

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203



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TO: Board of Education'
FROM: Facilities Steering Committee
DATE: June 5, 2015

The Facilities Steering Committee met on May 27, 2015, to review the current Winnetka Campus budget and to discuss alternative pathways to reaching the targeted budget of \$100.3M. As indicated during the presentation of Bid Package 6, the current estimated budget is \$102.8M, approximately 2½ percent over the intended target.

The following pages outline the phases of design for the west-side construction/renovation project as well as the various estimates that occurred at each stage. The summary reviews the various iterations of the budget through the design process, from competition, to concept design, to schematic design, to design development and to our current condition of being approximately 40% bid for the construction budget. This summary will highlight how the project changed over time in order to meet the budget goal, why the budget is 2½ percent more than the estimate after concept design, and what path the Facilities Steering Committee would recommend to the Board at this time. Note that numbers for alternates or reductions in scope/material quality can change over time. Some of the estimates for savings turn out to be higher or lower than estimated, especially as the more comprehensive Design Development process was completed. Construction documents are providing even greater clarity and detail. Remember that approximately 40% of the project is committed (bid), with 60% remaining to be bid.

The following bulleted lists show the budget at each stage of the development of this project – from the original Design Competition to Concept Design, Schematic Design, Design Development, and now Construction Design. Each phase further clarifies the scope, materials, and costs of implementing the design. Estimates from Pepper (and other estimators) became more accurate as the design evolved and as they gained further understanding of what is contained in the project in terms of size, materials, logistics, and phasing requirements.

Design Competition

- 278,416 square feet of new construction; 33,819 sq. ft. of renovation (including swing space) = **312,235 sq. ft. total**
- Wight estimate: \$99.5-\$108M
- IHC independent cost estimate: \$103.6M
- Gilbane independent estimate: \$110M
- Concord: \$102-\$112M

Concept Design

- 268,822 sq. ft. new construction + 37,722 sq. ft. renovation = 306,544 total sq. ft.
- Pepper's estimate in May 2014: \$111.5M
- The budget was reduced in several phases during May, June, and July 2014, with the final Concept Design Budget presented to the Board by Pepper in July. The budget was established at \$100.3M after the changes listed below.
- The following list shows reductions made between the Design Competition and the July Concept Estimate (Where it indicates "unknown," it means that the cost is difficult to estimate because the design was changed before an estimate was done on that feature.) Some of the projects listed have been moved to the District's regular capital budget, health-safety, and/or debt service funding; some projects have been eliminated altogether. This is not a complete list of every item changed or reduced, but is an attempt to show the major changes that resulted in the greatest savings.

○ Remove wood wall on concourse	unknown
○ Change 2-story cafeteria in north end to one story	unknown
○ Eliminate One foods lab	\$ 270,361
○ Reduce engineering/applied arts labs – size and number	unknown
○ Eliminate large exterior courtyard in front of cafeteria	unknown
○ Eliminate from the project budget renovations to the following spaces:	
▪ Parking Essex Road and Boiler Plant parking lot	\$1,700,000
▪ Update clock, bell, PA system	\$ 100,000
▪ Basement of North Building /PPS areas	\$ 45,000
▪ Corridor/activities office/science renovation	\$ 485,953
▪ Restrooms in Tower Building	\$1,657,631
▪ Existing library renovation	\$1,161,532
▪ Art Gallery	\$ 434,431
▪ Speech/Theatre office/Debate classes	\$ 218,348
▪ Offices –Business, Applied Arts, ESL-Mtg. Room	\$ 606,777
▪ Special Education Transition/ESL/Resource	\$2,796,451
▪ Social Work offices/Tech offices	\$ 583,200
▪ Major Department renovations	\$2,204,922
○ Reduce art space	unknown
○ Reduce FFE budget	<u>\$2,000,000</u>
TOTAL	\$15,202,056

Schematic Design

- Completed on 11/3/14, estimate: \$106M
- Reductions or changes made to reach \$103.5M include the following:

○ HVAC scope reduction	\$1,300,686
○ Reduction in acoustical treatment	\$ 627,563
○ Shelling Black Box Theatre	\$1,200,000
○ Shelling of AV space	\$ 726,088
○ Change elevator specification for two-stop elevator	\$ 137,865
○ Reduce interior glazing by 25%	\$ 150,000

○ Reduction in architectural millwork – casework	\$ 270,428
○ Alternate Roofing specifications	\$ 130,347
○ Refinement of electrical scope	\$ 121,076
○ Revisions to interior finishes	\$ 199,069
○ Reduce contingency	<u>\$1,390,244</u>
TOTAL	\$6,253,366

Design Development:

- Completed on 1/28/2015, Pepper estimate for 271,595 sq. ft. new construction & 36,397 sq. ft. of renovation totaling **307,992 total sq. ft.**: \$106.1M.
- Independent cost estimate from Concord: \$105.7M
- Alignment meetings held in January and February
- Reductions made in order to reach \$102.8M include, but are not limited to:
 - Replace Wenger music practice rooms with stick built \$ 111,431
 - Curtain wall design change \$ 601,835
 - Changed block in scene shop \$ 35,816
 - Exterior envelope adjustments (terra cotta) \$ 198,500
 - Remove all terrazzo flooring, substitute porcelain tile \$ 504,981
 - Door adjustments \$ 232,780
 - Glass quality changes \$ 40,064
 - Further elevator modifications \$ 111,353
 - Eliminate large door into Gaffney from scene shop \$ 150,000
 - Stair and railing adjustments \$ 154,680
 - Sitework adjustments (amphitheater and landscaped garden) \$ 133,200
 - Further revisions to doors \$ 72,000
 - Change classroom/hallway carpet type \$ 317,202
 - Entrance curtain wall glass change \$ 125,683
 - Flooring change in Applied Arts and Art classrooms – concrete \$ 332,696
 - TOTAL** **\$3,122,221**

Final Construction Design:

- 1) Wight's design/Pepper's estimate is for 271,595 sq. ft. of new construction and 36,397 sq. ft. of renovation, totaling 307,992 sq. ft. The square footage is slightly smaller than shown in the design competition, and almost exactly the same as in Concept Design.
- 2) The budget exceeds the summer 2014 estimate NOT because the project has gotten larger or more extravagant since that time; in fact, you can see that we've made substantial changes in the past year to keep the budget in alignment with the Board's expectations.
- 3) The current budget exceeds the summer 2014 estimate primarily because two bids were much greater than expected, exceeding the estimates by nearly \$2.5M. The estimates that were significantly higher than expected were for earthwork and for temporary construction/renovations of interim spaces for Art and Tech Ed.
- 4) 40% of bids are committed, with the largest bid package (worth nearly \$40M) due to be presented to the Board on August 3.

- 5) Bid alternates have been included in all bids packages up to now. Future bid packages 7, 8, and 9 also contain bid alternates to help us make reductions if those bids are over the estimate.
- 6) The FSC has listed three pathways to \$100.3M, though the Committee does not recommend taking action at this time. The options are as follows:

A. Make further changes in scope and quality of materials:

i. Delete green roofs	\$ 187,000
ii. Delete stair between music spaces and McGee Theatre	\$ 36,589
iii. Eliminate larger opening from scene shop to Gaffney	\$ 57,950
iv. Eliminate jack-up slab in band room	\$ 75,000
v. Change fascia and masonry	\$ 67,382
vi. Changes to north entry (canopy) and roof membrane	\$ 105,000
vii. Eliminate 2 skylights over interior classroom space	\$ 64,200
viii. Change glass partitions/dividers in several spaces	\$ 71,900
ix. Shell out science labs	\$ 438,000
x. Shell out 4 th floor standard classrooms (8)	\$ 290,502
xi. Eliminate foods lab (keep it in existing space)	\$ 270,361
xii. Carpet instead of porcelain tile on 2 nd and 3 rd floor concourse	\$ 415,245
xiii. Omit one elevator	<u>\$ 200,000</u>
TOTAL	\$2,279,129

B. Move \$2.5M budget for FFE to New Trier Budget:

Fund Furniture, fixtures and equipment through other District resources:

- i. Regular budget – capital and O & M fund
- ii. Debt Service

C. Use additional reserves of \$2.5M

- i. The Finance Committee originally recommended that \$11-15M from reserve could be used.
- ii. Currently the District has budgeted \$11M in reserves for the project.
- iii. The Finance Committee revisited this recommendation at its meeting on June 2, and continues to support the use of additional reserves if necessary.

Facilities Steering Committee Recommendation

The Facilities Steering Committee unanimously recommends that the Board and administration wait to make further reductions in the project (those noted above) at least until Bid Package #7 is opened. While we are continuing to bid alternates and make plans in case the next set of bids come in over the estimate, the Facilities Steering Committee believes the potential cuts outlined above in (6)1 would meaningfully affect the integrity of the project. The administration and/or the Facilities Steering Committee spends time every week considering cost-savings options; the goal is to keep as close as possible to the budget promised to the community, but not to do so in a way that irrevocably compromises the quality of the project as presented to the public.

The original parameters outlined in the design competition are still in place, with approximately the same number of classrooms and total square footage. While there have been some additions to the project,

there have been many more reductions or changes to the plan in order to align the budget. Most of the new items listed above, however, would make a dramatic impact on the project, and the FSC prefers to wait to determine if we can gain some ground in the remaining 60% of the bids. We have a 90 day period following the opening of bids to determine whether or not we will accept alternates; this will provide the time we need to assess the results of Bid Packages 7 and 8.

Of course, unexpected conditions and other issues have arisen and will continue to do so; however, we still have \$8.3 million in contingency and escalation at the completion of the Design Development budgeting process (included in the \$102.8M total budget estimate).

In conclusion, the FSC does not recommend making the reductions outlined above at this time, fearing that the resulting project would not meet school needs or community expectations. The FSC recommends considering the status of the budget after Bid Packages 7 and 8 before making a final decision about these newly suggested alternates or changes.