



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 Strategic Project Management
DATE: September 3, 2024
RE: Foster School Update

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

The September docket for review for the Foster School construction project includes an update on official start, communications, budget, and Turner Townsend & Heery’s work as the District’s owner’s representative for the initial project review.

Construction Update

Cordogan Clark has begun work after satisfying the City of Evanston’s requirements to secure permits for the right of way, temporary fencing, and demolition as well as the approval of the Construction Management Plan, which is now available to review on our Foster School web page.

Last week, the work to remove the existing fence that surrounds Foster Field began. The fence is high quality and in good condition and will be salvaged -- half to be reused by the City and the other half to be reused by the District for the future Foster School. Temporary construction fencing and erosion control began the week of August 26 with mass removals scheduled for the week of September 2.

Communications

The District and the City have begun collaboration on a communication plan for residents and the public to learn about the construction project progress and to address their questions or concerns directly with the District and Construction team.

A graphic icon for 'Foster School' has been added directly to the district's homepage making it more accessible for residents and is also available on the search tab and through the 'Community' drop down. Updated information has been added to our [Foster School webpage](#) and includes frequently asked questions with a link to a form for the public to submit their questions or concerns. These will continue to be updated throughout the construction process.

The District team is also building a schedule for a series of community meetings, both in-person and virtual, to provide opportunities for residents and businesses to learn more about construction progress and design updates, personally address concerns, and suggest ideas. The next meeting is set for September 25 at 6PM at Fleetwood Jourdain where we

will also be presenting the garden landscape plans for the school to review with families and residents.

The City and District will continue its meetings with next steps to finalize the process for residents who have concerns or experience issues during construction, this includes engagement with the City’s 311 team to ensure open lines of communication and coordination.

Owner’s Representative

Turner Townsend & Heery conducted a thorough point-in-time review of the following four design related aspects of the project:

- Architectural Design Development Drawings & Project Description
- Project Budget
- Project Schedule
- LEED / Sustainability Approach

After a review of TT&H’ comments, suggestions, and edits to the plans and project documents in numerous meetings between TT&H staff and Cordogan Clark, we are moving forward on the following design changes:

Value Engineering Suggestion	Description	Average Estimated Net Savings
1. Reduce floor height by 8” for both floors	<ul style="list-style-type: none"> ● Reduces the volume of precast walls ● Reduces building volume to heat/cool 	\$100,000
2. Redesign Ashland wing entrances	<ul style="list-style-type: none"> ● Redesign to remove two entrances (from 7 down to 5) 	\$40,000
3. Skylight Removal in the Atrium	<ul style="list-style-type: none"> ● The atrium has extensive windows on east, west, and south walls. 	\$72,000
4. Redesign of cafetorium to reduce need for extra HVAC units	<ul style="list-style-type: none"> ● Reduce level of separation between stage and cafeteria that can be supported by one HVAC unit 	\$145,000
5. Lower gym roof by 2 feet	<ul style="list-style-type: none"> ● Reduces the volume of precast walls and storm shelter-related materials 	\$50,000
TOTAL		\$407,000

This week, the District is releasing a formal Request for Qualifications to select a long-term Owner’s Representative for the duration of the construction project.

In addition to these cost saving design changes from TT&H, the District is formally requesting to amend the approved ordinance with the City of Evanston to remove the requirement that school design include 300 feet of 8-foot tall metal screen fencing around the perimeter of the Simpson side of the building. The metal screening is required to remove the sight of the rooftop mechanical units from the public way (street-level sidewalks) and reduce the noise generated by the units at the street level.

Through analysis conducted by Cordogan Clark, we are able to show that the rooftop mechanical units on the Simpson Street side of the building will not be visible from the public way and will not exceed the noise level limits stated within the City's building code. We have secured letters of support for this amendment from the owners of the building on the opposite side of Simpson Street, from the leadership of Family Focus, and from Councilmember Burns, who is also a tenant on the 1600 block of Simpson.

We expect savings around \$100,000 if this amendment is approved by the City Council and hope to expand our solar panel array on the rooftop in place of the metal screens. It is important to note that we will install the 8-foot high metal screens around the mechanical units on the rooftop on the Ashland side of the building to meet the City's building code requirements as they are visible from the Ashland sidewalk across the street from the school.

Budget

Cordogan Clark has updated the budget to reflect the value engineering savings from the TT&H review. The district team has also removed a number of alternate design features and *have included them into the upcoming base packages for Bid Groups 2 and 3*. These include a rubberized playground surface instead of wood chips, adding sinks in most classrooms, adding windows in the gymnasium (that will serve as a storm shelter), and adding open student shelving under the classroom windows.

As a result, we are currently projected to come in \$150,000 under budget as we move toward closing the design development phase of the project. We will provide a full budget review at an upcoming Committee of the Whole meeting on October 7, 2024.