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ASSOCIATE SUPERINTENDENT

TO: Board of Education
FROM: Chris Johnson
DATE: July 9th, 2021
SUBJECT: Winnetka Campus East Side Project Update

Introduction

Over the past month, significant progress continued to be made on the Winnetka Campus East Side Academic and Athletic Project. This memo provides a summary of our current progress in several areas including design, security, village approval, and cost estimation.

Project Design Update

The District and Wight, and other consultants and engineers continue to work closely on the design of the project. The team is finalizing the selection of materials and continuing to coordinate the design of various systems including HVAC, structural, audiovisual, lighting and electrical, amongst others. Analysis of the exterior enclosure using energy modeling has begun and will guide the next level of refinement and detailing. Light analysis and modeling are being conducted and may lead to some revisions.

Security Evaluation

One of the most important aspects of the design process is creating a facility that provides a safe educational environment for our students, staff and visitors. Over the past several years, the District has had a renewed focus on security and has worked to adapt and enhance existing facilities to incorporate security best practices. These principles are being directly incorporated into the design work for this project. The spaces are designed to support designated safe areas and to have easy egress in case of emergency. They will also include electronic door locks, building isolation technology, secure vestibules, and shatter resistant glass. The District is assisted in this work by our security consultants, Paul Timm from Facility Engineering Associates and the consulting team at Telgian Consulting.

Over the past several years, we carefully studied and incorporated these measures into existing buildings. During the same time, we have also begun to incorporate these principles into the 15-Year Plan Facility work. For example, during 15-Year Plan Year 1 work in summer 2020, we renovated classrooms in the North and Tower Building at Winnetka using the same standards for furniture, technology and space that were incorporated in the Winnetka Campus West Side addition, with several modifications: we reduced the number of classroom windows so these spaces could better be used as safe

spaces in case of an emergency, we incorporated electronic locks for doors that facilitate lockdown, and including building isolation systems.

Based on this analysis, our security consultant and the administration recommended several changes in the design to create additional safe spaces for students in case of emergency. Wight is updating the design to reflect these changes. The Administration will share these security recommendations with the Board of Education in the coming weeks.

Village Approval Process

The project required the District to go before several Village of Winnetka commissions to receive final approval for zoning variances. The facilities team has worked diligently with our architects, the Village staff and others to ensure that the process for these approvals goes smoothly with the Zoning Board of Appeals, Design Review Board, Plan Commission, and Village Council. Each of these committees and the Village Council unanimously approved the recommendation for variances to allow the project to proceed. There was strong community support from the various commission members about the project and its design as well as excitement about how we are preparing New Trier for the next generation of students. The Village Council waived the final presentation and adopted our variance request unanimously.

Design Development Cost Estimation Process

The Design Development Phase of the Project concluded last month. As we have previously discussed with the Facilities Steering Committee and the Board of Education, we have completed two cost estimates using the 90% Design Development plans: one from Pepper Construction, the project's construction manager, and another by Concord Construction Consulting, who has previously served as an independent cost estimator for the District. The firms have evaluated the design Wight and Co. has provided, the materials they have selected, and overall assumptions about the construction and industry including labor and materials. Wight and Co., Pepper Construction and Concord Construction Consulting then subsequently met together to review the assumptions and develop a consensus and final cost estimate, which was reviewed with the Facilities Steering Committee.

One of the most significant drivers impacting the project cost that was identified by both estimators is the price of steel, which has increased substantially from January 21 when the last estimate was completed to today. The cost of steel in the project increased from just under \$9M to \$12M in today's dollars. To offset this increase, we have worked to reduce other parts of the budget and have updated the estimate to reflect the best information available from the steel futures market about projected costs at the time of bidding. We have also established a series of additive and deductive alternates that can be used to manage the cost after bids are received. We will continue to monitor the budget on a monthly basis, so we can make adjustments as required so we do not receive unexpected bid results in the fall.

Although we have been able to make the necessary adjustments now to stay within budget, there may be more difficult choices in the future if commodity prices do not drop as expected over the coming months. Overall, the estimated cost of the project has increased from \$75,269,550 to \$75,435,470, representing a 0.22% increase in the estimate. The project budget includes an 11% contingency.