

An architectural rendering of a large, modern indoor athletic facility. The space features a prominent blue running track with white lane markings, surrounding a central green artificial turf field. The ceiling is high and supported by a complex white steel truss structure. Large windows along the side walls allow natural light into the space. Several people are shown in motion, including a person in the foreground running on the track and others in the background on the field and near a basketball court area.

Winnetka Campus East Side Academic/Athletic Project

February 2021 BOE Meeting Approval

**Project
Overview &
Benefits**

Cost Estimate

Financing Plan

**Recommendation
to Proceed**

**Timeline &
Future Board
Actions**



Project Overview

Provide Benefits to Students and Invests in our Campus

District has embarked on a study to maintain and improve the community's investment in our facility for the benefit of our students on the east side of the Winnetka Campus.

Strengthen Academic, Athletic and KW Programs

This work will strengthen our academic, athletic and wellness programs to meet current and future needs.

Continue Successful Approach

Continue the successful approach, design, and functionality that has occurred on the west side of the campus and through the 15-Year Plan

Stewardship of Financial Resources

Will address significant underinvestment over many years in this area of the campus, and allow us to provide our students comparable facilities and experiences to our peer high schools

Continued Stewardship of Taxpayer Funds

Will invest the funds the taxpayers have provided to us to improve the student experience, rather than on escalating maintenance costs and will **not** require a referendum



Key Benefits



New Competition, Auxiliary Gyms and Indoor Track

New competition gym with distinctive barrel roof, creating flexible, welcoming and accessible space as well as a 6-Lane, 160 Meter Track



New Weight and Strength/Conditioning Facilities

Unified and expanded strength and conditioning and weight space, used by KW classes, athletics and the New Trier Extension



New Academic Spaces

12 new classroom spaces, replacing both inadequate spaces removed during demolition and creating new spaces to allow modernization of North and Tower Building to continue as small classrooms in those spaces are renovated and expanded



Improved Security and Accessibility

Two new welcoming, accessible and secure entrances for students and visitors, enhanced student supervision, building isolation and fire sprinklers



Improved Maintenance and Energy Efficiency

Replaces two of the most dilapidated and antiquated buildings with new spaces that are more efficient to maintain and operate

Key Project Features

Main and Aux Gyms

Large, flexible and accessible spaces that support instruction and sports

160 Meter 6 Lane Track & Field Area

Appropriately sized track for instruction and our largest sport

12 Modern Classroom Spaces

12 spaces that meet current size, technology & furniture standards

Strength & Conditioning Area

Appropriately sized, consolidated area for use before, during and after the school day

Climbing Wall & High Ropes Course

New & properly sized space for one of the most popular programs

Athletics & KW Offices

Centralized offices to increase accessibility & student supervision

Canyon & Secure Entrances

2 new secure entrances & open canyon space, linking new construction with old

Meeting the Needs of Students Into the Future

Key features of a new, modern facility with 150,000 sq ft of new construction and 20,000 sq ft of renovation that meets the needs of our students and continues the purposeful, thoughtful and functional design of the west side of the Winnetka Campus

Classroom Counts Overtime

Classroom Count Changes from Previous Year

School Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Yearly Change	-2	-4	-2	+12	0	+3	0	0	-3	0	-4
Overall Change	-2	-6	-8	+4	+4	+7	+7	+7	+4	+4	0

Athletic Facility Comparison

New Trier Compared to Our Peers

- Largest student enrollment
- Most # of sports offered (35)
- Highest number of competitive levels
- Highest # of student athletes & levels offered
- Highest participation rate
- Only CSL South school without a fieldhouse

ATHLETICS COMPARISONS								
CSL SCHOOLS	ENROLLMENT	NUMBER OF SPORTS OFFERED	ATHLETIC PARTICIPATION PER YEAR	INDOOR TRACK DISTANCE (meters)	INDOOR TRACK # OF LANES	NUMBER OF BOYS/GIRLS TRACK AND FIELD ATHLETES PER SEASON	NUMBER PER LANE PER ATHLETE FOR PRACTICES	WEIGHT/FITNESS ROOM SQUARE FOOTAGE
CSL SOUTH								
Evanston	3372	35	2900	160	4	149	37	7900
Glenbrook North	1999	30	2025	160	5	208	42	3700
Glenbrook South	3019	30	2850	160	6	200	33	6000
Maine South	2398	29	1650	145	4	231	58	8000
New Trier (Current)	3962	36	2975	140	4	370	93	5000
New Trier (Future)	3962	36	2975	160	6	370	62	14800
Niles West	2460	29	1200	160	6	0	0	6000
CSL NORTH								
Deerfield	1628	29	1640	0	0	200	0	3000
Highland Park	2017	28	2021	160	4	150	38	4000
Maine East	1842	26		160	6	100	17	
Maine West	2027	28	1466	160	6	127	21	4500
Niles North	2044	27		160	4	138	35	
Vernon Hills	1367	30	1312	140	4	140	35	4000
COMPARABLE SCHOOLS	ENROLLMENT	NUMBER OF SPORTS OFFERED	ATHLETIC PARTICIPATION PER YEAR	INDOOR TRACK DISTANCE	INDOOR TRACK # OF LANES	BOYS/GIRLS TRACK AND FIELD ATHLETES PER SEASON		WEIGHT/FITNESS ROOM SQUARE FOOTAGE
Lyons Township	3990		3000	160	5		0	6000
Stevenson	4107	32	2200	200	6		0	20000

Project Cost Estimate

Based on 90% Schematic Design

Direct Costs	Indirect Costs	Owner Costs
Demolition	Construction Management	Architectural Fees
Construction	Insurance	Furniture, Fixtures & Equipment & Moving
Technology	Design Contingency (4%)	Abatement, Surveys, Testing, LEED & Commissioning
Subcontractor P&P Bonds	Construction Contingency (5%)	Utility, Gas & Storm Water Fees
General Requirements		Owner's Contingency
\$55,026,295	\$8,703,785	\$11,539,470

Project Cost Estimate: \$75,269,550

The proposed project includes a 6-Lane Track and 8 additional 3rd floor classrooms (in addition to 4 on the 2nd floor), offsetting classrooms that are reduced as part of the 15-Year Plan. The District can defer completion of the additional classrooms for a savings of \$3.1MM if budget conditions dictate by Jan 2023.

Financing Plan

Guiding our work

Working Within Means

Using tax levy w/ customary cost of living increases

Using Best Practices

Multiple funding sources to accomplish goals

Maintaining Flexibility

Maintaining debt capacity flexibility for future Boards

Current Interest Rate Environment

Benefit from low cost financing

Construction Environment

Bidding at an optimal time

Funding Sources

Alternate Revenue Bonds

Funds for work within our budgetary constraints with \$50.5M in bond proceeds with an estimated annual debt service payments of \$3.1MM

5-Year Plan shows capacity for debt payment assuming continued strong fiscal management

District has historically generated surpluses on a regular basis; average \$7.3MM past 5 years; majority of surplus devoted to capital projects

Debt Service Extension Base (DSEB)

Continuing to utilize a historical funding source effectively with \$14.5M in bond proceeds and annual payments funded by the DSEB

Part of the annual levy each year

New debt replaces debt that has matured

Capacity remains for future 15-Year Plan projects in subsequent years (2023, 2026, 2029, 2032)

Fund Balance (Reserves)

Effectively using fund balance of \$8-\$12MM dependent on final cost of project

Historical precedent, with \$15M for Winnetka Campus West Side Project


Approximately \$6M/year used in 2019 and 2020 for capital projects

Continued fund balance available for 15-Year Plan costs each year

Review of Available Options

The Finance Committee recommends this financing option, as a way to judiciously use our resources for the benefits of the students and the community and to accomplish these important needs within the existing tax base and **without pursuing a referendum.**

Alternate Rev. Bonds



Funding stream for Alternate Revenue Bonds will be included in annual operating funds budget and five year plan. Does not increase community tax burden beyond legally limited cost-of-living increment.

Sufficient resources to cover \$3.1MM debt payments with projected \$2.9MM surplus in operating funds in FY 22 + \$1.5MM in sustainable cost containment create long term path to fund debt service

Debt service represents 2.7% of annual operating fund budget; amount to remain fixed for length of service and will represent a lower part of budget over time

Strong financial management and monitoring each year to continue to meet 15-Year Plan goals

Alternate Revenue Debt Service

Availability of Resources for \$3.1MM Debt Service (January 2021 5-Year Plan)

Fiscal Year	2022	2023	2024	2025	2026
Projected Surplus	\$2,936,364	\$1,567,186	\$2,360,214	\$2,775,685	\$2,899,052
Cost Containment	(\$1,500,000)	(\$1,500,000)	(\$1,500,000)	(\$1,500,000)	(\$1,500,000)
Projected Funds Available for Debt Service	\$4,436,364	\$3,067,186	\$3,860,214	\$4,275,685	\$4,399,052

District Financial Projections

Financial projections show balanced budgets for the next 5 school years

Path for Debt Service

Continued cost containment plus existing projected surpluses create path to pay for annual debt service

Sufficient Resources for Plan

Continued sustainable cost containment totaling \$1.5M annually in the areas of salaries/benefits, supplies and purchased services; projected enrollment decreases

Recommendation to Proceed

Addressing a variety of needs in a purposeful manner

Needs of Our Students

Meets the needs of students today and in the future vs. those of a century ago in a right-sized project, bringing long-term investment to the campus so our current students and residents can benefit from the improvements

Key Part of 15-Year Facility Plan

Investment accomplishes key 15-Year Plan goals with academic, athletic, security, maintenance and environmental/LEED improvements

Stakeholder and Community Support

Strong support from parent groups, alumni, Boosters Club, coaches, and students

Continue Successful Approach

Continues approach and design of the successful West Side Project with a unified campus appearance

Stability in Construction Costs

Expected stability in construction costs post-pandemic; saves 3%/year in typical construction escalation

Favorable Financing Rates

Interest rates are at historically low levels, maximizing the use of resources on benefiting our students and the community, rather than paying long-term interest costs; 21 year debt service saves \$8MM compared to 25 year plan

February 16 BOE Meeting Actions

Notice of Intent to Issue Bonds

Notice of intent to Issue \$50.5M in Alternate Revenue Bonds and \$19.5M in Working Cash Bonds

\$50.5M in Alternate Revenue Bonds to be sold in April 2021 to finance first phase of construction

\$10M in Working Cash Bonds (DSEB) to be sold in February 2022

\$9.5M in Working Cash Bonds (DSEB) to be sold in February 2023, with \$5M designated for separate 15-Year Plan Projects

Contract with Wight & Co for Architectural Services

Contract Negotiated with Wight & Co for architectural services for remainder of Project

Fee percentage estimated at 6.47%

Fixed cost for reimbursables

Compares favorably to market and fees for Winnetka Campus West Side Project

Contract with Pepper Construction for Construction Management Services

Contract Negotiated with Pepper Construction for construction management services for Project

Fee percentage estimated at 6.23%

Compares favorably to Winnetka Campus West Side Project

Vote to Proceed with Project

The Board will consider a motion to proceed with the project and subsequently be asked to consider three supporting actions

Project Timeline

Year	Month	Construction	Finance
2020-2021	Feb '21	Design Development Begins	Resolution of Intent to Issue Bonds
	Apr '21	Design Development continues	Alternate Revenue Bond Sale (\$50.5MM)
	Jun '21	Design Development Completes	
2021-2022	Jul '21	Construction Document Phase Begins	
	Nov '21	Project Bidding	
	Dec '21	Project begins at Winter Break; student programs moved to designated alternate locations	
	Feb '22	Demolition complete; exterior enclosure construction begins	DSEB Bond Sale (\$10MM)
2022 - 2023	Nov '22	Exterior construction completed; Interior construction begins	
	Feb '23	Interior construction continues	DSEB Bond Sale (\$4.5MM)
2023-2024	Aug '23	Project Complete and Open to Students	

Next Steps

Project Approval and Beyond



Project Approval
(Feb 16, 2021)

**Design Development
Commences**
(Feb 2021)

**Continued Neighbor &
Village Engagement**
(On-going)

Project Bidding
(Nov 2021 - Dec
2021)

Construction
(Jan 2022 - Aug
2023)