

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203



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TO: Board of Education
FROM: Facilities Steering Committee
RE: Meeting on August 17, 2015
DATE: August 20, 2015

The Facilities Steering Committee met on Monday evening, August 17, to discuss a construction update, budget update, and alternates for various bid packages.

Pepper Construction will present a construction update on Monday, August 24, which shows the progress made this summer, the current status of the project, and steps that will be taken this fall and winter. Pepper representatives traveled to the warehouse where the steel for our project is being fabricated and stored and will share pictures of that and the entire progress of the project. I should also point out that a new time-lapse video has been posted to our website this week.

The FSC also discussed the budget, which is essentially the same as when you saw it on August 3. Updated charts show the NTTEC funding for the AV suite, and a reduction in owner's contingency after the owner's costs were reconciled in a budget review. The reduction in contingency is related to the incorporation of the actual lease cost for the temporary classrooms, and reconciliation of other miscellaneous items.

The bulk of our meeting contained a discussion of "Budget Alignment Opportunities," or alternates that have already been bid in previous bid packages as well as opportunities for alternates in Bid Package 8. In this memo will be listed those alternates that have real costs established and are recommended for implementation; a set of alternates that is still being evaluated or drawn by Wight and will be bid in Bid Package 8, opened in October, and presented to the Board on November 2; and a set of alternates that the Committee does NOT recommend accepting. Additional alternates may be added in Bid Package 8 as Wight and Pepper continue to study cost-saving opportunities. In addition, at the end of the memo there is information about the possibility of not pursuing official LEED certification; the FSC suggests that a discussion occur at the Board level to give us an indication about how to proceed.

Recommended Bid Alternates

At this point in the bidding process, the Facilities Steering Committee is recommending that the Board accept some alternates for which we have contractor bids or estimates and which the Committee believes are needed to reduce cost. These include the following:

Delete Green Roofs and Roof Pavers	(\$187,000)*
Sealed Concrete in lieu of (ILO) stained or colored sealed concrete	(\$ 57,506)
Delete Curtain and track in student cafeteria	(\$ 20,360)
Delete food service equipment purchases	(\$ 9,475)
Eliminate enlarged opening from scene shop to Gaffney Auditorium	(\$ 79,969)
Eliminate music stair (significant discussion)	(\$ 25,000)
ADD upgrade for classroom marker/projection boards	\$ 40,000
DO NOT add Entry Arch (would have added \$18,000)	
TOTAL REDUCTION:	(\$339,310)

*The value of the deduct shown is the maximum deduct; if we plan to install the pavers and green roof in the future, a thicker, black membrane must be placed on the roof at construction instead of a thinner, white membrane that would have to be replaced if the green roof were installed. The black membrane is more expensive and Pepper is still studying what that cost would be.

Items Still Under Consideration

The Facilities Steering Committee discussed many of these alternates, and all are being considered; however, we do not want to make a commitment to go forward without confirmation of the savings. Sometimes when the bids come in, the savings are much less or more than estimated. Also, the FSC had questions about the impact of some of the alternates that Pepper and Wight are still researching. Please note that Pepper and Wight are continuing to identify other bid alternates that can be evaluated as part of Bid Package 8.

Fascia – Alternate product	(\$ 41,122)
EPDM Membrane w/Metal Flashing ILO Cast Stone 4 th Floor	(\$ 40,000)
Window Treatments - Reduce Allowance to \$6/SF - Mini-Blinds	(\$ 87,408)
Carpet ILO Hard Surface - Floor 2	(\$193,332)
Carpet ILO Hard Surface - Floor 3	(\$222,913)
Reduce McGee Wood Paneling by 50%	(\$ 26,900)
Laminate ILO Wood Veneer at Shadow Boxes (Verify Value of Laminate)	(\$ 62,400)
Building Automation Systems Scope Simplification	TBD
Corridor Wainscot - 36-in ILO 48-in	TBD
Corridor Wainscot – Alternate products (i.e. Inpro) ILO Tile	TBD
Corridor Wainscot – Wall Board ILO Tile	TBD
Corridor Wainscot – Delete One Wall Board Layer	TBD
LEED – Value to Eliminate LEED Certification*	(\$102,000)
Lower Level Concourse Slab Transition: Tile on Seat/Step ILO Wood	TBD
Carpet – Alternate Specification + Moisture Mitigation (bid strategy for proprietary carpet spec)	TBD
Egg Stair – Carpet ILO Wood on Seating Area	TBD
Eliminate Corridor Benches	TBD
Total Potential Savings Unknown, Items with Estimate =	(\$776,075)

*See below for a discussion about LEED certification

Items FSC Recommends No Longer Be Considered

Delete 5-stop south elevator	(\$165,000)
Eliminate Operable Glass Partition at Room 3-39	(\$ 58,585)
Shell out Science Labs	(\$421,038)
Shell out 4 th Floor Classrooms	(\$314,832)
Eliminate Foods Lab Buildout	(\$201,974)
Shell out Art Computer Lab	(\$132,779)
Masonry – Omit head bond coursing	(\$ 26,260)
TOTAL No Longer Being Considered:	(\$1,320,468)

LEED Certification

One item which needs to be decided by the Board relates to LEED certification. As you know, we committed to seeking the Silver level of LEED certification. When John Myefski met with representatives from Wight and Pepper, he suggested that the Board consider that we do the work associated with LEED Certification-Silver, but that the District not pursue the certification, resulting in a savings of approximately \$102,000 as a result of eliminating the need for Wight and Pepper to perform administrative documentation for LEED. He made clear that he was not sure whether he or the Board should take this position, but he thought it would be a good idea for the Board to discuss the topic and give direction to the Facilities Steering Committee.

I asked David Powell to summarize the impact of this decision if we were to decide to go forward. Here are some points for consideration.

- Without the LEED certification process, buildings which reach toward sustainable standards could only be referred to as “sustainably responsible” or “green.” Uncertified buildings cannot truly be referred to as “LEED equivalent” as this assumes the design and construction rigor needed for certification. Accountability and adherence to the high priority standards set by the US Green Building Council (USGBC) is what sets LEED apart. In the United States and in a number of other countries around the world, LEED certification is the recognized standard for measuring building sustainability. Achieving LEED certification is the best way for you to demonstrate that your building project is truly "green."
- Nearly 100 School Districts in the State of Illinois have either achieved or have applied for LEED certification. Several of these districts are peer districts and are considered high performing districts. New Trier is among the top performing districts in the country. LEED certifying a project of this magnitude will outwardly demonstrate New Trier’s leadership in building as well as education.
- LEED certification, which includes a rigorous third-party commissioning process, will offer compelling proof to your peers and the public at large that you've achieved your environmental goals and your building is performing as designed. Getting certified allows you take advantage of a growing number of state and local government incentives.

Wight & Company's service fee for LEED management services was set at \$42,000, of which \$18,500 has already been expended. These fees include energy modeling, daylight analysis, material research and coordination, LEED modifications to technical specifications, LEED data coordination for point certification and uploading and USGBC review management. Should the District elect to forego the LEED certification process for this project and recapture the \$23,500 A/E fee, Wight would stop all LEED related activities and run the project as if LEED certification were not being pursued. Please note that the project would remain as designed; however, there would be no paperwork or back-up documentation to demonstrate this.

Pepper Construction has communicated that their LEED costs are \$63,000. These costs are directly related to efforts during the construction phase to track and submit construction related points to the USGBC. These include but are not limited to:

- Tracking of Low VOC materials and sealants
- Tracking of Waste Management Program
- Tracking of Recycled / Reclaimed Material
- Tracking of Regionally Harvested Material

Should the District elect to forego the LEED certification process, Pepper would stop all LEED related activities and run the project as if LEED certification were not being pursued.

Please note that nearly all the A/E and Construction LEED costs are related to the work necessary to prepare data and documentation for submission to the USGBC. The cost to actually upload the data and documentation to USGBC is negligible. There would be several thousand dollars of additional reduction in cost if this path is chosen, for a total savings of approximately \$102,000.

Summary

The Facilities Steering Committee recommends the following actions by the Board:

1. Affirm the alternates recommended by the FSC.
2. Affirm the alternates that are no longer under consideration.
3. Provide direction to the FSC related to LEED certification and whether we should continue with these efforts.