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ASSOCIATE SUPERINTENDENT

TO: Board of Education  
FROM: Chris Johnson  
DATE: June 4, 2021  
SUBJECT: Winnetka Campus East Side Project Update and Bid Package 1

## **Introduction**

The Winnetka Campus East Side Academic and Athletic Project design and planning work is well underway. This memo provides a summary of our current progress in several areas including design, security, village approval, and cost estimation as well as recommending the approval of Bid Package #1.

## **Project Design Update**

The design team is currently working to select and coordinate the various systems including HVAC, structural, audiovisual, lighting and electrical, amongst others. Rigorous reviews of the program are being conducted to confirm that the design is achieving the desired use for each space. Initial concepts for materials and finishes within the spaces are being developed and refined. 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. At the end of the month and the conclusion of the Design Development phase, the focus will shift to the preparation of plans for permitting and bidding documents.

## **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. This type of thoughtful analysis will continue over the coming weeks, and the results will be shared with the Facilities Steering Committee and the Board of Education.

### **Village Approval Process**

The project will require 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.

### **Design Development Cost Estimation Process**

The Design Development Phase of the Project concludes later this month. This is typically the point in a construction project where a new cost estimate is developed. As we have previously discussed with the Facilities Steering Committee and the Board of Education, we will conduct two cost estimates: one will be completed by 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.

Each team has received the 90% Design Development plans from Wight and Co. and will independently complete a cost estimate. To do this, they will evaluate 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 will subsequently meet together to review the assumptions and develop a consensus and final cost estimate, which will be presented to the District June 30th. If the cost estimate exceeds the overall project budget, the District will work with the Facilities Steering Committee, Wight and Co., and Pepper Construction to identify steps to maintain the original budget.

### **Application for Approval of Facilities Variance**

Occasionally, large projects require variances of specific aspects of different building codes. This project requires a variance to the International Building Code, which will allow the District to forgo the use of spray fireproofing in the indoor track based on design of the space, the intended use, and the addition of sprinklers. Wight and Co. hired a consultant to complete a study which modeled the maximum combustible materials in the space, the height of the space, size of the beams (1.25" and 2" thick) and the volume within the room to dissipate heat. With all of these conditions analyzed, it was determined that space as designed would provide appropriate protections in case of a fire. Our architects advise that variances such as this are a recognized method of compliance with building codes which cannot foresee every specific condition. This variance will provide equivalent fire

protection to that which is required by code and is recommended by our architects. The application for this variance is included for approval in the Consent Agenda.

**Bid Package 1**

In order to facilitate a smooth official start to construction in December 2021, the District will undertake site and utility preparation work this summer. This will involve relocating electrical and natural gas lines, switching the existing pool dehumidification and pool heating system off the steam boilers which will be demolished, and installing a new electrical generator. A new temporary parking lot to accommodate spaces lost during construction will also be installed adjacent to the existing east parking lot. This work requires some interruptions of utility services and is best done during the summer so there is a minimal impact to students and staff.

The attached memo summarizes the results for this first bid package. The total bid award is \$884,902 for three trades: electrical, mechanical and sitework. The overall package was \$75,107 over budget, which will be funded by the design contingency. This portion of the project was primarily over-budget due to a change made to the generator specifications to ensure the unit did not emit excess noise that would disturb neighbors or our students when it is in operation. Excluding this scope change, the other portions of the bid came in at or below budget. The District was also pleased with the number of bidders (5-6) for each trade.

Pepper Construction Company recommends that the Board of Education approves the award of Prime Trade Agreements for the East Side Academic and Athletic Facility project listed in the Bid Results section and the Bid Period 1 Construction Contingency.

The remaining work which comprises the bulk of the project will be bid in two large packages this fall. We look forward to providing more information about the project with you in the coming weeks as the design evolves and the approval process continues.