

Board Update: Foster School

January 27, 2025



EVANSTON/SKOKIE
SCHOOL DISTRICT 65

Every Child, Every Day, Whatever it Takes



- a. Project Update
- b. Allowance Management
- c. Project Schedule
- d. Project Budget
- e. Up Next
- f. Change Order Approval
- g. SAP III Update



Foundation for northwest corner (B. Kogan, 1/25)

Project Update



- Finishing concrete foundations
- Bid Group III contracts
- Flooring options review
- Shop drawings
- BIM/Clash Detection



Foundation for the elevator shaft (B. Kogan, 1/25)

Allowance Management



- A. A set allowance amount (\$) is approved by Board for each bid group
- B. Use of allowances follows D65 approval process:
 - Review by D65 Staff and TT&H
 - Final approval by CFO T. Mitchell
- C. Requests that exceed approved allowance amount by \$25K or more require Board approval
- D. Requests that exceed approved allowance amount by more than 10% of contract require a re-bid

Schedule



Bid #	Start	Pub. Notice		Permit		Bid Open	Award Rec	Board Approval	Scope of Work
		Begin	End	Begin	End				
1	4/22	5/17	6/6	4/30	7/4	6/27	7/5	7/15	Site Prep, Demolition, Ground Improvements
2	6/7	9/2	9/20	9/23	11/1	10/11	10/23	10/28	Precast/Site & SW/Foundations & Steel
3	9/2	11/6	11/26	11/6	12/17	12/5	12/13	12/16	Shell, MEP's, Interior Finishes
4 *	1/27	2/14	2/14	--	--	3/7	3/14	3/17	Flooring & Kitchen Equipment
5 *	10/6	10/6	10/24	10/27	11/14	11/14	11/28	11/28	Playground, Landscaping, Pavement, Gutter

* 2025

Construction Schedule	Start	Finish
• Foundations	9/26/24	4/16/25
• Structure	3/10/25	5/29/25
• Enclosure	3/25/25	6/26/25
• Build Out	4/25/25	6/1/26
• Site	5/30/25	5/8/26
• Closeout	2/3/26	7/13/26

Budget Update

- Despite change order of \$117,704, Bid Group 1 still came in under the original bid estimates by \$7,746

- Bid Group 2 came in 8.7% under budget (\$2,495,160) and Site Work came in 19.5% under budget by \$406,542.

$$\begin{array}{r}
 \$ (56,746) \\
 + \$ 49,000 \\
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 \end{array}$$

- All nine Bid Group 3 packages were under budget, adding \$3.5M to the budget.

Bid Group	Item	Amount	% Over / Under
Bid 2.1	Concrete and Contingency	\$ 13,448	1.0%
Bid 2.2	Pre-Cast and Bonds & Insurance	\$ 2,495,160	8.7%
Bid 2.3	Steel	\$ (363,761)	-18.0%
Bid 2.4	Site Work	\$ 406,542	19.5%

- With over 90% of the project under contract, we are still on track to meet the approved budget of \$48.5M

Total	\$ 305,745	3.7%
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BP	Item	Projected / Actual	Original Budget	Variance Over / (Under)
Bid Group 1				
1	Site Clearing, Demolitions, Enabling Work	\$ 555,004	\$ 611,750	\$ (56,746)
2	Ground Improvements	\$ 699,000	\$ 650,000	\$ 49,000
Bid Group 2				
3 - 6	Pre-Cast, Steel, Concrete, Excavations	\$ 8,600,554	\$ 8,294,809	\$ 305,745
Bid Group 3				
7 - 17	Shell, MEP's, Interior Finishes	\$ 21,416,185	\$ 24,916,463	\$ (3,500,278)
Bid Group 4				
18 - 21	Playground, Landscaping, Pavement	\$ 1,351,020	\$ 1,281,000	\$ 70,020
Assigned Subcontract Allowances		\$ 2,370,731	\$ -	\$ 2,370,731
Design and Construction Contingency		\$ 4,002,303	\$ 2,077,036	\$ 1,925,267
Sub-Total Construction Cost:		\$ 38,994,797	\$ 37,831,058	\$ 1,163,739
Escalation		\$ -	\$ 751,729	\$ (751,729)
Construction Cost w/ Escalation:		\$ 38,994,797	\$ 38,582,787	\$ 412,010
General Requirements		\$ 1,985,472	\$ 1,985,472	\$ -
CM Fee (3%)		\$ 1,172,725	\$ 1,156,586	\$ 16,139
Bonds & Insurance		\$ -	\$ 732,504	\$ (732,504)
TOTAL Construction Cost:		\$ 42,152,994	\$ 42,457,349	\$ (304,355)
SOFT COSTS/OTHER FEES & REIMBURSABLES:				
Design Fees (Architectural/MEP/Structural/CE/Kitchen)		\$ 4,219,827	\$ 4,219,827	\$ -
Additional Design Costs For VE Items		\$ 42,000	\$ 42,000	\$ -
Leed Commissioning/USGBC Fees		\$ 80,000	\$ 80,000	\$ -
FF&E		\$ 980,000	\$ 980,000	\$ -
Technology Equipment Allowance		\$ 500,000	\$ 500,000	\$ -
Owner's Representative Fees		\$ 304,355	\$ -	\$ 304,355
Testing & Other Reimbursables		\$ 200,000	\$ 200,000	\$ -
TOTAL PROJECT COST:		\$ 48,479,176	\$ 48,479,176	\$ -

Up Next!



- Underground plumbing & electrical
- Bid Group IV: Flooring and Kitchen Equipment
- Prep for Critical Path:
 - Precast Erection in March



Foundation with rebar for the cafetorium (B. Kogan, 1/25)

Change Order

- Bid Group 1, Package 1 with John Keno & Co. for site clearing, site demolitions, and enabling work
- Added stone aggregate needed for ground stabilization and building pad
 - Exceeded the board approved allowance of \$97,300 by \$117,704
- Expense was essential to avoid significant delay and unit rate for stone was set during bid process
- No impact to the overall construction budget
 - Added stone was planned for Bid Package 6, but the unforeseen sinkage required the work to be completed at an earlier stage



Foundation trench with rebar placed
(B. Kogan, 12/24)

