

Winnetka Campus East Side Academic/Athletic Project Update

July 12, 2021



Agenda

- Project Design Update
- Security Evaluation
- Village Approval Process
- Design Development Cost Estimation Process
- 15-Year Plan Year 2: Summer 2021



Project Design Update

- Design work on-going with District, Wight and consultants, engineers
- Finalizing material selection
- Coordinating design of HVAC, lighting, electrical, structural, AV and other systems
- Light analysis and modeling are being conducted and may lead to some revisions



Security Evaluation

- Create a facility that provides a safe educational environment for students, staff and visitors
- Incorporate learnings developed through recent district-wide security improvements
- Designated safe areas, electronic door locks, building isolation technology, security vestibules and shatter resistant glass
- Assisted by Paul Timm (Facility Engineering Associates) and Telgian Consulting
- Revisions based on this analysis are incorporated into future plans
- Will meet with Police and Fire to review security, exiting and severe weather area
- Meet with Board in closed session to review proposed security plans



Village Approval Process

- Project required District to appear before several Village of Winnetka commissions to receive zoning variance approval
- District team and our architects worked diligently to complete this process with Village staff
- Unanimous approval from each of the three commissions and the Village Council
- Many positive comments on the design and the impact it will have for our students and the community



Design Development Budget Update

- Pepper Construction continuously monitors the project budget in conjunction with Wight and the District
- At the conclusion of Design Development, Pepper completed an updated project estimate
- Concord Construction Consulting also completed an independent cost estimate
- Largest variable at this time are commodity costs (steel) which have risen significantly between project approval (Jan '21) and today
- Predicted to decline as bidding approaches in the fall
- Team completed an alignment process to ensure that estimate continues to remain in-budget, including an 11% total contingency



WC East Side Design Development Budget Summary

	Schematic Design	Design Development	Difference	Notes
Direct Costs	\$55,026,295	\$59,025,358	\$3,999,063	
Design Contingency	\$1,950,740	\$1,162,809	(\$787,931)	Reduced from 4% to 2%
Construction Contingency	\$2,945,111	\$3,009,408	\$64,297	Maintained at 5%
Construction Management	\$3,065,766	\$3,299,113	\$233,347	Recategorized items
Insurance	\$742,168	\$784,074	\$41,906	
Owner Costs	\$11,539,470	\$10,989,470	(\$550,000)	Reduced owner contingency from 5% to 4%
TOTAL PROJECT COST	\$75,269,550	\$78,820,232	\$3,000,682	
<i>Budget Alignment</i>	<i>N/A</i>	<i>(\$2,834,762)</i>	-	BA items adjust mark-ups
TOTAL PROJECT COST	\$75,269,550	\$75,435,470	\$165,920	0.22% of budget
Total Contingency *	\$7,895,851	\$6,622,217	(\$1,273,634)	11% overall contingency

* Includes design, construction and owner contingencies



Continued Budgeting and Evaluation Process

- Budget monitoring process will continue in the coming months leading up to Issue for Bid documents (Construction Documents)
- Continued review of all aspects of the budget, with a focus on commodity prices (steel and petroleum-based products) to determine if costs are declining as expected
- Continuous review will allow us to continue to plan and make adjustments as necessary, rather than being surprised by bid package results in the fall
- Will complete a 90% Construction Document cost estimate in September

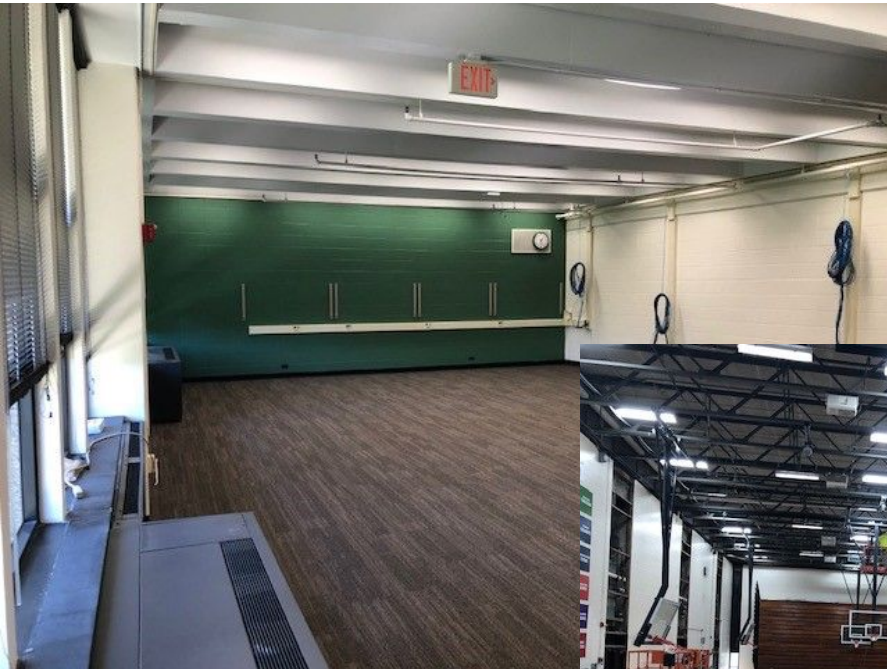


15 Year Plan Year 2: Summer 2021

July 12, 2021

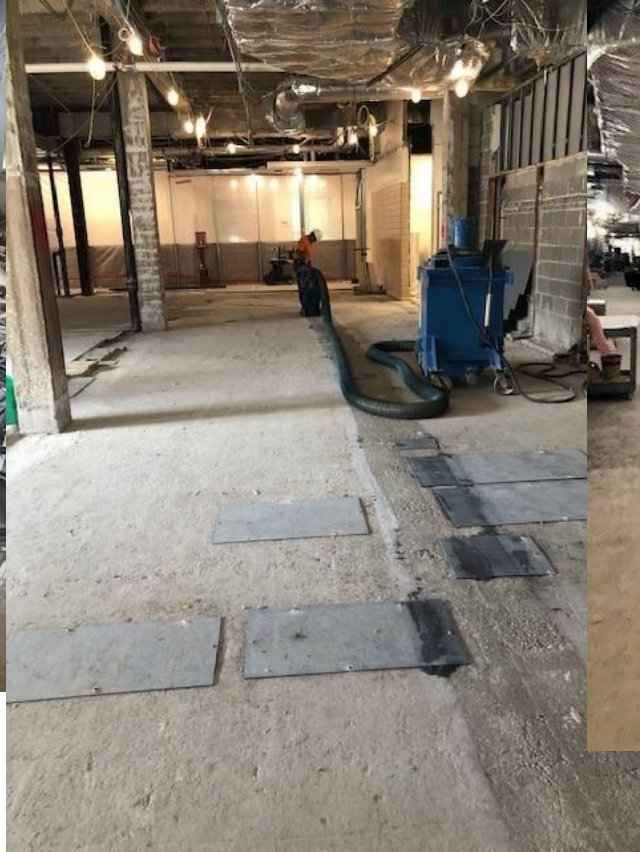


15 Year Plan Year 2: 2021 (NC)



15 Year Plan Year 2: 2021 (WC)









Questions/Discussion

