

Evanston/Skokie School District 65

3.23.26
BOARD OF EDUCATION MEETING UPDATE

Introduction



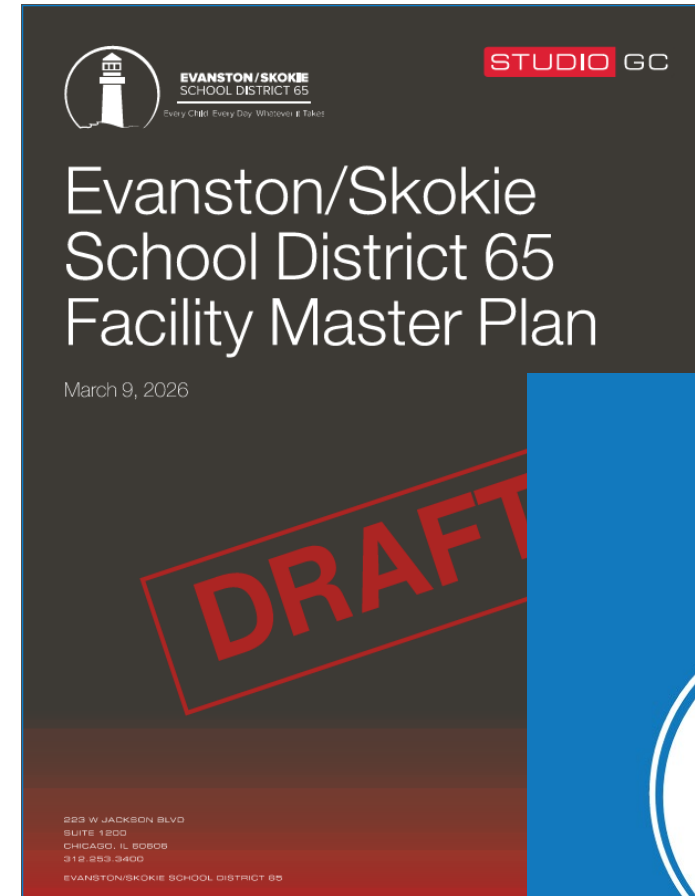
Patrick Callahan
Project Executive
Team Management
Educational Planner



Marisa Urbina
Project Manager

AGENDA

- Facility Master Plan Components Overview
 - Health/Life Safety Survey
 - Facility Assessments
 - Sustainability Opportunities
 - Other data sources
- Overview of Findings
- Next Steps
- Questions



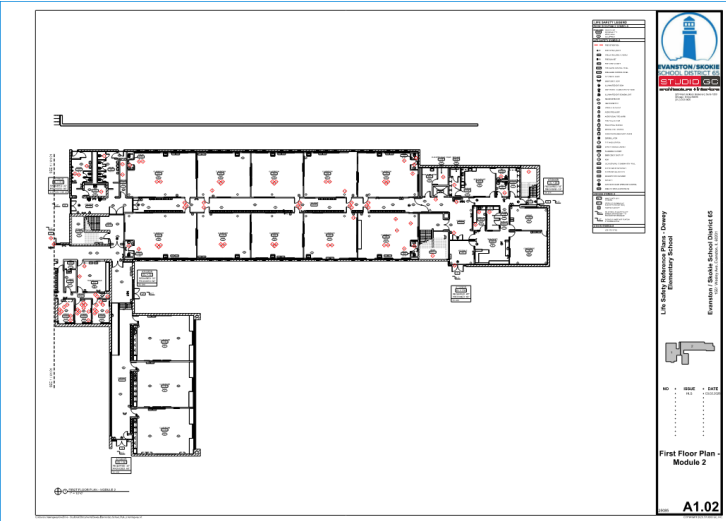
Facility Master Plan Components Overview

Health/Life Safety Survey

- 1965: Duty to review and approve Safety Survey Reports
- 1983: as part of Part 180: “Within 2 years after September 23, 1983, and **every 10 years thereafter**...each school board...shall again survey its school buildings and effectuate any recommendations...”
- Licensed Illinois architect or engineer required to conduct the survey and make the report



SAFETY REFERENCE PLANS



DESCRIPTION OF EXISTING CONDITIONS

JOSEPH E. HILL EARLY CHILDHOOD CENTER (School District 69)		AND STORAGE ROOMS:	Mechanical equipment is located on the main level. Storage rooms are located throughout building, refer to plans.
DESCRIPTION OF EXISTING CONDITIONS			Refer to plans for occupant and egress capacity information.
I. GENERAL		V. UTILITIES	
ENROLLMENT:	Early Childhood School Pre-K, 256 Students	HEATING PLANT:	The boiler room has four (4) gas fired Lochner model FTX722N hot water boilers each with an input of 725,000 BTU/Hr. The boilers were installed in 2025.
CONSTRUCTION:	Type II - Noncombustible Sprinklered	HEAT DISTRIBUTION:	Hot water supply piping serves heating elements throughout the building. The gym is served by a single zone gas fired rooftop unit and the remainder of the building is served by two VAV Rooftop units with VAV boxes that utilize hot water reheat coils for heating. Cabinet unit heaters, suspended hot water heaters, and radiant heaters provide heating to corridors, storage rooms, and supplemental heating to classrooms and offices.
MEANS OF EGRESS:	Adequate in arrangement, size, and protection.	VENTILATION:	Ventilation is provided through rooftop units serving the spaces.
LOCAL FIRE ALARM SYSTEM:	Main fire alarm control panel (Notifier NFS-320) is located in Electrical E204.	AIR CONDITIONING:	Air conditioning is provided by DX rooftop units located over the center of the building.
NEAREST FIRE STATION:	Located 1.5 miles from the school Evanston Fire Department - Station 1 332 Emerson St Evanston, IL 60201	WATER HEATER:	Domestic hot water is provided by (2) gas fired water heaters, AO Smith BTR-190, 190,000 Btu/h, 81 gallons, installed in 2021, SN: 2108125240001 & 211312520050. The water heater system is equipped with (2) in-line air bronze recirculation pumps. There is a master high/low thermostatic mixing valve to allow for 140 degree water to the kitchen and a lower temperature water to the remainder of the building. The kitchen on the west of the building is served by a 50 gallon, 4.5 KW, electric water heater, AO Smith model ENT-50, installed in 2016, SN: 1640103559594.
CITY WATER:	The building is served by a 6" water service main, the water main enters the building on the east side and serves a combined domestic and fire protection service. The domestic service is equipped with a 3" meter and line (2) reduced pressure zone backflow preventers in parallel, Watts model 009. The fire protection service is equipped with a 6" reduced pressure zone backflow preventer, Watts model 909.	INCINERATOR:	None.
II. CONSTRUCTION DETAILS		GAS SERVICE:	Gas for the facility is provided by a gas service located on the south side, exterior of the building. Gas piping runs into the building to serve the boiler room and over the roof to serve rooftop units. There is a main gas shut off valve at the service.
YEAR BUILT:	Original building 2001.	ELECTRICAL SYSTEM:	The main electrical service is routed underground from a pad mounted utility transformer located on south side of building. The electrical service is located in Electrical E124. The 480/277V-3PH-4W, 1200 ampere rated switchboard is manufactured by Square-D and installed around 2002 with original building construction. Electrical system is distributed throughout the building to local panelboards.
HEIGHT:	Two-Story Maximum First Floor Level Elevation = 0' 0" (Typical, UNO) Second Floor Level Elevation = +15' 0" above first floor (Typical, UNO)	PLUMBING:	A generator is located adjacent to pad mounted utility transformer that provides back-up power to UPS and HVAC equipment serving MOF 17E. Generator is manufactured by Kohler and is rated 1000Vr. General lighting has been replaced with newer LED source. Light levels appear adequate in all areas of the building.
GROUND FLOOR AREA:	First Level: 51,235 SF Second Level: 21,660 SF TOTAL AREA: 72,895 SF		Figures include commercial quality floor and wall mounted water closets with flush valves, wall mounted urinals with flush valves and wall
EXTERIOR WALL CONSTRUCTION:	Typical (unless noted otherwise below): Face brick with CMU backup varying in thickness with windows and aluminum storefront and curtain wall systems scattered throughout.		
FLOOR CONSTRUCTION:	The first floor level is a concrete slab-on-grade. The second floor (where present) area is a concrete topping on fire-protected steel (where required).		
ROOF CONSTRUCTION:	Single-ply roofing system (EPDM) and TPO only at roof T1, and standing seam metal roof (roof area 8) over concrete and metal deck.		
INTERIOR WALL			
		2/27/2026	2/27/2026

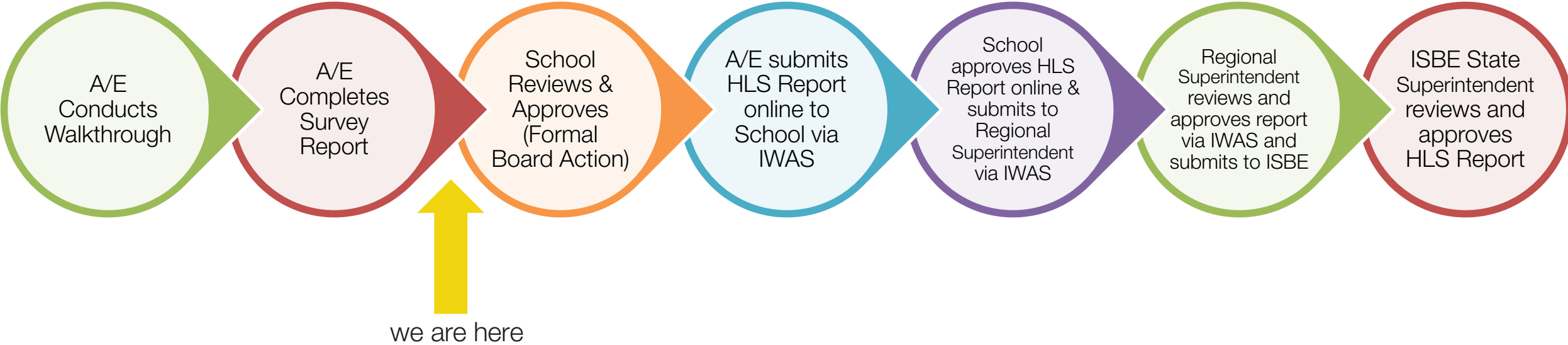
LIST OF VIOLATIONS

Item ID	Priority Code	Component	Violation	Recommendation	Location	Rule Violated	Qty	Units	Unit Cost	Estimate of Replacement Cost
130 c	Interior	District Item	EXIT SIGN MOUNTED TO CEILING TILE IS NOT SECURED AND EXHIBITS SIGN OF FALLING IN THE FUTURE	RESECURE EXIT SIGN AND/OR REPLACE CEILING TILE	THIRD FLOOR CORRIDOR NORTH WING		2	ea.	\$ 10.00	\$ 20.00
131 a	Interior	District Item	EGRESS PATHWAY IS BEING USED FOR INSTRUCTIONAL SPACE	CLEAR EGRESS PATHWAY OF FURNITURE AND REASSIGN INSTRUCTURAL ACTIVITES FOR OTHER AREAS	STUDENT SUCCESS CENTER W220, STAIRWAY NORTHWEST OF W220	BOCA-PM 702; IFC 1030	2	ea	\$ -	\$ -
142 c	Interior	District Item	OCCUPIED SPACES ARE MISSING EMERGENCY EGRESS DIAGRAMS, OR EXISTING DIAGRAMS OFFER ONLY WRITTEN DIRECTIONS	PROVIDE EGRESS DIAGRAMS WITH VISUAL DIRECTIONS	CLASSROOM H206, CLASSROOM A251, CLASSROOM A2608	RECOMMENDED 185.460a5; 175.564; BOCA-PM 404.4; IPMC 403.4	3	ls.	\$ -	\$ -
145 c	Interior	District Item	FUME HOODS SHALL NOT BE USED FOR STORAGE	REMOVE STORAGE ITEMS FROM FUME HOOD	CLASSROOM H307		1	ea.	\$ -	\$ -
147 c	Interior	District Item	ROOM SIGN IS NOT LOCATED ADJACENT TO ROOM ENTRANCE	RELOCATE ROOM SIGN ADJACENT TO DOORS/ENTRY	CLASSROOM E223		1	ea.	\$ -	\$ -
152 b	Interior	District Item	STAGE CURTAIN FLAME RETARDANT CERTIFICATE IS EXPIRED	CLEAN STAGE CURTAIN AND PROVIDE NEW CERTIFICATE	LITTLE THEATER	185.360.e.1, 185.360.f.2	1	ea.	\$ 5,000.00	\$ 5,000.00
Doors							\$2,292,850			
4 b	Interior	Doors	DOOR AND/OR FRAME EXHIBITING HIGH LEVEL OF RUST	REPLACE RUSTED DOOR AND/OR FRAME	MULTIPLE LOCATIONS THROUGHOUT		25	ea.	\$ 5,500.00	\$ 137,500.00
6 b	Interior	Doors	CORRIDOR OR OCCUPANCY SEPARATION DOORS AND ASSOCIATED SIDELIGHTS ARE NOT FIRE OR SMOKE RATED	REPLACE DOOR/FRAME/HARDWARE WITH FIRE RATED ASSEMBLIES	MULTIPLE LOCATIONS THROUGHOUT	185.340.b.3, 185.380.c.10; 175.260	56	ea.	\$ 5,000.00	\$ 280,000.00
7 c	Interior	Doors	KNOB/ RECESSED HANDLE DO NOT MEET GRASPABILITY REQUIREMENTS	REPLACE KNOB/RECESSED HANDLE WITH LEVERS	MULTIPLE LOCATIONS THROUGHOUT	ADA 404.2.7; IAC 400.310; BOCA 1017.4	626	ea.	\$ 1,150.00	\$ 719,900.00
8 c	Interior	Doors	NO DOOR CLOSER HARDWARE AT REQUIRED LOCATION (FIRE RATED ASSEMBLY OR IMPEDDING EGRESS) OR RATED LEAF IS MISSING	CLOSER AND/OR ADDITIONAL HARDWARE REQUIRED ON DOOR	MULTIPLE LOCATIONS THROUGHOUT	185.370; 175.285; 175.290; BOCA 717.5	322	ea.	\$ 850.00	\$ 273,700.00
10 c	Interior	Doors	ASTRAGAL & COORDINATOR	REMOVE FLOOR BASED DOOR STOP AND REPLACE WITH WALL STOP	MULTIPLE LOCATIONS THROUGHOUT		9	ea.	\$ 150.00	\$ 1,350.00
11 b	Interior	Doors	FLOOR BASED DOOR STOP EXHIBITS A TRIPPING HAZARD							
12 b	Interior	Doors	DOORS IN FIRE SEPARATION WALLS ARE ON MAGNETIC HOLD OPENS AND DO NOT APPEAR TO BE TIED TO THE FIRE ALARM TO AUTOMATICALLY CLOSE	TIE DOOR HOLD OPENS TO FIRE ALARM	MULTIPLE LOCATIONS THROUGHOUT	IFC 703.2; BOCA-F 303	6	ea.	\$ 1,100.00	\$ 6,600.00
12 b	Interior	Doors	DOOR IS PAST ITS USABLE LIFE; HAS HOLES AND/OR WOOD VENEER IS PEELING	REPLACE DOOR AND FRAME (AS NECESSARY)	MULTIPLE LOCATIONS THROUGHOUT	185.37	98	ea.	\$ 4,500.00	\$ 441,000.00
13 b	Interior	Doors	DOOR SWEEP IS DAMAGED AND PRESENTS HAZARD	REPLACE DOOR SWEEP	SOUTH CAFETERIA S120; CORRIDOR OUTSIDE SOUTH CAFETERIA, STORAGE N112A	BOCA-PM 305.1	3	ea.	\$ 150.00	\$ 450.00

LIST OF VIOLATIONS

- The identified items are broken down into 3 categories
 - A-Urgent (Complete in 1-3 years)
 - B-Required (Complete in 3-5 years)
 - C-Recommended (To be completed at District's discretion)
- The expense to correct these items is born by the District over the subsequent 10 years. The Decennial Life Safety Survey does NOT give the District authority to spend Fire Prevention Funds ("Fund 90").
- Special Funding (Fire Prevention Funds) for these types of projects is allowed with ISBE approval through the Amendment Process
- The Amendment Process is the formal process to demonstrate the NEED for such work, which requires A/E survey, Board approval and ISBE approval.





Facility Assessments

CATEGORIZATION BUILDING



Sitework and Paving

Asphalt / Concrete Pavement
Fencing
Site Furnishings



Building Envelope

Roofing
Exterior Windows and Doors
Exterior Wall Materials



Learning Environments

Flooring Systems
Ceiling Systems
Casework



Infrastructure

Mechanical Systems
Plumbing Fixtures
Electrical Systems



Abatement

Per Provided AHERA 3-year
Reinspection Reports



Health Life Safety

A, B, and C Violation Items
Architectural and MEP



- **Building Structure:** Structural and Non-Structural Assemblies
- **Building Envelope:** Roof, Walls, and Openings
- **Accessibility:** Site, Building, and Educational Spaces
- **Building Systems:** Mechanical, Electrical, Plumbing, Fire Protection, IT, and Low Voltage Infrastructure
- **Building Security:** Vulnerabilities, Physical Hardening, Technology, and Preparedness Procedures
- **Site Assessment:** Parking, Traffic Flow, Circulation, Outdoor Education, Security, Pedestrian Flow

Pending surveys due to weather

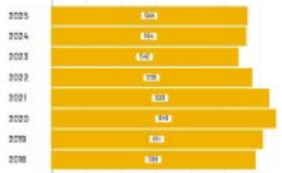
CHUTE MIDDLE SCHOOL



EXISTING BUILDING DATA

Years Constructed		1966
Grade Levels		6-8
Total Gross SF		112,89

HISTORICAL STUDENT ENROLLMENT



Sources: IL Report Card

DEMOGRAPHY STUDY PROJECTIONS

Chute Middle School																
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
6	244	239	226	209	244	221	226	206	197	205	196	180	201	203	200	196
7	261	247	241	231	203	211	214	204	199	216	200	200	217	203	196	196
8	216	204	206	214	216	206	206	216	213	205	196	211	196	177	200	196
Total 6-8	721	701	701	672	663	678	685	646	622	632	626	622	627	627	626	622
Total 6-8	721	701	701	672	663	678	685	646	622	632	626	622	627	627	626	622
Change	-	-20	-20	-31	0	15	11	-39	-22	10	-6	-6	-31	0	20	-7
Percent Change	-	-2.8%	-2.8%	-4.7%	1.2%	2.2%	1.6%	-6.1%	-3.5%	1.6%	-1.0%	-1.0%	-4.9%	0.0%	3.2%	-1.1%
Forecasts developed November 2026																
Green cells (2024-25 and earlier) are historical data																
Blue cells (2025-26 and later) are forecasted years																

Sources: McKibben Demographics

Roofs
Types:
- Singly-ply roofing systems (EDPM and TPO)
- Ballasted built-up roofing systems over remainder of roof areas, over insulation over gypsum concrete over steel joists.

Items To Be Addressed:
- The building should continue to be monitored for potential leaks.
- Refer to roof report appendix.

Interior Environment
Wall Surfaces: Plaster, Gypsum, CMU, Ceramic Tile, Masonry
Floor Surfaces: VCT, vinyl asbestos tile, Epoxy, Carpet Tiles, Rubber Flooring Ceramic Tile, Concrete, terrazzo, LVT and wood sports flooring in the gymnasium.
Ceiling Surfaces: 2x2 ACT and gyp board and gyp. Board ceilings and open to above.
Casework: PLAM casework, Wood Veneer Casework
Specialty Equipment: TV's, Projectors, Tackboards, Markerboards
Vertical Circulation Components: Stairs
Stairs/Railings: Metal Railings
Elevators: One.

Items To Be Addressed:
- Wall base peeling at corners and spitting
- Water damage in ceiling
- Minor damage to drywall
- Spitting in VCT
- Peeling on corners of VCT
- Rust at bottom of doors

ADA Compliance
Compliance Items To Be Addressed:
- Modify device height for ADA compliance
- Provide accessible signage
- Modify for ADA mounted heights for wall and toilet accessories
- Modify furniture layout to allow for ADA clearances
- Modify hardware to be ADA compliant

HVAC
Existing Conditions
The central heating plant for the building consists of three (3) gas fired forced draft high efficiency hot water boilers. The boilers were manufactured by Aerco in 2008 and (1) is a model Benchmark 2.0 with an input of 2000 mbh and (2) are model Benchmark 3.0 with an input of 3000 mbh. The boilers share a common vent stack that utilize a modulating Hays-Cleveland draft control damper to maintain required stack pressures. The system is configured for primary only variable flow and two (2) base mounted system pumps are modulated by associated VFDs in a lead/lag sequence.

There is no central cooling plant.

The Gymnasiums are heated and ventilated by (2) hot water heating Air Handling Units located on a mezzanine above the gym storage area. The units are manufactured by American Standard and are approximately 60 years old.

The Auditorium is heated and ventilated by a 2-zone Air Handling Unit manufactured by American Standard that is approximately 60 years old. One of the zones serves the Stage area and the other serves the Auditorium area.

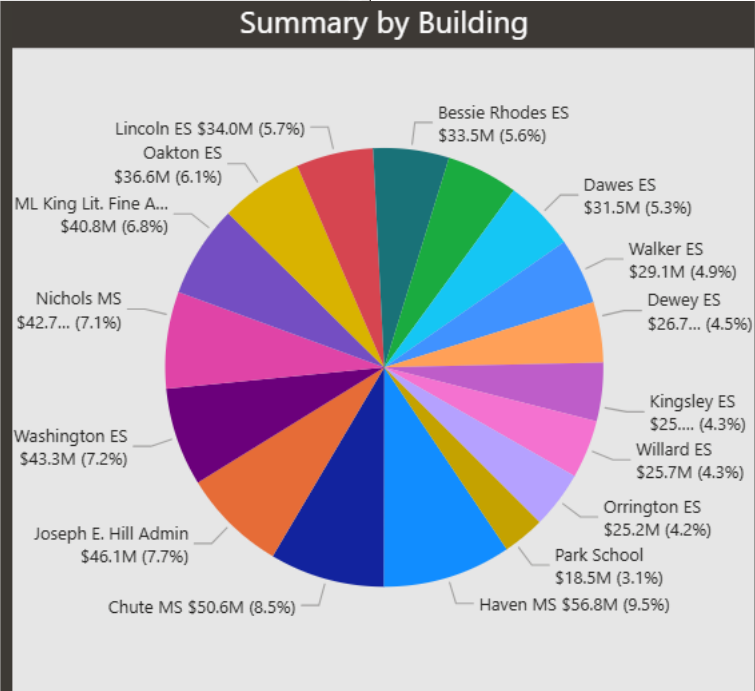
The Cafeteria is heated, cooled, and ventilated by (4) hot water heating, DX cooling self contained vertical unit ventilators manufactured by Tempsec and installed 2014. The units are configured with integral building relief dampers and are designed to provide make up air to the adjacent kitchen exhaust hood.

The Main Office is heated, cooled, and ventilated by a single zone 6 ton rooftop unit manufactured by Daikin and installed in 2014. The unit utilizes a duct mounted hot water coil for heating. The system serves a mixture of interior and perimeter spaces and the unit thermostat is located in the Principals

FACILITY ASSESSMENTS

DATA CAPTURE, UTILIZATION, AND FORECASTING TOOLS

Detail by Building and Year							
Year	Building	Category	Component	New Element	Task	Task Detail	Sum of Budget
2027	Lincoln ES	Building Envelope	Exterior Wall	Masonry - Brick	Maintain/Repair		\$126K
2027	Lincoln ES	Building Envelope	Roofing	Metal Coping	Replace		\$112K
2027	Lincoln ES	Health Life Safety	HLS A	HLS Architectural	Maintain/Repair		\$13K
2027	Lincoln ES	Health Life Safety	HLS A	HLS MEP	Maintain/Repair		\$6K
2027	Lincoln ES	Infrastructure	Electrical	Fire Alarm Panels	Replace	Replace	\$33K
2027	Lincoln ES	Infrastructure	Electrical	Lighting - Interior			
2028	Lincoln ES	Sitework & Paving	Hardscape	Asphalt Paving - Recreational			
2029	Lincoln ES	Building	Roofing	Other			
Total							



Sustainability Opportunities

Geothermal

- Conceptual site availability
- Potential conversion feasibility



Solar

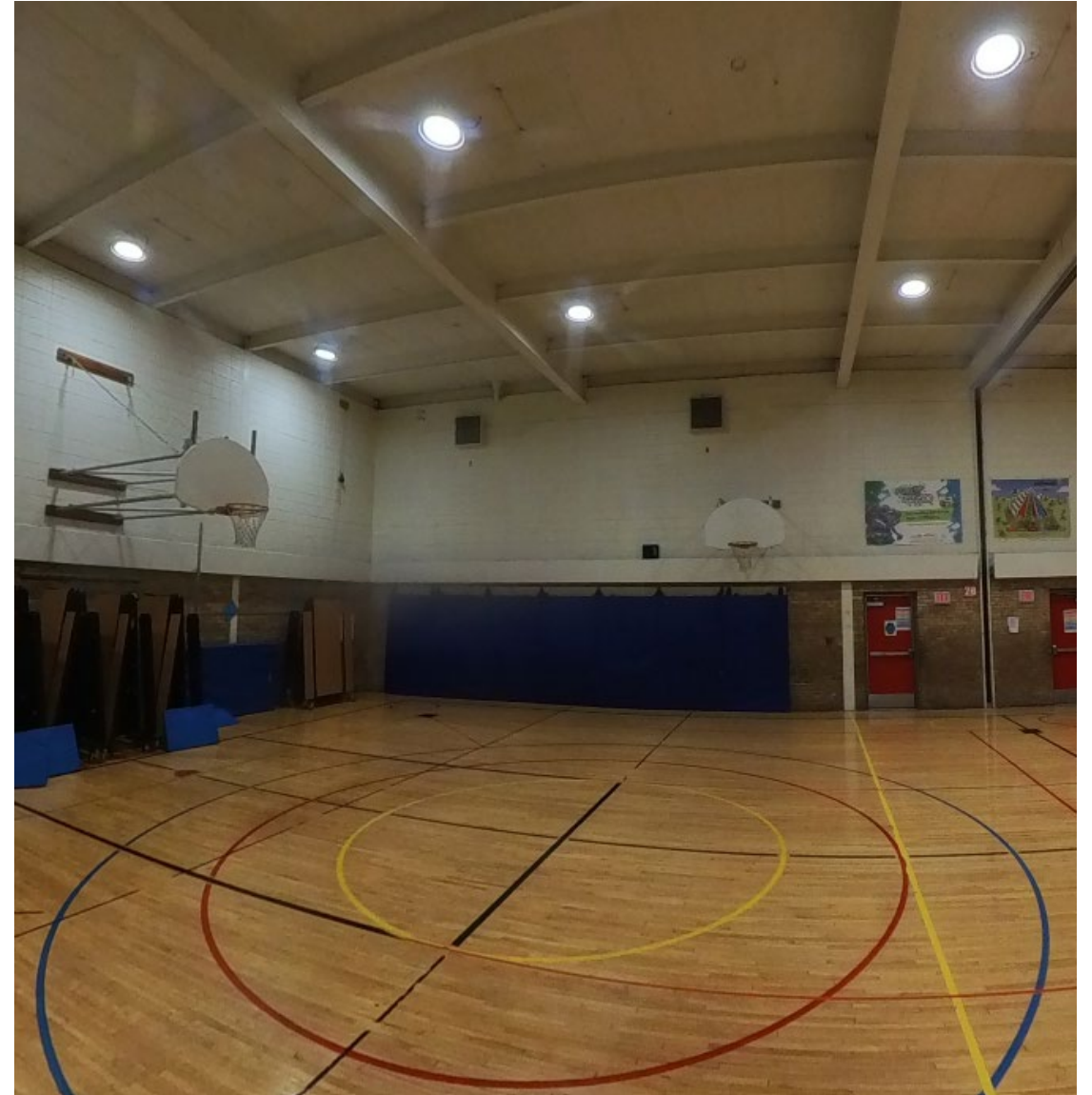
- Existing building record drawings to be reviewed for potential feasibility



Other Data Sources

COMPREHENSIVE REPORT

- 2024 Demographic Study Report
(completed by McKibben Demographic Research)
- AHERA Three-Year Asbestos Reinspection & Management Plans
(completed by True North Consultants)
- 2025 Masonry Surveys
(completed by Hutchinson Design Group)
- 2025 Roof Surveys
(completed by Hutchinson Design Group)
- 2025 ComEd Carbon Free Assessments
- D65 Sustainability Plan



Overview of Findings

THEMES

- Health, Life Safety and Code Compliance needs
 - Under ventilated/underperforming mechanical systems
 - Outdated fire alarm panels
 - Galvanized water plumbing piping
 - Doors requiring fire rating or wider width
 - Exit sign replacement/additional signs
 - Building accessibility improvements for 1990's and beyond building codes



THEMES

- Aging infrastructure
 - Maintenance backlog
 - Doors, flooring, casework damaged, past useful life
 - Outdated ceiling systems
 - Roofing and tuckpointing past useful life
 - Asbestos containing materials
 - National recommendations of >\$19 million annually for maintenance
- Enrollment decline impacts
 - Additional underutilized classroom space is likely to occur
 - Uneven enrollment distribution across neighborhoods is likely to occur

For **1,290,525** Gross Square Feet of Building Area

It is Recommended to Allocate

\$ 20,648,400 Annually for Maintenance



To Meet Standards in:



Education



Community



Health



Safety & Security



Environmental



Energy

COST ESCALATION TRENDS

- Increase in labor rates
- Increase in material costs
- Regional impacts (i.e. data centers)
- 2015 to 2025 increases equated to 60% cost increases
- 2022: \$417/square foot average new school construction
- 2026: \$500/square foot average new school construction
- Forecasting at 4.5% cost increases annually beyond 2026

Turner Construction Cost Index			
YEAR	INDEX	% CHANGE	Avg. SGC - \$/SF
2028 (Proj.)		4.50%	545.78
2027 (Proj.)		4.50%	522.27
2026 (Proj.)		4.50%	499.78
2025	1485	4.14%	478.26
2024	1426	3.86%	459.26
2023	1373	6.02%	442.19
2022	1295	8.01%	417.07
2021	1199	1.87%	386.15
2020	1177	1.82%	379.07
2019	1156	5.47%	372.30
2018	1096	5.59%	352.98
2017	1038	4.95%	334.30
2016	989	4.88%	318.52
2015	943	4.55%	303.70
2014	902	4.40%	290.50
2013	864	4.10%	278.26
2012	830	2.22%	267.31
2011	812	1.63%	261.51
2010	799	-3.97%	257.33
2009	832	-8.37%	267.95
2008	908	6.32%	292.43
2007	854	7.69%	275.04
2006	793	10.60%	255.39
2005	717	9.47%	230.92
2004	655	5.48%	210.95
2003	621	0.30%	200.00

OVERVIEW OF FINDINGS

EVANSTON/SKOKIE DISTRICT 65

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

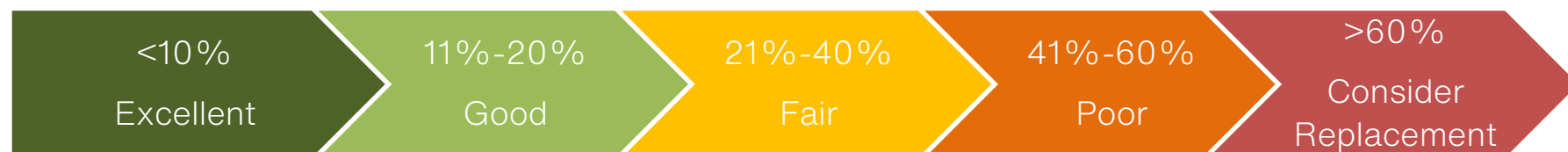
All

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

*note: costs include facility assessment HVAC geothermal system option recommendation

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%



Next Steps

NEXT STEPS

- Complete exterior surveys (pending weather)
- Review HLS items in detail with administration team
- Present final HLS report to Board of Education for approval
- Submit HLS report to ISBE
- Review Master Plan for short-term project scheduling and forecasting adjustments
- Review existing building documents for solar opportunities



THANK YOU

Thank You.

We look forward to hearing your questions.

