

Building Today For A Strong Tomorrow

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April 29, 2010

Mr. Michael Blue Director of Community Development City of Highland Park 1150 Half Day Road Highland Park, IL 60035

Re: Report on Status of Lake County Remediation Grant

Dear Michael:

The Community Family Center, Inc. ("CFC") is pleased to provide you and Lake County with this status report on the Lake County Remediation Grant to the Karger Center in Downtown Highland Park, Illinois.

- CFC's architects, Holabird & Root, have completed preliminary architectural drawings for the Karger Center renovation.
- CFC's environmental consultant has completed Phase I environmental analysis, a hazardous materials survey and an asbestos abatement at a cost of approximately \$10,000. At this time, we do not anticipate any change in the cost of remediation from the grant application.
- CFC is heavily engaged in the process of raising the funds necessary to construct the remodeling of the Karger Center.
- CFC has asked its professional advisors to prepare a time schedule for the entire project a copy of which is attached. If the CFC were to start project development on May 1, 2010, as indicated on the time schedule, the environmental remediation would take place in April, 2011.
- CFC, however, cannot start the remediation while the building is still being used by the Highland Park Community Nursery School Day Care Center ("HP Day Care Center") because of the health hazard the remediation would cause the staff and children. The bottom portion of the time schedule reflects the time schedule to relocate HP Day Care Center during the construction process. You will note that the environmental remediation

would take place as soon as HP Day Care Center moves out of the Karger Center.

- Fundraising for the project has been slower than anticipated, in large part caused by the poor economy.
- As a result of the foregoing, CFC will not commence project development until it is assured of having the necessary funds to complete the project. It is impossible to forecast when that will be but CFC is hopeful that by the Fall or early Winter of 2010, it will be in a position to commence project development. If this happens, the environmental remediation would take place in the immediate initial phase thereafter.

If you have any questions or need any additional information, please let me know.

Many thanks for your continued cooperation.

Best regards, Herb

Very truly yours,

Herbert S. Wander

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President

HSW:tlc60801975

Enclosure

cc w/enc.:

Anne Bassi

Andrea Kressman Ja'Net DeFell

Community Family Center Preliminary Project Schedule Holabird & Root April 6, 2010 REVISED DRAFT SCHEDULE 2011 - 2012 April May June July Aug. Sept. Oct. Nov. Dec. Jan. Feb. March April May June July Aug. Sept. Oct. Nov. Dec. Jan. Feb. March April May June July Aug. Sept. Oct. TASK Fundraising Project Developoment Site Survey Project Kickoff Program Verification (2 weeks) Pre-Schematic Cost Estimate Owner Review and Approval Schematic Design* (6 weeks) LEED charette Life Safety and Code Analysis Preliminary Code Review with City Menad Hazardous Material Abatement Study (By Owner) Geotechnical Survey Schematic Design Cost Estimate Owner Review and Approval Pre-application Design Review Commission mtg 24 Presentation to City Council, Community Mtg Design Development (10 weeks) Design Development Cost Estimate Owner Review and Approval Construction Documents (15 weeks) 60% Construction Document Cost Estimate **Building Permit** Design Review Commission (mtgs 1st and 3rd Mondays) Bidding (3 weeks) Bid Analysis, Negotiation and Award (2 weeks) Contractor Mobilization (4 weeks) Environmental Remediation (By Owner) Construction (12 months) Punchlist and Closeout Licensing LEED Certification/Commissioning Center Operational June 1 or September 1 F, F & E Selection and Specifications FF&E Pricing Place F, F & E Order (50% deposti) F, F & E Install Relocation HP Community Nursery Define Temp. Facility Services/Program/Space Needs Identify Site Options Analyse feasibilty of Site Options/Select Site Implementation Strategy Owner Review and Approval Lease Negotiations Construction Documents Bidding and Negotiations Bid Analysis and Award Constitution (see Contractor Mobilization Permit Construction Licensing Move Out of Karger Move In to Temp. Location Operate in Temporary location

Owner/Development Consi Holabird & Root CM or Cost Consultant General Contractor

*Assumes current schematic approach does