



CHRISTOPHER JOHNSON
ASSOCIATE SUPERINTENDENT

TO: Board of Education
FROM: Chris Johnson
DATE: August 20, 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, and other consultants and engineers continue to work closely on the design of the project, with a focus on continuing to coordinate the design and integration of mechanical systems. Light analysis for the main gym and classrooms has been completed, and the amount of light is appropriate for the types of spaces and their planned uses. We will continue to analyze light for the auxiliary gym and other spaces, as well as the external impact.

Construction Documents Cost Estimation Process

The Design Development Phase of the Project concluded in June, and two cost estimates were completed, one by Pepper Construction (our construction manager) and one from Concord Construction Consulting (our independent cost estimator).

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 February 21 when the project was approved to the Design Development cost estimate in June. The total increase at that time was estimated at \$9M to \$12M.

Unfortunately, steel prices have not declined significantly over the summer. The team continues to review potential alternates to manage the costs after the bids are received. We will ensure our bids have sufficient alternates so those can be reviewed as bids are opened. We also are carefully reviewing design and material choices now to identify opportunities to reduce costs that can be incorporated into the design now.

In September, Pepper will complete another round of cost estimation using the plans from the Construction Documents phase of the project. This will be based on the most detailed set of plans to date and will also take into account current market conditions, including

commodity prices. Based on the results of this estimate, further discussions will be held with both the Facilities and Finance Committees to determine how best to handle any potential unexpected increase in price.

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

Bid Package 1 - Site Utility and Preconstruction Work

Site utility and project preparation work is underway at the campus, including utility re-routes for electrical, heat and natural gas. A new generator is also being installed for the project. A temporary parking lot is also being constructed at the corner of Essex and Woodland. This work will be completed in October, in advance of the start of the project during winter break.

Conclusion

The design, construction and District teams are working diligently together to move the Winnetka Campus East Side Academic and Athletic Project forward. The feedback on the project from internal and external constituencies continues to be positive, and there is excitement about how the facility will support our students each time we share the developing plans with new groups. Preliminary discussions have also begun about how to recognize the final events in the Gates Gym, such as the Winter Musical Festival and last athletic competitions, as well as a groundbreaking ceremony. Please contact me if you have any questions about the project.