



EVANSTON/SKOKIE
SCHOOL DISTRICT 65

Every Child, Every Day, Whatever it Takes

TO: Dr. Angel Turner, Superintendent

CC: District 65 Cabinet Team

FROM: Kirby Callam, Director of College and Career and Fifth Ward School Project Manager

DATE: June 3, 2024

RE: 5th Ward School Update

Objective: **Information** **Discussion** **Follow-up** **Decision**

School Design Update

Our Fifth Ward School planning team meets regularly with representatives working closely with the Cordogan Clark team and also the City of Evanston and Foster Campus partners on various aspects of the project. We are grateful for this strong collaboration and partnership.

As the design of the 5th Ward School has moved from the schematic design period to the design development period, we continue to refine our plans with more granular detail and cost estimates to help mitigate the risk of surprises down the line. Our team is committed to maintaining high levels of transparency and providing the school board and community with updates of any changes to the overall scope of the project.

In order to **remain on-target with the board approved, estimated budget for the new school of approximately \$48.4 million**, our Fifth Ward School planning team is making the following recommended revisions to the overall building design:

- The overall size of the new multi-purpose room space has been reduced. It will now be the size of two classrooms and still provide needed flexibility and an oversized common space for the school.
- All of the specialty content areas within the school will continue to have dedicated rooms. However, the drama, art, and music rooms will be smaller than originally planned. Please note that each of these rooms will still be the same size, if not larger, than the similar spaces at other D65 K-5 schools.
- The roof for where the multi-purpose room was initially planned will still be built with the structural capacity to allow for a future build-out.

Changes are typical during the design development process. Our team continues to operate with the mindset of providing students and staff with a high quality, state-of-the-art school and

delivering this new building to our community on-time and on-budget. None of the changes recommended above change that. We will continue to be proactive, creative, and firm in our decision making.

Potential for Obtaining an Owner’s Representative

As we get deeper into the development stage of this building project and closer to beginning construction, it is the belief of the Fifth Ward Planning Team that the District should engage an Owner’s Representative from a reputable firm to provide technical design, engineering, and construction review services.

Considered as an industry-best practice, hiring an owner's representative provides needed expertise and capacity to oversee the design and construction of the new school. There are generally not district-level staff members who have this level of construction expertise and knowledge and it is a common practice among school districts to engage an owner’s representative. That firm will serve as a direct agent to the District as construction proceeds and confirm that the best interests of the District are being protected.

While the District has full confidence in Cordogan Clark overseeing construction management, this team believes this is an important ‘check and balance’ and serves as an additional protective layer for the District to ensure this significant and complex project remains on-budget and on-time.

It is important to note that the District will bring forward an amended Construction Manager (CM) agreement with Cordogan Clark at the June 10, 2024 Regular Board Meeting. This includes waived fees for the CM work completed for the previous K-8 design and a 25% reduced CM fee for the K-5 school. We believe this savings will help offset some if not all of the cost for engaging an external Owner’s Representative.

The District is currently engaging with several reputable firms to submit proposals along with estimated costs. We anticipate bringing a recommendation for Board consideration in July.

Next Steps Bid Process

To meet the proposed open bid date for Bid Group #1, public notice will be served on June 4, 2024 to meet the schedule requirements for the bids to be opened by the planned date of June 27, 2024.