	cle parking space							
Available Bike spaces		13		13	-1	19		
Safety Factor		1.00	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1.00	w	1.00		
Required Bike space	,	13		13	***************************************	19		
Ratio of Provided to Re	quired	1.00		1.00		1.00		
			~					
	17-17-17-17-18-18-18-18-18-18-18-18-18-18-18-18-18-							
						1		
					***************************************			
•								,,,,,
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score Weighted CES (CES)		
Pedestrians	10%	1.00	0.10	1.00	0.10	1,00 0,10		
Pedestrian evaluation is a fur					-74			
anticipated density of resider								
miles of the primary access p								
compared to the site with the								
residential units within 0.5 m				ļ	**********************			de l'entre de la complète de l'entre de l'en
Residential units within	10.5 mi	1298	~	1298		1298		
Safety Factor		1.00		1.00		1.00	ļ	
Highest number of Resi		1298		1298		1298		
Ratio of Possible to Ma	ximum	1.00		1.00		1.00		
AND THE RESIDENCE PROPERTY PROPERTY AND ADMINISTRATION ADMINIST			~~~			<u> </u>		
**************************************	······································			ments or mixed	l use is assume	ed at 10 units per acre. Urba	n Residential is 3 units per acı	e, Central Urban Residentia
		is 5 units per a	cre.	γ		F		7////
	\.			ļ	**************************************	ļ		
				**************************************	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			And a companie to the colour property of a companies to the companies and the companies and the colour behavior
	A STORES OF THE STORE OF THE ST			<b></b>				
					·^**********	**************************************		
	**			<u></u>				

Site Comparison	7/25/2013					xisting L	ibrary Site	9	
rystał Lake Public Library	112160,02	1	A	1	В		ic j		
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ick Street +		
	Overvall Commence	Existin	ng Site	Existing Sit	e Expanded	Existing Sit	e Expanded		
	Overall Summary	Rep	lace	Replace	- North	Replace	Building -		
	ga 2 centhra	Parking 5	Structure	Surface	Parking	Parking	Structure	er er veren er i i er veren er folger i i i til et i er	
Component	Weight	Component		Component Evaluation Score (CES)		Companent	Weighted CES	HANNE THE PARTY OF	
Vehicular Access	30%	0,67	0.20	0.67	0,20	0.67	0.20		
Vehicular Access evaluation is									
number of arterial access roa									
and Major Connector roads w	ithin 0.5 miles of the			}					
primary access point to the si	te and availability of a			1					
secondary raod for access of	the compared to the								
site with the highest score.	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	<u> </u>			·			and the second s	
No of Turns from Major		2.00	Crystal Lake	2.00	Crystal Lake	2,00	Crystal Lake	1181.0-A.0-1-1.00.1149-1.0-1.0-1.0-1.0-1.0-1.0-1.0-1.0-1.0-1.0	
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 M	laximum	0.67		0.67		0,67			
			************	T		N.,			7-11V 5-24-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Component	Weight	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted ŒS		
Parking - off site	5%	0.09	0.00	0.33	0.02	0.22	0.01		
Parking evaluation is a function provided to the number reru									
Available Parking		0	Bethany	60	8ethany	60	Bethany		
Available Parking		23	Paddock	23	Paddock	23	Paddock		
Safety Factor		1.00		1,60		1.00		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Zoning Requirement		254	·	254	ALAN AND THE ANALYSIS AND AND THE ANALYSIS AND THE ANALYS	381	***************************************		
Ratio of Provided to Re	guired	0.09		0.33	·	0.22			~~~
Ratio of Aggegate On-Si		1							••••
Required		0,91		1.06		0.87			
		1		1					
		<u> </u>	#*************************************	†					····
		·		<b>+</b>					
	**************************************	<del> </del>		ļ		ļ			
		1		<u> </u>		<u></u>			

Site Comparison	7/25/2013					<b>Existing Li</b>	brary Site		
Crystal Lake Public Library	112160.02	1	Α	1	В	1	С		
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	O	Existin	ng Site	Existing Site	e Expanded	Existing Site	e Expanded		
	Overall Summary	Rep	lace	Replace	- North	Replace E	Building -		
	-	Parking S	Structure	Surface	Parking	Parking S	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 property owners (other than control the site.									
CLPL City		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 Adja	acent 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 M	aximum	1.00		0.81		0.81			
MIN									
		1							

Site Comparison	7/25/2013					Existing Li	brary Sit	e	
Crystal Lake Public Library	112160.02	1	A	1	В	10	C		
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	Overall Summary	Existir	ng Site	Existing Site	e Expanded	Existing Site	Expanded		
	Overan Summary	Rep	lace	Replace	- North	Replace E	Building -		
		Parking 9	Structure	Surface	Parking	Parking S	tructure		
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 num negotiation anticipated with owners (other than the Libra	circont proporty							and who were supported to the support of the suppor	
CLPL		0.00		0.00		0.00		la managaria de la companya de la co	
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	v	0.00	J. M. J. S. S. S. S. J. J. L. S.		
Ratio of Max-Agg to Max	aximum	1.00		0,00		0.00	.,,,,-,,,,,,,,,,,,,,,,,,,,,		
	and the second s	ļ			,,-,-,				
				ļ					
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	/	ļ				<u> </u>			
		ļ					and the second of the second o		
		ļ		<u> </u>					
				L		<u> </u>	···	<u></u>	

Site Comparison	7/25/2013					xisting Li	brary Sit	e	
Crystal Lake Public Library	112160.02	1/	4	1	B	1	C		
		126 Paddo	ck Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	Overall Summary	Existin	g Site	Existing Site	e Expanded	Existing Site	Expanded		
	Overall Summary ~	Repl	ace	Replace	- North	Replace E	Building -	41 mm 1 m	
	-	Parking S	tructure	Surface	Parking	Parking S	tructure	and the second s	
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 n negotiation anticipated with v the site.									
o Zoning		1.00		1.00		1.00			
S Design Review		1.00		1.00		1,00	and the state of t	distribution of the manifest o	***************************************
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	and the second	0.00		0.00		0.00	2011/00/10/00/00/10/10/10/10/10/10/10/10/		
Aggregate	10	4.00		4.00	-12-010-2-1-10-01100	4.00			
4.00 Maximum - Aggregate		0.00		0.00		0.00			
Ratio of Max-Agg to Max	ximum	0.00		0.00		0.00			
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	······································					· · · · · · · · · · · · · · · · · · ·			
					/ a/a				
TOTAL PROPERTY AND		<u> </u>			vev-manuve-muero	The contrast of the Company Process and Company			
MARKET P. P. P. Britanis P. A. Britanis P. P. R. P. P. R. P. Britanis S. P. Britanis P. Britanis P. L. L. Britanis P. P. R. P. Britanis P. Britanis P. Britanis P. P. Britanis P. Br						norsa constituto de la			

ite Comparison	7/25/2013			5.65.65.65	I	existing L	ibrary Site		
ystał Lake Public Library	112160.02	1	A	1	В	1	.c		
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
0	B C	Existir	ng Site	Existing Site	Expanded	Existing Sit	e Expanded		
OV	erall Summary-	Rep	lace	Replace	- North	Replace	Building -		
	W/AIIII	Parking S	Structure	Surface	Parking	Parking S	Structure	and the State of the State of Control of Control of the State of the S	
F. L. V. Chada	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance		
Evaluation Criteria	Factor	Score	Score	Score	Score	Score	Score		
Ease of Construction	4	0.50	2.00	0.70	2.80	0.65	2.60	7.00	
Component	Weight	Component Evaluation Score (CES)	Welghted 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	na n	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 Maximun	ń	1.00		0.00		0.00		THAT THE TAX AND T	
Utilities Access	20%	1.00	0.20	1.00	0.20	1.00	0.20		
The state of the s									
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	wiene		
Separation		0.00		0.00		0,00			
Construction phase		0.00	and the second section of the section of	0.00	A114041110	0.00		and the control of th	
Post-occupancy		0.00		0.00	production of the second contract of the second	0.00		and Therefore and an entering of the transfer of the second of the secon	
Aggregate	Note that the second of the se	1.00		1.00		1.00			and Constitution and Constitution of the Const
1.00 Maximum - Aggregate	Andrew Walter and Proceed Commence of the comment o	0.00		0.00	· · · · · · · · · · · · · · · · · · ·	0.00			
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.00		0.00	/-uv/v	0.00			·
Ratio of Max-Agg to Maximur	(1	0.00		10,00		0.00			

ite Comparison	7/25/2013					Existing L	ibrary Sit	e	
ystal Lake Public Library	112160.02	1	A	1	В	] ]	.C		
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
	Overall Summary	Existin	ng Site	Existing Site	e Expanded	Existing Sit	e Expanded		
	Overall Summary	Rep	lace	Replace	- North	Replace	Building -		
	POLIT	Parking S	structure	Surface	Parking	Parking 5	Structure	1 Part   1 P	
Evaluation Criteria	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance		
Evaluation Criteria	Factor	Score	Score	Score	Score	Score	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 Evakuation 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				1	xisting L	ibrary Sit	e	
Crystal Lake Public Library	112160,02	] 1	A		8	1	C		
		126 Padd	ock Street	126 Paddo	ck Street +	126 Paddo	ck Street +		
Oue	rall Summary	Existin	ng Site	Existing Sit	e Expanded	Existing Sit	e Expanded		
Ove	ran Summary	Rep	lace	Replace	- North	Replace	Building -		
	vi=10	Parking :	Structure	Surface	Parking	Parking !	Structure		
Evaluation Criteria	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	***************************************	VI T-M-11-11-11-11-11-11-11-11-11-11-11-11-1
CVARIATION CIRCUIA	Factor	Score	Score	Score	Score	Score	Score	40.000.0000.0000.0000.0000.0000.0000.0000	
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 ŒS	Component Evaluation Score (CES)	Weighted ŒS		
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
1 Property Tax Revenue Change	25%	0	0.00	0	0.00	D	0.00		
Library			***************************************		ALIEN-A WILLIAM - AMIT VINITA	***************************************	***********************		1
Library Pension					,,,				
Parks					·				
Parks Pension	en lander en de de la destalación de l		***************************************	***************************************	***************			***************************************	
Main Street TIF	PROPERTY CONTRACTOR STATE OF THE STATE OF TH	1							
Vulcan TIF	energen og fyrighen og nytheren fre engelige fra prysigene en til fr		and the standard and the standard and the standards		I MONTH OF A CAMPBELL OF A CAM				
City		1	~~		~	· · · · · · · · · · · · · · · · · · ·			
City Pension		İ							
Fire									A CONTRACTOR OF STREET ASSESSMENT OF STREET ASSESSM
Fire Pension	and the contract and the state of the state		Carrie a Principal de la Company de la Compa			***************************************	~		
		~						***************************************	AT 10 m W 4 m 10 m 10 M 4 M 10 M 10 M 10 M 10 M 10 M 10 M
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%	<u> </u>	0.00		0.00		0.00		
0	0%		0.00		0.00		0.00	***************************************	
4	***************************************						······································		
New World Cold Control and Cold Cold Cold Cold Cold Cold Cold Col	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1		1					

Site	Comparison 7/25	5/2013		xisting Library Site	
rystal	Lake Public Library 112	160.02 1A	1B	1C	
		126 Paddock Street	126 Paddock Street +	126 Paddock Street +	
	Overell Same	Existing Site	Existing Site Expanded	Existing Site Expanded	
	Overall Sum	Replace	Replace - North	Replace Building -	
		Parking Structure	Surface Parking	Parking Structure	
<b>&gt;</b>	Project Cost (millions)	\$31.97	\$28.76	\$33.56	
_		over time. No guarantee is		ll not vary from these models.	nd the control of the architect or estimator and will vall to its imperative that additional estimates are prepare
<b>&gt;</b>	Building	\$18,839,344	\$18,803,370	\$19,527,997	
<b>&gt;</b>	Furnishings & Technology	\$3,288,551	\$3,281,928	\$3,415,334	
<b>&gt;</b>	Parking	\$4,377,241	\$786,668	\$4,298,129	
<b>&gt;</b>	Other Site Development	\$2,305,225	\$2,371,809	\$2,463,212	
<b>&gt;</b>	Site Acquisition	\$0	\$1,300,000	\$1,300,000	
•	Implementation	\$715,256	\$81,660	\$84,950	
<b>&gt;</b>	Expenses	\$2,442,459	\$2,131,220	\$2,473,701	
-		\$377.91	\$339.95		

e Comparison	7/25/2013				E	xisting	Library Site	е .	
tal Lake Public Library	112160.02		1A		1B		1C		
A 1000 - V 1		126 Pade	dock Street	126 Padd	lock Street +	126 Padd	ock Street +		
0		Exist	ng Site	Existing S	ite Expanded	Existing S	ite Expanded		
Overa	l Summary	Re	place	Replac	e - North	Replace	Building -		
		Parking	Structure	Surfac	e Parking	Parking	Structure	11/1-Pa-4-17/00/P0001-00/P7-1-00/P0-07/P7-1-07/P0-07/P0-07/P0-07/P0-07/P0-07/P0-07/P0-07/P0-07/P0-07/P0-07/P0-	And the Control of th
► 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	and a transfer of the second and the	
Interior Gross	\$4.00	0	\$ -	C	\$ -	0	\$ -		
Selective	\$12.00	0	\$ -	0	\$ -	0	\$ -		
Renovations	**************************************			İ					
Foundations & Substructure	\$13.20	O	\$ -	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	\$ -		, y y y in the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the sta
New Construction	,	ł					<u>:</u>		
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	~1.v************************************	
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	·	\$ 727,483	84,591	\$ 727,483		
Interior Construction	\$23,40	84,591	\$ 1,979,429		\$ 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	ф	\$ 3,379,410	84,591	\$ 3,379,410		
Electrical	\$26,00	84,591	\$ 2,199,366		\$ 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	.,.,	1 015575	\$16,279,600		\$16,279,600		\$16,279,600	A14-7-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4	
Contingency		7.00%	\$ 1,139,572		\$ 1,139,572	7.00%	\$ 1,139,572	The Country of the Country of a 1 house, to the PM country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the Country of the	
Escalation	AND THE RESERVE THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY O	8.72%	\$ 1,420,172	8,50%	\$ 1,384,198	12.95%	\$ 2,108,825		ter 18 a gritish in the field to the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet of the feet
Total			\$18,839,344		\$18,803,370		\$19,527,997		
Total		l	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	T	720,000,010		420,000,1206		
	*****	- Land							
		-							
		ļ						The same that the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of	

Site Comparison	7/25/2013				90.500 BF 0			xisting l	ibrary Sit	e .	
Crystal Lake Public Library	112160.02		1A	# 0.000 F. 0.000		1B			1C		
		126 Pade	dock S	Street	126 Padd	ock	Street +	126 Padd	ock Street +		
	Overall Summary	Exist	ing Si	te	Existing S	ite Ex	panded	Existing Si	te Expanded		
	Overall Summary	Re	place		Replac	e - N	lorth	Replace	Building -		
		Parking	Struc	ture	Surfac	e Pa	rking	Parking	Structure		
➤ Furnishings & Tech	nology		\$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	777747777777777777777777777777777777777	\$	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	MILETANIA DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRACTOR DE LA CONTRAC		\$ 3	,288,551		\$	3,281,928	101010111111111111111111111111111111111	\$ 3,415,334	The second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of th	

<b>&gt;</b> 1	ke Public Library Over:	112160.02		1A		1B			10		
-	Over		4000								
-	Over	Overall Summary		lock Street	126 Paddo	ock Str	reet +	126 Padd	ock Street +		
-	Overali Summary	all Summanı	Exist	ing Site	Existing Sit	te Expai	nded	Existing S	ite Expanded		
-		an Junimary	Re	place	Replace	e - Nor	rth		Building -		
-			Parking	Structure	Surface	Parki	ng	Parking	Structure		
	Parking			\$4,377,241		\$78	6,668		\$4,298,129		
5	Structured Parking	\$16,500	207	\$ 3,415,500				172	\$ 2,838,000		
S	Surface Parking	\$2,500			186	\$ 4	165,000	99	\$ 247,500		
F	Remote Parking	\$2,500	0	\$ -	60	\$ 1	150,000	60	\$ 150,000		
L	Land Acquisition										
	Demolition										
S	Structured Parking	\$16,500		\$ -							
E	Existing Parking Upgrades	\$1,000		\$ -							
1	New Off-Site Surface Parking	\$2,500		\$ -							
5	Sub-Total			\$ 3,415,500		\$ 6	515,000		\$ 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		
S	Sub-Total			\$ 3,782,495		\$ 6	81,082		\$ 3,583,154		
(	Contingency		7.00%	\$ 264,775	7.00%	\$	47,676	7.00%	\$ 250,821		
E	Escalation		8.72%	\$ 329,971	8.50%	\$	57,910	12.95%	\$ 464,154		
1	Total			\$ 4,377,241		\$ 7	786,668		\$ 4,298,129		
<b>&gt;</b> (	Other Site Development		-	\$2,305,225		\$2,3	71,809		\$2,463,212		
ı	Utilities	\$8.26	84,591	\$ 698,722	84,591	\$ 6	598,722	84,591	\$ 698,722		
E	Earthwork	\$4.82	84,591	\$ 407,729	84,591	\$ 4	107,729	84,591	\$ 407,729		
5	Site Preparation	\$1.19	84,591	\$ 100,663	84,591	\$ 1	100,663	84,591	\$ 100,663		
F	Remediation	\$0.75	40,000	\$ 30,000	40,000	\$	30,000	40,000	\$ 30,000		
5	Soil Replacement	\$3.57	0	\$ 300,000	0	\$ 3	300,000	0	\$ 300,000		
(	General Site Improvements	\$1.82	143,748	\$ 261,621	174,240	\$ 3	317,117	174,240	\$ 317,117		
5	Sub-Total			\$ 1,798,735		\$ 1,8	354,230		\$ 1,854,230		
(	GCOH&P		7.00%	\$ 125,911	7.00%	\$ 1	129,796	7.00%	\$ 129,796		
(	CM Fee		3.50%	\$ 67,363	3.50%	\$	69,441	3.50%	\$ 69,441		
5	Sub-Total			\$ 1,992,009		\$ 2,0	053,467		\$ 2,053,467		
(	Contingency		7.00%	\$ 139,441	7.00%	\$ 1	143,743	7.00%	\$ 143,743		
E	Escalation		8.72%	\$ 173,775	8.50%	\$ 1	174,599	12.95%	\$ 266,002		
1	Total			\$ 2,305,225		\$ 2,3	371,809		\$ 2,463,212		
										_	

ite	Comparison	7/25/2013						Existing I	Existing Library Site			
rystal I	Lake Public Library	112160.02		1A		1B			1C			
			126 Pa	ddocl	Street	126 Paddoc	k Street +	126 Padd	ock Street +			
		Overall Summary	Exi	sting :	Site	Existing Site	Expanded	Existing S	ite Expanded			
		Overall Julillary	F	Replac	e	Replace -	North	Replace	Building -			
			Parkii	ng Stri	ucture	Surface P	arking	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				1		\$ 250,000		\$ 250,000			
	Sale - Parcel 2				-							
	Sale - Existing Library										1	
	Lease			\$			\$ -		\$ -			
	Rate		\$	12		\$ -		\$	-			
	Term		5			20		20				
	Area		0			0		0				
	20 Year Equivalent		4.00	\$		1.00	\$ -	1.00	\$ -		1	
	Restoration Costs	2 0		\$	-	Site acquisiton a building sale es from Lewke Par	timates	Site acquisite building sale from Lewke	estimates	The second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon		
	Restoration Costs			\$	_	Site acquisiton : building sale es	and existing timates	building sale	on and existing estimates			
	Restoration Costs				5715,256	Site acquisiton : building sale es	and existing timates	building sale	on and existing estimates			
					5715,256	Site acquisiton a building sale est from Lewke Par	and existing timates tners.	building sale	on and existing estimates Partners.			
<u> </u>	Implementation				5715,256	Site acquisiton a building sale est from Lewke Par	and existing timates tners. \$81,660	building sale	on and existing estimates Partners.			
<b>&gt;</b>	Implementation Move Out			\$	5715,256	Site acquisiton building sale es from Lewke Par	and existing timates tners. \$81,660	building sale	on and existing estimates Partners.			
<b>&gt;</b>	Implementation Move Out Interim Library		\$	\$	\$ <b>715,256</b> <b>70,000</b>	Site acquisiton building sale es from Lewke Par	and existing timates thers. \$81,660	building sale	on and existing estimates Partners. \$84,950 \$ 70,000			
<b>&gt;</b>	Implementation Move Out Interim Library Rent		\$ 1	\$	\$ <b>715,256</b> <b>70,000</b>	Site acquisiton building sale es from Lewke Par	and existing timates thers. \$81,660	building sale	on and existing estimates Partners. \$84,950 \$ 70,000			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate			\$ \$	\$ <b>715,256</b> <b>70,000</b>	Site acquisiton building sale es from Lewke Par	and existing timates thers. \$81,660	building sale	on and existing estimates Partners. \$84,950 \$ 70,000			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term	\$4.50	1	\$ \$	\$ <b>715,256</b> <b>70,000</b>	Site acquisiton building sale es	and existing timates thers. \$81,660	building sale	on and existing estimates Partners. \$84,950 \$ 70,000			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area	\$4.50	1	\$ \$	<b>3715,256 70,000 360,000</b>	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000	building sale	stimates Partners.  \$84,950 \$ 70,000			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area Temporary Network	\$4.50	1	\$ \$ 12	70,000 360,000 135,000	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000	building sale	sn and existing estimates Partners. \$84,950 \$ 70,000 \$ - \$			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area Temporary Network Move In	\$4.50	1	\$ \$ \$ 12	70,000 360,000 135,000 46,900	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000 \$ - \$ - \$ 70,000	building sale	\$84,950 \$ 70,000 \$ - \$ - \$ \$ - \$ \$ - \$			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area Temporary Network Move In Sub-Total	\$4.50	30,000	\$ \$ \$ 12	70,000 360,000 135,000 46,900 611,900	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000 \$ - \$ 70,000 \$ - \$ 70,000	building sale from Lewke	\$4,950 \$ 70,000 \$ - \$ - \$ 5 - \$ 70,000			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area Temporary Network Move In Sub-Total GCOH&P	\$4.50	30,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	70,000 360,000 135,000 46,900 611,900 12,238	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000 \$ - \$ 70,000 \$ - \$ 70,000	building sale from Lewke	\$44,950 \$ 70,000 \$ - \$ - \$ 1,400			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area Temporary Network Move In Sub-Total GCOH&P CM Fee	\$4.50	30,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	70,000 360,000 135,000 46,900 611,900 12,238 21,845	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000 \$ - \$ 1,400 \$ 2,499 \$ 73,899	building sale from Lewke	\$44,950 \$ 70,000 \$ - \$ 70,000 \$ - \$ 1,400 \$ 2,499			
<b>&gt;</b>	Implementation Move Out Interim Library Rent Rate Term Area Temporary Network Move In Sub-Total GCOH&P CM Fee Sub-Total	\$4.50	2.00% 3.50%	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	70,000 360,000 135,000 46,900 611,900 12,238 21,845 645,983	Site acquisiton building sale es from Lewke Par	\$81,660 \$ 70,000 \$ - \$ 1,400 \$ 2,499 \$ 73,899 \$ 1,478	building sale from Lewke	\$44,950 \$ 70,000 \$ - \$ 70,000 \$ - \$ 70,000 \$ - \$ 70,000 \$ 1,400 \$ 2,499 \$ 73,899			

Site Comparison	7/25/2013			Existing Library Sit	0	
rystał Lake Public Library	112160.02	1A	18	10		
	<u></u>	126 Paddock Stree	126 Paddock Street +	126 Paddock Street +	~~~	***************************************
Overa	Il Summary	Existing Site	Existing Site Expanded	Existing Site Expanded		construction of the additional of the advice of the additional production of the adviced of
Overa	n Spiningi y	Replace	Replace - North	Replace Building -	State Contract to the contract	***************************************
		Parking Structure	Surface Parking	Parking Structure		
Expenses		\$2,442,45	9 \$2,131,220	\$2,473,701		
Fees						
Architecture/Engineering	7.00%	\$25,521,810 \$ 1,786,5	27 \$21,961,847 \$ 1,537,329	\$26,289,338 \$ 1,840,254		
Interior Design	8.00%	\$3,900,451 \$ 312,0	36 \$3,351,928 \$ 268,154	\$3,485,334 \$ 278,827		
Commissioning	0.50%	\$ 5,578,776 \$ 27,8	94 \$ 5,578,776 \$ 27,894	\$ 5,578,776 \$ 27,894		
Testing	1.00%	\$18,839,344 \$ 188,3	93 \$18,803,370 \$ 188,034	\$19,527,997 \$ 195,280		
Insurance & Bonds	0.50%	\$25,521,810 \$ 127,6	09 \$21,961,847 \$ 109,809	\$26,289,338 \$ 131,447		
► Escalation Calculation						The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s
	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	, a	
Lead Time - No referendum	502	502	502	502		
Additional Lead Time - referendu	r 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	pa,	
New Construction	456	456	456	456		
FF&E	60	60	60	60	A32111111111111111111111111111111111111	
Move to New Building	30	30	30	30	**************************************	
days	s 681	681	606	606		
years	s 1.87	1.87	1,66	1.66		
					, was to see a few and the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the sec	
Construction Duration (years)	2,87	2.87	2.66	2,66		
Construction Duration (days)	1046	1046	971	971	**************************************	A SECTION OF A STORY OF STREET
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		
**************************************	2.00%	2.00%	2.00%	3.00%		The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s
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%		- Cartinate of Cartinate (1900)

ite	Comparison	7/25/2013					Reno	vate an Ex	isting B	uilding				
ystal I	Lake Public Library	112160.02		2A		за		3B		6		7A	1	.4A
			5640 N	orthwest	5625 N	orthwest	5625 N	orthwest	115 N Er	rick Street	118 S M	ain Street	6704	Pingree
	,	Overall Summary	Wal	-Mart	Garde	n Fresh	Garde	n Fresh	Walder	n Capital	Oak In	dustries	Se	xton
	9	overall Sullillary	Ren	ovate	Ren	ovate	Renovate	& Expand	Renovate	& Expand	Ren	ovate	Ren	ovate
			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	11.59	0.18	11.95	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
<b>&gt;</b>	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	3/47
•	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	18	0.34	1.02	0.43	1,28	0.23	0.69	0.43	1.28	0.23	0,69
<b>&gt;</b>	Other Site Attributes	2	-1.28	-2.57	-0.89	-1.78	-1.14	-2.28	-0.60	-1,70	-1.53	3.08	-0.52	-1,04
				45.97				46.15		39.97		36.86	WII—32	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	\$22,200,75
<b>&gt;</b>	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	\$12,691,26
•	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	\$3,277,10
•	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	\$638,67
•	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	\$2,901,03
•	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	\$1,000,00
<b>&gt;</b>	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	\$1,638,05

iite Comparison	7/25/2013					Renov	rate an E	xisting Bu	ilding				
rystal Lake Public Library	112160.02	2	A	3	A	3	8		5	1	'A	1.	4A
		5640 No	orthwest	5625 No	rthwest	5625 No	rthwest	115 N Er	ck Street	118 S M	ain Street	6704 I	ingree
	Overall Summary	Wal-	Mart	Garder	n Fresh	Garder	n Fresh	Walder	Capital	Oak In	dustries	Sex	ton
•	weran Summary	Reno	ovate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	ovate	Reno	ovate
		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	Performanc 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)	Welghted CES	Component Evaluation Score (CES)	Weighted ŒS	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
Civic synergies Cultural synergies		0.00		00.0 00,0		0,00		0.00	error	0.00	Waterier - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henrich - Henri	0.00	
T										<del> </del>	Watering after a transfer of the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second seco		
Educational synergies	<i>6///</i> .	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	-wa-winosam-to-y-to-esam-	0.00		0.85		1.41		0,00	
Retail synergies		3.00	and the property of the second second second	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 Maxir	TIUM 	0.47	0.07	0.47	0,07	0,47	0.07	0.13	0.02	0,52	0.08	0.12	0.02
		1		1		1		1		1		t	

lite Comparison	7/25/2013	N E SAGO		60 60 160 84		Renov	ate an E	xisting Bu	ilding				
rystal Lake Public Library	112160.02	2	4	3,	١	3	В	(		7.	A	] 14	IA
		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	ingree
	Overall Summary	Wal-	Mart	Garden	Fresh	Garder	resh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overall Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
		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 CE
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 acceptable elevations.	r of generally				**************************************								
			·						~~~~~			<u> </u>	
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 CE
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 activ amenity	ity, loss/addition of	410				240		80		50		50	
Increase in Traffic at Site		0				23		243		331		150	
Increase in Neighborhood	d 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/10	000	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 Maxi	MIRB	0.94		1.00		0.90		0.44		0.33		0.66	

Site	Comparison	7/25/2013					Reno	vate an Ex	cisting B	uilding				
rystal I	ake Public Library	112160.02		2A	-	BA		3B		6		7A	1	4A
			5640 No	orthwest	5625 N	orthwest	5625 N	orthwest	115 N E	rick Street	118 S M	ain Street	6704	Pingree
			Wal	-Mart	Garde	n Fresh	Garde	n Fresh	Walde	n Capital	Oak In	dustries	Se	xton
		Overall Summary —	Ren	ovate	Ren	ovate	Renovate	& Expand	Renovate	& Expand	Ren	ovate	Ren	ovate
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	e 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
<b>&gt;</b>	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 Bullding 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 Sco	ore Notes										
						Space Needs. F of 5% over and				gram. For the E	xpanded Build	dings this is	
		Future Buildin	g Size assume	s that the maxi	mum building	size on the site	is the optima	l program area	in sf. The pot	ential future siz	e is the differ	ence between t	he built area
Current Building Size (sf)	40,000	and the optim	al building siz	e. For the Exist	ing Building th	nis is (Program-I	Existing)/Prog	ram. For the Ex	panded Build	ings this is (Prop	gram-Program	n)/Program.	

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

Site Comparison	7/25/2013					Reno	vate an Ex	dsting B	uilding	6 (5.6)			0.00
Crystal Lake Public Library	112160.02		2A		3A		3B		6		7A	1	4A
		5640 N	orthwest	5625 N	orthwest	5625 No	orthwest	115 N E	ick Street	118 S M	ain Street	6704	Pingree
	Overall Summary	Wal	-Mart	Garde	n Fresh	Garde	n Fresh	Walder	n Capital	Oak in	dustries	Sex	kton
	Overall Summary	Ren	ovate	Ren	ovate	Renovate	& Expand	Renovate	& Expand	Ren	ovate	Ren	ovate
		Surface	Parking										
Evaluation Criteria	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance
CASIDATION C(Ite) la	Factor	Score	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.

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
								ļ					
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 o Exposed Facades/Total Facade		0.75	3			1	3	1	4	1	3	1	4
Printed Control Control A Friends I V Made 2004 200 Ellin F Hadridge II Tolker OF H Tolker Sale Friends		61,509		63,900		59,124		68,882		57,099		76,140	
		Evaluation Sco	re Notes					ALTER AT COMMENT PRINCIPLE AND A COMME	ATT APPEARANCE AND A				
		Area of Existin	g Building tha	t functions wel	structurally: I	nefficiencies ar	e triangular s	ections introdu	ced by angle c	f McHenry Ave	nue, center pi	nch points in 19	984 building,
		and 1965 legar	y floor struct	ure. Score is ra	tio of structur	ally adequate a	rea to total (c	urrent) building	g area.				
												onstruction (Typ	
		_	om suite and	870 sf for staff	work space or	ı first floor, and	870 sf for sta	ff work space o	n second floo	r. Score is ratio	of adequate	area to total (ex	xpanded)
		building area.											
		Area of New C (expanded) bu		nat is structural	ly efficient: In	efficiencies are	triangular sec	tions introduce	ed by angle of	McHenry Aven	ue. Score is ra	tio of adequate	earea to total
		1		1		ì		Ŧ		f		T	

(CES)	rt e king	3/ 5625 No Garden Reno Surface Component Evaluation Score (CES)	rthwest Fresh vate Parking	3 5625 No Garder Renovate Surface Component Evaluation Score (CES)	n Fresh & Expand Parking	115 N Eric Walden Renovate Surface Component Evaluation Score (CES)	Capital & Expand Parking	7/4 118 \$ Ma Oak Ind Reno Surface Component Evaluation Score	in Street ustries vate Parking	14. 6704 Pl Sext Reno Surface l Component Evaluation Score	ngree on vate
Wal-Mari Renovate Surface Park Component Evaluation Score Wel (CES)	rt te rking <sub>eighted</sub> ces	Garden Reno Surface Component Evaluation Score (CES)	Fresh vate Parking	Garder Renovate Surface Component Evaluation Score	n Fresh & Expand Parking	Walden Renovate Surface Component Evaluation Score	Capital & Expand Parking	Oak Ind Reno Surface Component	ustries vate Parking	Sext Reno Surface I Component	on vate Parking
Renovate Surface Park Component Evafuation Score Wel (CES)	te rking eighted CES	Reno Surface Component Evaluation Score (CES)	vate Parking	Renovate Surface Component Evaluation Score	& Expand Parking	Renovate Surface Component Evaluation Score	& Expand Parking	Reno Surface Component	vate Parking	Reno Surface I Component	vate Parking
Surface Park Component Evaluation Score Well (CES)	rking eighted CES	Surface Component Evaluation Score (CES)	Parking	Surface Component Evaluation Score	Parking	Surface Component Evaluation Score	Parking	Surface Component	Parking	Surface I	Parking
Component Evaluation Score Wel (CES)	elghted CES	Component Evaluation Score (CES)		Component Evaluation Score		Component Evaluation Score	······································	Camponent		Component	
Evafuation Score Welg (CES)		Evaluation Score (CES)	Weighted CES	Evaluation Score	Weighted CES	Evaluation Score	Weighted CES		Weighted CES		Weighted CES
1.00	0.35					l (res)		(CES)		(CES)	•
	0.23	1.00	0.25	1.00	0.25	1.00	0,25	1.00	0.25	-1.13	-0.28
Area of listed F-F (Area)	a/Area(t)) x F F Ht	Area of Fisted F-F	(Area/Area(t)) x F F Ht	Area of listed F-F Ht	(Area/Area(t)) x F F HL	Area of listed F-F Ht	(Area/Area(t)) x F F Ht	Area of listed F-F   Ht	(Area/Arca(t)) x F F Ht	Area of fisted F-F( Ht	Area/Area(t)) x F Ht
	0.00		0.00	The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s	0.00		0.00		0.00		0.00
	0.00	AMP AN INTERPRETATION PROPERTY	0.00		00,0	0	00,0	,	00.0	80,000	-1.18
91,124	1.00	68,000	0,96	68,000	0,78	76,540	0,90	84,591	1.00	0	0.00
0	0.00	3,000	0.04	19,591	0.22	8,500	0.10	0	0.00	4,600	0.05
A1 134		71,000		87,591		85,040	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	84,591		84,600	
		0.00 91,124 1.00 0 0.00	0.00 91,124 1.00 68,000 0 0.00 3,000	0,00         0,00           91,124         1,00         68,000         0.96           0         0,00         3,000         0.04	0.00         0.00           91,124         1.00         68,000         0.96         68,000           0         0.00         3,000         0.04         19,591	0.00         0.00         0.00           91,124         1.00         68,000         0.96         68,000         0.78           0         0.00         3,000         0.04         19,591         0.22	0.00         0.00         0.00         0.00           91,124         1.00         68,000         0.96         68,000         0.78         76,540           0         0.00         3,000         0.04         19,591         0.22         8,500	0.00         0.00         0.00         0.00           91,124         1.00         68,000         0.96         68,000         0.78         76,540         0.90           0         0.00         3,000         0.04         19,591         0.22         8,500         0.10	0,00         0,00         0,00         0,00         0,00         0,00         0,00         0,00         91,124         1,00         68,000         0,96         68,000         0,78         76,540         0,90         84,591           0         0,00         3,000         0,04         19,591         0,22         8,500         0,10         0	0.00         0.00         0.00         0.00         0.00         0.00           91,124         1.00         68,000         0.96         68,000         0.78         76,540         0.90         84,591         1.00           0         0.00         3,000         0.04         19,591         0.22         8,500         0.10         0         0.00	0.00         0.00         0.00         0.00         0.00         80,000           91,124         1.00         68,000         0.96         68,000         0.78         76,540         0.90         84,591         1.00         0           0         0.00         3,000         0.04         19,591         0.22         8,500         0.10         0         0.00         4,600

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					Reno	vate an Ex	kisting Bı	uilding			1 15 G	
Crystal Lake Public Library	112160.02		2A		3A	1	BB		6		7A	1	4A
		5640 N	orthwest	5625 N	orthwest	5625 No	orthwest	115 N Er	ick Street	118 S M	ain Street	6704	Pingree
•	Overall Summary	Wal	Mart	Garde	n Fresh	Garde	n Fresh	Walder	ı Capital	Oak In	dustries	Sex	kton
	Overall Julillaly	Ren	ovate	Ren	ovate	Renovate	& Expand	Renovate	& Expand	Ren	ovate	Ren	ovate
		Surface	Parking										
Evaluation Criteria	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance
Cyandadon Cinteria	Factor	Score	Score										
<ul><li>Building Height</li></ul>	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 win 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 within fixed structural elements such as slabs on grade apported 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 ,	Veight	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 ceiling for duct distribution is used. A pre- reference point is 3 feet.			and the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of the sale of th			1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	aca IIII Philosophia Wasania A		Hoteline and a solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the solution of the				
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 lit	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 Ht
-1	1.5		00,0		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	G	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	

Site Comparison		7/25/2013					Renov	/ate an E	xisting Bu	ilding				
Crystal Lake Public Library		112160.02	] 2	Α	] 3	Α	3	8	]	5	7	A	14	lA.
	· · · · · · · · · · · · · · · · · · ·		5640 No	orthwest	5625 No	orthwest	5625 No	orthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 F	ingree
	O		Wal-	Mart	Garde	n Fresh	Garder	n Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overall	Summary	Reno	ovate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
		0.07464	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 ŒS	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 used. A preferred reference	_	•							· · · · · · · · · · · · · · · · · · ·					
Celling Height Benc							Area of listed F-F							
Minimun	Ceiling Height	Height	111	FHt	HL	FHt	Ht	F‡lt	Ht	F Ht	Ht	F Ht	Ht	FHt
<b>x</b> 0	-2	8		0.00		0.00		0.00		00,0		0.00		0.00
3	-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	00.0	3,000	0.04	19,591	0.22	8,500	0,10	0	0.00	4,600	0.05
***************************************	M.n.171.771.n.4770777777.n.u.v.	Area(t)	91,124	LANGUERIA MARIANTA	71,000		87,591	, /1·	85,040		84,591	CAMBOLIA VI DANCO (TABLE 1979)	84,600	
4821 - 1227 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247 - 1247			Evaluation Sc	ore Notes	.lemmentenes	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				SALKING ALLONS WILLIAM	-4			
TANTA AND THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STAT	THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PERSON NAMED OF THE PE		The composit	e evaluation s	core is the sum	of the individ	ual evaluation s	scores for each	h flaor to floor :	zone. The ind	ividual floor to	floor zone eva	luation scores	are the
			product of a l	eight factor a	nd the area rat	lo of that zone	to the total bu	ilding area. T	he height facto	r which is the	difference betv	veen the plans	ned or actual ce	iling height
			and the minin	num target ce	iling height of 1	10 feet. The co	imposite evalua	ation score is t	then multiplied	by the import	ance factor.			
			T		T		· · · · · · · · · · · · · · · · · · ·		1		T		1	
			J		<u></u>		J		1				J	

Site Comparison	7/25/2013					Renov	vate an E	xisting Bu	ilding				
Crystal Lake Public Library	112160.02	2	A	3.	A	] 3	В	(	•	7	A	14	IA
		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	ingree
	Overall Summary	Wal-	Mart	Garder	Fresh	Gardei	n Fresh	Walden	Capital	Oak Inc	ustries	Sex	ton
	Overall Statilitary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Сотропелі	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evakration 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 pro structural system to the ove a score metric.				To a firm the last out the should advantage of an impedience	Triange and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the second and the secon						et de combine de combine de la combine de la combine de la combine de la combine de la combine de la combine d		
Floor Structure rating	s for extent	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(
of	distribution	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht	F-F Ht	)x F−F Ht	F-FHt	} x F-F Ht	F-F Ht	) x F-F Ht
	0.25 CIP Flat Slab Upper Floors		0.00		0.00	Average Present	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
View View Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of C	0.25 <sup>Stab on Grade,</sup> Replace	11,100	0.00	# \$5000 - 15 A 151 Tell 6 # \$4 A A A A A A A A A A A A A A A A A A	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	
Add an about an abbit was a			arthod as At as 1979 to a self at the As As As and	Vaccation to the territories					·		A		

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.

		ļ											
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
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
	66°A1 - 666A - 6				·						*		00.000 / m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 10.000 m 1
FOR THE NATIONAL PROPERTY AND A CHARGE MARK PROPERTY AND AN ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINISTRATION OF THE WAY AND ADMINI					**************************************	L							Assatrantas a terrana a company
***************************************		1				£		<u> </u>					

te Comparison	7/25/2013		Renovate an Existing Building										
ystal Lake Public Library 112160.02		2A		3A		38		6		7A		14A	
·	# Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park # 10 Park	5640 Northwest		5625 Northwest		5625 Northwest		115 N Erick Street		118 S Main Street		6704 Pingree	
Overall Summary		Wal-Mart Renovate		Garden Fresh Renovate		Garden Fresh Renovate & Expand		Walden Capital Renovate & Expand		Oak Industries Renovate		Sexton Renovate	
	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performano
Evaluation Criteria	Factor	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	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 co- components. These are each sections below. The overall	n described in the score is allocated among	Data changes and partition	are more frequ locations are c	uent and perva	sive but can o ften with the i	ften be accom; introduction of	olished with wi Activity or Eve	ed in lieu of mo ireless technolo ent spaces but i	igy. Event spa not all of these	ces are becom will require la	ing more impo rge scale syste	rtant. Mechar m modification	ical system ).
components. These are each sections below. The overall the components based on the library will typically want	n described in the score is allocated among te frequency in which to make modifications	Data changes and partition	are more frequ locations are c	uent and perva	sive but can o ften with the i	ften be accom; introduction of	olished with wi Activity or Eve	ireless technolo	igy. Event spa not all of these	ces are becom will require la	ing more impo rge scale syste	rtant. Mechar m modification	ical system: ).
components. These are each sections below. The overall the components based on the	n described in the score is allocated among te frequency in which to make modifications	Data changes and partition	are more frequences are discations are discations are discations are discational area are discational area are discational area are discational area area area area area area area ar	uent and perva	sive but can o ften with the i st frequent. I	ften be accom; introduction of	olished with wi Activity or Eve	ireless technolo ent spaces but i	igy. Event spa not all of these ough non-fixed	ces are becom will require la	ing more impo rge scale syste h as furnishing	rtant. Mechar m modification	icał systems i. Iisplay units
components. These are each sections below. The overall the components based on the library will typically want to the particular component	n described in the score is allocated among te frequency in which to make modifications	Data changes and partition Modification to Component Evaluation Score	are more frequences frequency are continued image.	uent and perva hanged most o elements is lea Component Evaluation Score	sive but can o ften with the i est frequent. I	ften be accomp introduction of mage changes Component Evaluation Score	olished with w Activity or Eve are more ofter	reless technolo ent spaces but i a addressed thr Component Evaluation Score	igy. Event spa not all of these ough non-fixed	ces are becom will require la d elements suc Component Evaluation Score	ing more impo rge scale syste h as furnishing	ortant, Mechar om modification gs or portable of Component Evaluation Score	icał system: i. lisplay units
components, These are each sections below. The overall the components based on the library will typically want to the particular component Component	n described in the score is allocated among te frequency in which to make modifications  Weight	Data changes and partition in Modification in Component Evaluation Score (CES)	are more frequi docations are d to fixed image Weighted CES	uent and perva hanged most of elements is lea Component Evaluation Score (CES)	usive but can o ften with the i sst frequent. In Weighted CES	ften be accompintroduction of mage changes :  Component Evaluation Score (CES)	olished with with with with Activity or Eventer of termore of termore weighted CES	reless technolo ent spaces but i a addressed thr Component Evakation Score (CES)	igy. Event spa not all of these ough non-fixed Weighted CES	ces are becom will require la d elements suc Component Evaluation Score (CES)	ing more impo rge scale syste th as furnishing Weighted ŒS	ortant, Mechar or modification gs or portable of Component Evaluation Score (CES)	ical system:  i.  lisplay units  Weighted CE
components. These are each sections below. The overall the components based on the library will typically want to the particular component Component  Furnishings  Furnishings flexibility is a fur	n described in the score is allocated among the frequency in which to make modifications  Weight  20%	Data changes and partition Modification (  Component Evaluation Score (CES)  0.90	are more frequi docations are d to fixed image Weighted CES	compagent Compagent (CES)	usive but can o ften with the i sst frequent. In Weighted CES	ten be accomposed to the composed to the compo	olished with with with with Activity or Eventer of termore of termore weighted CES	celess technologist spaces but in addressed three component explaining (CES)	igy. Event spa not all of these ough non-fixed Weighted CES	ces are becom will require la d elements suc  Component Evaluation Score (CES)  0,90	ing more impo rge scale syste th as furnishing Weighted ŒS	creant. Mechar or modification gs or portable of Component Evaluation Score (CES) 0.90	ical system  Isplay units  Weighted Cl
components. These are each sections below. The overall the components based on the library will typically want to the particular component Component  Furnishings	n described in the score is allocated among the frequency in which to make modifications  Weight  20%  action of partition a function of the pacing, double column	Data changes and partition Modification (  Component Evaluation Score (CES)  0.90	are more frequi docations are d to fixed image Weighted CES	Lent and pervaluation of the component Evaluation Score (CES)  0.99	usive but can o ften with the i sst frequent. In Weighted CES	ten be accomposed from the composed from the com	olished with with with with Activity or Eventer of termore of termore weighted CES	celess technologies to spaces but in addressed three addressed three component Evaluation Score (CES)  0.81 61,232	igy. Event spa not all of these ough non-fixed Weighted CES	ces are becom will require la d elements suc  Component Evaluation Score (CES)  0,90	ing more impo rge scale syste th as furnishing Weighted ŒS	component Evaluation Score (CES) 0.90 72,000	ical system  Isplay unit  Weighted C

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					Reno	vate an E	xisting B	uilding				
Crystal Lake Public Library	112160.02	2A		3	A		3B	6		7A		14A	
Overall Summary		5640 Northwest Wal-Mart Renovate		5625 Northwest Garden Fresh Renovate		5625 No	orthwest	115 N Erick Street Walden Capital Renovate & Expand Surface Parking		118 S Main Street Oak Industries Renovate Surface Parking		6704	Pingree
						Garde	n Fresh					Sexton	
						Renovate	& Expand					Ren	ovate
		Surface Parking		Surface Parking		Surface Parking						Surface Parking	
Campanent	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted Œ\$	Component Evaluation Score (CES)	Weighted CES	Component Evakuation 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 tows and area separation fire walls are limiting			61,200		54,400	80%	61,232	80%	76,132	-1	64,000	80%
<b>=</b>				2,700	-11-1121.	15,673	80%	6,800	80%	0		3,680	80%
m.				63,900		70,073		68,032		76,132		67,680	
elements	valis are intrining												
<b>a</b>		Area of Existing Building that functions well structurally: inefficiencies are triangular sections introduced by angle of McHenry Avenue, center pinch points in 1984 be and 1965 legacy floor structure. Score is ratio of structurally adequate area to total (current) building area.											1984 building,
	£.00A.	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 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 Co (expanded) but		nat is structural	y efficient: In	efficiencies are	e triangular se	tions introduc	ed by angle of	McHenry Aven	ยe. Score is ra	itio of adequat	e area to total
Annual Control of the Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of Control of	7,100,170,170,170			I	VII. # V V V V V V V V V V V V V	T		(		]		1	

7/25/2013	Renovate an Existing Building											
112160.02	2A 5640 Northwest Wal-Mart Renovate		3A 5625 Northwest Garden Fresh Renovate		3B 5625 Northwest Garden Fresh Renovate & Expand		6 115 N Erick Street Walden Capital Renovate & Expand		7A		14	
									118 S Ma	in Street	6704 Pingree	
O									Oak Industries Renovate		Sex	ton
Overall Summary											Reno	vate
		Surface Parking		Surface Parking		Surface Parking		Surface Parking		Parking	Surface	Parking
Weight	Component Evaluation Score (CES)	Weighted CES	Companent 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
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
ent of raceways and			3,0	000			de estados para estados para estados para estados para estados para estados para estados para estados para esta		And a second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second sec			
	Area of listed F-F Ht	(Area/Area(1)) x F F Ht	Area of listed F-F Ht	(Area/Arca(t)) x F F Ht	Area of fisted F-F Ht	(Area/Area(t)) x I F Ht	Area of listed F-F Ht	(Area/Area(t)) x t F iIt	Area of listed F-F Ht	(Area/Area(t)) x 1 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		0,60		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 Flaors - Composite		0,00		0.00	19,591	0.17		0.00		0.00	0	0,00
Area(t)	91,124	y	71,000		87,591		85,040		84,591		84,600	
1 6	Weight  15%  function of floor ent of raceways and data locations.  for ease of bodification  0.25 GP Flat Slab Upper Floors  0.25 Slab on Grade, Replace  0.25 New Flat Slab Upper Floors	Overall Summary  Seno Surface Component Evaluation Store (CES)  15%  0.25  function of floor ent of raceways and data locations.  for ease of bodification  0.25  CIPFlat Slab Upper Floors  0.25  Slab on Grade, Replace  0.25  New Flat Slab Upper Floors  0.25  New Flat Slab Upper Floors  0.26  O.27  New Flat Slab Upper Floors  0.27  New Flat Slab Upper Floors	Overall Summary  Overall Summary  Overall Summary  Wal-Mart  Renovate  Surface Parking  Component Evaluation Score (CES)  15%  0.25  0.04  Overall Summary  Area of listed FF (Area/Area(t)) X  tit FHt  Fith  Overall Substitute Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Overall Stab on Grade  Over	Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description   Description	Doerall Summary	Distriction of floor ent of fraceways and idata locations.   Area of listed FF (Area/Area(t)) x F Ht F Ht   Ht F Ht   Ht	Deerall Summary	Note	Overall Summary         5640 Northwest         5625 Northwest         5625 Northwest         115 N Erick Street           Wal-Mart Renovate         Garden Fresh Renovate         Garden Fresh Renovate & Expand         Renovate & Expand Renovate & Expand           Surface Parking         Surface Parking         Surface Parking Surface Parking         Surface Parking Component Evaluation Score (CES)         Component Component Evaluation Score (CES)         Weighted CES (CES)         Population Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Weighted CES (CES)         Component Component Evaluation Score (CES)         Weighted CES (CES)         Component Component Evaluation Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Weighted CES (CES)         Component Evaluation Score (CES)         Veighted CES (CES)         Component Evaluation Score (CES)         Component Evaluation Score (CES)         Policy (CES)         O.03         O.03         O.04         Policy (CES)         New Flat CES (CES)         Component Evaluation Score (CES)         Replace (CES)         Area of Bitted FF (Area/Area(Q) x F (Area CES) (Area CES) (Area CES)         Replace (CES)         Area of Bitted FF (Area/A	The color of floor case of the first of fare as earl of data locations.   The color of floor ease of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the first of the fi	The color of floor ent of raceways and data locations.   The color of floor ent of raceways and data locations.   The color of Grade	

iite Comparison	7/25/2013	8888				Renov	ate an E	xisting Bu	ilding				
rystal Lake Public Library	112160.02	2	A	3.	A	3	В	(	;	7.	A	14	IA
		5640 No	orthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	ingree
	Overall Summary —	Wal-	Mart	Garder	ı Fresh	Garder	n Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overall Julilliary	Reno	ovate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
		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 ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CE
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 flexibili assembly construction, the the ease of inserting addit	extent of raceways and											4000 A A A A A A A A A A A A A A A A A A	
Floor Structure	atings for ease of			Area of listed F-F			(Area/Area(t)) x I		(Area/Area(t)) x F	Area of listed F-F	(Area/Area(t)) x F	Area of listed F-F	(Area/Area(t))
Proor Structure	modification	Ht	F HL	Ht	F Ht	Ht	FHt	Ht	FHt	Ht	FHt	Ht.	F Ht
	0.25 CIP Flat Slab Upper Floors		0,00		0.00		0.00		0.00		0.00	Andrew Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the	00,0
	0.25 Existing Slab on Grade	93,124	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	Carlo Provide A Miller (17) a carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) carlo (18) car	0.00	4,600	0.01
	0.25 New Flat Slab Upper Floors		0.00		0.00		0.00		00,0		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		00,0		0.00	19,591	0.17		0.00		0.00	0	00,0
	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					Renov	rate an E	xisting Bu	ilding				
Crystal	Lake Public Library	112160.02	2	A	3	A	3	8		5	7	A	14	IA
			5640 No	rthwest	5625 No	orthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	ingree
	C	Il Summary	Wal-	Mart	Gardei	n Fresh	Garder	n Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overa	iii Summary	Reno	vate	Reno	ovate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Com	ponent	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Companent Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Eve	ents	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
Eve hei	ents Space flexibility is a function of ght.	lloor to floor												
<u> </u>	Floor to Floor Height Benchmarked to 14 Minimum Floor to Floor Heigh		Area of listed F-F Ht	(Area/Area(t)) x F F Ht	Area of listed F-F Ht	(Area/Area(t)) x t F Ht	Area of listed F-F Ht	(Area/Area(t)) x F F Ht	Area of listed F-F Hi	(Area/Area(t)) x f F Ht	Area of Fisted F-F HL	(Area/Area(t)) x : Filt	F Area of listed F-F Ht	(Area/Area(tj) x F Ht
Adapta	-	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	und antimiser in account from the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community section of the community se	87,591		85,040		84,591		84,600	
on and of the			product of a h	eight factor a	nd the area rat	io of that zone	ual evaluation s to the total bu 4 feet. The con	ilding area. Ti	he height facto	r which is the	difference betv	veen the plan		

3A	(CES)	Fresh Expand arking Weighted CES 0.09	(CES) 0.41	Capital  & Expand Parking  Weighted CES  6.04	118 S Ma Oak Ind Reno Surface Component Evaluation Score (CES) 1.00	Justries vate Parking Weighted CES 0.09	(CES) -1.36	ingree ton wate Parking Weighted CES -0.12
Garden Fresh Renovate Surface Parking Component Evaluation Score (CES) 1.00 0.09  F Area of listed F-F (Area/Area(t)) x Ht FHt	Garden F Renovate & Surface Pa Component Evaluation Score W (CES) 1.00	Fresh Expand arking Weighted CES 0.09	Walden ( Renovate 8 Surface F Component Evaluation Score (CES) 0.41  Area of listed F-F (J	Capital A Expand Parking Weighter CES 0.04 Area/Area(t)) x F	Oak Ind Reno Surface Component Evaluation Score (CES) 1.00	Justries  Parking  Weighted CES  0.09  (Area/Area(t)) x1	Sex Reno Surface Component Evaluation Score (CES) -1.36 Area of listed F-F	ton vate Parking Weighted CES -0.12 (Area/Area(t)) x F
Renovate Surface Parking Component Evaluation Score (CES) 1.00 0.09  F Area of listed F-F (Area/Area(t)) x Ht FHt	Renovate & Surface Pa Component Evaluation Score W (CES) 1.00	Expand arking Weighted CES 0.09	Renovate 8 Surface F Component Evaluation Score (CES) 0.41  Area of listed F-F (i	& Expand Parking Weighted CES  0.04  Area/Area(t)) x F	Reno Surface Component Evaluation Score (CES) 1.00  Area of Ested F-F	Parking Weighted CES 0.09 (Area/Area(t)) × 1	Reno Surface Component Evaluation Score (CES) -1.36 Area of listed F-F	vate Parking Weighted CES -0.12 (Area/Area(t)) x F
Surface Parking Component Evaluation Score (CES)  1.00  0.09  F Area of listed F+F (Area/Area(t)) x Ht F Ht	Surface Pa Component Evaluation Score (CES) 1.00	arking Weighted CES  0.09  vrea/Area(t)) x F	Surface P Component Evaluation Score (CES) 0.41  Area of listed F-F (i	Parking Weighted CES  0.04  Area/Area(t)) x F	Surface Companent Evaluation Score (CES) 1.00  Area of Rated F-F	Parking Weighted CES 0.09 (Area/Area(t)) x 1	Surface Component Evaluation Score (CES) -1.36  Area of listed F-F	Parking Weighted CES -0.12 (Area/Area(t)) x F
Component   Evaluation Score   Weighted CES	Component Evakuation Score W (CES) 1.00	Weighted CES  0.09  Uea/Area(t) x F	Component Evaluation Score (CES) 0.41  Area of listed F-F (i	Weighted CES  0.04  Area/Area(t)) x F	Companent Evaluation Score (CES) 1.00  Area of Rated F-F	Weighted CES  0.09  (Area/Area(t)) x 1	Component Evaluation Score (CES) -1.36 Area of listed F-F	Weighted CES -0.12 (Area/Area(t)) x F
Evaluation Score   Weighted CES   (CES)   1.00   0.09    F. Area of listed F-F   (Area/Area(t)) x   Ht   F Ht   Ht   Ht   Ht   Ht   Ht	Evakuation Score Vi (CES) 1.00	0.09 .rea/Area(t)) x F	Evaluation Score (CES) 0.41 Area of listed F-F (i	<b>0.04</b> Area/Area(t)) x F	Evaluation Score (CES) 1.00 Area of Rsted F-F	0,09 (Area/Area(t)) x 1	Evaluation Score (CES) -1.36 Area of listed F-F	-0.12 (Area/Area(t)) x F
F Area of listed F-F (Area/Area(t)) x Ht F+Ht	F Area of listed F-F (Ar	rea/Area(t)) x F	Area of listed F-F (#	Asea/Area(t)) x F	Area of Rsted F-F	(Area/Area(t)) x I	Area of listed F-F	(Area/Area(t)) x F
Ht FHt								
Ht FHt								
0.00						,		1 100
.1		0.00		0.00		0.00		0.00
0.00		0.00	20,000	-0,35		0.00	80,000	-1.42
68,000 0.96	68,000	0.78	56,540	0.66	84,591	1.00	0	0.00
3,000 0.04	19,591	0.22	8,500	0.10	0	0.00	4,600	0.05
71,000	87,591		85,040		84,591		84,600	
 	71,000 score is the sum of the individ	71,000 87,591 score is the sum of the individual evaluation sco	71,000 87,591 score is the sum of the individual evaluation scores for each	71,000 87,591 85,040 score is the sum of the individual evaluation scores for each floor to floor zo	71,000 87,591 85,040  score is the sum of the individual evaluation scores for each floor to floor zone. The indiv	71,000 87,591 85,040 84,591  score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to	71,000 87,591 85,040 84,591  score is the sum of the individual evaluation scores for each floor to floor zone. The individual floor to floor zone eva	

Site Comparison	7/25/2013					Renov	rate an E	xisting Bu	ilding				
rystal Lake Public Library	112160.02	2/	1	3/	4	31	В	6	J	7,	1	14	A
		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 5 Ma	in Street	6704 P	ingree
		Wal-I	Vlart	Garden	Fresh	Garder	resh	Walden	Capital	Oak Ind	ustries	Sex	on
	Overall Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reпо	vate
	m\va	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 ŒS	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	80.0
Partition flexibility is a fund	tion of structural system.	82,012		61,200	,,-,-	61,200		61,232		76,132		72,000	
Column spacing, double co		O		2,700		17,632	and an account of the decount of the decount of the	7,650		0		4,140	
ភ្នំ separation fire walls are lin ចំ ស	niting elements.	82,012		63,900		78,832		68,882		76,132		76,140	

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			5 S S S		Renov	vate an E	xisting Bu	ilding				
Crystal Lake Public Library 112160.0	2,1	1	3.	A	3	В	(	5	7.	A	] 14	4A
	5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	Ingree
Overall Summary	Wal-ñ	<b>V</b> art	Garder	Fresh	Garder	n Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
Overall Sullilliary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	ovate
	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
Image flexibility is a function of partition	82,012		61,200		61,200		61,232		76,132	,	57,600	,,,,,
arrangement which is in turn a function of the	0		2,700		17,632		7,650		0		4,140	, , , , , , , , , , , , , , , , , , ,
structural system. Column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double column spacing, double col	82,012		63,900		78,832		68,882		76,132		61,740	
ਉਂ elements	Area of Existing and 1965 legac  Area of New Co for meeting ro- building area.  Area of New Co {expanded} bui	y floor struct onstruction the orn suite and onstruction the	ure. Score is ra nat functions we 870 sf for staff	tio of structur eli structurally work space o	ally adequate a : Inefficiencies a first floor, and	area to total (c are double co I 870 sf for sta	current) building lumn rows to m off work space o	g area. neet area limit on second floo	ations imposed r. Score is ratio	by Class of C of adequate	onstruction (Ty) area to total (ex	pe IIB): 974 sf xpanded)
				/·	[	· · · · · · · · · · · · · · · · · · ·					]	

Site Comparison	7/25/2013					Renov	/ate an E	xisting Bu	uilding				
Crystał Lake Public Library	112160.02	2	A	3	A	3	8		5	7	A	14	A
A MATERIAL AND A SECURITION OF A PROPERTY OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT OF A SECURITION ASSESSMENT ASSESSMENT OF A SECURITION ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT ASSESSMENT		5640 No	rthwest	5625 No	orthwest	5625 No	rthwest	115 N Er	ick Street	118 S Ma	ain Street	6704 P	ingree
	Overall Summary	Wal-	Mart	Garde	n Fresh	Gardei	n Fresh	Walder	Capital	Oak Inc	dustries	Sex	ton
	Overall Summary	Reno	ovate	Reno	ovate	Renovate	& Expand	Renovate	& Expand	Reno	ovate	Reno	vate
		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	Performano 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)	Welghted 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	0.23	1.50	0.38	0.79	0.20
은 Parking evaluation is a function 문 provided to the number rerquir													
Available Parking		410		342		342		214		381	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	200	
Zoning Requirement	3	273	29112-11-11-11-11-11-11-11-11-11-11-11-11-	320		263	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	255		254		254	
Ratio of Provided to Requ	ilred	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 f number provided to the numbe											***************************************		
Available Returns	a manana a a ann air tha ann an mar a a dhear a mhaireann ann an dhear air	1.00	ann yn genegalfa, a'i enn Welliann Franchischell i	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 Arrange	ement	1,00		1.00		1.00		1.50		1.00		1.00	
Ratio of Provided to Requ	iired	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					Renov	vate an E	xisting Bu	ilding				
Crystal Lake Public Library	112160.02	2,	A	3/	A	3	B	1	)	7	Α	14	4A
		5640 No	rthwest	5625 No	rthwest	5625 No	orthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	Pingree
	Overall Summary	Wal-f	Mart	Garden	Fresh	Gardei	n Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overan Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
	mov.	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Bicycles	10%	0,80	80,0	0.75	0.08	0.75	0.08	1.00	0.10	0.75	0.08	0.75	0.08
> Based on the number of bicy 본 required by ordinance.	cle parking space												
Available Bike spaces		14		16	THE PERSON NAMED IN CONTROL OF	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 Re	quired	0.80		0.75	~~==	0.75		1.00		0.75		0.75	
Component  Pedestrians	Weight	Component Evaluation Score {CES}		(CES)		(CES)		Component Evaluation Score (CES)		Component Evaluation Score (CES)		Component Evaluation Score (CES)	
/^	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 fur anticipated density of resider miles of the primary access p compared to the site with the residential units within 0.5 m	ntial units within 0,5 point to the site e highest number of	ACTION AND THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE COLUMN TO THE C						And the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second property of the second propert					
Residential units within	1 0.5 mi	0		0		0		554	200704	916	>	497	
Safety Factor		0.80		0.75	VIDEO II DE L'ALLE L	0.75		1.00		0.75		0.75	
Highest number of Res	idential units	1298		1298		1298		1298		1298		1298	
Ratio of Possible to Ma	ximum	0.00	~~~~~~	0.00		0.00		0.43		0.71		0.38	
		Distriction				1					- D - 1 - C - C	<u> L</u>	
		rigil detisity si	acti as appart	ments or mixed	aze iz azzaim	eu ac 10 units p	er acre. Oroa	n Residential is	s units per acc	re, central orbi	an Residentia	is 5 uniks per a	cre.
				<u> </u>								1	
	V				######################################								
			ROTALITATION OF THE PARTY										
						TO THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF TH						1	
ne - III ar income anno anno anno anno anno anno anno ann													
	***************************************					£		.1		٠	-,		

7/25/2013					Renov	rate an E	xisting Bu	ilding				
112160.02	2	A	3	A	31	B	1	6	7.	A	14	1A
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ick Street	118 \$ Ma	in Street	6704 P	ingree
	Wal-	Mart	Garder	ı Fresh	Garder	Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
Overall Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
200	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component		Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
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
a function of the	†											
s within 0.25 miles							-					
thin 0.5 miles of the												
•												
Road 1	1.00	USH 14			1,00	USH 14	2.00	Crystal Lake	1.00	Crystal Lake	2.00	USH 14
Road 2	3.00	Main			3.00	Main	2,00	Terra Cotta	1.00	Main	1.00	Pingree
V/A/A/	2.00		1		2.00	To a contract of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of	2.00		1.00	***************************************	1,50	
**************************************	1.00		0.75		1.00		1.00		1.00		1.00	***************************************
A A A PERSON DE L'ENCORPORTA L'ESTA PORTRE EN L'ANTINOMINA DE L'ANTINOMINA DE L'ANTINOMINA DE L'ANTINOMINA DE	2.00	~**************************************	0.75		2,00	A410-07/10/	2.00		1.00	- AND THE PROPERTY OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERS	1.50	***************************************
	2.50				2.50		2.50		3.50		3,00	*****************************
aximum	0.56		0.17		0.56	,	0,56		0.78	*****************	0.67	
Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evakiation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted CES
5%	0.00	0.00	0.00	0.00	-0.30	-0.02	0.43	0.02	0.00	00,0	0.00	0.00
	TO THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF TH											
	0		0		-79	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	109	See Note	0	See Note	0	.,,,
	0		0		0		0	Erick	0		0	
	1.00		1.00		1.00		1.00	- No Marine - Carried Carlo Mission Co.	1.00	Carlos Colored To Carlos Carlos Carlos	1.00	
	273		320	er erretter automotion von erret	263		255		254	***************************************	254	
uired	0.00		0.00		-0.30		0.43		0,00		0.00	artitum of all and amount december.
e and Offsite to	1.50	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1.07		1.00		1.27		1,50	arthritis Personant Addition (1994) and Additional	0,79	·····
			<u> </u>		ļ		Spaces at from	nt of building	Snarge at eido	of huilding		
			ļ		ļ		1 '	_	: •	_		
	-		ļ									
	t		i .						front door.		1	
	Overall Summary  Weight  30% a function of the swithin 0.25 miles of the e and availablility of a ne compared to the Road 1 Road 2  weight	112160.02 2  5640 No Wal- Renc Surface  Weight Component Evaluation Store (CES)  30% 0.56  a function of the s within 0.25 miles of the e and availability of a ne compared to the  Road 1 1.00 Road 2 3.00 2.00 1.00 2.50 0.56  Component Evaluation Store (CES)  5% 0.00  n of the number lired.  0 0 1.00 273 utired 0.00 e and Offsite to	112160.02   2A	112160.02   2A   3   3   5640 Northwest   5625 No   Wal-Mart   Garder   Renovate   Reno   Surface   Parking   Component   Evaluation store   Velighted CES   Evaluation Store   CES   CE	112160.02   2A	112160.02   2A	112160.02	1212160.02	112160.02   2A   3A   3B   5   6	122160.02	12160.02	12160.02

Site Comparison	7/25/2013					Renov	ate an E	xisting Bu	ilding	region esses			
rystal Lake Public Library	112160.02	2	A	3	A	3	В		5	7	A	14	A
		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	ingree
	Overall Summary	Wal-	Mart	Garder	n Fresh	Garder	r Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overall Sulfilliary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
<ul><li>Control of Site</li></ul>	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 ŒS	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 property owners (other than control the site.					H 0-7-0.0HH00:=		2000 Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Carlo Car						
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	TO ANNUAL TO A COMPANY OF STREET OF STREET	0.00	neathernettanner.commence	0.00	Carllina Saliticiana and Pillina and	1.00		0.00	
Private Owner 3		0.00	************************************	0.00	/1440-11/1A140-//11/14/14/14/14/14/14/14/14/14/14/14/14	0.00		0.00	***************************************	0.00		0.00	
Private Owner 4	Market A	0.00		0,00		0,00		0.00	***************************************	0.00		0.00	
Agreementss with Adja	cent Owners	2.00	CARLON CASTELLIAN III AND CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONT	3.00		3.00	**************************************	0.00		0.00		0.00	
Aggregate		3.00		4.00	***************************************	4.00	CONTRACT VANCATION OF COMMUNICATION	1.00		2.00		1.00	
21 Maximum - Aggregate		18.00		17.00		17.00		20.00	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	19.00		20.00	THE PERSON NAMED ASSOCIATION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF TH
Ratio of Max-Agg to Ma	aximum	0.86		0,81		0.81		0.95		0.90	,	0.95	
ECOTO DE PROPERTO DE SECUCION DE LA CONTRACTOR DE LA CASTRACTOR DE LA CAST	Paramor Paramoral Science (Laboration Control Paramoral Science State Control Science Sc	Requires ease		Requires ease		Requires eases				Requires ease			
		t .	-	1	~	association ne	•		//////////////////////////////////////	association ne	•		
		cross-access: S	Shared	cross-access: S	Shared	cross-access: S	shared			cross-access: S	hared		
AND DESCRIPTION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERT	CONTRACTOR OF THE OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER OWNER	parking		parking		parking				parking			
A. C.	Handard Control Transaction of Principal State (1994) and the Principal State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the State (1994) and the							Partie and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second s	AND THE WORLDOOM IS A PRINCIPAL OF MAIN			**************************************	*******************
	· · · · · · · · · · · · · · · · · · ·							~*****************					
of fact of 1900 (1944), as fact to add another the factor that a second fitted and the should be a street a str	The first first of the first to be to the state of the surface of the state of the state of the same o	-1											,,,
	Miller of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the stat	T			A. IV 70-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A								
								<b></b>		***************************************			
	had the sales of the first such as had had the sales as of the sales of the first such as a state of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sales of the sale	1			and the second section of the second second		w			***************************************			Production in the second

Site Comparison	7/25/2013					Renov	ate an E	xisting Bu	ilding				
rystal Lake Public Library	112160.02	2)	4	3.	Ą	31	3	(	}	7	Α	14	IA
The second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	ain Street	6704 P	ingree
	Our and Commencer	Wal-I	Vlart	Garder	r Fresh	Garden	Fresh	Walden	Capital	Oak Inc	dustries	Sex	ton
	Overall Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	ovate	Reno	vate
	Anste	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 C
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 numl negotiation anticipated with o owners (other than the Librar	current property		notes a film and an annual company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company o			an Familian and Familia and Archiel Back and Archiel		1	ngayamayana ay an ay an an an an an an an an an an an an an			Committee' Was I Committee's Las Plan and Alah search	
CLPL		0.00		0.00		0.00		0.00		0.00		0.00	
City	and a confidence of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contra	0,00		0.00		0.00		0.00		0.00		0,00	
Private Owner 1		1.00		1,00		1.00	en en en en en en en en en en en en en e	2.00	anangangangan (Banamatan anagada)	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		00.0		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 Ma	ximum	0.75		0.75		0,75		0.50		0.75		0,75	
		Requires easer association ne cross-access: S parking	gotiations for	Requires ease association ne cross-access: S parking	gotiations for	Requires ease association ne cross-access: S parking	gotiations for			Requires ease association ne cross-access: parking	egotiations for		

Site Comparison	7/25/2013		9.45.56.6	5 5 5 5		Renov	ate an E	xisting Bu	ilding				
Crystal Lake Public Library	112160,02	2	A	3.	A	3	В		; ;	7	A	14	A
		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 P	ingree
	Oursell Commence	Wal-	Mart	Garder	Fresh	Garder	n Fresh	Walden	Capital	Oak Inc	lustries	Sex	ton
	Overall Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	vate
		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 Evakration 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 n negotiation anticipated with v the site.													
S 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	ميسون من ما يا يو و از از از ان مداهد واست
Engineering	Paratralation (117 Administration (117 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 and anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 122 anno 12	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	w=+1/0.00000000000000000000000000000000000	0.00	~_~~~	0.00		0.00		1,00		0.00	
IDNR	transfer and the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of t	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		00,0	,	0.00		0.00		1.00		-1.00		0.00	
Ratio of Max-Agg to Mar	kinsum	0.00		0.00		0.00		0.25		-0.25		0.00	
Thereton and the second annual and an area and a second annual and a second annual and a second and a second a							That form the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same						
ECONOTINA CONTRA ESTRETE ACTORNOMO ACCONTENTA ACCONTENTA ACCONTENTA ACCONTENTA ACCONTENTA ACCONTENTA ACCONTENT		<u> </u>			~		e managamenta a a a a a a a a a a a a a a a a a a				/www.rv/////////////////////////////////		
					·/						· ·····		
t				.170.1704.0004.00	IA shawari IIA shawhari wakata in Asan								TOOLITICATION PROPERTY.
		1										]	

Site Comparison	7/25/2013					Renov	ate an E	xisting Bu	uilding				
rystal Lake Public Library	112160.02	2	Α	3	A	3	В		5	7	Ά	1	4A
		5640 No	orthwest	5625 No	orthwest	5625 No	rthwest	115 N Eri	ick Street	118 S Ma	ain Street	6704 F	ingree
0	rall Summarv	Wal-	Mart	Garde	n Fresh	Garder	n Fresh	Walden	Capital	Oak Inc	dustries	Sex	ton
Ove	raii Summary—	Reno	ovate	Reno	ovate	Renovate	& Expand	Renovate	& Expand	Reno	ovate	Reno	ovate
	-	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 ŒS	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										
Suitable soils		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										
Post-occupancy		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	

ite Comparison	7/25/2013					Renov	vate an E	xisting Bu	uilding				
ystał Lake Public Library	112160,02	2	Α	3	Α	3	IB		6	7	Α	1	4A
		5640 No	rthwest	5625 No	rthwest	5625 No	orthwest	115 N Er	ick Street	118 S Ma	in Street	6704	Pingree
	Overall Summary	Wal-	Mart	Garder	n Fresh	Gardei	n Fresh	Walder	Capital	Oak Inc	dustries	Sex	ton
	Overan Summary	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Reno	ovate
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	ìmportance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance
Lydibation Circena	Factor	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	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 Evakuation 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	ramonosar anno comanda socialist	0.5		0,1	,
Light	******	0,75		0.75		0.8		0.5		0.75	·	0.5	Prince of all frameword Father than a Million to a
View		0,75	patricus (Maghatinus personal July 1811-1911)	0.5	VII.000.100.100.100.100.100.100.100.100.1	0.8	***************************************	0.5		0.75		0.5	F-11-70-11-11-11-11-11-11-11-11-11-11-11-11-11
		2.4		2		2.5		1.35		2.5		1.35	

Site Comparison	7/25/2013					Reno	vate an E	xisting Bı	uilding				
Crystal Lake Public Library	112160.02	] 2	A	3	SA.		IB.		6		'A	L	4A
		5640 No	orthwest	5625 No	orthwest	5625 No	orthwest	115 N Er	ick Street	118 S M	ain Street	6704 I	Pingree
Out	rall Summarv	Wal-	Mart	Garde	n Fresh	Garde	n Fresh	Walder	n Capital	Oak In	dustries	Sex	cton
Ove	ran Summary	Reno	ovate	Reno	ovate	Renovate	& Expand	Renovate	& Expand	Reno	ovate	Reno	ovate
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	1	Performance	1	Performance
CABINETON CITCA	Factor	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	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 ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evakration 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	And Charles II among the College IVE.	6147		5390		2681	
Parks Pension		85	,	62		62		95		84		83	
Main Street TIF		Ì	antinata a Manada M							30125			
Vulcan TIF		1									AL		
City		31		23		23		34		31		19	
City Pension		3249		2386	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2386		3664		3212		1812	
Fire		6135		4505	~/,,,,,,	4505		6917	· · · · · · · · · · · · · · · · · · ·	6065		3046	
Fire Pension	(1870 - 1 - 1840 - 1874 - 1874 - 1874 - 1875 - 1874 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884 - 1884	1744	organia de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de la composition de l	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
O CONTRACTOR OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY O	0%		0.00		0.00		0.00		0.00		0.00		0.00
1				1		1		I		1			

Site Comparison	7/25/2013			Renovate an E	xisting 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
	Ougani Cumman	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 (million	ons)	\$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.

► 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 ➤ Implementation	\$500,000 \$81,462	\$1,000,000 \$54,822	\$1,000,000	\$5,500,000 \$81,541	\$7,000,000	\$1,000,000 \$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	\$262.4

e Comparison	7/25/2013					Reno	vate an Ex	disting B	uilding				
tal Lake Public Library	112160.02		2A		3A	2 2 2 2 2 2 2 2 2 2 2 2 3 3 1 1 1 2 2 2 2	3B		6		7A	1	4A
		5640 N	orthwest	5625 N	orthwest	5625 N	lorthwest	115 N E	rick Street	118 S M	lain Street	6704	Pingree
2	- II G	Wal	-Mart	Garde	en Fresh	Gard	en Fresh	Walde	n Capital	Oak In	dustries	Se	xton
Uver	all Summary	Ren	ovate	Rer	iovate	Renovat	e & Expand	Renovat	e & Expand	Ren	ovate	Ren	ovate
		Surface	Parking	Surfac	e Parking	Surfac	e Parking	Surfac	e Parking	Surface	e Parking	Surface	Parking
► Building			\$13,408,135		\$10,245,538		\$13,991,518		\$12,787,971		\$16,922,354		\$12,691,26
Demolition													
Building Gross	\$7.25	91,124	\$ 660,649	0	\$ -	0	\$ -	0	\$ -	21,148	\$ 153,321	16,000	\$ 116,0
Interior Gross	\$4.00	0	\$ -	68,000	\$ 136,000	68,000	\$ 136,000	7,000	\$ 28,000	84,591	\$ 338,364	80,000	\$ 160,0
Selective	\$12.00	0	\$ -	0	\$ -	19,591	\$ 117,546	22,100	\$ 265,200	8,459	\$ 101,509	2,000	\$ 12,0
Renovations													
Foundations & Substructure	\$13.20	0	\$ -	0	\$ -	G	\$ -	0	\$ -	21,148	\$ 279,150	O	\$
Structure	\$27.50	0	\$ -	0	\$ -	0	\$ -	0	\$ -	21,148	\$ 581,563	8,000	\$ 220,0
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	\$ 1,152,0
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	\$ 344,0
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	\$ 1,872,0
Conveying	\$2.90	0	\$ -	٥	\$ -	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	\$ 3,196,0
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	\$ 2,080,0
New Construction													
Foundations	\$13,20	0	\$ -	3,000	\$ 39,600	19,591	\$ 258,601	8,500	\$ 112,200	0	\$ -	4,600	\$ 60,7
Structure	\$27,50	0	\$ -	3,000	\$ 82,500	19,591	\$ 538,753	8,500	\$ 233,750	0	\$ -	4,600	\$ 126,
Enclosure	\$28.80	0	\$ -	3,000	\$ 86,400	19,591	\$ 564,221	8,500	\$ 244,800	0	\$ -	4,600	\$ 132,4
Roofing	\$8.60	0	\$ -	3,000	\$ 25,800	19,591	\$ 168,483	8,500	\$ 73,100	O	\$ -	4,600	\$ 39,5
Interior Construction	\$23,40	0	\$ -	3,000	\$ 70,200	19,591	\$ 458,429	8,500	\$ 198,900	0	\$ -	4,600	\$ 107,6
Conveying	\$2.90	0	\$ -	3,000	\$ 8,700	19,591	\$ 56,814	8,500	\$ 24,650	O	\$ -	4,600	\$ 13,3
Mechanical	\$39.95	0	\$ -	3,000	\$ 119,850	19,591	\$ 782,660	8,500	\$ 339,575	0	\$ -	4,600	\$ 183,7
Electrical	\$26.00	0	\$ -	3,000	\$ 78,000	19,591	\$ 509,366	8,500	\$ 221,000	0	\$ -	4,600	\$ 119,
Sub-Total			\$10,506,597		\$ 7,994,450		\$10,938,273		\$10,011,322		\$13,248,008		\$ 9,935,
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,
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,
Sub-Total			\$11,635,531		\$ 8,853,454		\$12,113,590		\$11,087,039		\$14,671,506		\$11,003,
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,
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,
Total	TO COMPANY AND AND THE AND AND AND AND AND AND AND AND AND AND		\$13,408,135		\$10,245,538		\$13,991,518		\$12,787,971		\$16,922,354		\$12,691,
		Cost are pred complete tea building repl	rdown, total	American Processing Processing Processing				one only on Longery to the	n ann an airte fan de Presende V Amerika A	man or an Thirth of July Property Laboratory			

Site Comparison	7/25/2013		9.5.6.4			Reno	vate an Ex	kisting B	uilding				49.6
rystal Lake Public Library	112160.02		2A	maniero de Producto - estado do	3A		3B		6		7A		14A
		5640 N	orthwest	5625 N	lorthwest	5625 N	orthwest	115 N E	rick Street	118 S M	lain Street	6704	Pingree
	Overall Summary	Wa	-Mart	Gard	en Fresh	Garde	en Fresh	Walder	n Capital	Oak In	dustries	Se	exton
	Overall Julimary	. Ren	ovate	Ren	ovate	Renovat	e & Expand	Renovate	& Expand	Ren	ovate	Rer	ovate
		Surfac	e Parking	Surfac	e Parking	Surfac	e Parking	Surface	Parking	Surface	e Parking	Surfac	e Parking
<ul><li>Furnishings &amp; Tec</li></ul>	hnology		\$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

ite	Comparison	7/25/2013	The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s				Reno	vate an E	xisting B	uilding				
ystal	Lake Public Library	112160.02		2A		3A		3B		6		7A	1	4A
			5640 N	orthwest	5625 N	orthwest	5625 N	orthwest	115 N E	rick Street	118 S M	ain Street	6704	Pingree
		all Summary	Wal	-Mart	Garde	en Fresh	Garde	en Fresh	Walde	n Capital	Oak In	dustries	Se	xton
	Over	all Summary	Ren	ovate	Ren	ovate	Renovate	e & Expand	Renovate	e & Expand	Ren	ovate	Ren	ovate
		_	Surface	e Parking	Surface	e Parking	Surfac	e Parking	Surfac	e Parking	Surface	e Parking	Surface	Parking
•	Parking			\$872,168		\$1,095,752		\$586,950		\$1,031,461		\$810,393		\$638,67
-	Structured Parking	\$16,500												
	Surface Parking	\$2,500	273	\$ 683,430	342	\$ 855,000	263	\$ 656,933	214	\$ 535,000	254	\$ 634,433	200	\$ 500,0
	Remote Parking	\$2,500	0	\$ -	0	\$ -	-79	\$ (198,068)	109	\$ 272,500	0	\$ -	0	\$
	Land Acquisition													
	Demolition													
	Structured Parking	\$16,500	1	\$ -		\$ -		\$ -		\$ -		\$ -		\$
	Existing Parking Upgrades	\$1,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$
	New Off-Site Surface Parking	\$2,500		\$ -		\$ -		\$ -		\$ -		\$ -		\$
	Sub-Total			\$ 683,430		\$ 855,000		\$ 458,865		\$ 807,500		\$ 634,433		\$ 500,0
	GCOH&P		7.00%	\$ 47,840	7.00%	\$ 59,850	7.00%	\$ 32,121	7.00%	\$ 56,525	7.00%	\$ 44,410	7.00%	\$ 35,0
	CM Fee		3.50%	\$ 25,594	3.50%	\$ 32,020	3.50%	\$ 17,184	3,50%	\$ 30,241	3.50%	\$ 23,759	3.50%	\$ 18,7
	Sub-Total			\$ 756,865		\$ 946,870		\$ 508,170		\$ 894,266		\$ 702,602		\$ 553,7
	Contingency		7.00%	\$ 52,981	7.00%	\$ 66,281	7.00%	\$ 35,572	7.00%	\$ 62,599	7.00%	\$ 49,182	7.00%	\$ 38,7
	Escalation		8.23%	\$ 62,323	8.72%	\$ 82,601	8.50%	\$ 43,208	8.34%	\$ 74,596	8.34%	\$ 58,608	8.34%	\$ 46,1
_	Total			\$ 872,168		\$ 1,095,752		\$ 586,950		\$ 1,031,461		\$ 810,393		\$ 638,6
<b>&gt;</b>	Other Site Development			\$3,604,887		\$2,662,582		\$3,127,780		\$3,423,875		\$2,643,724		\$2,901,0
	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	\$ 349,3
	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	\$ 1,223,3
	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	\$ 302,0
	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	\$ 396,3
	Sub-Total			\$ 2,824,785		\$ 2,077,576		\$ 2,445,232		\$ 2,680,450		\$ 2,069,693		\$ 2,271,1
	GCOH&P		7.00%	\$ 197,735	7.00%	\$ 145,430	7.00%	\$ 171,166	7.00%	\$ 187,631	7.00%	\$ 144,879	7.00%	\$ 158,9
	CM Fee		3.50%	\$ 105,788	3.50%	\$ 77,805	3.50%	\$ 91,574	3.50%	\$ 100,383	3,50%	\$ 77,510	3.50%	\$ 85,0
	Sub-Total			\$ 3,128,308		\$ 2,300,811		\$ 2,707,972		\$ 2,968,464		\$ 2,292,082		\$ 2,515,1
	Contingency		7.00%	\$ 218,982	7.00%	\$ 161,057	7.00%	\$ 189,558	7.00%	\$ 207,792	7.00%	\$ 160,446	7.00%	\$ 176,0
	Escalation		8.23%	\$ 257,598	8.72%	\$ 200,714	8.50%	\$ 230,250	8.34%	\$ 247,618	8.34%	\$ 191,197	8.34%	\$ 209,8
	Total			\$ 3,604,887		\$ 2,662,582		\$ 3,127,780		\$ 3,423,875		\$ 2,643,724		\$ 2,901,0
			Assumes site		Assumes site		Assumes site		Assumes site		Assumes site		Assumes site	

Site	Comparison	7/25/2013							Ren	ovat	e an E	xisting E	Build	ding						
Crystal	Lake Public Library	112160.02		2A			ЗА			3B			6			7A		I	14A	
			5640 N	lorth	west	5625	North	west	5625	North	west	115 N I	Erick	Street	118	S Main	Street	670	Ping	ree
		Overall Summary	Wa	ıl-Mai	t	Gard	den Fr	resh	Gard	len Fr	esh	Walde	en Ca	pital	Oa	k Indu	stries	S	exton	ì
		Overall Summary	Rei	novat	e	Re	nova	te	Renova	te & E	xpand	Renovat	te & E	xpand		Renova	ate	Re	novat	te
			Surfac	e Par	king	Surfa	ce Pa	rking	Surfa	ce Par	king	Surfac	e Pa	rking	Sui	face Pa	arking	Surfa	ce Par	rking
<b>&gt;</b>	Site Acquisition			\$!	500,000		\$:	1,000,000		\$1	,000,000		\$5	,500,000		4	7,000,000		\$1	1,000,000
	Purchase - Parcel 1			\$ :	1,500,000		\$	2,000,000		\$	2,000,000		\$	6,500,000		40.00	8,000,000			2,000,000
	Purchase - Parcel 2			-11-11-1						-										
-	Purchase - Parcel 3																			
	Purchase - Parcel 4															-				
	Sale - Parcel 2																		311000	
	Sale - Existing Library			\$(1	,000,000)		\$(	1,000,000)		\$(1	,000,000)		\$13	1,000,000)		\$	(1,000,000)		\$(1	1,000,000
	Lease			\$	-		\$	-		\$	17		\$						\$	
	Rate		\$ .	•		\$			\$	-		\$ 1	2		\$	12 Se	e Note	\$	-	
	Term		5			5			5			5			10			5		
	Area		164,000			136,800			136,800			0			93,0	0		80,000		
	20 Year Equivalent		4.00			4.00			4.00			4.00	\$		1.00			4.00		
	Restoration Costs		1										\$	-						
		_																		
<b>&gt;</b>	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			\$			\$	-		\$	-		\$	-		\$	- 4		\$	
	Rate											0								
	Term															-				-
	Area																			
	Temporary Network	\$4.50		\$	-		\$	-		\$	-		\$	-		\$	-		\$	
	Move In			\$	-		\$	-		\$	-		\$	-	W. T	\$	-		\$	-
	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	6 \$		2.00%	\$	938
001111111111111111111111111111111111111	CM Fee		3.50%	\$	2,499	3.50%	\$	1,674	3.50%	\$	2,499	3.50%	\$	2,499	3.509	6 \$	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	2.009			2.00%	\$	990
	Escalation		8.23%	\$	6,085	8.72%	\$	4,319	8.50%	\$	6,283	8.34%	\$	6,164	8.349	-	The second second second second	8.34%	\$	4,130
	Esculation																			

Site (	Comparison	7/25/2013					Renov	rate an E	xisting Bu	ilding				
Crystal L	ake Public Library	112160,02	2	A	3/	4	3	В		5	7/	<b>\</b>	14A	ALTERNATION (S
***************************************	AND 1/2-22		5640 No	rthwest	5625 No	rthwest	5625 No	rthwest	115 N Eri	ck Street	118 S Ma	in Street	6704 Pir	gree
	O H	<b></b>	Wal-	Mart	Garden	Fresh	Garder	n Fresh	Walden	Capital	Oak Ind	ustries	Sexto	n
	Overall	Summary —	Reno	vate	Reno	vate	Renovate	& Expand	Renovate	& Expand	Reno	vate	Renov	ate
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface P	arking
>	Expenses			\$1,773,030		\$1,416,748		\$1,764,921		\$1,716,938		\$1,995,910		1,638,052
**********	Fees							***************************************				and and merversely		
	Architecture/Engineering	7.00%	\$17,885,190	\$ 1,251,963	\$14,003,872	\$ 980,273	\$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%	5 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	\$ 102,459	\$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	\$ 70,01	\$17,706,248	\$ 88,531	\$17,243,306	\$ 86,217	\$20,376,471	\$ 101,882	\$16,230,968	81,155
<b>&gt;</b>	Escalation Calculation						<u> </u>					***************************************		c,
		1	1	Ç : <b></b>			1	y,,	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		<u> </u>		502		502		502		502	
	Additional Lead Time - referendun	334	334				334		334		334	**************************************	334	
	Time to Prepare/Bid Documents	365	365	w-1414-4-1-1-1-1-1-1			365		365		365		365	
	Construction Time		T			F-1000000000000000000000000000000000000						,		A THE PROPERTY OF THE PARTY OF
**********	Interim Library Construction	60	0	AND THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMENTS OF THE COMMEN		e en empreo en en en en en en en en en en en en en	0		0	manuscriptures a recorder Comment	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	200000000000000000000000000000000000000
	FF&E	60	60		***************************************		60		60		60		60	
************	Move to New Building	30	30	en un en		***************************************	30	*****************************	30	·	30		30	·
	days	681	515	**************************************		**************************************	606	nan haramanan at Anash-Ware	552	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	552		552	
	years	1.87	1.41				1.66		1.51		1.51		1,51	
	Construction Duration (years)	2.87	2.41	Testas con electrical deservitation accepts V M			2.66	and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second s	2.51		2.51		2,51	
1.511.0.000	Construction Duration (days)	1046	880		Partition of the second second	Anna Carlotte Comment of the	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%	National Company of the Company of t	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			Buil	d New on	the Site	of an Exi	sting Bui	lding		
rystal	Lake Public Library	112160,02		2B		5		7B		9		9E
			5640 N	orthwest	110 W V	Voodstock	118 S M	ain Street	401 Count	y Club Road	401 Count	ry Club Road
		Overell Commence	Wal	-Mart	Lakewoo	d Holdings	Oak In	dustries	Lakesid	e Legacy	Lakesid	e Legacy
		Overall Summary	Rep	olace	Rep	olace	Rep	olace	New Build	ling - North	New Buil	ding - East
			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
<b>&gt;</b>	Location/Context	11	0.58	6.38	0.05	0.58	0.18	2.02	0.04	(0.49)	0.04	0.45
<b>&gt;</b>	Site Size	10	0.99	9.87	0.96	9.59	0.99	9.92	0.93	9.27	0.93	9.27
•	<b>Building Layout</b>	9	0.98	8.78	0.98	8.78	0.98	8.78	0.95	8.52	0.98	8.78
<b>&gt;</b>	<b>Building Height</b>	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	4.32
•	Control of Site	5	0.62	3.08	0.55	2.77	0.58	2.89	0.19	0.94	0.19	0.90
•	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	3.91	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
<b>&gt;</b>	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
<b>&gt;</b>	Furnishings & Technolo	ву	\$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 Developmen	t	\$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
<b>&gt;</b>	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

ite Comparison	7/25/2013					ı the Site	Oi ali Evi		IVIIIE		
ystal Lake Public Library	112160.02		2B		5	7	В		9	9	Ε
		5640 No	orthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Roa
	Overall Summary	Wal	-Mart	Lakewood	l Holdings	Oak Inc	lustries	Lakesid	e Legacy	Lakeside	e Legacy
	Overall Summary	Rep	olace	Rep	lace	Rep	lace	New Build	ing - North	New Buik	ling - East
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	1	Performan
	Factor	Score	Score	Score	Score	Score	Score	Score	Score	Score	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 ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Composent Evaluation Score (CES)	Weighted CE
Neighborhood	15%	0.47	0.07	0.58	0.09	0.52	0.08	0.93	0.14	0.93	0.14
Neigborhood evaluation is a of possible synergies with de compared to the highest sco	signated use patterns	and the second s	ooden 1 stansen sessen en skrive en skrive en skrive		Market (Market Market M	a la la colon colon de la colo	no destruir de version de la responsación de la secondación del secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la secondación de la se		**************************************	angen y ar a garangen, de par françois de se circulos de secciones de secciones de secciones de secciones de s	Videologija (Policy)
of possible synergies with de	signated use patterns	0.00		1.00	History and the control of the contr	0,00		0.60	**************************************	0,60	er en en en en en en en en en en en en en
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies	signated use patterns	0.00		00,0		1.00		0,00	South,	0.00	South,
of possible synergies with de compared to the highest sco Civic synergies	signated use patterns			· [					South, Lundahi		South, Lundah
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies	signated use patterns	0.00		00,0		1.00	See Note	0,00	•	0.00	,
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies Educational synergies	signated use patterns	0.00		00.00		1,00	See Note	0,00 2.00	•	0.00 2.00	,
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies Educational synergies Recreational synergies	signated use patterns	0.00 0.00 1.00		0.00		1.00 1.00	See Note	0,00 2.00 3,00	•	2,00	,
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies Educational synergies Recreational synergies Residential synergies	signated use patterns	0.00 0.00 1.00 0.60		0.00 0.00 1,00 1,97		1.00 1.00 0.00 1.41	See Note	2.00 3.00 0.98	•	0.00 2,00 3.00 0.98	,
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies Educational synergies Recreational synergies Residential synergies Retail synergies	signated use patterns	0.00 0.00 1.00 0.00 3.00		0.00 0.00 1.00 1.97 1.00		1.00 1.00 0.00 1.41 1.00	See Note	3,00 0.98 0.00	•	3.00 0.98 0.00	,
of possible synergies with de compared to the highest sco Civic synergies Cultural synergies Educational synergies Recreational synergies Residential synergies Retail synergies Safety Factor	signated use patterns ring site.	0.00 0.00 1.00 0.00 3.00 0.75	0.07	0.00 0.00 1.00 1.97 1.00 0.75	0.09	1.00 1.00 0.00 1.41 1.00 0.75	See Note	0.00 2.00 3.00 0.98 0.00	•	2,00 3.00 0.98 0.00 1.00	,

Site Comparison	7/25/2013	ì			Build	l New or	the Site	of an Exi	sting Buil	ding		
Crystal Lake Public Library	112160.02	-	2	В		}	7	В		9	9	E
**************************************	·		5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Country	y Club Roa
	Overall Summary	_	Wal-I	Mart	Lakewood	Holdings	Oak Ind	ustries	Lakeside	e Legacy	Lakeside	e Legacy
	Overan Summary		Repl	ace	Rep	ace	Repl	ace	New Build	ing - North	New Build	ling - 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 Evakration Score (CES)	Weighted ŒS	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 num acceptable elevations.	ber of generally						***************************************	***************************************		d a straight and straight a section of the section		
Component	Weight		Component Evaluation Score {CES}	Weighted CES	Component Evaluation Score {CES}	Weighted CES	Consponent Evakration Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES
Impact on Neighborhoo	od 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 ac amenity	tivity, loss/addition of		410		50		50		50	MINISTER AND ADDRESS OF THE PARTY OF THE PAR	50	
Increase in Traffic at Si	te		0		328		331		245		225	***************************************
Increase in Neighborho	ood Traffic		0		328	101-101-100 DA-111-00-A20	331		245		225	
Increase in Activity Lev	el		0		328		331		245		225	
Extension of Activity in	to Evening		0		328		0		245	~	225	
Loss of Green Space, sf	/1000		0		215		0		215		215	
Impact on current Libra	ary Site		100		100		100		100	1117 W. T.	100	Material and American Colors
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	A 25 Mattick A		1526,72		0.00	~~~	533.91		332,29		412.29	
Ratio of Max-Agg to Ma	aximum		0.94		0.00		0.33		0.20		0.25	

te Comparison	7/25/2013				Build	d New on	ı the Site	of an Exi	sting Buil	lding		
stal Lake Public Library	112160,02		2	<b>B</b>	Control of the Contro	5	7	В		9	9	E
			5640 No	orthwest	110 W W	oodstock	118 S M	ain Street	401 Countr	y Club Road	401 Countr	y Club Roa
0			Wal-	Mart	Lakewood	Holdings	Oak Inc	dustries	Lakesid	e Legacy	Lakeside	e Legacy
Ove	rall Summary		Rep	lace	Rep	lace	Rep	lace	New Build	ing - North	New Build	ling - 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	Performan Score
➤ Site Size	10		0.99	9.87	0.96	9,59	0.99	9.92	0.93	9.27	0.93	9.27
			expansion be assessed in th Component	yond the curre ie Ease of Cons	nt space needs truction sectio Component	is unlikely to i n.	be required. P	arking area is a	Component	Access/parkin	g section. Stor	m water is
Component	Weight		Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CL
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
Current Building Size (sf)	40,000		Buildings this Future Buildir difference be	is Program/Pro ng Size assume tween the buil	ogram. A maxi s that the max	mum deviation Imum building optimal buildin	n from prograr size on the sit	n of 5% over a e is the optima	nd 10% under a Il program area	are established In sf. The pot	gram. For the B l as limits. ential future si /Program. For	ze is the
Required Building Size (sf) as identifi in 2011 Space Needs Assessment and revised by the 2012 Program			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 Nev Structure
and the second s			APPLICATION AND APPLICATION A	The state of the s		**************************************	Total Control	-/./.v.v	Need layout t	•	Need layout t	•
37,000						A-14-4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	<u> </u>		,	metry of site.	adequate geo	
			THE PERSON NAMED OF THE PARTY O			**************************************			Overall size is		Overall size is	
				· · · · · · · · · · · · · · · · · · ·			and the second second second second second		effective area	•	effective area than required	
	FR.III./AAA./AAAAAITAIIA	1				ADDITION 12 - 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Ì				1	

Overa  Overa  uation Criteria  Iding Layout	II Summary  Importance Factor	5640 No Wal- Rep Surface Evaluation Score 0.98 Efficient Plan The second is	porthwest Mart lace Parking Performance Score 8.78 Evaluation is c	110 W W Lakewood Repl Surface Evaluation Score 0.98	l Holdings lace	118 S Ma Oak Inc Rep Surface Evaluation	lace	Lakeside New Build Surface	Legacy ing - North	401 Countr Lakeside New Build Surface	Legacy ling - East Parking
uation Criteria	Importance Factor	Wal- Rep Surface Evaluation Score 0.98 Efficient Plan The second is	Mart lace Parking Performance Score 8.78	Lakewood Rep Surface Evaluation Score	Holdings lace Parking Performance	Oak Inc Rep Surface Evaluation	lustries lace Parking	Lakeside New Build Surface	Legacy ing - North Parking	Lakeside New Build Surface	Legacy ling - East Parking
uation Criteria	Importance Factor	Surface Evaluation Score 0.98 Efficient Plan The second is	Parking Performance Score 8.78	Rep Surface Evaluation Score	lace Parking Performance	Rep Surface Evaluation	lace Parking	New Build Surface	ing - North Parking	New Build Surface	ling - East Parking
uation Criteria	Importance Factor	Surface Evaluation Score 0.98 Efficient Plan The second is	Parking Performance Score 8.78	Surface Evaluation Score	Parking Performance	Surface Evaluation	Parking	Surface	Parking	Surface	Parking
	Factor	Evaluation Score 0.98 Efficient Plan The second is	Performance Score 8.78	Evaluation Score	Performance	Evaluation					
	Factor	Score 0.98 Efficient Plan The second is	Score <b>8.78</b>	Score		10-200000000000000000000000000000000000	Performance	Evaluation	Performance	Evaluation	
lding Layout	9	Efficient Plan The second is		0.98		Score	Score	Score	Score	Score	Performanc Score
		The second is	Evaluation is c		8.78	0.98	8.78	0.95	8.52	0.98	8.78
		comprises 505 criteria.	efficient structo % of the Evalua	ural bays to the ation Score. Th	inefficient str e simple geom	uctural bays in netry criteria co Component	the currently emprises 25% o	contemplated of the Evaluation	expansion. The	e fit of program es the efficient  Component	criteria structure
oonent	Weight	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES
ogram	50%	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50
onent	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
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	
ctive perimeter: Number of osed Facades/Total Facades		1	4	1	4	1	4	1	3.5	1	4
		76,132		76,132		76,132		66,615		76,132	
		and the second s									
		Construction of floor. Score is	Type IIB): 974 ratio of adequ	sf for meeting Jate area to tot	room suite an al (expanded)	d 870 sf for sta building area.	ff work space o	on first floor, a	nd 870 sf for s	taff work space	on second
						etticiencies are	triangular sec	tions introduce	ed by angle of	McHenry Aven	Je. Score is
og oor B	gram  Building Shape  ive perimeter: Number of	gram 50%  nent Weight  3uilding Shape 25%  ive perimeter: Number of	gram 50% 1.00  Component Evaluation Score (CES)  Building Shape 25% 0.90  76,132  ive perimeter: Number of ed Facades/Total Facades  Area of Existing pinch points in Construction floor. Score is Area of New Construction	gram 50% 1.00 0.50  Component Weight Evaluation Score (CES)  Component Evaluation Score (CES)  Building Shape 25% 0.90 0.23  0 76,132  ive perimeter: Number of ed Facades/Total Facades  Area of Existing Building that pinch points in 1984 building that pinch points in 1984 building that pinch points in 1984 building Area of New Construction the Construction Type IIB): 974 floor. Score is ratio of adequal Area of New Construction the Area of New Con	pram 50% 1.00 0.50 1.00  Component Evaluation Score (CES)  Component Evaluation Score (CES)  Building Shape 25% 0.90 0.23 0.90  0 0 0  76,132 76,132  Area of Existing Building that functions well pinch points in 1984 building, and 1965 legisting floor. Score is ratio of adequate area to tot Area of New Construction that is structurally area o	pram 50% 1.00 0.50 1.00 0.50  Component Weight Evaluation Score (CES)  Component Evaluation Score (CES)  A o 0 0  76,132 76,132  Area of Existing Building that functions well structurally: I pinch points in 1984 building, and 1965 legacy floor structurally Construction (Type IIB): 974 sf for meeting room suite an floor. Score is ratio of adequate area to total (expanded)	pram 50% 1.00 0.50 1.00 0.50 1.00 0.50 1.00 1.00	pram 50% 1.00 0.50 1.00 0.50 1.00 0.50 1.00 0.50  Component Evaluation Score (CES)  Weighted CES (CES)  Component Evaluation Score Weighted CES (CES)  Component Evaluation Score Weighted CES (CES)  Building Shape 25% 0.90 0.23	pram 50% 1.00 0.50 1.00 0.23 0.90 0.23 0.79 0.23 0.90 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.23 0.79 0.20 0.23 0.79 0.23 0.	pram 50% 1.00 0.50 1.00 0.	Proposed to the proposed of th

Site	Comparison		7/25/2013				Build	d New or	ı the Site	of an Exi	sting Buil	ding		
Crystal	Lake Public Library		112160.02		2	В		5	7	В		9	9	E
					5640 No	orthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Country	y Club Road
		n H		.~~~	Wal-	Mart	Lakewood	d Holdings	Oak Inc	lustries	Lakeside	e Legacy	Lakeside	e Legacy
	(	overall	Summary		Rep	face	Rep	lace	Rep	ace	New Build	ing - North	New Build	ling - 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
5 Eff	icient Column Grid		25%		1.00	0.25	1.00	0.25	1.00	0.25	1.00	0.25	1.00	0,25
ing Layo	Floor to Floor Height Beachmark Minimum Floor to Flo		Fioor to Fioor 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 l F H1
	To an about the shadow of the The The Standard and Standard Association (Standard Associ	-1.665	10.67			0.00		0.00		0.00		0.00		0.00
(C) ~~~~		-1.25	11.5			0.00	2	0.00		0.00		0.00		0,00
O'read	man, et en med, et l'etrophia kant en med ( et effette abellette en et lette abbie 1941 et	1	16	011/24	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	
					evaluation so difference be	ores are the pr tween the plar	oduct of a heig	ht factor and I Roor to Roor h	the area ratio o eight and the n	f that zone to	   floor to floor     the total buildi  et floor to floor	ng area. The h	neight factor w	tich is the

Site	Comparison	7/25/201			Build	d New or	the Site	of an Exi	sting Buil	aing		
rystal I	Lake Public Library	112160.02		2B	1	5	7	В	1 9	9	9	E
			5640 N	orthwest	110 W W	oodstock (	118 S Ma	ain Street	401 Countr	y Club Road	401 Countr	y Club Roa
		Overall Summary	Wal	-Mart	Lakewood	d Holdings	Oak Inc	dustries	Lakeside	e Legacy	Lakeside	e Legacy
		Overall Summary	Rep	olace	Rep	lace	Rep	lace	New Build	ing - North	New Build	ling - East
			Surface	e 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	Performanc Score
<b>&gt;</b>	<b>Building Height</b>	8	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32
heigh	rea ratio of that zone to the t nt factor which is the differen ned or actual vertical duct hei	ce between the ight and the minimum	the number of	of stories within	n the building u	ised to accomi	nodate the pul	olic service fun	ctions. If the b	uilding require	ta networks. The es the number of arity and effecti	of stories to
	et duct height of 2.5 feet. The		HVAC and lig	hting limitatior	ns of the section	n are more dif	ficult to overco	me than the IT	distribution ar	nd staffing allo	cations.	
			Component Evaluation Score (CES)		Component Evaluation Score (CES)		Component Evaluation Score (CES)	me than the IT Weighted CES	Component Evaluation Score (CES)	-	Component Evaluation Score (CES)	Weighted CES
	is then multiplied by the imp	portance factor.	Component Evaluation Score		Component Evaluation Score		Component Evaluation Score		Component Evaluation Score	-	Component Evaluation Score	Weighted CES
HVA A cor	is then multiplied by the imp	weight 30% .5 above the finished	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
HVA A cor	c is then multiplied by the imp Component AC nservative benchmark of 2. ng for duct distribution is us	Weight 30% .5 above the finished sed. A preferred	Component Evaluation Score (CES) 0.50	• Weighted CES	Component Evaluation Score (CES) 0.50	Weighted CES	Component Evaluation Score (CES) 0.50	Weighted CES	Component Evaluation Score (CES) 0.50	Weighted CES	Component Evaluation Score (CES)	0.15
HVA A cor	c is then multiplied by the imp Component AC nservative benchmark of 2. ng for duct distribution is usence point is 3 feet.	weight 30% .5 above the finished sed. A preferred	Component Evaluation Score (CES) 0.50  Area of listed F-F Ht	• Weighted CES  0.15  (Area/Area(t)) x	Component Evaluation Score (CES) 0.50	Weighted CES  0.15  (Area/Area(t)) x I	Component Evaluation Score (CES) 0.50	Weighted CES  0,15  (Area/Area(t)) x F	Component Evaluation Score (CES) 0.50  Area of listed F-F	Weighted CES  0.15  (Area/Area(t)) x F	Component Evaluation Score (CES) 0,50	0.15 (Area/Area(t)) x
HVA A cor	c is then multiplied by the imp Component AC nservative benchmark of 2. ng for duct distribution is usence point is 3 feet.	Weight 30% .5 above the finished sed. A preferred kted to 2.5' Minimum Duct Heigh	Component Evaluation Score (CES)  0.50  Area of listed F-F Ht	• Weighted CES  0.15  (Area/Area(t)) x I  F Ht	Component Evaluation Score (CES) 0.50	Weighted CES  0.15  (Area/Area(t)) x I  F Ht	Component Evaluation Score (CES) 0.50	Weighted CES  0.15  (Area/Area(t)) x F F Ht	Component Evaluation Score (CES) 0.50  Area of listed F-F	Weighted CES  0.15  (Area/Area(t)) x F F Ht	Component Evaluation Score (CES) 0,50	<b>0.15</b> (Area/Area(t)) x F Ht
HVA A cor	c is then multiplied by the imp Component AC nservative benchmark of 2. ng for duct distribution is usence point is 3 feet.	weight 30% 5 above the finished sed. A preferred tked to 2.5' Minimum Duct Heigh	Component Evaluation Score (CES)  0.50  Area of listed F-F Ht	• Weighted CES  0.15  (Area/Area(t)) x I  F IIt  0.00	Component Evaluation Score (CES) 0.50	Weighted CES  0.15  (Area/Area(t)) x I F Ht  0.00	Component Evaluation Score (CES) 0.50	Weighted CES  0.15  (Area/Area(t)) × F F Ht  0.00	Component Evaluation Score (CES) 0.50  Area of listed F-F	Weighted CES  0.15  (Area/Area(t)) x F F Ht  0.00	Component Evaluation Score (CES) 0,50	0.15 (Area/Area(t)) x F Ht 0.00
HVA A cor	c is then multiplied by the imp Component AC nservative benchmark of 2. ng for duct distribution is usence point is 3 feet.	Weight  30% .5 above the finished sed. A preferred  rked to 2.5' Minimum  1.5  -0.5  2	Component Evaluation Score (CES)  0.50  Area of listed F-F Ht	0.15  (Area/Area(t)) x 1  Fitt  0.00  0.00	Component Evaluation Score (CES) 0.50  Area of listed F-F Ht	0.15  (Area/Area(t)) x 1  F Ht  0.00  0.00	Component Evaluation Score (CES) 0.50  Area of listed F-F Ht	Weighted CES  0.15  (Area/Area(t)) x F F Ht  0.00  0.00	Component Evaluation Score (CES)  0.50  Area of listed F-F Ht	Weighted CES  0.15  (Area/Area(t)) x F FHt  0.00  0.00	Component Evaluation Score (CES) 0.50  Area of listed F-F Ht	0.15 (Area/Area(t)) x F Ht 0.00 0.00

Site	e Comparison	7/25/2013				Build	l New or	the Site	of an Exi	sting Buil	ding		
Cryst	al Lake Public Library	112160,02		2	В		5	7	8		)	9	E
				5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Country	/ Club Road
	Overe	II Summarv		Wal-I	Mart	Lakewood	Holdings	Oak Inc	lustries	Lakeside	e Legacy	Lakeside	Legacy
	Overa	ii Sununary		Repl	lace	Rep	ace	Rep	lace	New Build	ing - North	New Build	ling - 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)	Welghted CES
Li	ighting	30%		1,00	0.30	1.00	0.30	1.00	0.30	1.00	0.30	1.00	0.30
	conservative benchmark of 10 foot hi sed. A preferred reference point is 11	1		A-18-16-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1									
aight	Ceiling Height Benchmarked to 10					Area of fisted F-F							
Ŧ	Minimum Ceiling Heigh	t Height	ļ	HL.	FHL	Ht	FHt	Ht	F Ht	Ht	F lát	Ht	FHt -
lding		2 8			0.00		0.00		0.00		0.00		0.00
<b>a</b>	-1.5	8.5			0.00		0.00		0.00		0.00		0.00
	-	11		0	0.00	0	0.00	0	0.00	0	0.00	0	0,00
	**************************************	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	
				evaluation sco	res are the pr ween the plai	core is the sum roduct of a heig nned or actual c ortance factor.	ht factor and (	the area ratio o	f that zone to	the total buildi	ng area. The	height factor wi	hich is the

Site Comparison	7/25/2013			Build	i New or	ı the Site	of an Exi	sting Buil	ding		
Crystal Lake Public Library	112160.02	 2	В			7	В		)	9	)E
		5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Road
	Overall Summary	 Wal-	Mart	Lakewood	Holdings	Oak Inc	lustries	Lakeside	e Legacy	Lakesid	e Legacy
	Overan Summary	 Rep	ace	Repl	ace	Rep	lace	New Build	ng - North	New Buil	ding - 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 pr structural system to the ove a score metric.	1	 ······································		iche dell'usa Mahina dans a Plane VII musich							
Floor Structure ratin	gs for extent	 Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t
r oi	f distribution	 F-F Ht	) x F-F Ht	F-F Ht	} x F-F Ht	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht
Floor Structure rating of	O.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
Participation of the state of t	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
and the second s	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	
			POS-200 PA HILIPPOSA - A-PERS HILIPPOSA - E-PERS								
pr: 2		evaluation sco	res are the pr	ore is the sum oduct of a distri ne importance t	ibution factor						
Component	Weight	Companent 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
	20%	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20	1.00	0.20
Number of Stories		 						The state of the s			

Site Comparison	7/25/2013			Build	d New or	the Site	of an Exi	sting Bui	lding		
rystal Lake Public Library	112160.02		2B		5	7	7B		9		9E
		5640 No	orthwest	110 W W	oodstock	118 S M	ain Street	401 Countr	y Club Road	401 Count	ry Club Roa
	0	Wal-	-Mart	Lakewood	d Holdings	Oak Inc	dustries	Lakesid	e Legacy	Lakesid	e Legacy
	Overall Summary	Rep	olace	Rep	lace	Rep	olace	New Build	ing - North	New Buil	ding - 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	Performano Score
Adaptability	7	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
the components based on t the library will typically wan to the particular componen	t to make modifications			ressed through		ments such as		ation to fixed i portable displa			ent. Image
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 fu	nction of partition	0		0		0		0		0	
arrangement which is in tur		76,132		76,132		76,132		76,132		76,132	
structural system. Column : rows and area separation fi		76,132		76,132		76,132		76,132		76,132	
elements	-	pinch points i	in 1984 buildin Construction t	g, and 1965 leg	acy floor struc	ture. Score is	ratio of structu	 ections introdu urally adequate olumn rows to r on first floor, a	area to total	current) build	ing area.
		floor. Score i	s ratio of adeq	uate area to to	tal (expanded)	building area.	6				
			construction to	nat is structura	ny emicient: in	iemciencies ar	e triangular sei	ctions introduc	ed by angle of	ivichenry Ave	nue. Score is
		ratio of adeq	uate area to to	tal (expanded)	building area.						

Site Comparison	7/25/2013			Build	d New or	the Site	of an Exi	sting Buil	ding		
Crystal Lake Public Library	112160.02	2	В	ļ	)	7	В	!	9	9	E
		5640 No	rthwest	110 W W	oodstock	118 \$ Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Road
	Overall Summary	Wal-	Mart	Lakewood	Holdings	Oak Ind	lustries	Lakeside	e Legacy	Lakeside	e Legacy
	Overall Julianary	Rep	lace	Rep	lace	Rep	lace	New Build	ing - North	New Build	ling - East
	ſ	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Companent 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
Activity Space flexibility is a f		0		0		0		0	VIA.A.T. 21.20.24.V. 1.10.7.2.14.10.7	0	
arrangement which is in turn	:	76,132		76,132		76,132		76,132	WALLEST AND AND AND AND AND AND AND AND AND AND	76,132	***************************************
structural system. Column sp the rows and area separation fire		76,132		76,132		76,132		76,132		76,132	***************************************
g elements	e wais are illining	Area of New C Construction ( floor. Score is Area of New C	on 1984 buildin Construction th Type IIB): 974 ratio of adeq construction th	g, and 1965 leg nat functions we sf for meeting wate area to tot	acy floor struc ell structurally room suite an al (expanded) ly efficient: In	ture. Score is r r: Inefficiencies d 870 sf for stat building area.	atio of structo are double co ff work space	rally adequate lumn rows to n on first floor, a	area to total neet area limit nd 870 sf for s	of McHenry Ave (current) buildin (atlons imposed taff work space McHenry Aven	ng area. I by Class of on second
Cartifold Carting Control of the Con						T		1	,	1	*

Si	te Comparison	7/25/2013	-			Build	l New or	the Site	of an Exi	sting Buil	ding		
.ry	stal Lake Public Library	112160.02	~	2	В	5	A. Charles A. Charles Co.	7	В		)	5	E
				5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Roa
		Overall Summary		Wal-l	Mart	Lakewood	Holdings	Oak Ind	ustries	Lakeside	e Legacy	Lakesid	e Legacy
		Overall Summary		Repl	ace	Rep	ace	Repl	ace	New Build	ing - North	New Buile	ding - East
		ľ		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 assembly construction, the e the ease of inserting addition	xtent of raceways and											-14
-uaptauliit	Floor Structure ratio	ngs for ease of modification	-	Area of listed F-F Ht	(Area/Area(1)) x F F Ht	Area of listed F-F Ht	(Area/Area(t)) x F F Ht	Area of listed F-F HL	(Area/Area(t)) x f f Ht	Area of Ested F-F Ht	(Area/Area(t)) x F F lft	Area of listed F-F Ht	(Area/Area(t)) > FHt
5		0.25 CIP Flat Slab Upper Floors			0.00		0,00		0.00		0.00		0,00
	e de como en la marca de la combinación de manus de la Chinada de Albada de 1900 de 1900 de 1900 de 1900 de 19	0.25 Existing Slab on Grade			0.00		0.00	A Vice of the latest of the la	0.00		0.00		0.00
,		0.25 Slab on Grade, Replace		٦	0.00		0.00		00.0		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	
				evaluation sco	ores are the pr ween the plan	oduct of a heig nned or actual o	ht factor and I	ual evaluation s the area ratio o and the minimu	f that zone to	the total buildi	ng area. The l	neight factor w	hich is the

Sit	e Comparison	7/25/2013			Build	l New or	the Site	of an Exi	sting Buil	ding		
Cryst	tal Lake Public Library	112160.02	2	В	<u> </u>		7	В	7	}	g	E
			5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Roa
		Overall Summary	Wal-	Mart	Lakewood	Holdings	Oak Ind	ustries	Lakeside	e Legacy	Lakeside	e Legacy
		Over on Spiritingly	Rep	lace	Rep	ace	Rep	ace	New Build	ng - North	New Build	ling - East
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
G	omponent	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
P	ower	15%	0.70	0.11	0.70	0.11	0.70	0.11	0.70	0.11	0.70	0.11
а	ower distribution flexibility ssembly construction, the e ne ease of inserting addition	extent of raceways and	ACTIVITIES OF THE PROPERTY OF				en elektroniske remanure e produkter as					
Adaptability	Floor Structure sati	ngs 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 Ested 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	(Area/Area(t)) x FHt
Adapt		0.25 CiP Flat Slab Upper Floors		0.00		00,0		0.00		0.00		0.00
	one programme of a symptomic state on apply about the article to a strate on a very large on [3 and believed o	0,25 Existing Slab on Grade		0.00		0.00		0.00		0.00		00,0
***	LTM_ACTIVE SEALES AND THE EXPERIMENTAL APPROXIMENT OF A PROPERTY AS A PROSECULAR TO A PROPERTY FOR A PROPERTY FOR A PROPERTY AND A PROPERTY FOR A PROPERTY F	0.25 New Slab on Grade		0.00		00,0		0.00		0.00		0.00
	and the second s	0.25 New Flat Slab Upper Floors		0.00		0.00		0.00		0.00		0.00
	VV 47	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	
			evaluation sco	res are the pr ween the plan	oduct of a heigh ined or actual c	nt factor and t	ual evaluation so the area ratio of and the minimu	that zone to	the total buildii	ng area. The h	eight factor wi	hich is the

Site Compai	rison	7/25/2013				Build	l New or	the Site	of an Exi	isting Buil	ding		
rystal Lake Public Li	ibrary	112160.02		2	В	5		7	8	5	)	9	E
				5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	/ Club Road
	Overel	Summary		Wal-	Mart	Lakewood	Holdings	Oak Inc	lustries	Lakeside	e Legacy	Lakeside	Legacy
	Overal	Julinitiary		Rep	lace	Rep	ace	Rep	lace	New Buildi	ing - North	New Build	ing - East
				Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component		Weight		Component aluation 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 flex height.	ibility is a function of fl	oar to floor											
Floor to Floo	or Height Benchmarked to 14'	Floor to Floor	An	ea of listed F-F	{Area/Area(t}) x F			Area of listed F-F					
M	linimum Floor to Floor Height	Height		Ht	F Ht	Ht	FHt	HI	FĦt	#H	FHt	Ht	FHt
ende pro-	-2	8			0.00		0.00		0.00		0.00		6.00
•	-1.5	8.5			0.00		0.00		0.00		0.00		0.00
e <sub>nd</sub> o <sub>n</sub> meta-angly or heart than the Art the Barton	1	11		42,296	0.50	0	0.00	0	0.00	0	0.00	0	0.00
a Sarah Passari P. Sarah Sarah Landers of Astronomy	1	11		42,296	0.50	84,591	1.00	84,591	1.60	84,591	1.00	84,591	1.00
Mark Committee C		Area(t)		84,591		84,591		84,591		84,591		84,591	
	V444-A									<u> </u>			
			ev di	valuation sco	ores are the pr tween the plan	oduct of a heig	ht factor and t loor to floor h	ual evaluation s the area ratio o leight and the n	f that zone to	the total buildi	ing area. The	height factor w	hich is the
			- Ev	anunuun su	316 12 135611 1118	iobuen på me i	appronice los	·	***********		····	γ	

Si	te Comparison		7/25/2013	[			Build	d New or	the Site	of an Exi	sting Buil	ding		6 60 60 0
Cry	stal Lake Public Library		112160.02		2	В		; ;	7	8	9	)	9	E
					5640 No	rthwest	110 W W	oodstack	118 S Ma	in Street	401 Country	y Club Road	401 Countr	Club Road
	0		Summarv		Wal-	Mart	Lakewood	Holdings	Oak Ind	lustries	Lakeside	Legacy	Lakeside	Legacy
	OV	леган з	ummary		Rep	lace	Rep	ace	Rep	lace	New Buildi	ng - North	New Build	ing - East
				·	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
	Component	W	eight (		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 height and thereby above ceiling he		or to floor											
bility	Duct Height Benchmarked t Min	to 2.5' ilmum	Ouct 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 HL	(Area/Area(t)) x F F Rt
Adapta		-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	
					evaluation sco	res are the pro the differenc	oduct of a heig e between the	ht factor for di planned or act	uct distribution tual vertical du	and the area	ratio of that zo	ne to the tota	vidual floor to f I building area. ght of 2.5 feet.	The height

Site Comparison	7/25/2013			Build New on the Site of an Existing Building							
Crystal Lake Public Library	112160.02	2B 5640 Northwest		5 110 W Woodstock		78 118 S Main Street		9 401 Country Club Road		9E 401 Country Club Road	
7 - 0											
Overall Summary		Wal-Mart Replace		Lakewood Holdings Replace		Oak Industries Replace		Lakeside Legacy New Building - North		Lakeside Legacy New Building - East	
Campasent	Weight	Component Evaluation Scor (CES)	e 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	80.0
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 i ratio of adequate area to total (expanded) building area.								ue. Score is

Site Comparison	7/25/2013				Build	New or	the Site	of an Exi	isting Buil	ding	5 5 5 5	40.00
Crystal Lake Public Library	112160.02		28	}	5	i	7	В		9	9	E
		564	0 Nor	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Country	Club Road
	Overall Summary	'	Val-N	/lart	Lakewood	Holdings	Oak Inc	lustries	Lakeside	e Legacy	Lakeside	: Legacy
	Overall Julianaly		Repla	ace	Rep	lace	Rep	lace	New Build	ing - North	New Build	ling - East
		Sur	ace f	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component	Weight	Compon Evaluation (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
Image flexibility is a function		0			0		0		0		0	
arrangement which is in turn	1	76,13	2		76,132		76,132		76,132		76,132	
structural system. Column system rows and area separation fire		76,13	2		76,132		76,132		76,132		76,132	***************************************
문 elements		Area of N Construc floor, Sc Area of N	nts in lew Co tion (T ore is r lew Co	1984 building onstruction the Type IIB): 974 ratio of adequants	t functions well g, and 1965 legs nat functions we sf for meeting uate area to tot nat is structural tal (expanded)	acy floor structurally room suite an al (expanded) ly efficient: In	ture. Score is r r: Inefficiencies d 870 sf for sta i building area.	atio of structu are double co ff work space	rally adequate lumn rows to n on first floor, a	area to total neet area limit nd 870 sf for s	current) buildir ations imposed taff work space	by Class of on second

ite Comparison	7/25/2013				Build	l New on	the Site	of an Exi	sting Buil	ding		
ystal Lake Public Library	112160,02	T	2	В	Σ	)	7	В		9	9	E
			5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Country	/ Club Roa
0	erall Summary		Wal-	Mart	Lakewood	Holdings	Oak Inc	lustries	Lakesid	e Legacy	Lakeside	e Legacy
Oye	erali Summary	7	Rep	lace	Rep	ace	Rep	lace	New Build	ing - North	New Build	ling - East
	ì		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	Performani 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 ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CE
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 provided to the number resquired.	he number			and the second s								
Available Parking			410		269		381		295		275	
Zaning Requirement	3		254		254		254		254		254	
Ratio of Provided to Required		7	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 Evakuation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted Ct
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 funct number provided to the number rea				100 No. 200 Sept. (2007)								
Available Returns		1	1,00		1.00	1427.7.7.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.	1.00		1,00		1.00	
Required Returns	1		1.00		1.00		1.00		1.00		1,00	
Quality of Return Arrangemen	nt		1.50		1.00	D-2-1	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 C

Site Comparison	7/25/2013		6 6 6		Build	d New or	ı the Site	of an Ex	isting Buil	ding		
rystał Lake Public Library	112160.02		21	В		)	1	В		)		}E
And the second of the second s			5640 No	rthwest	110 W W	oodstock	118 S M	ain Street	401 Country	Club Road	401 Countr	y Club Road
	0		Wal-I	Mart	Lakewood	Holdings	Oak Inc	dustries	Lakeside	e Legacy	Lakesid	e Legacy
	Overall Summary		Repl	ace	Rep	ace	Rep	lace	New Buildi	ng - North	New Build	ding - 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
Based on the number of bicyck required by ordinance.	e parking space											
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 Requ	uired		0.75		1.00		0.75		1.00		1.00	
						F-07-0-00-11-0						
Component	Weight		Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES		Weighted CES
Pedestrians	10%	~	(CES) 0.00	0.00	(CES) 0.99	0.10	(CES) 0.71	0.07	(CES) 0.49	0.05	(CES) 0.49	0.05
Pedestrian evaluation is a func- anticipated density of residenti miles of the primary access pol	ial units within 0.5		ALFA A 27811 COMPANY TO BUILD AT THE	entrement et anna de la anna au men montreme	A second	Annual Community of State of the State of State		eminos e en en en escentro e escritor		nome es accessor comme i em comma		ANTONIO IL MORTE PAR TROPPE
compared to the site with the I residential units within 0.5 mile	highest number of											
Residential units within 0	).5 mi		0	attendy a negliciple of a discount of a second,	1281	er yky edd ffynolliau aith ddiddidd ffygol	916	distribution Homes and Agentus (A	634	·	634	
Safety Factor			0.75		1.00		0.75		1.00		1.00	
Highest number of Reside	ential units		1298		1298		1298		1298		1298	
Ratio of Possible to Maxii	mum		0.00		0.99		0,71		0.49		0.49	
			High density s	rch as appart	nents or mixed	use is assume	ed at 10 units p	er acre. Urba	n Residential is	3 units per acı	e, Central Urb	an Residentia
			is 5 units per a	cre.	T		T		· · · · · · · · · · · · · · · · · · ·		1	
				***************************************				and the base of th	ļ	***************************************		
									<u> </u>			
Many forces and the suppression of the suppression		[	~~~~		1		1		1			

Site Comparison	7/25/2013			Build	d New or	ı the Site	of an Exi	sting Buil	ding		
Crystal Lake Public Library	132160,02	2	В		5	7	18		)	9	E
		5640 No	rthwest	110 W W	oodstock –	118 S Ma	ain Street	401 Country	y Club Road	401 Countr	y Club Road
	Overall Summary	Wal-	Mart	Lakewood	d Holdings	Oak Inc	dustries	Lakeside	Legacy	Lakesid	e Legacy
	Overall Summary	Rep	lace	Rep	lace	Rep	lace	New Buildi	ng - North	New Build	ling - East
	<b>]</b> "	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
Vehicular Access evaluation is	a function of the	*		1	***************	······································	***************************************			1	
number of arterial access road											
and Major Connector roads w	1										
primary access point to the sit secondary raod for access of t 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
Averrage No of Turns		2.00		2.00		1.00		4.50		4.50	
Safety Factor	t des services de l'emplore de manuelle de l'employe de l'Administration de l'Administ	1.00		1.00		1.00	~~~~~~~~~~	1,00		1,00	
Aggregate		2.00		2.00		1,00	***************************************	4,50	5.40-7	4.50	
Maximum - Aggregate		2.50	,,	2.50		3.50		0.00		0.00	N
4,50 Ratio of Aggregate to M	aximum	0.56		0.56		0.78		0.00		0.00	
Component	Weight	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted CES	Companent 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
Parking evaluation is a function of the provided to the number required to the pumber requi	- 1	***************************************									
Available Parking		0		109	See Note	0	See Note	0		0	
8 Available Parking		0		103	255 MOTE	0	See Note	0		1 0	·····
Safety Factor		1.00		1.00		1.00		1.00		1,00	
Zoning Requirement		254		254		254		254		254	
Ratio of Provided to Reg	wired	0.00		0.43		0.00		0.00		0.00	***************************************
Ratio of Aggegate On-Si Required	·	1.62		1,49		1.50	***************************************	1.16		1.08	,,,-,,,,
nuquicu				Spaces at old	fire station	Spaces at side	of building	-		<u> </u>	
				across Woods		are treated as	_				
				counted as of		1	distance to the				
				<u> </u>				<u> </u>		<u> </u>	

Site Comparison	7/25/2013		100 60 60		Build	d New oi	ı the Site	of an Exi	isting Bui	lding	8.6.6	
Crystal Lake Public Library	112160.02		2	В		5		7B		9	9	)E
		- I	5640 No	rthwest	110 W W	oodstock	118 S M	ain Street	401 Countr	y Club Road	401 Countr	y Club Road
	Overall Summary	-	Wal-	Mart	Lakewood	d Holdings	Oak In	dustries	Lakesid	e Legacy	Lakesid	e Legacy
	Overall Summary		Rep	lace	Rep	lace	Rep	lace	New Build	ing - North	New Build	ding - East
	Î		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 ŒS	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 property owners (other than control the site.	i											
<i>b</i>			0.00		0.00		1.00	See Note	0.00		0.00	
CLPL City			0.00		1.00		0.00	SEE MOLE	0.00	/=*\/\/\/	0.00	
Private Owner 1		-	1,00		1.00		1.00		1.00		1.00	***************************************
Private Owner 2			0.00	Canada Canada anadan turan	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 Adja	acent 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 M			0.86	. ^ . / - ^ , , , , , , , , , , , , , , , , , ,	C.86		0.90	······································	0.00	***************************************	0.00	***************************************
	**************************************		Requires ease association ne	gotiations for	Requires ease association ne	gotiations for	Assumes Puri and negotiati	on with	Requires gene acceptance by	neighbors of	Requires gene acceptance by	neighbors of
	10, 1000 P. P. S.	***	cross-access: 5 parking	Shared	cross-access: * tower.	Transmission	current tenar new partners recreation co	hip for	high activity u residential are absed on num	a. Count is	high activity u residential are absed on num	ea. Count is
					Establishment of the state of t				directly oppos	,	directly oppos	
$(a_1,a_2)^{-1} + a_2 + a_3 + a_4 +$			774 a. d o'r - 1674 o'r 1464 1774 da 1 1774 a	*************************					ļ			
								Particular Publishers (1997)		Principal Community of the STEP Co. P. San ST and the same of the		
	······································					************	ł	~			<del> </del>	

Site Comparison	7/25/2013				Build	d New or	ı the Site	of an Exi	sting Buil	ding		
rystal Lake Public Library	112160.02		21	В		5		7B		)	9	E
			5640 No	rthwest	110 W W	oodstock	118 S M	aîn Street	401 Countr	y Club Road	401 Country	y Club Road
	Overall Summary		Wal-l	Mart	Lakewood	1 Holdings	Oak In	dustries	Lakesido	e Legacy	Lakeside	: Legacy
	Overan Summary		Repl	lace	Rep	lace	Rep	alace	New Build	ing - North	New Build	ling - East
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component	Weight		Component Evaluation Score (CES)	Weighted GES	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 num negotiation anticipated with wowners (other than the Libra	current property			our Fee Thomas of the selection was before his order.	a da 1 a 11 e 11 e 11 e 11 de 14 de 16 de 16 de 16 de 16 de 16 de 16 de 16 de 16 de 16 de 16 de 16 de 16 de 16	hadaan A haadan ah ah ah ah ah ah ah ah ah ah ah ah ah						Notice the control of
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 Nate	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 Ma	eximum		0.75		0.25		0.75		0,75		0.75	
			Requires easer association ne cross-access: S parking	gotiations for			Assumes Pure and negotiati current tenar new partners	on with nt. Assumes				
		·	p				recreation co	•				

Site Comparison	7/25/2013	1000		Build	New or	the Site	of an Exi	isting Buil	lding		
Crystal Lake Public Library	112160.02		!B		;	7	В		9	9	E
		5640 No	orthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	/ Club Road
	Overall Summary	Wal-	Mart	Lakewood	Holdings	Oak Ind	lustries	Lakesid	e Legacy	Lakeside	Legacy
,	Overali Sulfilitary	Rep	lace	Rep	ace	Repl	ace	New Build	ing - North	New Build	ling - East
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Сатронен	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	0.60
Regulatory evaluation is the nun negotiation anticipated with vari the site.											
S Zoning		1,00		0.00		1.00		1.00		1.00	
Design Review		1.00	managan Artinana (1991 mangan Arabana)	1.00		1.00		1.00		1.00	*************
Engineering		1.00	***************************************	1.00		1,00		1,00		1.00	
Fire Department		1.00	AUCANIVERSE ( ACAMO. 1 A.)	1.00		1.00		1.00		1.00	
iDOT		0.00	-,,-,-,,,,,,,,,,,-	0.00		1.00		0.00		0.00	
IDNR		0.00	- Carlo Paris Colon Planta and Colon Colon	0.00		00,0		0.00		0.00	
McHenry County		0.00	710	0.00		0,00		0,00	maran (Cryyandensa) yang ang marang	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 Maxim	num	0.00		0.25	**************	-0.25		0.00		0.00	
		**************************************	t the second section of the second section of the second section secti				~41.0				
						******************************			and which all and all and refer to a second to the second		*-*
			WALA 6 3000							L	

ite Comparison	7/25/2013				Build	l New on	the Site	of an Exi	sting Buil	ding		
ystal Lake Public Library	112160.02		2	В		)	7	В		3		ξ
			5640 No	rthwest	110 W W	oodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Roa
0	rall Summary		Wal-	Mart	Lakewood	Holdings	Oak Inc	fustries	Lakeside	e Legacy	Lakesid	e Legacy
Ovei	raii Summary		Rep	lace	Rep	lace	Rep	lace	New Build	ing - North	New Buil	ding - East
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	Importance	-	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performan
Evaluation Citteria	Factor		Score	Score	Score	Score	Score	Score	Score	Score	Score	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)	Welghted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted Co
Floodplain	20%		1.00	0.20	1.00	0.20	1.00	0.20	1.00	0,20	1.00	0.20
			ļ							Printed and the Section of the Secti		
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	UNVERIF
Suitable soils			1.00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1,00	UNVERIFIED	1.00	UNVERIFI
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	00.0	UNVERIFIED	1.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIF
Demolition		-	1.00	UNVERIFIED	0.00	UNVERIFIED	2.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIF
Separation			0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIF
Construction phase			0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIF
Post-occupancy	The second second second second second second second second second second second second second second second se		00.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFI
Aggregate			1.00	Property and Alexander Africa and	0.00	AND DESCRIPTION OF THE PARTY OF	3.00		0.00		0.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
1.00 Maximum - Aggregate	***************************************		0.00		1,00	Marie and a straight of the Section of Section 1990	-2,00	,	1.00		1.00	
Ratio of Max-Agg to Maximum		·	0.00	y-1-1	1,00		-2.00		1.00		1.00	

Site Comparison	7/25/2013			Build	d New or	the Site	of an Exi	sting Bui	lding		
rystal Lake Public Library	112160.02	2	В		5	7	7B		9	9	E
		5640 No	rthwest	110 W W	oodstock	118 S Ma	ain Street	401 Countr	y Club Road	401 Countr	y Club Road
	branall Commence	Wal-	Mart	Lakewood	l Holdings	Oak Inc	dustries	Lakesid	e Legacy	Lakesid	e Legacy
Ů.	verall Summary	Rep	lace	Rep	lace	Rep	lace	New Build	ing - North	New Build	ding - East
		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								
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	d New on	the Site	of an Exi	sting Bui	lding		
rystał Lake Public Library	************************************	112160.02	ĺ	<b>B</b>		5	7	В		9		E
27011700-227-21000-201-201-201-201-201-201-201-201-2			5640 No	orthwest	110 W W	loodstock	118 S Ma	in Street	401 Countr	y Club Road	401 Countr	y Club Roa
	Ch.mum	II Summary	Wal	Mart	Lakewood	d Holdings	Oak Inc	fustries	Lakesid	e Legacy	Lakesid	e Legacy
	Overa	iii Summary	Rep	lace	Rep	lace	Rep	lace	New Build	ing - North	New Buil	ding - East
		[	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	***************************************	Importance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performano
Evaluation Criteria		Factor	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
Other Site Attri	butes	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 C	hange	25%	-1.00	-0,25	-0.50	-0.13	0.00	0.00	0.00	0.00	0.00	0.00
1 Property Tax Reven	ue Change	25%	-2	-0.53	-1	-0.13	-5	-1.28	0	0.00	0	0.00
Library			4153		1014	nagagan, and a second page of the Collection	4106			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Library Pension			481		117		475					
Parks		]	5451		1331		5390		1			
Parks Pension		1	85		20	***************************************	84		1	v-y-y-,		
Main Street TIF	.,						30125	-0.000000000000000000000000000000000000				
Vulcan TIF	AAAAAAAAAAAAAAA							Total Committee of Contraction of the Contraction o				
City	AALAMAAAAAAAAA		31		7	~~~~~~	31					
City Pension			3249		793		3212					
Fire			6135		1498		6065					
Fire Pension			1744		426		1724	nationally consumption and				
1 Reuse of Existing Lil	ırary	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	A Chamilton and Annie and	0%		0.00		0.00		0.00		0,00		0.00
0		0%		0.00		0.00		0.00		0.00		0,00
0	Contract to the Contract of th	0%		0,00		0.00		0.00	1	0.00		0.00
4						· · · · · · · · · · · · · · · · · · ·						

Site	Comparison 7/25/201	3	Build New on	the Site of an Ex	isting Building	
rystal	Lake Public Library 112160.0	2 2B	5	7B	9	9E
		5640 Northwest	110 W Woodstock	118 S Main Street	401 Country Club Road	401 Country Club Road
	Overall Summar	Wal-Mart	Lakewood Holdings	Oak Industries	Lakeside Legacy	Lakeside Legacy
	Overall Summar	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
		over time. No guarantee is a	iven or implied that costs will	not vary from these mode	ls. It is imperative that additio	nal estimates are prepared
_			o ensure conformance with pr	roject budgets.	,	,
<u> </u>	Building	as the project is developed t			\$18.404.262	\$18 404 262
<b>&gt;</b>	Building Furnishings & Technology	as the project is developed t	\$18,863,186	\$20,138,786		\$18,404,262 \$3,276,639
<b>&gt; &gt; &gt;</b>	Building Furnishings & Technology Parking	as the project is developed t				\$3,276,639
<b>&gt;</b>	Furnishings & Technology	as the project is developed t \$18,432,421 \$3,281,928	\$18,863,186 \$3,281,928	\$20,138,786 \$3,281,928	\$3,276,639 \$810,284	
	Furnishings & Technology Parking	as the project is developed t \$18,432,421 \$3,281,928 \$811,524	\$18,863,186 \$3,281,928 \$1,160,088	\$20,138,786 \$3,281,928 \$811,524	\$3,276,639 \$810,284 \$2,086,286	\$3,276,639 \$810,284
	Furnishings & Technology Parking Other Site Development	as the project is developed t \$18,432,421 \$3,281,928 \$811,524 \$3,428,096	\$18,863,186 \$3,281,928 \$1,160,088 \$2,393,704	\$20,138,786 \$3,281,928 \$811,524 \$2,734,668	\$3,276,639 \$810,284 \$2,086,286	\$3,276,639 \$810,284 \$2,086,286
<b>A A A A A</b>	Furnishings & Technology Parking Other Site Development Site Acquisition	\$18,432,421 \$3,281,928 \$811,524 \$3,428,096 \$1,000,000	\$18,863,186 \$3,281,928 \$1,160,088 \$2,393,704 \$300,000	\$20,138,786 \$3,281,928 \$811,524 \$2,734,668 \$3,000,000	\$3,276,639 \$810,284 \$2,086,286 \$1,000,000 \$81,530	\$3,276,639 \$810,284 \$2,086,286 \$1,000,000

Comparison			Bui	ld New on	the Site	of an Exi	sting Bu	ilding			
I Lake Public Library	112160.02		2B		5		7B		9		9E
		5640 N	orthwest	110 W \	Noodstock	118 S M	lain Street	401 Count	try Club Road	401 Count	ry Club Road
Overel	II Summary	Wa	l-Mart	Lakewoo	od Holdings	Oak In	dustries	Lakesi	de Legacy	Lakesid	de Legacy
Overal	ii Sullillary	Re	place	Re	place	Re	place	New Buil	ding - North	New Bui	ilding - East
		Surface	e Parking	Surfac	e Parking	Surface	e Parking	Surfac	e Parking	Surfac	e 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		\$14,410,07
GCOH&P		7.00%	\$ 1,008,705	7.00%	\$ 1,032,279	7.00%	\$ 1,102,085	7.00%	\$ 1,008,705	7.00%	\$ 1,008,70
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%	\$ 1,328,733
Total			\$18,432,421		\$18,863,186		\$20,138,786		\$18,404,262		\$18,404,262
		Cost are pre- complete tea building repl	ardown, total								

Site Comparison	7/25/2013		(5 m) (6 m)	Bui	ld New on	the Site	of an Exi	sting Bui	ilding	90000	
Crystal Lake Public Library	112160.02	1	2B		5	7	В	all amelitika kalenda kalenda	9		9E
		5640 N	orthwest	110 W \	Naodstock	118 S Ma	in Street	401 Count	ry Club Road	401 Count	ry Club Road
	Overall Summary	Wa	l-Mart	Lakewoo	od Holdings	Oak Ind	lustries	Lakesic	le Legacy	Lakesid	ie Legacy
	Overall Summary	Re	place	Re	place	Repl	ace	New Build	ding - North	New Bui	lding - East
		Surface	e Parking	Surfac	e Parking	Surface	Parking	Surface	e Parking	Surfac	e Parking
<ul><li>Furnishings &amp; Techno</li></ul>	ology		\$3,281,928		\$3,281,928		\$3,281,928	7	\$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
Տսb-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					Buil	ld 1	New on	the Site	of	an Exi	sting Bui	ldi	ng			
Crystal L	Lake Public Library	112160.02		26	В	DEMESSING CONTROL		5			7B	and the second second second	Callin January (Art House)	9	Sec. 200 Met Berlin, 100 confiber Se		9E	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			564	0 No	rth	west	110 W V	Voo	dstock	118 S M	lain :	Street	401 Count	ry C	lub Road	401 Count	ry C	lub Road
	O	rall Summary	١ .	Nal-I	Mar	t	Lakewoo	d H	oldings	Oak In	dust	ries	Lakesio	le Le	egacy	Lakesio	le Le	egacy
	Ove	rali Summary -	1	Repl	ace		Rej	plac	e	Re	place	:	New Build	ling	- North	New Bui	ldinį	g - East
		ľ	Sur	face	Par	king	Surface	e Pa	rking	Surface	e Par	king	Surface	e Pa	rking	Surfac	e Pa	rking
<b>&gt;</b>	Parking				\$8	311,524		\$	1,160,086		\$	811,524	,	\$	810,284			810,284
	Structured Parking	\$16,500										100						
	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	\$		C	\$	
	Land Acquisition																	
	Demolition		I							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
	Structured Parking	\$16,500			\$	-		\$	-		\$	-		\$	-		\$	
	Existing Parking Upgrades	\$1,000			\$	-		\$	-		\$	-		\$	-		\$	
	New Off-Site Surface Parking	\$2,500	1		\$	-		\$	-		\$	-		\$	-		\$	
	Sub-Total		1		\$	634,433		\$	906,933		\$	634,433		\$	634,433		\$	634,43
	GCOH&P		7.009	6	\$	44,410	7.00%	\$	63,485	7.00%	\$	44,410	7.00%	\$	44,410	7.00%	\$	44,410
	CM Fee		3.509	6	\$	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		\$	702,60
***************************************	Contingency		7.009	6	\$	49,182	7.00%	\$	70,307	7.00%	\$	49,182	7.00%	\$	49,182	7.00%	\$	49,18
FIFTHER	Escalation		8.509	6	\$	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		\$	810,28
																	1 /41/1-7	AUTO 120140170
-	Other Site Development				\$3	,428,096		\$	2,393,704		\$2	,734,668		\$1	2,086,286		\$	2,086,286
***************************************	Utilities	\$8.26	84,59	1	\$	349,361	84,591	\$	698,722	84,591	\$	698,722	84,591	\$	698,722	84,591	\$	698,722
	Earthwork	\$4.82	84,59	1	\$ 1	L,223,186	84,591	\$	407,729	84,591	\$	407,729	84,591	\$	407,729	84,591	\$	407,729
	Site Preparation	\$1.19	84,59	1	\$	301,990	84,591	\$	100,663	84,591	\$	100,663	84,591	\$	100,663	84,591	\$	100,663
ammasan-	Remediation	\$0.75	0		\$	-	40,000	\$	30,000	184,000	\$	138,000	40,000	\$	30,000	40,000	\$	30,000
MANUFACTOR OF THE PARTY OF THE	Soil Replacement	\$3.57	0		\$	-	0	\$	-	0	\$	-	0	\$	-	0	\$	
	General Site Improvements	\$1.82	442,5	70	\$	805,477	348,480	\$	634,234	435,600	\$	792,792	217,800	\$	396,396	217,800	\$	396,39
4	Sub-Total				\$ 2	2,680,013		\$	1,871,347		\$	2,137,906	ļ	\$	1,633,510	#305cccoox	\$	1,633,51
1-31111-1-27	GCOH&P		7.009	6	\$	187,601	7.00%	\$	130,994	7.00%	\$	149,653	7.00%	\$	114,346	7.00%	\$	114,34
	CM Fee		3.509	6	\$	100,366	3.50%	\$	70,082	3.50%	\$	80,065	3.50%	\$	61,175	3.50%	\$	61,17
	Sub-Total				\$ :	2,967,981		\$	2,072,423		\$	2,367,624		\$	1,809,030		\$	1,809,03
	Contingency		7.009	6	\$	207,759	7.00%	\$	145,070	7,00%	\$	165,734	7.00%	\$	126,632	7.00%	\$	126,63
	Escalation		8,509	4	\$	252,357	8.50%	\$	176,211	8.50%	\$	201,311	8.33%	\$	150,623	8.33%	\$	150,62
	Total				\$ :	3,428,096		\$	2,393,704		\$	2,734,668		\$	2,086,286		\$	2,086,28
		.av	Assumes contamii		s fre	e of	Assumes site		ee of	Assumes site contaminant		e of	Assumes site contaminant		ee of	Assumes site		ee of

Site	Comparison	7/25/2013					Bu	ild N	lew on	the S	ite o	f an Exi	sting Bu	ıildi	ng			
rystal	Lake Public Library	112160.02	-		2B	cia. o visto de la ciación		5			7B			9			9E	
110000110				5640 N	orth	west	110 W	Wood	istock	118 9	Mair	Street	401 Cour	try Cl	ub Road	401 Cour	try C	lub Road
		Overall Summary		Wa	I-Ma	rt	Lakewo	od Ho	oldings	Oa	c Indu	stries	Lakes	de Le	gacy	Lakes	de Le	gacy
		Overall Summary		Re	place	2	R	eplace	•		Repla	ce	New Bui	lding	- North	New Bu	ilding	- East
				Surfac	e Pai	king	Surfa	ce Par	king	Sur	ace P	arking	Surfa	e Par	king	Surfa	ce Pai	rking
>	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		\$	2,000,001
100	Purchase - Parcel 2		Г				City	\$	-			/III.2.//III.7.10.VF=10.VV			***************************************			
	Purchase - Parcel 3						City	\$	-								~~~	
	Purchase - Parcel 4																	
	Sale - Parcel 2							***************************************			\$	(4,000,000)			***************************************			······································
FARMING	Sale - Existing Library				\$(	,000,000)		\$(1	(000,000)		\$	(1,000,000)		\$(1	,000,000)		\$(1	1,000,000
,	Lease	THE PROPERTY OF THE PROPERTY O			\$	-		\$	-		Ş			\$	-		\$	
	Rate	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$ -			\$	-		\$	-		\$ :	2		\$ 1	12	
	Term			5			20	NAME OF THE OWNER	***************************************	20		AAA	5			5		
**********	Area	VIIII P. P. J. (1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000		164,000			0			0			0			0	· · · · · · · · · · · · · · · · · · ·	***************************************
	20 Year Equivalent	-0-1-0-0-1-0-1-0-0-1-0-1-0-1-0-1-0-1-0-		4.00			1.00	\$	-	1,00	Ş	-	4.00	\$	-	4.00	\$	
	Restoration Costs				***************************************	/*****************						A		\$	-		\$	
	n manusia kanada 1981 (1990) ada ada ada ada ada ada ada ada ada ad	m Addres Andrews and Andrews Science (State of Science and Science						~-		~^~~ <del>~</del> ~~~		•		~	· · · · · · · · · · · · · · · · · · ·	t a ha thairmean ann tha dha chairmeann a' a said ann a	· · · · · · · · · · · · · · · · · · ·	-ME
>	Implementation				4	54,712		\$	54,712	-,-4*,,,		\$81,660	***************************************	\$	81,530	***************************************	•	81,530
	Move Out				\$	46,900		\$	46,900		\$	70,000	, , , , , , , , , , , , , , , , , , , ,	\$	70,000		\$	70,000
	Interim Library											,				/		
F	Rent				\$	-		\$	-		\$	-		\$	-		\$	
ATTIC TO 1 ATTIC TO 1	Rate																	
	Term																	
	Area																	
	Temporary Network	\$4.50			\$	_		\$	-		\$	-		\$	-		\$	
va	Move In	~~~~~			\$	-		\$	-		\$			\$			\$	ula numera e una cua
	Sub-Total				\$	46,900		\$	46,900		\$		AND THE PROPERTY OF THE PARTY O	\$	70,000		\$	70,000
~~~~	GCOH&P	APP-0-1		2.00%	\$	938	2.00%	\$	938	2.00%			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%	\$	2,49
	Sub-Total				\$	49,512	Management of the Party of the Comments	\$	49,512		5	·~		\$	73,899		\$	73,899
	Contingency			2.00%	\$	990	2.00%	\$	990	2.00%	******		2.00%	\$	1,478	2.00%	\$	1,47
	Escalation			8.50%	\$	4,210	8.50%	\$	4,210	8.50%	\$	6,283	8.33%	\$	6,153	8.33%	\$	6,15
	Total				\$	54,712		\$	54,712		\$	81,660		\$	81,530		\$	81,530

Site Comparison	7/25/2013					Build	N	ew on	the Site	of	an Exi	sting Buil	dir	ıg			
Crystal Lake Public Library	112160.02		2	В		5	25.mc		7	3		9	)			E	www.2222222W
			5640 No	rth	west	110 W Wo	od	stock	118 S Ma	in S	Street	401 Country	/ Cl	ub Road	401 Countr	y Ci	ub Road
Oue	rall Summary	1	Wal-	Ma	rt	Lakewood	Hol	ldings	Oak Ind	ust	ries	Lakeside	e Le	gacy	Lakeside	e Le	gacy
Ove	ran summary		Rep	lace	?	Repla	ice		Rep	ace		New Buildi	ng -	North	New Build	ling	- East
			Surface	Par	king	Surface P	arl	king	Surface	Par	king	Surface	Par	king	Surface	Par	king
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	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							r,p		·····								/41/70/21/Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Phase-Ph
\$00-15-0-0000-17-0-000-000-00-00-00-000-11-0000-11-0-000-11-0-000-11-0-000-1-0-000-1-0-000-1-0-000-1-0-000-1-0	1		1			1			1	7. dan 18. d		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 - reference	dun 334		334			334	******		334			334			334		
Time to Prepare/Bid Document	ts 365		365			365			365			365			365	~	
Construction Time										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
Interim Library Construction	n 60		0			0		2420112002-1.1-4.120	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	L0.4-1174		30			30			30		
d.	ays 681		606			606			606			546			546		
	ears 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			931			911		
Start Date	3/18/2015		3/18/2015			3/18/2015			3/18/2015			3/18/2015			3/18/2015	w=====	
End Date	1/27/2017		11/13/2016			11/13/2016		,	11/13/2016			9/14/2016	~~~		9/14/2016		/v-t=============
ne de contra en constanta en antique comita esta en entre en contra en entre en en en en en en en en en en en Rate	2.00%		2.00%			2.00%			2.00%			2.00%			2,00%		
Total Escalation Period (years)	4.22		4.12			4.12	-1.55\.11.5		4,12			4.04	.~~~		4.04		
Initial Escalation	8.72%		8.50%		••••	8.50%			8.50%	ar artements	ad tambéra da Nasabad d'Adda	8.33%			8,33%	,-,	
Total Escalation Used in Calcs	8.72%		8.50%		~~	8.50%			8,50%			8.33%			8.33%	************	Contracted and a Contract

Site	Comparison	7/25/2013			В	uild on a (	Greenfie	ld Site or	Mixed L	lse		
rystal	Lake Public Library	112160.02		8		4B		12	1	2M	7	7M
			95 E Crys	tal Lake Av	6704	Pingree	7502 S N	lain Street	7502 S N	lain Street	118 S M	ain Street
		Overall Summary	Rosenth	al Lumber	Se	xton	Curran Co	nstruction	Curran I	Mixed Use	Oak M	ixed Use
		Overall Summary	New I	Building	Rep	olace	New E	Building	New / N	Nixed Use	New / N	Aixed Use
			Surface	e Parking	Surface	Parking	Surface	Parking	Surface	e 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
<b>&gt;</b>	<b>Building Layout</b>	9	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78
<b>&gt;</b>	<b>Building Height</b>	8	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32
<b>&gt;</b>	Adaptability	7	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
<b>&gt;</b>	Access/Parking	6	1.07	6.44	0.81	4.85	1.02	6.11	0.89	5.32	0.94	5.65
<b>&gt;</b>	Control of Site	5	0.22	1/09	0.66	3.32	0.66	3.32	0.58	2.89	0.13	0465
<b>&gt;</b>	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	1.78	0.31	0.94	0.77	2.30	0.94	2.81	0.77	2.30
<b>&gt;</b>	Other Site Attributes	2	-0.14	-10, 18,	-0.52	1.04	-0.18	40.37	1.25	2.50	1.50	3.00
	4			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	\$29,396,42
•	Building		\$18.48	\$18,483,202	\$19.32	\$19,322,699	\$18.51	\$18,511,002	\$18.51	\$18,511,002	\$20.14	\$20,138,78
•	Furnishings & Technolog	ЗУ	\$3.28	\$3,279,282	\$3.28	\$3,281,928	\$3.28	\$3,279,282	\$3.28	\$3,279,282	\$3.28	\$3,281,92
•	Parking		\$0.81	\$810,904	\$0.81	\$811,524	\$0.81	\$810,904	\$0.74	\$738,135	\$0.72	\$719,51
•	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	\$2,430,44
<b>&gt;</b>	Site Acquisition		\$2.75	\$2,750,000	\$1.00	\$1,000,000	\$5.50	\$5,500,000	\$0.00	\$0	\$0.50	\$500,00
<b>&gt;</b>	Implementation		\$0.08	\$81,595	\$0.08	\$81,660	\$0.08	\$81,595	\$0.08	\$81,595	\$0.08	\$81,66
•	Expenses		\$2.09	\$2,094,197	\$2.22	\$2,217,204	\$2.12	\$2,124,680	\$2.08	\$2,081,387	\$2.24	\$2,244,09

ite Comparison	7/25/2013			Ві	aild on a	Greenfiel	ld Site or	Mixed U	se		
rystal Lake Public Library	112160.02		8	1	4B	1	2	17	ΣM	7	'M
		95 E Cryst	al Lake Av	6704 F	Pingree	7502 S M	ain Street	7502 S M	ain Street	118 S M	ain Street
	Overall Summary	Rosenth	al Lumber	Sex	ton	Curran Co	nstruction	Curran N	Aixed Use	Oak Mi	ixed Use
	Overall Summary	New B	uilding	Rep	lace	New B	uilding	New / N	lixed Use	New / N	lixed 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	Performano 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 ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted CES	Component Eyakıation 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
compared to the highest scori	ng site.	0.60		0.00		0.00		0.00	***************************************	0.00	
Civic synergles		0.00		0.00		0.00		0.00		0.00	
Cultural synergies		1.00	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	0.00		G.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 Ma	aximum	0.84	0.13	0.12	0.02	0.84	0.13	0,89	0,13	1,00	0,15
										Assumes Pure	chase of site

Site Comparison	7/25/2013				Bu	iild on a	Greenfiel	d Site or	Mixed U:	se		
Crystal Lake Public Library	112160.02		8		14	IB	1	2	12	M	71	VI
			95 E Crysta	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 \$ Ma	in Street
	Overall Summary		Rosentha	Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Mix	ed Use
	Overall Julilliary		New Bu	iilding	Rep	ace	New B	uilding	New / M	ixed Use	New / M	ixed Use
V		L.	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 CE
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 numl acceptable elevations.	ber of generally	~								ورود و و هما در احمال محمود در احمال محمود در احمال محمود در احمال محمود در احمال محمود در احمال محمود در احما		
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 Neighborhoo			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 ac amenity	tivity, loss/addition of		50		50		50		50		50	
Increase in Traffic at Sit	ie		300	~~~	250		331		181		175	·
Increase in Neighborho	od Traffic		300		250		331		181		175	
Increase in Activity Leve	el		300		250		331		181		175	
Extension of Activity in	to Evening		0		0		0		0		0	
Loss of Green Space, sf	/1000		0		0		0		0		0	
Impact on current Libra	ary 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	-x		1000.57		850,16		1093.32		643.32		0.00	V15000.00.15 MINERALIS
1627 Maximum - Aggregate	a Marchille and a AA a search as I An about the AA a search a be a search a be a decreased as		626.82		777.23		534.06		984,06		1627.39	
Ratio of Max-Agg to Ma	mumixi		0.39		0.48		0.33		0.60		1.00	

ite Comparison	7/25/2013				Bi	uild on a	Greenfie	ld Site or	Mixed U:	se		
ystal Lake Public Library	112160,02			8	1-	4B	1	2	12	M	71	<b>1</b>
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Г	95 E Cryst	al Lake Av	6704 F	ingree	7502 \$ M	ain Street	7502 S M	ain Street	118 5 Ma	in Street
	0		Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran N	tixed Use	Oak Mix	ed Use
	Overali Summary	-	New B	uilding	Rep	lace	New B	uilding	New / M	lixed Use	New / M	ixed Use
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
- 4	Importance	1-	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performanc
Evaluation Criteria	Factor		Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
➤ Site Size	10	1	0.94	9.44	0.93	9.27	0.99	9.92	0.93	9.32	0.95	9.53
			second is the 90% of the sc	area of potent oring weight. yond the curre	ial expansion r A further future nt space needs	emaining after e expansion ge is unlikely to l	the currently ts 10% of the l	itial Building siz contemplated ( Evaluation Scor arking area is a	expansion. The ing weight. Th	e currently cor ne immediate r	templated exp leed is significa	ansion gets nt and
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 CE
Initial Building Size	85%	1	1.00	0.85	1.00	0.85	1.00	0.85	1.00	0,85	1.00	0.85
Site Size	10%	Γ	0.82	0,08	0.65	0.07	1.30	0.13	0.70	0.07	0.91	0.09
<b>Future Building Size</b>	5%	Г	0.24	0.01	0.24	0.01	0.24	0.01	0.24	0.01	0.24	0.01
				Size scores a	e the ratio of t	ha tiza ta tika '	neso Nosda	and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second s				unandad
		-	Future Buildir	ng Size assume	ogram. A maxi s that the maxi	mum deviatior insum building	n from program size on the site	n of 5% over ar e is the optimal	nd 10% under a I program area	ire established in sf. The pot	ential future siz	e is the
Current Building Size (sf)	40,000		Future Buildir difference be	ng Size assume tween the buil	ogram. A maxi s that the maxi t area and the	mum deviatior imum building optimal buildir	n from program size on the site	n of 5% over ar	nd 10% under a I program area	ire established in sf. The pot	as limits. ential future siz	e is the
Current Building Size (sf)  Required Building Size (sf) as in 2011 Space Needs Assessn revised by the 2012 Program	identified ment and 84,591	_	Future Buildir difference be	ng Size assume tween the buil	ogram. A maxi s that the maxi	mum deviatior imum building optimal buildir	n from program size on the site	n of 5% over ar e is the optimal	od 10% under a program area ing this is {Prog 20,000	ire established in sf. The pot	as limits. ential future siz Program. For t	e is the

Site	Comparison	7/25/2013			Bu	uild on a	Greenfiel	ld Site or	Mixed U	se		
rystal L	ake Public Library	112160.02		В	14	1B	1	.2	12	2M	7	M
			95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Over	all Summary	Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Mi	xed Use
	Over	an Summary	New B	uilding	Rep	lace	New B	uilding	New / M	lixed Use	New / M	lixed 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	Performanc Score
	<b>Building Layout</b>	9	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78	0.98	8.78
-	Component	Weight	area ratio of e	fficient struct % of the Evalu	of simple geom ural bays to the ation Score. Th  Component Evaluation Score	inefficient str e simple geon	uctural bays in	the currently omprises 25% o	contemplated	expansion. The	e fit of program	criteria structure
	Component	weight	(CES)	weighted Cc5	(CES)	weighted CES	(CES)	weighted CES	(CES)	weighted CE3	(CES)	weighted CES
Fit to	o Program	50%	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50	1.00	0.50
ω	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
Effic	ient 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	
			pinch points in	n 1984 buildin	t functions well g, and 1965 lego nat functions we sf for meeting	acy floor struc	ture. Score is r	atio of structu	rally adequate	area to total (	current) buildii ations imposec	ng area.
			floor. Score is Area of New C	ratio of adeq construction th	uate area to tot nat is structural tal (expanded)	al (expanded) ly efficient: In	building area.					
			or aucqu	10 10	feulaniacal							

Site Comparison		7/25/2013			Bi	uild on a	Greenfiel	d Site or	Mixed U	se		
Crystal Lake Public Library		112160.02		8	1.	\$B	1	2	12	!M	71	1
			95 E Cry	stal Lake Av	6704 F	Pingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Ougani	Summary	Rosent	hal Lumber	Sex	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Mix	red Use
	Overan	Summary	New	Building	Rep	lace	New B	uilding	New / M	lixed Use	New / M	ixed Use
		ľ	Surfac	e Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component		Weight	Component Evaluation Sco (CES)		Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CFS	Component Evaluation Score (CES)	Weighted ŒS	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
Floor to Floor Height Bench		Floor to Floor Height	Area of listed t	-F (Area/Area(t)) x F Ht	F Area of listed F-F Ht	(Area/Area(t)) x I F Ht	Area of fisted F-F Ht	(Area/Area(t)) x l F HL	Area of listed F-F Ht	(Area/Area(t)) x F Ht	F Area of listed F-F Ht	(Asea/Area(t)) x F Ht
2	-1.665	10.67		0.00		00,0		0.00	1	0.00		0.00
<b>a</b>	-1.25	11.5		0.00		0.00		0.00	1	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
The second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon		Area(t)	84,591		84,591		84,591		84,591		84,591	
			evaluation : difference t	site evaluation s scores are the pl setween the pla score is then mu	roduct of a heig nned or actual :	ht factor and Noor to floor h	the area ratio ο leight and the π	f that zone to	the total buildi	ng area. The	height factor w	hich is the

Site Comparison		7/25/2013			Bı	uild on a	Greenfie	d Site or	Mixed U	se		
Crystal Lake Public Library		112160.02		8	1-	4B	1 1	2	12	M	7	M
			95 E Cryst	tal Lake Av	6704 F	Pingree	7502 S M	ain Street	7502 S M	ain Street	118 S M	ain Street
	0		Rosentha	al Lumber	Sex	cton	Curran Co	nstruction	Curran N	lixed Use	Oak Mi	xed Use
	Overall	Summary	New E	Building	Rep	lace	New B	uilding	New / M	lixed Use	New / N	lixed Use
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	) e	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performanc Score
▶ Building Height		8	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32	0.79	6.32
height factor which is the diffe planned or actual vertical duct target duct height of 2.5 feet. score is then multiplied by the	height and th The composite	e minimum e evaluation	the number of	ncrete slabs. To f stories within of the number on ting limitation	the building u of staffed resou	used to accomr urce desks an c	nodate the pul	olic service fun ium is introdu	ctions. If the b	uilding require maintain secu	es the number writy and effect	of stories to
Component		Veight	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	Evaluation Score (CES)	Weighted CES	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 ceiling for duct distribution if reference point is 3 feet.												
Duct Height Bench	marked 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 Ht
Suiidin	-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				Bı	iild on a	Greenfiel	d Site or	Mixed U:	se		
rystal Lake Public Library		112160.02		8		14	18	1	2	12	M	71	M
				95 E Crysta	al Lake Av	6704 P	ingree	7502 S Ma	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Overell	Summary		Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran M	tixed Use	Oak Mix	ked Use
	Overall	outhinary		New Bi	uilding	Rep	lace	New B	uilding	New / M	ixed Use	New / M	ixed Use
				Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component	٧	Veight		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 CE
Lighting	3	10%	Ī	1.00	0.30	1.00	0.30	1.00	0,30	1.00	0.30	1.00	0.30
A conservative benchmark or used. A preferred reference													
Ceiling Height Bench Minimum	marked to 10' 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	(Arca/Area(tj) x F F lit	Area of Ested F-F Hr	(Area/Area(t)) x F F Ht	Area of listed F-F	(Area/Area(t)) x #	Area of listed F-F Ht	(Area/Area(t)) F Ht
		negat				n.				***************************************		174	,
A CONTRACTOR VILLOUS AND AND AND AND AND AND AND AND AND AND	-2	8			0.00		00,0		00,0		0.00		0.00
COLONIA DE TRANSPORTA A TRANSPORTA DE LA COLONIA DE LA COL	-1.5	8.5			00.0		0,00		0.00		0.00		6.00
	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	
	TOTAL PROPERTY AND PROPERTY PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PROPERTY AND PRO	to de Primeiro al Carlo de Carlo de Carlo de Carlo de Carlo de Carlo de Carlo de Carlo de Carlo de Carlo de Ca		evaluation sco	res are the pro ween the plan	oduct of a heig ned or actual o	ht factor and t	he area ratio o	f that zone to	the total buildi	ng area. The l	vidual floor to the leght factor with apposite evaluations.	hich is the

Site	e Comparison	7/25/2013				Bı	ild on a	Greenfiel	d Site or	Mixed U	se		
Crysti	al Łake Public Library	112160.02				14	В	1	2	12	!M	7	M
				95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S M	in Street
				Rosentha	Lumber	Sext	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Mi	xed Use
		Overall Summary		New B	uilding	Repl	ace	New B	uilding	New / M	ixed Use	New / N	lixed Use
				Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
2000	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
str a s	ratio of accessible floor pra ructural system to the over score metric.			the sharpher had the sale and the desire and the									
₽ E	Floor Structure rating:	s for extent		Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t)	Area of listed	(Area/Area(t
뿐	of	distribution		F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht	F-F Ht	}xF-FHt	F-F Ht	) x F-F Ht	F-F Ht	) x F-F Ht
Building Height		0.25 CIP Flat Slab Upper Floors			0.00		0.00		0,00		0.00		0.00
	a additional de la Marie Para a rainchea à l'Arditecht a a rainceil de la delacara d'Arabana a l'Arabana a l'	0.25 Existing Slab on Grade			0.00		0.00		0.00		0.00		0.00
	termone ministration to the state to the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the sta	0.25 <sup>St</sup> ab on Grade, Replace			0.00		0.00		0.00		0.00		0.00
-1004.4	MINERAL DESERVE CONTROL VINDER A DESERVE CHECKER OF CO. P.C.	0.25 New Flat Slab Upper Floors			0.00	Care Squares a Vestilland, Albanda (Vestilland) have a finite	0.00		0,00		0.00		0.00
	Anna Paris I manifes I (el franca) (franca) (franca) (franca) (franca)	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
	A manufal of Virtual Virtual and Literature 11 and Astron.	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	
*****	/ M. Perrinnens Northwester ( M. Policies and A. Policies and A. A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies and A. Policies a	NO ELECTRON DE LA TERRITORIO CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA CONTRA C											
	e managani e salaman kemangan kemangan kemangan kemangan pengan kemangan kemangan kemangan kemangan kemangan k	V		evaluation sco	res are the pro	ore is the sum or oduct of a distri- ne importance f	bution factor						
TIERUI.	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
ž Ni	umber of Stories	20%		1.00	0.20	1.00	0.20	1.00	0.20	1.00	0,20	1,00	0.20
ā	umber of Stories	~	erman	AND THE POST OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF TH	Marian Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commission of Commissio	· ARTHURANA FOR MINISTERNAL BY FEIL FOR	- construct the books con a monoton date.		**************************************				
5				/		,				V-L=====v=unor*nonva=1/rsumo.		······ ······	
N. Pharta P													NILLEFORMATA ANTHONY ANTHONY

ite	Comparison	7/25/2013			Bu	uild on a	Greenfie	ld Site or	Mixed U	se		
rystal I	Lake Public Library	112160.02		8	1.	4B	1	12	1	2M		7M
•			95 E Cryst	tal Lake Av	6704 F	Pingree	7502 S M	ain Street	7502 S N	lain Street	118 S M	ain Street
			Rosenth	al Lumber	Sex	cton	Curran Co	nstruction	Curran N	/lixed Use	Oak M	ixed Use
		Overall Summary	New E	Building	Rep	lace	New B	uilding	New / N	1ixed Use	New / N	/lixed Use
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	e Parking
	Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performano Score
▶	Adaptability	7	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03	0.86	6.03
the l	components based on th library will typically want ne particular component	to make modifications			ressed through		ments such as	ation. Modifica furnishings or	portable displ			ient. Image
60	ne particular component	Weight	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES	Component Evaluation Score	Weighted CES
Comp	Miche	Treight	(CES)	Treighted etc.	(CES)	Tregmed des	(CES)	Treighted ded	(CES)	n e ganear acc	(CES)	
Fur	nishings	20%	0.90	0.18	0.90	0.18	0.90	0.18	0.90	0.18	0.90	0.18
Furn	ishings flexibility is a fun	ction of partition	0		0		0		0		0	
	ngement which is in turn		76,132		76,132		76,132		76,132		76,132	
row	ctural system. Column s s and area separation fire	E 200	76,132		76,132		76,132		76,132		76,132	
elen	nents			9		17		re triangular se ratio of structu				
			Construction	(Type IIB): 974		room suite an	d 870 sf for sta	are double co aff work space				
			and the second second second	Construction th		The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s	efficiencies ar	e triangular sec	tions introduc	ed by angle of	McHenry Ave	nue. Score is
			1 - 1 - 1 - 1 - 1			Ballaling areas						

Site Comparison	7/25/2013			Bı	uild on a	Greenfiel	d Site or	Mixed U	se		
Crystał Lake Public Library	112160.02	1	8	14	4B	1	2	12	М	7	М
		95 E Crys	tal Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	ain Street
	0	Rosenth	al Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Miz	xed Use
	Overall Summary	New E	Building	Rep	lace	New B	uilding	New / M	ixed Use	New / M	lixed 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
Activity Space flexibility is a i	function of partition	0		0	80%	0		0		0	
arrangement which is in turn		76,132		76,132	80%	76,132		76,132	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	76,132	LANCES THE COLUMN
structural system. Column s	[	76,132		76,132	M1.400-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0	76,132		76,132		76,132	
ố, rows and area separation fir 할 elements	e wans are immung	pinch points i Area of New Construction floor. Score i Area of New	n 1984 buildin Construction t (Type IIB): 974 s ratio of adeq Construction ti	g, and 1965 leg hat functions w sf for meeting uate area to tol	ell structurally room suite an tal (expanded lly efficient: Ir	ture. Score is i s: Inefficiencies ad 870 sf for sta building area.	atio of structu are double co ff work space	ections introdu urally adequate slumn rows to n on first floor, a	area to total ( neet area limit nd 870 sf for s	current) buildi ations imposed taff work space	ng area. I by Class of e on second
amount Assembles commented by the first term of the antibotic and desire the desired	And the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of t	ratio of adeq	uate area to to	tal (expanded)	building area.	1	***************************************	1	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1	

Site Compar	ison 7/25/2013				Bı	uild on a	Greenfiel	d Site or	Mixed Us	se .		
rystal Lake Public Ll	brary 112160.02		8	}	1	4B	1	2	12	М	7.	M
			95 E Cryst	al Lake Av	6704 f	Pingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	On some II Commence and		Rosentha	Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Mi	xed Use
	Overall Summary	-	New B	uilding	Rep	lace	New 8	uilding	New / M	ixed Use	New / M	lixed Use
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component	Welght		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 CE
Data	15%		0.70	0,11	0.70	0.11	0.70	0.11	0.70	0.11	0.70	0,11
assembly constru the ease of insert	flexibility is a function of floor ction, the extent of raceways and ing additional data locations.			Book Advances Ad File For For For A		I way in a sign for the following the way of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign of the sign						in National Association and the second
Floor	Structure ratings for ease of modification		Area of listed F-F Ht	{Area/Area(t)) x f F Hit	Area of listed F-F Ht	(Area/Area(t)) x F F Ht	Area of listed F-F HL	(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(I)) F Ht
Š	0.25 CIP Flat Slab Upper Floors			0.00		0.00		0.00		0.00		0.00
and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second s	0.25 Existing Slab on Grade			0,00		0.00		0.00		0.00		0,00
	0.25 Slab on Grade, Replace			00.0		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		42,2 <del>9</del> 6	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0,33
	0.75 New Flaors - Composite		42,296	0.38	42,296	0.38	42,296	0,38	42,296	0.38	42,296	0.38
and an analysis and a second second second second	Area(t)		84,591		84,591		84,591		84,591		84,591	
w. — (			evaluation sco	ores are the pr ween the plar	oduct of a heig med or actual	ht factor and	he area ratio o	f that zone to	l I floor to floor z the total buildi ng height of 10	ng area. The l	height factor w	hich is the

Site Comparison	7/25/2013	100		Bu	ild on a	Greenfiel	d Site or	Mixed Us	ie 💮 💮	15651	
Crystal Lake Public Library	112160.02		3	14	В	1	2	12	M	7	М
		95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Overall Summary	Rosentha	l Lumber	Sex	ton	Curran Cor	nstruction	Curran M	ixed Use	Oak Mis	red Use
	Overall Summary	New B	uilding	Repl	ace	New Bo	uilding	New / M	ixed Use	New / M	ixed 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 Evakration 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 flexibilit assembly construction, the the ease of inserting addition	extent of raceways and							THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE S			
Floor Structure ra										Area of listed F-F	
Floor Structure ra	modification	Ht	FHt	£It	FHt	#t	F Ht	Ht	FHt	Ht	F Ht
A A A A	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		00,0		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 50G w/raceways	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33	42,296	0.33
A MERITAN COMPANY OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE	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	
Main Philippe Charles (Philippe Charles) and an annual field and an annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state of the annual field and a state o		evaluation sco	res are the pr ween the plar	oduct of a heigh med or actual c	nt factor and t	he area ratio ol	f that zone to	the total buildii	ng area. The l	vidual floor to I height factor wh nposite evaluati	nich is the

Site	Comparison	7/25/2013				Bı	uild on a	Greenfiel	d Site or	Mixed U	ie		
rystai l	Lake Public Library	112160.02		8	}	12	18	1	2	12	M	7	M
				95 E Crysta	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Overel	Summarv		Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran M	ixed Use	Oak Mi	ked Use
	Overal	Junimary		New B	uilding	Rep	lace	New B	uilding	New / M	ixed Use	New / M	ixed Use
				Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Comp	oonent	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 C
Eve	nts	12%	-	1.00	0.12	1.00	0,12	1,00	0.12	1.00	0.12	1.00	0.12
Ever heig	nts Space flexibility is a function of fl ht.	oor to floor					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			,			
	Floor to Floor Height Benchmarked to 14' Minimum Floor to Floor Height	Flaar to Floar Height		Area of listed F-F Ht	(Area/Area(t)) x f F lit	Area of listed F-F Ht	(Area/Area(t)) x f F Ht	Area of listed F-F #It	(Area/Area(t}) x F F lit	Area of listed F-F	(Area/Area(t)) x f F Ht	Area of listed F-F Ht	(Asea/Area(t)) F Ht
	-2	8			0.00		0.00		0.00	******************************	0.00		0.00
78/12	-1.5	8.5			0.00		0.00		0.00	~-1 <i>000-10-</i> 71,00-011/1V100-1 <del>-</del> 71.	0.00		0.00
	1	11		a	0.00	o	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	********************************
en-menun				evaluation sco difference bet	res are the pr ween the plan	l core is the sum aduct of a heig aned or actual f Itiplied by the ii	ht factor and i loor to floor h	the area ratio o eight and the n	f that zone to	the total buildi	ng area. The l	neight factor w	hich is the

Site	Comparison		7/25/2013	******			Bı	iild on a	Greenfiel	d Site or	Mixed U	se		
Crysta	l Lake Public Library		112160,02			3	14	B	1	2	12	M	7	M
					95 E Cryst	al Lake Av	6704 P	Ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	i	Overall	Summary		Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Min	ced Use
		OVCI AII	Jummary		New B	uilding	Rep	ace	New B	uilding	New/M	ixed Use	New / M	ixed Use
					Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Com	aponent	Ų	Veight		Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CCS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CE
HV	/AC	9	%	Ĭ	1.00	0.09	1.00	0.09	1.00	0.09	1.00	0.09	1.00	0.09
	ents Space flexibility is a funct ght and thereby above ceiling		or to flaor											STEERING ASSESSED PARTIES
	Duct Height Benchmark	ed 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(tj) x F F 1it	Area of listed F-F Ht	(Area/Area(t)) x F F Ht	Area of listed F-F Ht	(Area/Area(t)) x l F lkt	Area of listed F-F Ht	(Area/Area(t)) F Ht
		-2	8			0.00		0.00		0.00		0.00		0.00
		-1.5	8.5			0.00		00,0		0.00		0.00		0.00
120-2-0		1	11		0	0.00	0	0,00	0	0.00	0	0.00	0	0.00
C20047 1-		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	
					evaluation sco factor which is	res are the pro the differenc	l ore is the sum oduct of a heigl e between the is then multipli	st factor for d planned or ac	uct distribution tual vertical du	and the area	ratio of that zo	ne to the tota	building area.	The height

Site Comparison	7/25/2013	-			Bt	iild on a	Greenfiel	d Site or	Mixed U	se		
Crystal Lake Public Library	112160.02		8	3	1/2	<b>IB</b>	1	2	12	:M	71	1
		Î	95 E Crysta	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 5 Ma	in Street
	0		Rosentha	Lumber	Sex	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Mix	ed Use
	Overall Summary		New B	uilding	Rep	lace	New B	uilding	New / M	lixed Use	New / M	ixed Use
	ľ		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)	Welghted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted ŒS
Partitions	9%		0.90	0.08	0.90	0.08	0.90	0.08	0.90	80.0	0.90	0.08
Partition flexibility is a funct		ĺ	0		0		0		0		0	
≥ Column spacing, double column		٦	76,132		76,132	·	76,132		76,132		76,132	
ក្តី separation fire walls are lim ទ ០.	iting elements.		76,132		76,132	·	76,132		76,132		76,132	
Add			pinch points in Area of New C Construction ( floor. Score is	n 1984 buildin Construction th Type IIB): 974 Fratio of adeq	g, and 1965 leg nat functions w sf for meeting uate area to tol	acy floor struc eli structurally room suite an tal (expanded)	ture. Score is a r: Inefficiencies d 870 sf for sta building area.	are double co	rally adequate lumn rows to n on first floor, a	area to total neet area limit nd 870 sf for s	) If McHenry Ave (current) buildir tations imposed staff work space McHenry Aven	by Class of on second
					tal (expanded)			~~~	***************************************			
- 1 to see the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the s					1							

Site Comparison	7/25/2013			Bı	ild on a	Greenfiel	d Site or	Mixed U	se		
Crystal Lake Public Library	112160.02		8	14	<b>↓B</b>	1	2	12	!M	7.	M
		95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Overall Summary	Rosenth	al Lumber	Sex	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Mi	ed Use
	Overall Sulfilliary	New E	uilding	Rep	lace	New B	uilding	New / N	ixed Use	New / M	ixed 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
Image flexibility is a function		0		0		0		0		0	-,,,,,,
arrangement which is in turn	1	76,132		76,132		76,132		76,132		76,132	
structural system. Column s a rows and area separation fir		76,132		76,132		76,132		76,132		76,132	
ਦੇ elements		Area of New Construction floor. Score i	n 1984 buildin Construction tf (Type IIB): 974 s ratio of adeq Construction th	g, and 1965 leg nat functions w sf for meeting uate area to tol	acy floor struc ell structurally room suite an tal (expanded) ly efficient: In	ture. Score is a s: Inefficiencies d 870 sf for sta building area.	atio of structu are double co ff work space	urally adequate lumn rows to n on first floor, a	area to total seet area limit nd 870 sf for s	of McHenry Aver current) building ations imposed taff work space McHenry Aven	ng area. by Class of on second
False At a doubt fortunaries a decision if a souther facilities which we are no harmonic				1		T		T			

Site	Comparison	7/25/2013			Bu	uild on a	Greenfie	ld Site or	Mixed U	se		
rystal	Lake Public Library	112160.02	1	3	14	1B	1	12	12	2M	71	М
			95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
			Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran N	1ixed Use	Oak Mix	ked Use
	Overs	all Summary	New B	uilding	Rep	lace	New B	uilding	New / N	lixed Use	New / M	ixed Use
			Surface	Parking								
	Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performano Score
<b>&gt;</b>	Access/Parking	6	1.07	6.44	0.81	4.85	1.02	6.11	0.89	5.32	0.94	5.65
Comp	ponent	Weight	Component Evaluation Score (CES)	Weighted CES								
Par	king - on site	25%	1.38	0.34	1.18	0.30	1.50	0.38	0.91	0.23	0.89	0.22
	ring evaluation is a function of the vided to the number rerquired.	number										
prov	Available Parking		350	)	300		381		231		225	
	Zoning Requirement	3	254		254		254		254		254	
ć	Ratio of Provided to Required		1.38		1.18		1,50		0.91		0.89	
Comp	ponent	Weight	Component Evaluation Score (CES)	Weighted CES								
Driv	ve-up book return	20%	1.50	0.30	1.00	0.20	1.50	0.30	1.50	0.30	1.50	0.30
	e up return evaluation is a function ber provided to the number rerqu	1										
	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	
Comp	ponent	Weight	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CE						

Site Comparison	7/25/2013				Bı	illd on a	Greenfie	ld Site or	Mixed U	se 💮		
rystaf Lake Public Library	112160.02		8		14			12	12	M:	7	M
			95 E Crysta	al Lake Av	6704 P	Ingree	7502 S N	lain Street	7502 S M	ain Street	118 S M	ain Street
	Overall Summary		Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran N	lixed Use	Oak Mi	xed Use
	Overan Summary		New Bu	uilding	Rep	ace	New E	Building	New / M	ixed Use	New / N	lixed 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	80.0	1.00	0.10
Based on the number of bicy required by ordinance.	cle parking space											
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 Re	quired		0.75		0,75		0.75		0.75		1.00	
			Safety factor is	predicated		. F						
V			on relocation i							NAMES ASSESSMENT OF THE PARTY OF		
mootimes enganing services entreson recent south			out of the Mai									
			Crystal Lake in	tersection.	A	M.P						
								actual fluid services control and the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of th	************************	***************************************	- Committee of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the co	**************************************
Companent	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 fur anticipated density of resider miles of the primary access p compared to the site with the residential units within 0.5 m	ntial units within 0.5 oint to the site e highest number of		et Mithelman and Mithelman I. Mithelman II. Mithelman III. The	terior Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie de Marie	Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Contro	de Africancia de Armando en mante en mandre de Africa de Armando en mandre de Africa de Armando en mandre de A						
Residential units within	0.5 mi	j	918	~~~~~~~~~~~~	497	-/	236		446		1126	
Safety Factor			0.75	See Note	0,75		0,75		0.75		0.75	
Highest number of Resi	dential units		1298		1298		1298		1298		1298	
Ratio of Possible to Ma	ximum		0.71		0.38		0.18		0.34		0.87	
			High density st is 5 units per a		nents or mixed	use is assume	ed at 10 units p	per acre. Urba	n Residential is	3 units per ac		
			Safety factor is	•							Safety factor	•
		ţ	on relocation of					Ferroman success Filtra construction			on relocation	•
		-	out of the Mai Crystal Lake in								out of the Ma Crystal Lake in	
1.000 to the transfer and the second to the transfer and the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to the second to t								······································	Includes 210 r		Includes 210 i	

Site Comparison	7/25/2013			Bu	uild on a	Greenfiel	d Site or	Mixed U:	se		
rystal Lake Public Library	112160,02		3	14	1B	1	2	12	M	7.	M
		95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	ain Street
	Overall Summary	Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Mi	xed Use
,	overall Summary	New B	uilding	Rep	lace	New B	uilding	New/M	ixed Use	New / M	tixed Use
	ľ	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	Composent Evaluation Score (CES)	Weighted C
Vehicular Access	30%	0.78	0.23	0.67	0.20	0.67	0.20	0.67	0.20	0.78	0.23
Vehicular Access evaluation is a f	unction of the	1		T		i			******************	<u> </u>	
number of arterial access roads v	vithin 0.25 miles										
and Major Connector roads withi	in 0.5 miles of the										
primary access point to the site a secondary raod for access of the site with the highest score.		AN ARROYAL CALLERY OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE						***************************************			
No of Turns from Major Ro	ad 1	1,00	Crystal Lake	2.00	USH 14	1.00	Main Street	1.00	Main Street	1,00	Crystal La
No of Turns from Major Ro	ad 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	1,0,000
4.50 Ratio of Aggregate to Maxin	mum	0.78		0.67		0.67	**************************************	0.67		0.78	
Component	Weight	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted C
Parking - off site	5%	1.00	0,05	0.00	0.00	1.00	0.05	1.00	0.05	0.00	0.00
Parking evaluation is a function of provided to the number rerquire		1									
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 Requir	ed	0.00		0,00		0.00		0.00	·	0.00	
Ratio of Aggegate On-Site a Required	and Offsite to	1.38		1,18		1.50		0.91		0.89	
				ļ		<u> </u>			and a Philippin and a Parish and a Philippin		
				ļ	v.===	<b></b>			**************************************		
				<u> </u>		ļ				ļ	
		and the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of th								1	

Site Comparison	7/25/2013			Bı	uild on a	Greenfiel	d Site or	Mixed U	se		(A) 5 30
rystal Lake Public Library	112160.02			14	18	1	2	17	M	7	M
		95 E Cryst	al Lake Av	6704 P	ingree	7502 S Ma	ain Street	7502 S M	ain Street	118 S M:	ain Street
	Overall Summary	Rosentha	Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Mi	xed Use
	Overall Summary	New B	ıilding	Rep	lace	New B	uilding	New/M	lixed Use	New / M	lixed Use
	ľ	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 CI
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 property owners (other than control the site.				of particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Particular Annals of Partic		***************************************			W		
CLPL		0.00		0.00		0.00	***************************************	0.00		1.00	
CLPL 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	A	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	viiii=r-v-v-v-vivii-vennii-ii-v-vi-vi-vi-vi-v-v-v-v-v-	0.00	266 MOG	0.00		0.00	see note	0.00	DEE MAKE	0.00	See Note
Agreementss with Adja	cant Asmarc	0.00		6.00	A	0.00		0.00		0.00	Jee Hote
Aggregate	icent Owners	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 M		0.81	\$1,000 per 100	0,95		0.95		0.90	~~~~~~~~~	0.76	
AUTO DI ITAN 1966 LO TE		Assumes reloc spur, agreeabl Union Pacific f UPRR is Owne	e terms with IR and City.							Assumes Purc and negotiation multiple deve Assumes new for recreation	on with dopers. partnership
			tenter and a strategy of the strategy of the strategy of							Desires but do require reloca spur, agreeab Union Pacific	ation of rail le terms wi
					***************************************				11000000000000000000000000000000000000	UPRR is Owne	

7/25/2013				Bı	uild on a	Greenfiel	d Site or	Mixed Us	se		
112160.02	~~~	8	ALL STREET, LIBERT OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY	] 1	1B	1	2	12	M	7	M
		95 E Crysta	al Lake Av	6704 F	ingree	7502 S Ma	ain Street	7502 S M	ain Street	118 S M	ain Street
Overall Summani		Rosentha	l Lumber	Sex	ton	Curran Cor	struction	Curran M	lixed Use	Oak Mi	xed Use
Overall Sulminary		New Bi	uilding	Rep	lace	New Bi	ıilding	New / M	ixed Use	New / M	lixed Use
		Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
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
25%		-0.50	-0.13	0.75	0.19	0.75	0.19	0.75	0.19	-0.50	-0.13
urrent property									*** ** **** V * ***** ******		· · · · · · · · · · · · · · · · · · ·
		0.00		0.00		0.00		0.00		1.00	
		2.00	See Note	0.00		0.00	See Note	0.00	See Note	1.00	
		1.00		1.00		1.00		1.00		1.00	See Note
		1.00		0.00		0.00		0.00		3.00	See Note
		2.00	See Note	0.00		0.00		0.00		0.00	See Note
		0,00		0,00		0,00		0,00		0,00	See Nate
		6.00		1.00	····	1.00	THE SOURCE AND A TOTAL PROPERTY OF SE	1.00	COLOR CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTROL DO CONTR	6.00	
18.17 La reconstitut accession de la reconstant de accession de la reconstant de la reconstant de la reconstant		-2.00	(-A-1	3,00		3,00		3,00	****	-2.00	everana a salverare was arrestor
dmum		-0.50	The transfer of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of th	0.75	tor to be commented as a comment	0.75		0,75		-0.50	
		spur, successfu arrangements	ıl with Union							Assumes Puro and negotiation multiple deve Assumes new for recreation	on with lopers. partnership
	112160.02 Overall Summary <sub>Weight</sub>	Overall Summary  Weight  25% er of months of urrent property y) who control the site.	112160.02 8  95 F Crystr Rosentha New Bi Surface Component Evolusion Score (CES)  25% -0.50  er of months of urrent property y) who control the site.  0.00 2.00 1.00 1.00 2.00 0.00 6.00 -2.00 dinum -0.50 Assumes reloc spur, successfi arrangements	112160,02 8  95 E Crystal Lake Av Rosenthal Lumber New Building Surface Parking Component Evaluation Score Weighted CES (CES) 25% -0.50 -0.13  er of months of urrent property y) who control the site.  0.00 2.00 See Note 1.00 2.00 See Note 0.00 6.00 -2.00 -2.00	112160,02 8 12    PSE Crystal Lake Av	112160.02   8	112160.02   8	112160.02	112160.02   8   148   12   12   12   12   12   12   12   1	112160,02	112160.02   8

Site Comparison	7/25/2013				Bı	iild on a	Greenfiel	d Site or	Mixed U	se 💮	39 (80.00 8)	
Crystal Lake Public Library	112160.02		8	 	14	В	1	2	12	M	71	VI
	,		95 E Crysta	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Street
	Overall Summary		Rosenthal	l Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Mix	ced Use
	Overall Julillary		New Bu	uilding	Repl	ace	New B	uilding	New / M	ixed Use	New / M	ixed Use
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Component	Weight	E	Component valuation 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 Cl
Regulatory parameters	25%	T	-0,25	-0.06	0.00	0.00	0.00	0.00	-0.25	-0.06	-0.50	-0.13
Regulatory evaluation is the nu negotiation anticipated with va the site.			10-74 Auditor 10-11 - 11-11-11-11-11-11-11-11-11-11-11-1									
Zoning		十	1.00		1.00		1.00		2.00		2.00	
Design Review	ĺ		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	
(DOT			1.00	See Note	0.00		0.00		0.00		1,00	
IDNR			0.00		0,00	gap all'a primerall' an The part trought age of group games ( Alb. 19	0.00		0.00		0.00	- PA - 2007 PLAY BOOK AND AND AND AND AND AND AND AND AND AND
McHenry County			0.00		0.00		0.00		0.00		0.00	
Aggregate	-//		5.00		4.00	v one was a promotive of other winds and	4.00	BURNING ALIEN BURNING BANK	5.00		6.00	
4.00 Maximum - Aggregate			1.00		0.00	- WORKER IN W THE WAY BEING IN THE	0.00		-1.00		-2.00	
Ratio of Max-Agg to Max	imum		-0.25		0.00		0.00		-0.25	v	-0.50	
$sin^{2}m^{2}\sqrt{16m^{2}m^{2}}c_{1}c_{2}c_{3}c_{4}c_{5}c_{5}c_{4}c_{5}c_{5}c_{5}c_{5}c_{5}c_{5}c_{5}c_{5$	**************************************		Assumes reloca				~1000-2101-2010-1010-1011-10					er begregbigger at Armente, mit same
#700			pur, successfu rrangements					~~~~~~		######################################		
$-1000 \times 1000 \times$			acific RR and					,				

ite Comparison	7/25/2013				Bı	iild on a	Greenfiel	d Site or	Mixed U	se		
ystəl Lake Public Library	112160.02	-		3	14	IB	1	2	12	M	7	M
		-	95 E Cryst	al Lake Av	6704 P	ingree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	ain Street
		```	Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran N	1ixed Use	Oak Mi	xed Use
Ove	rall Summary		New B	uilding	Rep	ace	New B	uilding	New / M	lixed Use	New / M	lixed Use
		-	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
	Importance		Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performano
Evaluation Criteria	Factor		Score	Score	Score	Score	Score	Score	Score	Score	Score	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		Companent Evaluation Score (CES)	Weighted ŒS	Component Evaluation Score {CES}	Weighted CES	Component Evaluation Score (CES)	Weighted Œ5	Component Evaluation Score (CES)	Weighted CES	Component Evaluation Score (CES)	Weighted CE
Floodplain	20%		1.60	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	UNVERIF
Suitable soils			1.00	UNVERIFIED	1,00	UNVERIFIED	1.00	UNVERIFIED	1.00	UNVERIFIED	1,00	UNVERIF
Aggregate	A114 174 144 144 144 144 144 144 144 144		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	and the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of t	-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	UNVERIFII
Demolition	***************************************		1.00	UNVERIFIED	0.00	UNVERIFIED	1.00	UNVERIFIED	1,00	UNVERIFIED	2.00	UNVER
Separation		-	00.0	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFI
Construction phase			0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0,00	UNVERIF
Post-occupancy	***************************************	-	0.00	UNVERIFIED	0,00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFIED	0.00	UNVERIFI
Aggregate		-	1,00	,	0.00		2.00		2,00		3.00	AND THE PROPERTY OF THE PARTY OF
1.00 Maximum - Aggregate		1	0.00	The Last and Administration of the Commission of	1,00		-1.00		-1.00		-2.00	
Ratio of Max-Agg to Maximum		Ì	0.00		1.00		-1.00		-1.00		-2.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

ite Comparison	7/25/2013				Bı	uild on a	Greenfiel	d Site or	Mixed U	se		
rystal Lake Public Library	112160.02			}	1	₽B	1	2	12	M	7	M
•		-	95 E Cryst	al Lake Av	6704 F	ingree	7502 S M	ain Street	7502 S M	ain Street	118 \$ Ma	ain Street
	Overall Summary		Rosentha	l Lumber	Sex	ton	Curran Co	nstruction	Curran M	lixed Use	Oak Mi	xed Use
	Overall Summary	ĺ	New B	uilding	Rep	lace	New B	uilding	New / M	ixed Use	New / M	ixed Use
			Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking	Surface	Parking
Evaluation Criteria	Importance		Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance	Evaluation	Performance
Evaluation Cisteria	Factor	<u> </u>	Score	Score	Score	Score	Score	Score	Score	Score	Score	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	CONTRACTOR STATES	0.25		1		1.5		1	***************************************
Landscape - Enjoyment			0.25		0.1	termination of about 1997 Planning Street	1		1,5		1	
Light		-	1		0,5		1		1	************************	1	*******************************
View		Ì	1		1		1.5	enteres de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la companya de la company	1.5		1.5	**************************************
		T	2.5		1.85	***************************************	4.5		5.5		4.5	

Site Comparison	7/25/2013			Bu	uild on a	Greenfie	ld Site or	Mixed U	se		
Crystal Lake Public Library	112160.02		8	14	4B	1	12	1	2M	7	М
		95 E Cryst	al Lake Av	6704 F	ingree	7502 S M	lain Street	7502 S M	ain Street	118 S Ma	ain Street
Over	all Summary	Rosentha	al Lumber	Sex	ton	Curran Co	nstruction	Curran N	Nixed Use	Oak Mi	xed Use
Over	all Sullillary	New B	uilding	Rep	lace	New B	Building	New / N	lixed Use	New / N	lixed Use
		Surface	Parking								
Evaluation Criteria	Importance Factor	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performance Score	Evaluation Score	Performanc 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								
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											

Comparison 7/25/	/2013	Build on a	<b>Greenfield Site or</b>	Mixed Use	
Lake Public Library 11216	60.02 8	14B	12	12M	7M
	95 E Crystal Lake Av	6704 Pingree	7502 S Main Street	7502 S Main Street	118 S Main Street
Quarall Sums	Rosenthal Lumber	Sexton	Curran Construction	Curran Mixed Use	Oak Mixed Use
Overali Sunin	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
			7)	. It is imperative that addition	nal estimates are prepared
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	\$347.5
	Overall Sumr Project Cost (millions)  Building Furnishings & Technology Parking Other Site Development Site Acquisition Implementation	Overall Summary  Overall Summary  Project Cost (millions)  Building Furnishings & Technology Parking Other Site Development Site Acquisition Implementation Expenses  PS E Crystal Lake Av Rosenthal Lumber New Building Surface Parking \$29.72 It is important to recognize thand project parameters have over time. No guarantee is ging as the project is developed to \$18,483,202 Furnishings & Technology Sa,279,282 Site Acquisition Sa,2750,000 Implementation Sa,1595 Expenses S2,094,197	Description   112160.02   8   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148   148	Description of the project Cost (millions)   8   14B   12	Project Cost (millions)   112160.02   8   14B   12   12M

e Co	omparison	7/25/2013			В	uild on a (	Greenfie	eld Site or I	Mixed L	Jse		
tal Lake	Public Library	112160.02		8		14B		12		12M		7M
discovering the second			95 E Crys	tal Lake Av	6704	Pingree	7502 S N	Nain Street	7502 S N	Main Street	118 S M	lain Street
	0 "		Rosenth	al Lumber	Se	exton	Curran C	onstruction	Curran	Mixed Use	Oak M	lixed Use
	Overall	Summary —	New	Building	Re	place	New	Building	New / I	Mixed Use	New / N	Mixed Use
			Surfac	e Parking	Surfac	e Parking	Surfac	e Parking	Surfac	e Parking	Surface	e Parking
▶ B	uilding			\$18,483,202		\$19,322,699		\$18,511,002		\$18,511,002		\$20,138,78
De	emolition											
	<b>Building Gross</b>	\$7.25	7,000	\$ 50,750	96,000	\$ 696,000	10,000	\$ 72,500	10,000	\$ 72,500	184,000	\$ 1,334,00
	Interior Gross	\$4.00			0	\$ -						
	Selective	\$12.00			0	\$ -						
Re	novations									_		
	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	\$
N	ew 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	\$ 1,116,60
	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	\$ 2,326,25
	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	\$ 2,436,22
	Roofing	\$8.60	84,591	\$ 727,483	84,591	\$ 727,483	84,591	\$ 727,483	84,591	\$ 727,483	84,591	\$ 727,48
	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	\$ 1,979,42
	Conveying	\$2.90	84,591	\$ 245,314	84,591	\$ 245,314	84,591	\$ 245,314	84,591	\$ 245,314	84,591	\$ 245,31
	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	\$ 3,379,41
	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	\$ 2,199,36
Su	b-Total			\$14,460,827		\$15,106,077		\$14,482,577		\$14,482,577		\$15,744,07
G	COH&P		7.00%	\$ 1,012,258	7.00%	\$ 1,057,425	7.00%	\$ 1,013,780	7.00%	\$ 1,013,780	7.00%	\$ 1,102,08
CI	Λ Fee		3.50%	\$ 541,558	3.50%	\$ 565,723	3.50%	\$ 542,373	3.50%	\$ 542,373	3.50%	\$ 589,61
Su	b-Total			\$16,014,643		\$16,729,225		\$16,038,730		\$16,038,730		\$17,435,77
Co	ontingency		7.00%	\$ 1,121,025	7.00%	\$ 1,171,046	7.00%	\$ 1,122,711	7.00%	\$ 1,122,711	7.00%	\$ 1,220,50
Es	calation		8,41%	\$ 1,347,535	8.50%	\$ 1,422,428	8.41%	\$ 1,349,561	8.41%	\$ 1,349,561	8.50%	\$ 1,482,50
Te	ital			\$18,483,202		\$19,322,699		\$18,511,002		\$18,511,002		\$20,138,78

Site Comparison	7/25/2013			B	Build on a l	Greenfiel	d Site or	Mixed L	Jse		
Crystal Lake Public Library	112160.02		8		14B	12	2	1	I2M		7M
		95 E Crys	stal Lake Av	6704	Pingree	7502 S Ma	ain Street	7502 S N	/lain Street	118 S M	ain Street
	One wall Commence	Rosenth	al Lumber	Se	exton	Curran Cor	nstruction	Curran	Mixed Use	Oak M	ixed Use
	Overall Summary	New	Building	Re	place	New Bu	uilding	New / ₽	Mixed Use	New / N	Aixed Use
	<u> </u>	Surfac	e Parking	Surfac	e Parking	Surface	Parking	Surfac	e Parking	Surface	2 Parking
► Furnishings & Tecl	hnology		\$3,279,282		\$3,281,928		\$3,279,282	200.000.000	\$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				В	uil	d on a	Greenfie	ld :	Site or	Mixed U	se				
Crystal	Lake Public Library	112160.02		8			148			12		1	2M			7M	, p. 65 / 10 / 10 / 10 / 10 / 10 / 10 / 10 / 1
			95 E Crys	tal L	ake Av	6704	Pin	gree	7502 S N	1ain	Street	7502 S N	lain	Street	1185 N	lain	Street
			Rosenth			Se	xto	n	Curran Co	onst	ruction	Curran N	∕îix∈	ed Use	Oak M	lixed	l Use
	O	verall Summary	New	Build	ing	Re	plac	e	New I	Buile	ling	New/N	1ixe	d Use	New / f	Vixe	d Use
			Surface	e Par	king	Surface	e Pa	rking	Surface	Pa	rking	Surface	Pa	rking	Surfac	e Pa	rking
<b>•</b>	Parking			\$8	310,904			\$811,524		\$	810,904	ļ	5	738,135		Š	5719,513
75.79000.7	Structured Parking	\$16,500				1						İ				AL STRUCT	
,	Surface Parking	\$2,500	254	\$	634,433	254	\$	634,433	254	\$	634,433	231	\$	577,500	225	\$	562,500
han takenhari	Remote Parking	\$2,500	0	\$	-	0	\$	···	0	\$	-	0	\$		0	\$	namana, manazara
	Land Acquisition										,					eneman.	
	Demolition										**************************************						,
	Structured Parking	\$16,500		\$	-		\$	-		\$	-		\$	-		\$	
	Existing Parking Upgrades	\$1,000		\$	-	<u> </u>	\$	-	,-	\$			\$	-		\$	
********	New Off-Site Surface Parking	\$2,500	1	\$	-		\$	-		\$	-	<u> </u>	\$	_	T	\$	
	Sub-Total			\$	634,433		\$	634,433		\$	634,433	ļ	\$	577,500	İ	\$	562,50
# 11.71 a 11.77 ma	GCOH&P		7.00%	\$	44,410	7.00%	\$	44,410	7.00%	\$	44,410	7,00%	\$	40,425	7.00%	\$	39,37
***************************************	CM Fee		3.50%	\$	23,759	3.50%	\$	23,759	3.50%	\$	23,759	3,50%	\$	21,627	3.50%	\$	21,06
	Sub-Total			\$	702,602		\$	702,602		\$	702,602	[	\$	639,552		\$	622,94
gales je samelje s	Contingency		7.00%	\$	49,182	7.00%	\$	49,182	7.00%	\$	49,182	7.00%	\$	44,769	7.00%	\$	43,60
MACAL AND THE	Escalation		8.41%	\$	59,120	8.50%	\$	59,740	8.41%	\$	59,120	8,41%	\$	53,814	8.50%	\$	52,96
	Total	×		\$	810,904		\$	811,524		\$	810,904		\$	738,135		\$	719,51
<u></u>	Other Site Developmen	t	ļ	\$2	219,612		Ś	2,904,827		\$2	2,594,537	ļ	\$1	2,090,069	<u> </u>	\$:	2,430,442
	Utilities	\$8.26	84,591		698,722	84,591			84,591	s	Terretere terretere terretere terretere terretere terretere terretere terretere terretere terretere terretere t	84,591	Š	698,722	84,591		
reenen.	Earthwork	\$4.82	84,591		407,729	84,591		1,223,186	84,591		407,729	84,591	\$	407,729	·		407,72
	Site Preparation	\$1.19	84,591		100,663	84,591		301,990	84,591		100,663	84,591	\$	100,663	84,591		100,66
	Remediation	\$0.75	40,000	\$	30,000	0	\$		40,000	, \$	30,000	0	\$		184,000	\$	
	Soil Replacement	\$3.57	0	<u></u> -		0	<u>۲</u> .	*********	0	Ś		0	Š		0	Ś	
F7F1-6007	General Site Improvements	\$1.82	274,428		499,459	217,800	Š		435,600	<u>.</u>	792,792	235,224	\$	428,108	304,920	<u>-</u>	554,95
	Sub-Total				,736,573			2,270,933			2,029,906			1,635,221			1,900,06
	GCOH&P	·····	7.00%		121,560	7.00%		158,965	7,00%	·~···	142,093	7.00%	Ś	114,465	7.00%		133,00
	CM Fee		3,50%	<u>×</u>	65,035	3.50%	Š		3.50%	<del>.</del>		3.50%	Š	61,239	3,50%	Ś	71,15
********	Sub-Total			,,,,,,,,	,923,167			2,514,944		~	2,248,019	h		1,810,926		· · · · · · · · · · · · · · · · · · ·	2,104,23
	Contingency		7.00%		134,622	7.00%		176,046	7.00%		157,361	7,00%	Ś	126,765	7.00%		
*******	Escalation		8.41%	······································	161,823	8.50%		213,837	8.41%		189,157	8,41%	<u>*</u>	152,378	8,50%		
10.7711.000.0	Total				,219,612		/13-16	2,904,827			2,594,537	····		2,090,069			2,430,44
			Assumes site			Assumes site			Assumes site			Assumes site	~	·	Assumes site		
an /ta/coloin			contaminant			contaminant			contaminant			contaminants			contaminant		

Site Compariso	n 7/25/2013	3	10000			E	Build	l on a	Greenfi	eld	Site or	Mixed t	Use				
Crystal Lake Public Librar	y 112160.02			8			14B	handarin Sibali		12			12M			7M	hadamara (Samuja
	,		95 E Crys	stal I	Lake Av	6704	Ping	ree	7502 S	Mair	Street	7502 S I	Main	Street	1185	Viain 5	Street
	Overall Summary		Rosenth	nal Li	umber	Se	exton		Curran C	onst	ruction	Curran	Mixe	d Use	Oak i	Vixed	Use
	Overall Summary		New	Build	ding	Re	place	·	New	Buil	ding	New/	Mixe	d Use	New /	Mixed	d Use
			Surfac	e Pa	rking	Surfac	е Раг	king	Surfac	e Pa	rking	Surfac	ce Pai	king	Surfa	ce Par	king
Site Acquisiti	on	Γ	T	\$	2,750,000		\$1	,000,000		\$	5,500,000			\$0		\$5	500,000
Purchase - Parce	:11	Ţ	1	\$	3,750,000		\$ 2	2,000,000	W-100-107/AWAD-1	\$	6,500,000	1	\$	1,000,000		\$ 4	4,500,000
Purchase - Parce	12	Г			^^									·		~.~	***************************************
Purchase - Parce	:13		1				W	~~~~~~~						····	ATOMINIA TORIL PARAMENT	~~~~	
Purchase - Parce	2 4	Γ	·	*******	VVV-1.00		*******	100-100-100-100									/
Sale - Parcel 2	-/	Ī										1		/*********************************		\${3	,000,000
Sale - Existing Li	brary	T		\$(	1,000,000}		\$(1	,000,000)		\$1	1,000,000)		\$(:	,000,000)		\${1	,000,000
Lease	-1111.11.11.11.11.11.11.11.11.11.11.11	T		\$			\$	-		\$	-		\$			\$	
Rate	The spirit mines to present the second second second second second mines and second second second second second	T	\$ 1	2	-11-1	\$			\$ 1	2		\$ 1	2		\$	-	P. 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Term		1	5			5			5			5			20	A.W	
Area	THE PROPERTY OF THE PARTY OF TH	1	0	W-V F. W	FILMONICANA AT ENGINEER PERSONAL AND S	120,000	************		0	*** ******		0			0		
20 Year Equivale	ent	1	4.00	\$	_	4.00			4.00	\$	-	4.00	\$	-	1.00	\$	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Restoration Cos	ts	T		\$	-					\$	-		\$	-			/^ /^/····
			from Lewke	Partn	iers.	~~~~		~~~~	from Lewke	Parti	ners.	from Lewke	Partn	ers.	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		····
► Implementat	ion	-			\$81,595	***************************************	\$	81,660	**************	~	\$81,595			81,595	en garagemen gen den grengen glenn grege ge	\$	81,660
Move Out	,	Ī		\$	70,000		\$	70,000		\$	70,000		\$	70,000		\$	70,000
Interim Library								,									
Rent	111 miles - P. P. C. and J. 111 P. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. C. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. and T. a	Γ		\$	-		\$	-		\$	-		\$	- '		\$	
Rate		Г												×22000			
Term		Γ															
Атеа																	
Temporary Netv	vork \$4.50	T		\$	-		\$	-		\$	-		\$	-		\$	
Move In				\$			\$	-		\$	-		\$	-		\$	
Sub-Total				\$	70,000		\$	70,000		\$	70,000		\$	70,000		\$	70,000
GCOH&P		Ľ	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%	\$	1,47
		1	8.41%	\$	6,218	8.50%	\$	6,283	8.41%	\$	6,218	8.41%	\$	6,218	8.50%	\$	6,28
Escalation		1	0.7170		~~~~						annual description 11 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annual 12 annu	ro-ro		Accomposite delication and			

Site Comparison	7/25/2013				Buil	d on a	Greenfiel	d Site or	Mixed Us	se			
Crystal Lake Public Library	112160,02			3	148		1	2	12	M	7	M	ASSESSED 1
			95 E Cryst	al Lake Av	6704 Pin	gree	7502 S M	ain Street	7502 S M	ain Street	118 S Ma	in Stre	eet
Over	all Summarv		Rosentha	l Lumber	Sexto	n	Curran Co	nstruction	Curran M	lixed Use	Oak Mi	xed Us	e
Overs	an Summary	,	New B	uilding	Replac	e	New B	uilding	New / M	ixed Use	New / M	lixed U	se
			Surface	Parking	Surface Pa	rking	Surface	Parking	Surface	Parking	Surface	Parkin	ıg
Expenses				\$2,094,197	\$	2,217,204		\$2,124,680		\$2,081,387		\$2,24	4,092
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	\$ 1,63	30,212
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	\$ 26	58,154
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	\$ 2	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	\$ 20	1,388
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	\$ 11	16,44
Escalation Calculation			Marketta and American Street										
2-2-1	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 - referendu	ın 334		334		334	/10mm-10mm-1	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	v	
Demolition	60		30		60		30		30	territorio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio de la companio del companio de la companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della companio della compan	60	and of course of a "Plant" of	
New Construction	456		456		456		456	and the transfer of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contract of the contra	456	en de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company de la company	456		***************************************
FF&E	60		60		60		60		60		60		
Move to New Building	30		30		30	************	30	THE PERSON NAMED OF THE PARTY OF THE	30	ngda af ngagaang na managag ta na Pagdaan ( y	30	, America (************************************	
day	ys 681		576		606		576	·	576		606		
year	rs 1.87		1.58		1.66		1,58		1,58		1,66	,	.,,
or channel (1997) Advance (1 authorité) a d'ital an annaise à l'Addrés (1 authorité 1 (10 faill Addrés au annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise (10 faill an annaise		-	A CONTRACTOR OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF TH			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Construction Duration (years)	2.87		2.58		2.66		2.58	A	2.58		2.66		
Construction Duration (days)	1046		941		971	w	941	J//	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%		