

**NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203
SPECIAL MEETING SESSION OF THE BOARD OF EDUCATION**

January 10, 2022

New Trier Township High School

Via Zoom

A **Special Meeting** of the Board of Education of New Trier Township High School District 203, Cook County, Illinois was held at 6:00 p.m. via Zoom as a full in-person meeting is not practical or prudent due to the Governor's declared disaster.

Members Present

Ms. Cathy Albrecht, President
Ms. Kimberly Alcantara
Mr. Avik Das
Mr. Keith Dronen, Vice President
Ms. Jean Hahn
Mr. Brad McLane
Ms. Sally Tomlinson

Administrators Present

Dr. Paul Sally, Superintendent
Mr. Christopher Johnson, Associate Superintendent

Also Present

Mr. Dave Conway, Director of Physical Plant Services, Mr. Marty Platten, Pepper Construction; Ms. Natalie Critchley – Cashman Stahler Group, Mr. Steve Cashman, Cashman Stahler Group; and Ms. Lindsey Ruston, Board of Education Secretary.

BUSINESS MEETING

I. CALL TO ORDER – 6:00 p.m. – Zoom

Ms. Albrecht called the Special Meeting of January 10, 2022 of the Board of Education to order at 6:04 p.m. via Zoom. She noted that a full in-person meeting is not practical or prudent due to the Governor's declared disaster.

Roll call was taken, and all members were present.

II. Communications

Ms. Albrecht noted that any public comments needed to be submitted to the Board Secretary, Ms. Lindsey Ruston, by 5:00 p.m. Ms. Ruston confirmed there were no requests for public comment.

***III. Special Orders of Business**

***A. Winnetka Campus East Side Academic and Athletic Project Bid Package 3 (Part 1) Prime Trade Award**

Mr. Johnson presented on the Winnetka Campus East Side and Athletic Project Bid Package 3 (Part 1) Prime Trade Award. Over the past month, the District has completed the bidding for the Winnetka Campus East Side Academic and Athletic Project. This is an important step as it locks in the largest portion of the costs for the project, which are the construction costs. Originally, this bid package was due to be opened on December 6th and approved at the December 13th Board meeting. The bids for these 24 trades were then delayed to December 16th with a further four trades delayed to January 5th. This delay allowed Pepper to recruit additional bidders, a move that was extremely successful for the District financially, saving \$500,000 in one trade alone. The winning drywall bidder did not submit a bid for the initial date but did for the new date. Delaying the bids was a successful strategy to make sure the District had adequate coverage. A total of 14 bids are presented for approval at this meeting with ten up for approval next Tuesday. Approving these 14 today, allows critical work to happen this week. Demolition began today and that vendor was already approved. Several other vendors will be on site to complete other work such as electric disconnect to make sure demolition goes smoothly. Approving the bids today means the District can ensure they are under contract and covered by insurance. It also allows Pepper to issue contracts tomorrow to the other bidders. With the execution of these contracts, there is additional protection for the District by locking in these bidders under contract, which prevents withdrawals along with ensuring the best and lowest pricing.

The District is also recommending that the alternates totaling over \$500,000 are accepted. There will also be one bid acceptance delay for kitchen equipment at \$238,000. The alternates have been carefully studied with the Facilities Steering Committee and Administration and do not compromise the quality of the building or student experience while helping the District control costs. Next week, there will be a more comprehensive update on the total project budget. This will take place after the final bid results are presented as the last group of bids are still being worked through. Even with accepting the alternates and the other adjustments that have been made to the base of the project,

Mr. Johnson noted that there will need to be an adjustment to the overall project budget, and this will be further discussed at next week's Board meeting. This is due to the inflationary and supply chain pressures over the past six to eight months. A good project budget was established in February 2021, which was right before some of these pressures started on the economy. The District will carefully monitor costs and work to build a facility that meets the needs of students and that the community can be proud of.

Mr. Johnson then shared some of the bid results. Various Boards have asked the District to make sure it has good coverage for all bids which ensures that the community is getting competitive prices. He noted that there were a significant number of bidders for each of the trades. Mr. Johnson also shared details about the color-coding present in the bid results document, noting that fencing will be held until next week. After initial analysis on the fencing bid, it is possible there was a transcription error and Action Fence Contractors may be the bid winner. He also shared details about bids that were withdrawn. Mr. Johnson then noted that the bids in the chart represent the entirety of bid package three and it will be approved in two parts, one on January 10th and the other on January 18th. The bid amounts include the Winnetka Campus East Side Academic and Athletic Project and the Grounds Garage Project. If a vendor is working on both, the cost is the total for the Grounds Garage Project and the major project. It does not include deductions for alternates, which are summarized on the "Project Budget Information" table. Mr. Johnson said that the District is not accepting the kitchen equipment bid at this time and has the same effect as an alternate. Ms. Albrecht noted that she thought the kitchen equipment bid was for \$268,000, not \$238,000, which was confirmed. Mr. Johnson displayed charts of the breakdown of the East Side project and the Grounds Garage. He also noted that at next week's meeting, he will go through all four bid packages as well as the complete project budget. Ms. Albrecht noted that the totals changed a bit on the chart as fencing was removed, which Mr. Johnson confirmed. Mr. Johnson then invited questions and comments from the Board.

Ms. Albrecht noted the new number for the bid at \$30,000, the alternates were also in there at around \$505,000, with the contingencies being affected as well. Mr. Johnson noted that the contingency number was a bit lower. He shared that the total alternates that the District is accepting is \$503,370 and the \$268,000 that the District is not accepting for the kitchen equipment, so the sum of those two are the alternate value.

Mr. McLane, who is a member of the Facilities Steering Committee, shared his perspective noting that a very thorough job was done. It is also not surprising to see some of the price moves and he is not as concerned with this movement as he knows the District has multiple plans to manage this while keeping the architectural integrity and design in place. He shared his thanks for a thorough job as well as the number of trades bidding that the District had.

Ms. Albrecht commented that extending the time for the bids really mattered. Mr. Johnson thanked Pepper for their good advice and work as well.

Mr. Das moved, and Ms. Hahn seconded the motion, that the Board of Education approve the award of Prime Trade Agreements for the East Side Academic and Athletic Facility project and the grounds garage project listed in the Bid Results section and highlighted in green and the Bid Period 3 (Part 1) Construction Contingency. Upon a roll call vote being taken, the members voted as follows:

AYE: Mr. Das, Mr. Dronen, Ms. Hahn, Mr. McLane, Ms. Tomlinson, Ms. Alcantara, Ms. Albrecht

NAY: none

****IV. ADJOURNMENT**

Ms. Albrecht asked for a motion to adjourn. Mr. Dronen moved, and Ms. Alcantara seconded the motion, to adjourn. Upon a roll call vote being taken, the members voted as follows:

AYE: Mr. Dronen, Ms. Hahn, Mr. McLane, Ms. Tomlinson, Ms. Alcantara, Mr. Das, Ms. Albrecht

The meeting adjourned at 6:17 p.m.

Respectfully submitted,

Lindsey Ruston, Secretary

Cathleen Albrecht, President