

# Board Update: Foster School

March 10, 2025



**EVANSTON/SKOKIE**  
SCHOOL DISTRICT 65

Every Child, Every Day, Whatever it Takes

# TOPICS

---



- a. Project Update
- b. Project Schedule
- c. Project Budget
- d. Foster Family Gathering
- e. School Logo & Colors
- f. Up Next
- g. Change Order Approval



Learning Stairwell Rendering

# Project Update



- Underground Plumbing and Electrical -- prepping for:
  - ComEd service connection
  - water and sewage connections to the street



Underground piping for plumbing (B. Kogan, 2/25)

# Project Update

- Embedded steel plates
  - for precast wall erection
- Base plates with anchor bolts
  - for steel column installation



Embedded steel plate (B. Kogan, 2/25)



Column base plate with anchor bolts (B. Kogan, 3/25)



# Project Update



- Storm Trap Basin
  - temporarily stores rainwater runoff
  - releases the water at a slow controlled rate
  - mitigates erosion and flooding



# Project Update



Stormtrap Basin Install

# Project Update



Stormtrap Basin Install

# Project Update



Stormtrap Basin Install

# 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 *	3/4	3/18	3/18	--	--	4/9	5/1	5/5	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



## Hard Costs

### Mechanical Contractor Change Orders

- Increase of \$104,691 for Bid Group 3
- Results in a \$104,681 reduction in the project contingency

EVANSTON SKOKIE SD 65		CORDOGAN CLARK		
Foster School		ARCHITECTURE • ENGINEERING • CONSTRUCTION		
March 10, 2025				
TOTAL BUILDING SQUARE FOOTAGE:		79,882	SF	
BP	Item	Projected/ Actual	Original Budget	Variance Over / (Under)
<b>Bid Group 1</b>				
1	Site Clearing, Demolitions, Enabling Work	\$ 595,004	\$ 611,750	\$ (16,746)
2	Ground Improvements	\$ 699,000	\$ 650,000	\$ 49,000
<b>Bid Group 2</b>				
3 - 6	Pre-Cast, Steel, Concrete, Excavations	\$ 8,600,554	\$ 8,294,809	\$ 305,745
<b>Bid Group 3</b>				
7-10, 14-17	Shell, MEP's, Interior Finishes	\$ 19,695,866	\$ 23,596,912	\$ (3,901,046)
<b>Bid Group 4</b>				
11-12	Kitchen Equipment & Flooring	\$ 1,352,500	\$ 1,319,551	\$ 32,949
<b>Bid Group 5</b>				
18 - 21	Playground, Landscaping, Pavement	\$ 1,351,020	\$ 1,281,000	\$ 70,020
Assigned Subcontract Allowances		\$ 2,370,731	\$ -	\$ 2,370,731
Construction Contingency		\$ 1,972,355	\$ 2,077,036	\$ (104,681)
<b>Sub-Total Construction Cost:</b>		<b>\$ 36,637,030</b>	<b>\$ 37,831,058</b>	<b>\$ (1,194,028)</b>

# Budget Update



## Soft Costs

- Overall budget is unchanged at \$48,479,176

Sub-Total Construction Cost:	\$ 36,637,030	\$ 37,831,058	\$ (1,194,028)
Escalation	\$ -	\$ 751,729	\$ (751,729)
Construction Cost w/ Escalation:	\$ 36,637,030	\$ 38,582,787	\$ (1,945,757)
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)
<b>TOTAL Construction Cost:</b>	<b>\$ 39,795,227</b>	<b>\$ 42,457,349</b>	<b>\$ (2,662,122)</b>
<b>SOFT COSTS/OTHER FEES &amp; REIMBURSABLES:</b>			
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	\$ -
Owner's Contingency	\$ 2,357,767	\$ -	\$ 2,357,767
<b>TOTAL PROJECT COST:</b>	<b>\$ 48,479,176</b>	<b>\$ 48,479,176</b>	<b>\$ -</b>

# Foster Family Gathering



- 120 attendees
- 50/50 mix of Bessie Rhodes and non-Bessie Rhodes - 5th Ward families
- Community building, school information exchange & updates
- School logo & colors
- Sign ups & next steps



*“It was truly magical for my family to be able to walk to a school event for the very first time!”*      -- 5th Ward Parent / Bessie Rhodes Parent

# School Logo & Colors



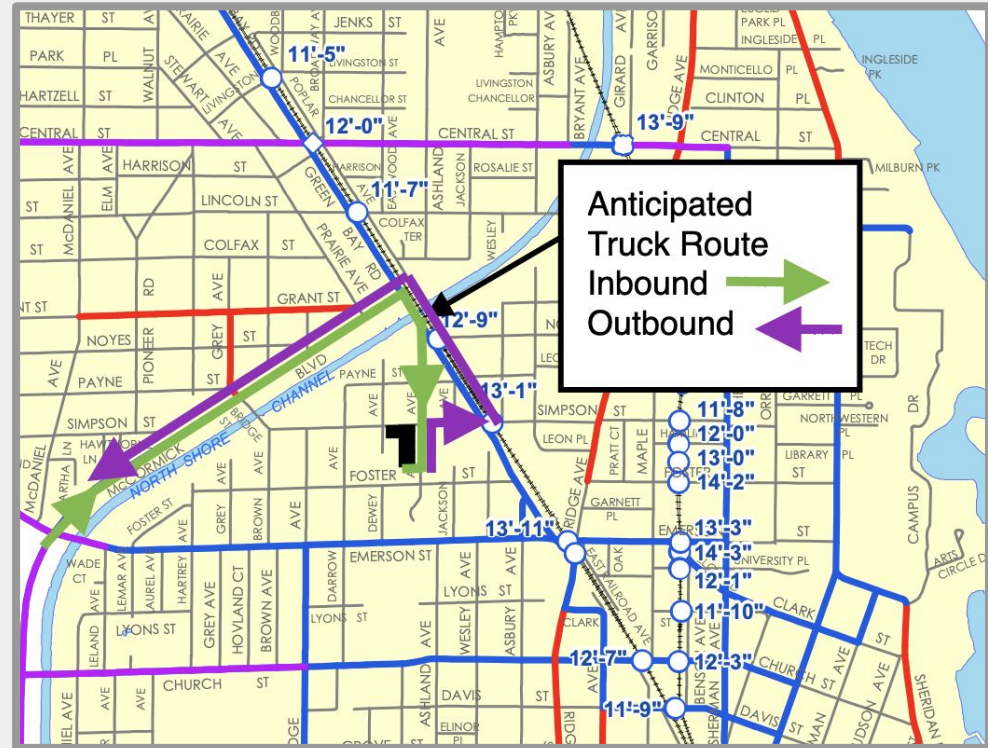
**FOSTER**  
ELEMENTARY SCHOOL



# Up Next!



- Precast wall erection begins March 18
- Major trucking in and out of the site through May
- April newsletter
- ComEd Service connection in April



# Change Orders



- Bid Group 3, Package 16 with M G Mechanical, Inc. for heating, ventilation, and air conditioning (HVAC) systems for \$3,792,040.
  1. Seek to approve the prior-bid alternate for CO<sub>2</sub> controls for \$80,000
  2. Add \$24,681 to maintain Syserco Inc. as D65 building controls sole provider
- Total added expense of \$104,681 increases approved contract with M G Mechanical to \$3,896,721
  - Reduces owner contingency by \$104,681 and overall construction budget remains at \$48,479,176

