



EVANSTON/SKOKIE
SCHOOL DISTRICT 65

Every Child, Every Day, Whatever it Takes

TO: Evanston/Skokie District 65 School Board

CC: Dr. Angel Turner, Superintendent

FROM: Dr. Stacy Beardsley, Assistant Superintendent & Omar Whyte, Director of Buildings and Grounds

DATE: March 23, 2026

RE: Combined Master Facility Plan and 10 Year Health Life Safety Report, Studio GC

Objective: Information X Discussion Follow-up Decision

Background:

District 65 contracted with StudioGC in September 2025 to conduct a combined Master Facility/10 Year Health Life Safety report which includes all school sites owned by District 65. The report does not include the Foster Elementary School (under construction), warehouse (non-student space) or Rice School which is a leased property.

District 65 was overdue on completing the 10 year health life safety which was last initiated by Arcon in 2016 however the report was never signed off by the School Board and officially submitted to ISBE and North Cook as required by school code.

District 65 commissioned Cordogan Clark to complete a Master Facility Assessment in 2021 and the product of that assessment is available on the [District website](#).

Goals:

StudioGC is presenting an overview of the combined Master Facility Plan/Health Life Safety report including an overview of the process and findings specific to both health life safety and the broader facility needs. The report details an estimated \$598.2M worth of capital needs forecasted over the next 49 years to address identified items in both areas (MFP and HLS). The team will complete their assessment of the outdoor sites in the near future to finalize the report.

The goal of this presentation is to increase Board member understanding of the report and to provide an opportunity for questions and discussion.

It is important to note that the StudioGC report indicates a much larger financial need to address our facility needs than previously reported in the Cordogan Clark report. The StudioGC report does vary from the Cordogan Clark report in the following ways:

1. The StudioGC report is more comprehensive as it captures both health life safety items and master facility assessment items. Some items are uniquely health life safety and would not have been captured solely on a Master Facility Plan.
2. Additionally, StudioGC:
 - a. Builds in a 4.5% annual increase on their cost estimates to capture expected increases in costs. As the plan outlines improvements over the next 49 years, the added cost premiums to today's dollars due to escalation is \$202.5 million of the overall \$598.2 million. This also illustrates the financial impacts of deferring projects. Please refer to appendix D.
 - b. Provides three options to address heating/cooling and ventilation in District 65 buildings. The cost estimates have been developed using the most expensive of the three options (geothermal) to reflect the District commitment to sustainability, the strongest return on investment and to capture the maximum funding needed.
 - c. Includes learning environment elements in their itemization.
 - d. Includes estimates for asbestos abatement according to District's most recent AHERA Three-Year Asbestos Reinspection report.
 - e. Includes current estimates from 2025 Roofing and Masonry surveys conducted by Hutchinson Design Group. (previous report only included some roofing costs)
 - f. Projected out anticipated building component replacement lifecycles for 49 years (versus 20 years from previous report).

The report includes Bessie Rhodes and Kingsley. The district must continue to maintain the buildings as long as the properties remain a District asset.

The following data tables are provided as appendices to this memo. The full report will be posted to the District 65 website and is included as an attachment in the Board Book.

Appendix A: Facility Assessment Table - Summary by Building and Year

Appendix B: Facility Assessment Pie Chart - Summary by Building

Appendix C: Overview of Findings

Appendix D: Project Cost Escalation Table

Next Steps:

The recommended next steps include:

1. Exterior surveys including verification of roofing report (Delayed due to weather conditions).
2. Detailed review of HLS items prior to presentation for Board approval and submission to ISBE.
3. Review Master Plan for short term project scheduling and forecasting adjustments.
4. Review existing building documents for solar opportunities.

Appendix A: Facility Assessment Table - Summary by Building and Year

 Facility Assessment: Evanston/Skokie District 65 Summary by Building and Year STUDIO GC																		
Year	Bessie Rhodes ES	Chute MS	Dawes ES	Dewey ES	Haven MS	Joseph E. Hill Admin	Kingsley ES	Lincoln ES	Lincolnwood ES	ML King Lit. Fine Arts School	Nichols MS	Oakton ES	Orrington ES	Park School	Walker ES	Washington ES	Willard ES	Total
2027	\$3.0M	\$3.9M	\$1.0M	\$1.3M	\$2.3M	\$1.3M	\$0.4M	\$0.3M	\$6.4M	\$1.3M	\$1.5M	\$0.4M	\$1.1M	\$3.5M	\$1.2M	\$10.3M	\$1.3M	\$40.7M
2028		\$9.1M	\$4.8M	\$4.8M			\$0.0M	\$0.1M			\$7.9M	\$7.7M		\$0.1M	\$0.0M			\$34.4M
2029	\$0.4M	\$0.3M	\$1.9M	\$0.7M	\$12.1M	\$0.4M	\$0.1M	\$6.1M	\$1.2M	\$0.5M	\$1.8M	\$0.1M	\$0.2M	\$3.0M	\$6.3M	\$0.3M	\$0.2M	\$35.5M
2030	\$1.5M	\$1.2M	\$0.4M	\$0.1M	\$4.6M		\$0.4M	\$0.6M	\$1.0M	\$3.7M	\$0.1M	\$0.8M	\$3.6M	\$0.3M	\$0.3M	\$3.2M	\$3.0M	\$24.8M
2031	\$1.4M	\$4.9M	\$2.2M	\$1.4M	\$3.0M	\$2.7M	\$7.1M	\$0.4M	\$2.3M	\$1.6M	\$3.4M	\$1.6M	\$1.1M	\$1.5M	\$2.4M	\$1.5M	\$8.7M	\$47.2M
2032	\$1.1M	\$1.0M	\$1.7M	\$1.2M	\$1.9M		\$1.1M	\$1.7M	\$0.7M	\$0.8M	\$1.7M	\$0.8M	\$0.7M	\$0.6M	\$0.6M	\$1.7M	\$1.2M	\$18.5M
2033	\$1.8M	\$2.8M	\$0.7M	\$1.4M	\$3.1M	\$0.1M	\$2.9M	\$2.2M	\$0.9M	\$1.9M	\$3.9M	\$2.3M	\$0.9M	\$0.3M	\$0.8M	\$1.8M	\$0.6M	\$28.4M
2034	\$5.2M	\$16.3M	\$9.0M	\$6.7M	\$13.0M	\$2.4M	\$6.5M	\$4.8M	\$10.5M	\$6.9M	\$7.8M	\$9.7M	\$6.2M	\$4.7M	\$6.0M	\$11.5M	\$4.6M	\$131.7M
2035	\$0.4M	\$1.0M	\$1.7M	\$2.4M	\$1.8M	\$0.5M	\$0.7M	\$1.3M	\$1.0M	\$0.7M	\$3.3M	\$3.2M	\$0.7M	\$1.0M	\$1.9M	\$1.0M	\$0.1M	\$22.8M
2036	\$1.1M	\$2.4M	\$0.7M	\$1.4M	\$2.1M	\$1.7M	\$2.2M	\$2.0M	\$1.9M	\$1.4M	\$1.5M	\$1.2M	\$1.5M	\$0.7M	\$0.8M	\$2.2M	\$0.9M	\$25.6M
2037	\$2.4M	\$5.4M	\$0.6M	\$0.6M	\$4.5M	\$13.5M	\$1.3M	\$1.2M	\$1.4M	\$14.2M	\$0.3M	\$5.0M	\$6.8M	\$1.9M	\$1.0M	\$3.5M	\$0.9M	\$64.1M
2039	\$0.0M		\$0.0M		\$0.0M						\$0.7M		\$0.0M		\$0.0M		\$0.3M	\$1.0M
2040	\$5.7M	\$1.1M	\$1.4M	\$1.1M	\$5.5M	\$11.7M		\$2.7M	\$4.1M	\$4.9M	\$6.0M	\$2.6M	\$0.7M	\$0.9M	\$1.8M	\$2.9M	\$2.6M	\$55.6M
2041	\$0.0M				\$0.1M		\$1.0M	\$0.3M		\$0.0M		\$0.9M	\$0.0M			\$0.1M	\$0.8M	\$3.3M
2045	\$0.1M		\$0.2M	\$1.3M	\$2.0M	\$0.1M	\$0.1M	\$1.2M	\$0.1M	\$0.2M	\$1.3M	\$0.0M	\$0.1M		\$0.3M	\$0.2M	\$0.2M	\$7.4M
2046	\$8.6M																	\$8.6M
2049											\$0.1M							\$0.1M
2050	\$0.5M		\$5.1M	\$2.2M	\$0.0M	\$0.7M				\$0.7M	\$0.9M	\$0.1M	\$0.3M		\$5.8M	\$0.7M	\$0.1M	\$17.2M
2052								\$0.7M										\$0.7M
2054		\$1.1M																\$1.1M
2055	\$0.2M	\$0.1M		\$0.1M	\$1.0M	\$8.6M	\$0.1M	\$8.4M	\$0.1M	\$2.0M	\$0.3M	\$0.2M	\$1.3M			\$2.4M	\$0.2M	\$24.8M
2065										\$0.0M			\$0.0M			\$0.0M	\$0.0M	\$0.2M
2074							\$0.1M											\$0.1M
2075		\$0.0M				\$2.3M	\$2.0M		\$0.0M									\$4.3M
Total	\$33.5M	\$50.6M	\$31.5M	\$26.7M	\$56.8M	\$46.1M	\$25.8M	\$34.0M	\$31.6M	\$40.8M	\$42.7M	\$36.6M	\$25.2M	\$18.5M	\$29.1M	\$43.3M	\$25.7M	\$598.2M

Year

2027

2075

Building

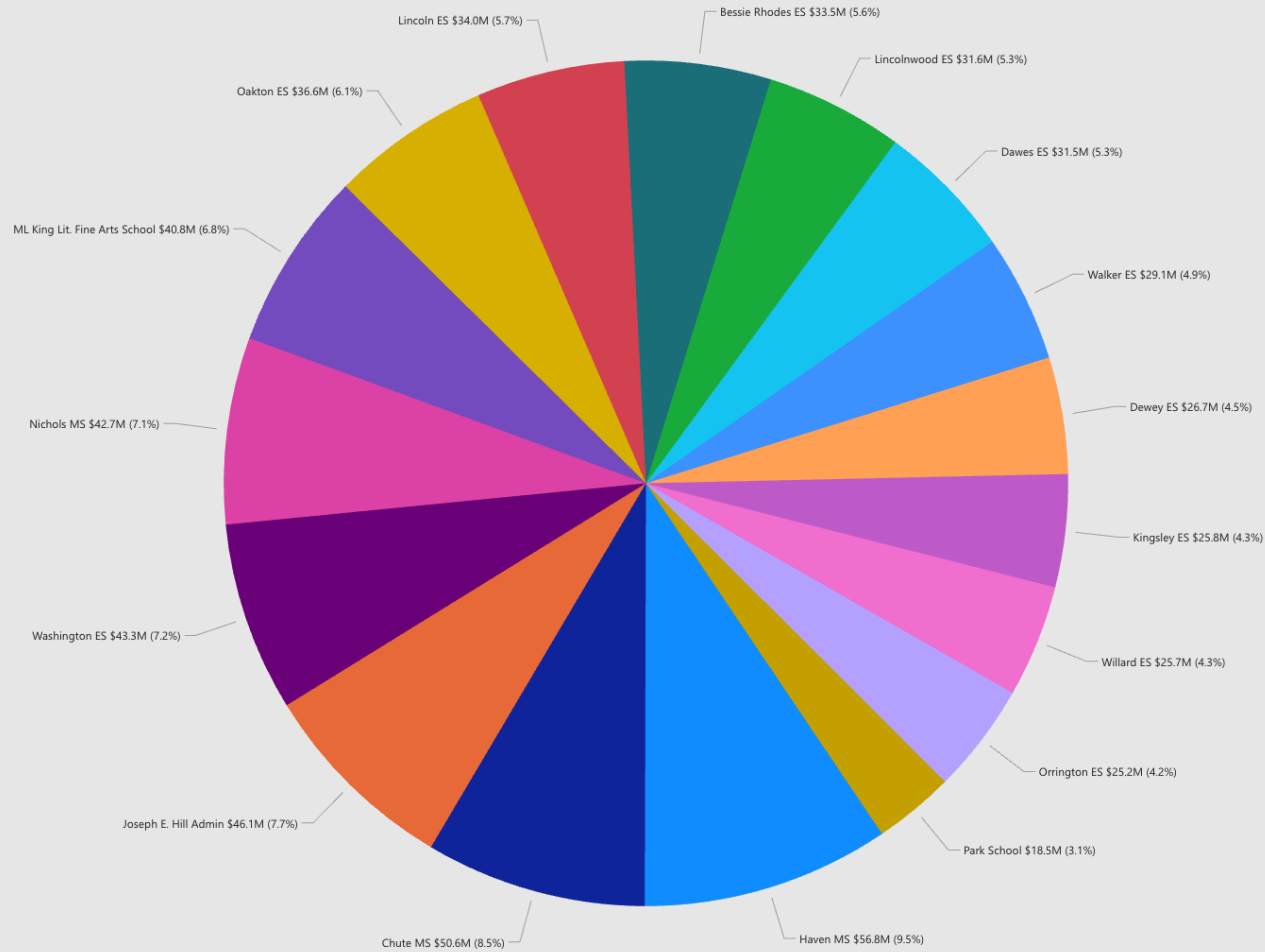
All

Component

All

Per agreement with Evanston/Skokie District 65, costs are calculated at 2025 levels and escalated at a 4.50% annual rate of inflation

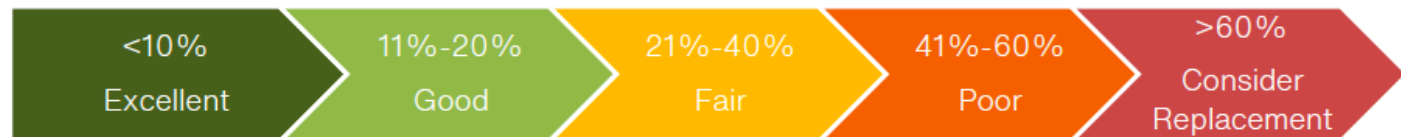
Appendix B: Facility Assessment Pie Chart - Summary by Building



Appendix C: Overview of Findings

OVERVIEW OF FINDINGS

SCHOOL	BUILDING GSF	CURRENT REPLACEMENT VALUE (CRV)	FACILITY ASSESSMENT COSTS (2027-2033 COSTS)	FACILITIES CONDITION INDEX (FCI)
Bessie Rhodes	51,323	\$ 28,227,650	\$ 9,200,000	32.6%
Chute Middle	149,776	\$ 82,376,800	\$ 23,300,000	28.3%
Dawes Elementary	58,125	\$ 31,968,750	\$ 12,700,000	39.7%
Dewey Elementary	65,605	\$ 36,082,750	\$ 11,000,000	30.5%
Haven Middle	140,835	\$ 77,459,250	\$ 26,800,000	34.6%
Joseph E. Hill Early Ed/Admin	75,900	\$ 41,745,000	\$ 4,500,000	10.8%
Kingsley Elementary	53,949	\$ 29,671,950	\$ 11,900,000	40.1%
Lincoln Elementary	67,360	\$ 37,048,000	\$ 11,500,000	31.0%
Lincolnwood Elementary	61,023	\$ 33,562,650	\$ 12,500,000	37.2%
MLK Lit. Fine Arts	103,374	\$ 56,855,700	\$ 9,800,000	17.2%
Nichols Middle	97,518	\$ 53,634,900	\$ 20,400,000	38.0%
Oakton Elementary	88,300	\$ 48,565,000	\$ 13,600,000	28.0%
Orrington Elementary	51,213	\$ 28,167,150	\$ 7,600,000	27.0%
Park School	35,629	\$ 19,595,950	\$ 9,400,000	48.0%
Walker Elementary	52,824	\$ 29,053,200	\$ 11,600,000	39.9%
Washington Elementary	77,751	\$ 42,763,050	\$ 18,700,000	43.7%
Willard Elementary	60,020	\$ 33,011,000	\$ 15,000,000	45.4%



Appendix D: Project Cost Escalation Table

EVANSTON / SKOKIE DISTRICT 65 - ESCALATION CHART		
		
School Name	Sum of Estimate of Replacement Cost - 2025	Sum of Escalated Budget at Budgeted Year Based on Evaluation Date
Bessie Rhodes Elementary School	\$19,939,193	\$33,479,964
Chute Middle School	\$36,399,984	\$50,591,461
Dawes Elementary School	\$20,965,416	\$31,498,822
Dewey Elementary School	\$18,159,200	\$26,683,253
Haven Middle School	\$39,486,957	\$56,775,816
Joseph E. Hill Administration	\$23,516,697	\$46,061,810
Kingsley Elementary School	\$17,673,153	\$25,772,656
Lincoln Elementary School	\$19,576,550	\$33,978,761
Lincolnwood Elementary School	\$22,492,212	\$31,588,873
ML King Lit. Fine Arts School	\$25,415,046	\$40,776,101
Nichols Middle School	\$29,502,603	\$42,700,613
Oakton Elementary School	\$25,382,154	\$36,553,670
Orrington Elementary School	\$16,433,716	\$25,219,174
Park School	\$13,676,899	\$18,383,518
Walker Elementary School	\$18,753,602	\$29,100,874
Washington Elementary School	\$30,210,042	\$43,303,023
Willard Elementary School	\$18,027,779	\$25,694,111
Grand Total	\$395,611,200	\$598,162,499