



CHRISTOPHER JOHNSON
ASSOCIATE SUPERINTENDENT

TO: Board of Education
FROM: Chris Johnson
DATE: September 17, 2021
SUBJECT: Winnetka Campus East Side Project Update

Introduction

Work continues on the Winnetka Campus East Side Academic and Athletic Project. This memo provides a summary of our current progress in several areas including design and cost estimation.

Project Design Update

The District and Wight are working carefully on the Construction Documents pricing set of plans, which are due to the District and Pepper Construction this week. They are also working on coordinating other final design details for the two upcoming bid packages, scheduled for October and November. The team is also coordinating with the Village of Winnetka on the Metropolitan Water Reclamation permit application necessary for the project.

The District and Wight have also met to review the design of proposed project finishes, as well as equipment and flooring selection for athletic spaces and continued lighting study and analysis.

Construction Documents Cost Estimation Process

A new cost estimate will be completed with the plans developed as a result of the Construction Documents. This is the most detailed set of plans to date, and the specificity of these plans and the materials detailed will provide important information in the estimating process. This pricing exercise will commence next week and continue for the next several weeks. This will provide an updated cost estimate for the project based both on the current design as well as estimated labor and commodity prices. The team will also continue to analyze alternates which will help manage the project cost.

As we reported last month, we are still seeing inflationary trends in commodity prices, particularly steel. The team is analyzing options carefully to help mitigate these costs, and we will report about these options to the Board of Education at a future meeting. The Finance Committee will also review options if the project cost is greater than expected.

Based on the last estimate in June, the project cost is projected to be \$75,435,470 which includes an 11% contingency.

Bid Package 1 - Site Utility and Preconstruction Work

The District expects to finish site utility work in November in preparation for the project start in January.

Bid Package Schedule

The remaining project work will be bid in two large bid packages, with opening dates in November and December. Pepper Construction is working diligently on the District’s behalf to inform vendors about the project, so we receive multiple competitive bids for each trade.

The results of each bid will be reviewed by the District and subsequently presented to the Board of Education for approval.

Bid Period	Estimated Amount	Percent of Total	Bid Opening Date	Board of Education Approval
1	\$884,902	1.5%	05/17/21	6/7/21
2	\$23,947,090	41%	11/02/21	11/15/21
3	\$33,518,475	57.5%	12/03/21	12/13/21
Total	\$58,350,467			

Conclusion

We are pleased with the continued progress on the Winnetka Campus East Side Academic and Athletic Project. We are carefully making design and material selection choices that are in the best interests of our students and will create a welcoming, long-lasting, and efficient to maintain addition to our campus. The Administration and the project team continue to monitor labor and material issues that may impact the project cost and are working diligently to effectively use our financial resources. Please contact me if you have any questions about the project.