

Evanston Art Center ('EAC'), a 501(c)(3) organization located in Evanston, IL, was planning a relocation and expansion from the facility they had leased for 48 years. EAC reached out to Podolsky | Circle CORFAC International because of the team's previous successes in providing strategic real estate advisory services to not-for-profit organizations.

EAC had very specific requirements for their new site; they wanted to remain in Evanston but be in a more easily accessible location convenient to a larger population. After conducting an exhaustive search of the greater Evanston area, 1717 Central Street, Evanston, IL was identified as the perfect fit for EAC's size and location requirements.

The property was not on the market at the time, but had been vacated recently. Utilizing available industry resources, Podolsky | Circle sought out the property owner and facilitated discussions, a purchase agreement and an in-kind donation of a portion of the property's value, saving EAC cash which was needed to redevelop the site.

After a complete renovation, overseen by Podolsky | Circle the 20,000 square foot former office building now serves as EAC's new headquarters. Podolsky | Circle Construction prides itself on innovative and cost effective design and construction services intended to mitigate surprises and deliver projects on-time and on-budget within the cost constraints of the client's resources.

1717 Central Street has been transformed from a traditional office building into a facility that accommodates Evanston Art Center's array of programs such as art classes, exhibitions and interactive arts activities.

KEY ACCOMPLISHMENTS

- Performed successful property search within very narrow geographic boundaries
- Identified an off market opportunity in the ideal location
- Structured transaction for client to pay less than the property's appraised value in exchange for a donation by seller for income tax purposes
- Identified design-build team for project completion
- Hired as construction manager for complete property repurposing and redevelopment
- Boiler/chiller replacement that is projected to save \$16,000 annually in energy and maintenance costs



20,000 SF
Community Art School/Center
Evanston, IL

CLIENT

Evanston Art Center

SERVICES PROVIDED

- Site Selection
- Acquisition
- Redevelopment
- Construction Management

PROJECT CONTACTS

- Randy D. Podolsky
Principal
- Adam J. Tarantur, CCIM
Principal, Sales Manager
- Michael Lebar (Podolsky | Circle Construction)
Director of Construction