

February 10, 2022

Evanston/Skokie School District 65
1500 McDaniel Avenue
Evanston, IL 60201

Attention: Dr. Devon Horton

RE: FCA SUMMER 2022 IMPROVEMENTS RECOMMENDATIONS

Dear Dr. Horton:

Cordogan Clark is nearing the completion of the Facilities Master Planning phase, which included an extensive Facilities Condition Assessment (FCA) Report of all of the District buildings. The FCA involved on-site evaluations by a team of architects and engineers, interviews with Building Leadership, parents and community members, Facilities representatives, Administration and the BOE to help ascertain the issues and recommended improvements at each building that looks out over a 20-year period. The FCA is populated with the identified items that surfaced through this process and estimates were developed to address these issues and improvements. The allocations and suggested years for implementation were not absolute, but generally coincide with useful life expiration times. The available funding to address these issues will need to be correlated to the suggested annual improvement suggestions, as well as packaging certain improvements together to create more bidding efficiencies and align with the construction market and summer construction available time. Also, the improvements to the buildings must be aligned with the District's goals to spread out the improvements for each building over time.

As such, we have been requested to suggest capital improvements that address items identified in the FCA for implementation for the upcoming summer 2022 construction period. The timing of this has limited the reasonable implementation suggestions to items that can be designed and packaged to be Bid in a highly condensed time frame to meet the procurement rules and be reviewed and recommended for approval at the B&G/Finance Committee meeting on April 11, 2022 and awarded by the BOE at the April 18, 2022 meeting. The late construction Bidding period in March, for Summer 2022 work is not ideal and may lead to less than competitive bidding and potential supply chain issues to receive the materials for the work to be completed by the start of school in the Fall. Therefore, we recommend that we approach this process with a parallel Summer 2022 Projects Bid Process.

The available funding for this Summer 2022 work has been targeted at \$1.2M which must include contingency and soft costs (AE/CM Fees); thus we will need to package the work in a manner that allows optionality to allow the budget to be adhered to. One of the high priority items identified in the FCA/FMP was to replace ALL energy inefficient building lighting with high efficient LED lighting. This LED replacement project is also eligible for funding incentives/grants which will reduce the District's investment by 50% to 60% and have a return of investment of +/- two years. The LED lighting program will not only save the District money in a short period, but it will also be a significant environmental improvement and aesthetic enhancement to all of the facilities. This LED Replacement work can also be quickly packaged for bidding and Contract approval and if need be, executed during the school year after hours.

The other parallel project that has been identified is to focus on identified improvements of interior finishes such as flooring and ceilings at the King Arts Building. This work will need to be coordinated with any environmental remediation that is necessary and be incrementally structured to allow for scope optionality to align with the available funding. This interior finishes Bid Package coming out this late in the Summer 2022 Bidding cycle may limit the pool of available bidders and/or create upper pressure on the bids coming in higher than we would normally expect if the project were Bid in October or November.

Upon approval of this approach to implement this Summer 2022 work by the B&G/Finance Committee on February 14, 2022, we will proceed with creating the Bid Documents for the aforementioned suggested projects.

Thank you for this opportunity to serve Evanston/Skokie SD65 on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Respectfully submitted,

Cordogan Clark



Brian Kronewitter, AIA, DBIA
Executive Vice President