



MWRDGC MAIN OFFICE STRATEGIES

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MAIN OFFICE STRATEGIES

- CURRENT
- SHORT TERM
- LONG TERM

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CURRENT SPACE ANALYSIS

April 21, 2009

- 689 WORK STATIONS
- 198,901 SQUARE FEET
 - INCONSISTENT WORKSPACES
 - 2 BUILDINGS
 - HIGHLY INEFFICIENT
 - WORKPLACE IS INADEQUATE
 - ACOUSTICAL
 - HVAC
 - LIGHTING
 - PRIVACY

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PROJECTED FOR 2011

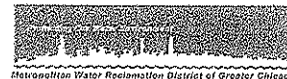
April 21, 2009

- 723 WORK STATIONS
- 238,441 SQUARE FEET
 - USING WORKSPACE STANDARDIZATION

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PROJECTED FOR 2013

April 21, 2009

- 728 WORK STATIONS
- 239,216 SQUARE FEET

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BASED ON COMPREHENSIVE FACILITY STUDY

- STAFF WILL INCREASE
BY APPROXIMATELY 15% BY 2013
 - APPROXIMATELY 39 STAFF
- SPACE NEEDS WILL INCREASE
BY APPROXIMATELY 20%
 - WORKSPACE NEEDS FOR CONFERENCING,
PRODUCTION, ETC.
 - STAFF INCREASE
 - APPLICATION OF WORKSPACE STANDARDS

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SHORT TERM OPTIONS

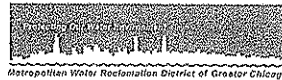
RENT NEARBY SPACE

- 5 YEARS PLUS OPTIONS
- COULD BE IN PLACE WITHIN 16 MONTHS
- SOLVE SHORT TERM STAFFING NEEDS
 - NEW SPACE
 - EXISTING MOB/MOBA

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SHORT TERM OPTIONS

CRITERIA

- NEAR MOB/MOBA
- SECURE SPACE AND BUILDING
- REASONABLE COST OVER 5 YEARS
- FITTING DISTRICT NEEDS

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4 SHORT TERM OPTIONS

1. 8TH/9TH FLOORS AT 101 W. ERIE
(DRAFT-FCB SPACE ABOVE MOBA)
2. 22/23RD FLOORS AT 625 MICHIGAN
3. 18TH FLOOR AT 633 ST CLAIR
4. 4TH FLOOR AT 740 RUSH

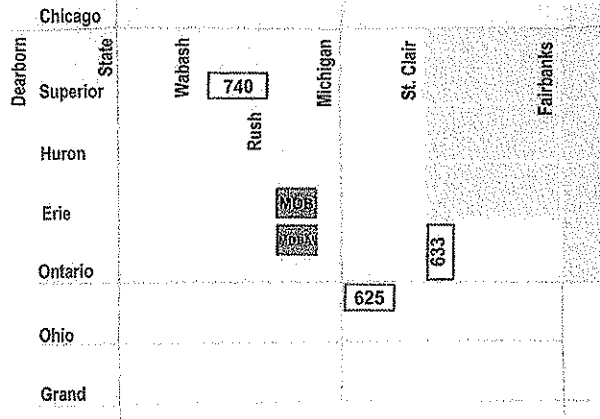
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4 SHORT TERM OPTIONS



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SHORT TERM EXAMPLE 740 N. RUSH



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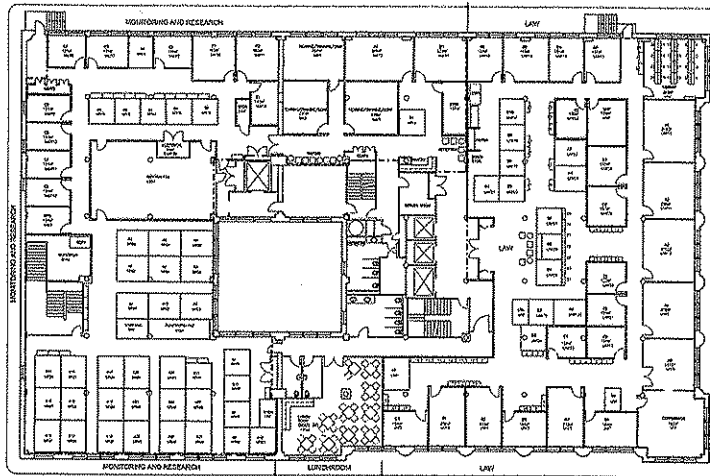
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740 N. RUSH



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740 N. RUSH

- **TIMELINE**
 - LEASE: 4 MONTHS
 - DESIGN/PERMITS: 5 MONTHS
 - BIDDING/CONTRACT: 2 MONTHS
 - CONSTRUCTION: 5 MONTHS
 - TOTAL: 16 MONTHS
- 5 YEAR TOTAL BUDGET = \$4,300,000

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SHORT TERM

- SOLVES CRITICAL IMMEDIATE NEEDS
- DOES NOT SOLVE LONG TERM NEEDS

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LONG TERM SOLUTION

- SOLVE STAFF SPACE AND FUNCTION ISSUES
- REPLACE WORN-OUT AND INEFFICIENT FACILITIES
- MAXIMIZE TAXPAYER INVESTMENT
 - LEVERAGE VALUE OF CURRENT PROPERTIES
 - STREAMLINE DISTRICT SPACE USAGE
 - IMPROVE DISTRICT STAFF EFFICIENCY

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LONG TERM OPTIONS

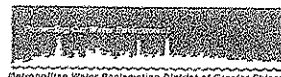
4 STRATEGIES

1. RELOCATE TO A PURPOSE-BUILT NEW MOB AT DISTRICT-OWNED PROPERTY
2. MOVE MOB TO 101 E. ERIE
3. REBUILD MOB AT 100 E. ERIE
4. NEW MOB SOMEWHERE ELSE

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OPTION 1 – STICKNEY

- PROS
 - DISTRICT-OWNED LAND
 - PROXIMITY TO OTHER DISTRICT FACILITIES
 - PROXIMITY TO EXPRESSWAY SYSTEM
 - SITE IS VERY SUITABLE FOR SUSTAINABLE DEVELOPMENT
 - PLACES MOB/MOBA BACK ON TAX ROLES

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OPTION 1 – STICKNEY

- CONS
 - SITE IS REMOTE FROM DOWNTOWN
 - DIFFICULT COMMUTING ACCESS FOR MANY EMPLOYEES
 - POTENTIAL ENVIRONMENTAL ISSUES
 - DEVELOPMENT WOULD BE LARGE ADDITION TO VILLAGE OF STICKNEY

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OPTION 2 – MOVE MOB TO 100 E. ERIE

- ACQUIRE DRAFT-FCB SPACE
 - OPTION 2A (ALL D-FCB FLOORS) – RELOCATE BOTH MOB AND MOBA TO DRAFT-FCB SPACE; SELL MOBA FLOORS
 - OPTION 2B (PART D-FCB FLOORS) – BUY ONLY ENOUGH FOR MOB; KEEP MOBA AS-IS
 - SELL OLD MOB PROPERTY

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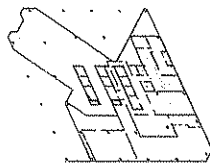
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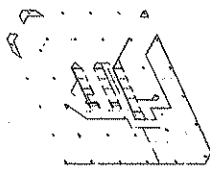
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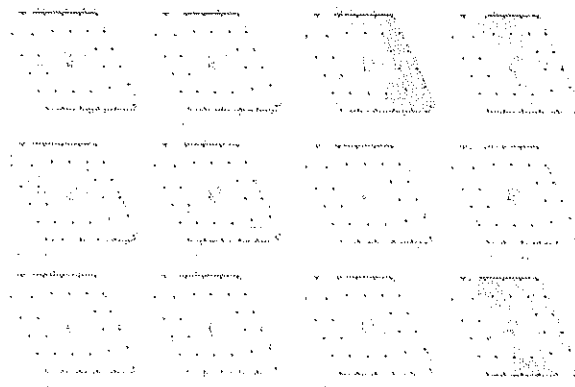
OPTION 2A



MOB FLOOR PLAN



MOBA FLOOR PLAN



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OPTION 2

• PROS

- STAY IN PRESENT LOCATION
- STAFF KNOWLEDGE WITH LOCATION
- SIZE IS GOOD FOR DISTRICT NEEDS
- POTENTIAL REUSE OF DISTRICT ASSETS
- VALUE OF MOB PROPERTY
 - + RETURN TO TAX ROLES

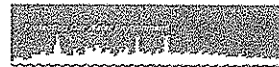
• CONS

- VALUE OF PROPERTY MIGHT BE HIGHER THAN REUSE
- EXISTING OWNER MAY NOT WISH TO SELL

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OPTION 3 – BUILD NEW MOB ON SITE OF OLD MOB

• TEMPORARILY RELOCATE MOB STAFF/FUNCTIONS

- OPTION 3A – BUILD PURPOSE-BUILT NEW MOB BUILDING
- OPTION 3B – IN PARTNERSHIP WITH DEVELOPER, BUILD NEW MOB AND SELL AIR-RIGHTS TO DEVELOPER
- SELL MOBA FLOORS @ 111

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OPTION 3

- PROS

- REUSE OF DISTRICT ASSET
- SAME LOCATION, SAME COMMUTE
- SITE SIZE IS ADEQUATE

- CONS

- MULTI-YEAR TEMPORARY RELOCATION
- VALUE OF PROPERTY MIGHT BE HIGHER THAN REUSE

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OPTION 4 – NEW MOB ELSEWHERE

- SELL MOB AND MOBA PROPERTIES

- OPTION 4A - BUILD A PURPOSE-BUILT MOB SOMEWHERE IN THE DOWNTOWN AREA
- OPTION 4B – ENTER INTO A SHARED DEVELOPMENT (SIM'R TO MOBA)
- OPTION 4C – BUY AND RENOVATE AN EXISTING BUILDING
- OPTION 4D – LEASE SPACE IN A NEW BUILDING
- OPTION 4E – LEASE SPACE IN AN EXISTING BUILDING

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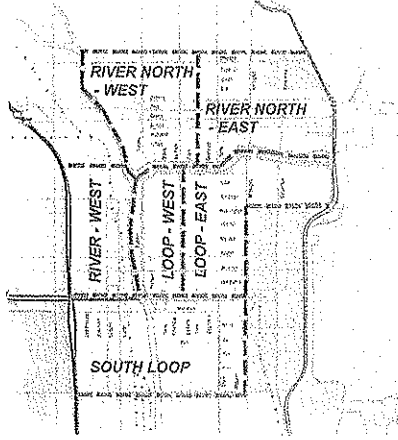
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OPTION 4



NO.	DESCRIPTION	AMOUNT	TOTAL
1	CONSTRUCTION	1,000,000	1,000,000
2	OPERATION	500,000	500,000
3	MAINTENANCE	250,000	250,000
4	REPAIRS	100,000	100,000
5	RESEARCH	50,000	50,000
6	TRAINING	25,000	25,000
7	ADMINISTRATION	12,500	12,500
8	UTILITIES	6,250	6,250
9	INSURANCE	3,125	3,125
10	DEPRECIATION	1,562	1,562
11	TOTAL	2,000,000	2,000,000

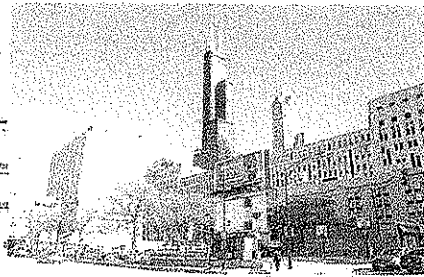
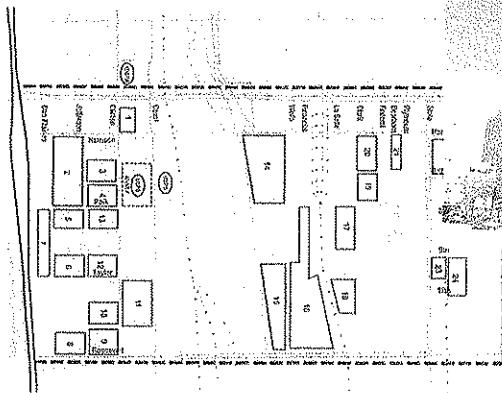
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OPTION 4A – EXAMPLE CLINTON & HARRISON



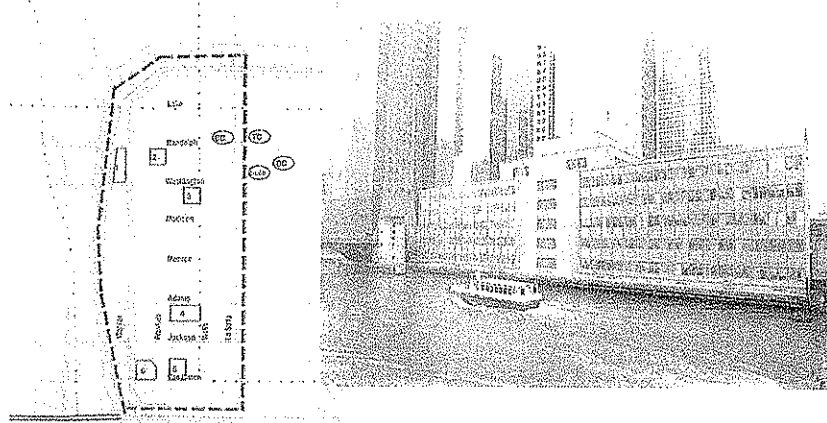
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OPTION 4C – EXAMPLE 110 N. WACKER



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LONG TERM OPTIONS

STRATEGIC CRITERIA

- PROXIMITY TO COMMUTER TRAINS
- AVAILABILITY OF PARKING FOR STAFF AND FOR DISTRICT VEHICLES
- ABILITY TO EXPAND
- COST
- IMAGE
- OWNERSHIP POTENTIAL: EQUITY, PARTNERING

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LONG TERM OPTIONS

- **TIMELINE**
 - STRATEGY + PROGRAM: 4-6 MONTHS
 - REAL ESTATE RESEARCH: 4-6 MONTHS
 - SITE ACQUISITION: 6-12 MONTHS
 - DESIGN/PERMITS/BID: 8-12 MONTHS
 - CONSTRUCTION: 24-30 MONTHS
 - TOTAL: 46 - 66 MONTHS

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LONG TERM OPTIONS

- REPLACE MOB/MOBA WITH MODERN, EFFICIENT, SUSTAINABLE AND PROPERLY SIZED BUILDING
- MAXIMIZE MWRDGC'S INVESTMENT IN EXISTING REAL ESTATE
- ENHANCE MWRDGC AS AN ENVIRONMENTAL STEWARD

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