Lake Forest Community High School District 115
Lake Forest Elementary School District 67

November 8, 2026

To: Dr. Matthew Montgomery, Superintendent

From: Dr. Jennifer Hermes, Chief Operating Officer
Daniel Mortensen, Director of Facilities

Recommendation to Approve Architectural Services Fee Alignment Proposal for Phase 2

Strategic Plan: Goal 3: Every student will have a school environment, facilities, and resources to support safety, academic growth, and wellness.

Policy Reference: 4:60 Contracts and Purchases

Financial Impact: $1,245,789

Background:

Planning: In November 2018, the District 115 Board of Education initiated the Facility Master Plan process to address both immediate and long-term facility needs, evaluate instructional status, explore instructional improvements, and optimize space utilization. This comprehensive review encompassed a Health and Life Safety evaluation and a Master Plan, facilitating thoughtful planning and outlining a strategic roadmap for future development.

Referendum Passage: On April 4, 2023, the Lake Forest Community High School District 115 successfully passed a $105.7 million 20-year bond referendum. This remarkable achievement reflects the support of the community and marks a significant milestone in our district's journey.

Enabling Phase: The initial phase related to the referendum project, the Enabling Phase, was substantially completed in December of 2024.

Phase 1: Phase 1 initial architectural proposal from Perkins & WIll was approved by the Board of Education in November of 2023. A realignment proposal was then approved by the Board of Education in December of 2024. Phase 1 was bid and awarded in fall of 2024 and is currently in the final phase of construction. It is scheduled to be completed in March of 2027.

Phase 2: Phase 2 initial proposal for architectural services from Perkins & Will was approved by the Board of Education in November of 2025. Phase 2 scope of work will begin in March of 2027 and is currently scheduled to be completed in December of 2028, pending the Board of Education's approval of the recently received bid packages.

***Execution*:** The referendum is a multiyear construction program, with scope and sequencing adjusted as design and construction estimates are refined. The architectural services agreement provides for corresponding fee adjustments based on updated construction cost estimates. The proposed adjustment is based on the April 11, 2023 AIA B101-2017 agreement between the District and Perkins&Will.

Per the master agreement, "11.5.1 Compensation shall be based on a percentage of anticipated construction cost at project inception, at the end of Design Development the fee will be updated based on the new estimate as a percentage of construction cost."

The architectural fee adjustment is based on construction cost estimates developed during design, which were considerably lower than the actual bids received. Fees for completed design work are based on the scope designed, while fees for the remaining phases reflect the scope proceeding to construction. At East Campus, design was completed through Design Development. At West Campus, design progressed through 80% Construction Documents before the scope was reduced, with the remaining portions to be considered for future projects. The revised fee also accounts for the West Campus design fees previously allocated to Phase 1. The 7.65% fee rate is established under the existing agreement based on the five referendum bid packages.

Original Phase 2 architectural fee	$1,901,571
Revised Phase 2 architectural fee	$3,147,360
Additional fee alignment requested	$1,245,789

Recommendation: In accordance with the existing agreement, the Administration recommends that the Board of Education approve the Phase 2 Architectural Services Fee Alignment Proposal from Perkins&Will in the amount of $1,245,789, bringing the total Phase 2 architectural fee to $3,147,360.

Perkins&Will

Date: 11.4.2026

Jennifer Hermes
Chief Operating Officer
Lake Forest Elementary School District 67
Lake Forest Community High School District 115
300 S. Waukegan Rd.
Lake Forest, IL 60045

Re: Referendum Projects Phase 2 – Fee Alignment Proposal

Dear Jenn,

Perkins&Will is pleased to submit the following fee alignment proposal to Lake Forest High School District 115 for Architectural and Engineering services for the Phase 2 Referendum Capital Improvement Projects at Lake Forest High School – East and West Campuses. This proposal is based on the Terms and Conditions as executed in the April 11, 2023, AIA B101-2017, "Standard Form of Agreement Between Owner and Architect".

Per the contract, "*11.5.1 Compensation shall be based on a percentage of anticipated construction cost at project inception, at the end of Design Development the fee will be updated based on the new estimate as a percentage of construction cost.*"

Fees for completed design phases are based on the construction cost estimates for the scope designed. Fees for remaining phases are based on the reduced scope proceeding to construction.

PROJECT SCOPE

East Campus

As discussed during the Design Development (DD) Estimate review meetings, the East Campus scope of work will be proceeding with further development into bid documents except for the loading dock. Lighting replacement in classrooms and other learning spaces will proceed as part of Phase 2. Lighting replacement in corridors and other support spaces is excluded from the current scope and will be addressed separately by the District or through a future phase. Perkins&Will shall maintain within the bid documents alternates 02, 03, and 04 as identified in the DD set and highlighted in Attachment B – East Campus DD Detailed Estimate.

West Campus

During the Estimate review meetings, it was also decided to focus the West Campus scope of Work to include HVAC and lighting replacement at the west gyms and lower level locker room areas as well as painting of the lower level. The remaining work at West Campus will be considered for a separate final phase of work. The updated estimate was produced based upon the 50% Construction Documents (CD), dated April 9, 2026, included as Attachment C. Design services for the broader West Campus scope were completed through 80% Construction Documents. Fees for these completed services are based on the original scope, while the remaining 20% Construction Documents, Procurement, and Construction Phase services are based on the reduced scope proceeding to construction. Previously allocated Phase 1 Schematic Design and Design Development fees are deducted in the Compensation section.

Date: 11.4.2026

Re: Referendum Projects Phase 2 – Fee Alignment Proposal

Per the original agreement, the architectural fee percentage is based on the number of public bidding packages. The referendum work is currently divided into five bid packages: Enabling Phase, Phase 1, Phase 1.5, Phase 1.75, and Phase 2. Under the contractual fee schedule, five bid packages establish a fee of 7.65%.

SCHEDULE

The project schedule is included with this proposal as Attachment A.

CONSTRUCTION COST ESTIMATES

The construction cost estimates are based on the East Campus DD Estimate (Attachment B) and West Campus 50% CD Estimate (Attachment C), prepared by Pepper Construction. The estimates include 11.75% for soft costs, which have been excluded from the construction costs used to calculate architectural fees. MR/CR (Management Reimbursables/Construction Reimbursables) amounts are shown separately and have not been reduced again. Summary pages are attached, and full detailed estimates are available upon request.

East Campus – DD Estimate

Base Bid

• Construction cost:	$	24,490,090
• Light Fixture Replacement (learning areas):	$	2,213,602
• MR/CR (Attachment B):	$	2,128,540
• Estimated construction cost:	$	28,832,232

Alternates

• Math Department Office	$	166,053
• Social Studies Collaboration Space	$	155,229
• Social Studies Classroom – Movable Partition	$	134,011
• Estimated construction cost:	$	455,293

Scope not to proceed

• Loading Dock	$	638,843
• Light Fixture Replacement (support spaces):	$	2,213,602
• Estimated construction cost:	$	2,852,445

West Campus – 50% CD Estimate

Base Bid

• Construction cost:	$	16,993,244
• MR/CR (Attachment C):	$	1,944,000
• Estimated Construction Cost:	$	18,937,244

Alternates

• Flue Removal	$	35,800

Scope not to proceed

• Fin Tube and Cover	$	419,799
• Fully Sprinkler Remaining Building:	$	1,063,918
• Estimated construction cost:	$	1,483,717

Date: 11.4.2026

Re: Referendum Projects Phase 2 – Fee Alignment Proposal

Totals to Proceed through Construction:

East Campus

• Base Bid Total:	$	28,832,232
• Alternate Bids Total:	$	455,293
• Estimated construction cost:	$	29,287,525

West Campus

• Base Bid Total (25%):	$	4,734,312
• Alternate Bids Total:	$	35,800
• Estimated construction cost:	$	4,770,112

COMPENSATION

For the scope of services and within the schedule durations described above, Perkins&Will proposes a revised stipulated sum fee as follows:

East Campus – Completed through Design Development:

Base Bid + Alternates

• Estimated construction cost:		$	32,139,970
• Stipulated sum as a percentage of construction cost at 7.65%		$	2,458,708
• Broken down by phase:			
Schematic Design	*15%*	$	*368,806*
Design Development	*30%*	$	*737,612*
Sub-Total	***45%***	***$***	***1,106,418***

West Campus – Completed through 80% Construction Documents:

Base Bid + Alternates

• Estimated construction cost:		$	20,456,761
• Stipulated sum as a percentage of construction cost at 7.65%		$	1,564,942
• Broken down by phase:			
Schematic Design	*15%*	$	*234,741*
Design Development	*30%*	$	*469,483*
Construction Documents (80%)	*24%*	$	*375,586*
Sub-Total	***69%***	***$***	***1,079,810***

Less Previously Allocated Phase 1 SD/DD Fees

• Original DD estimated construction cost:		$	11,162,379
• Stipulated sum as a percentage of construction cost at 7.65%		$	853,922
• Broken down by phase:			
Schematic Design	*15%*	$	*128,088*
Design Development	*30%*	$	*256,177*
Sub-Total	***45%***	***$***	***384,265***

Total Base Bid + Alternates less Phase 1

• Broken down by phase:			
Schematic Design	*15%*	$	*106,653*
Design Development	*30%*	$	*213,306*
Construction Documents (80%)	*24%*	$	*375,586*
Sub-Total	***69%***	***$***	***695,545***

Date: 11.4.2026

Re: Referendum Projects Phase 2 – Fee Alignment Proposal

Totals to Proceed through Construction:

East Campus – Base Bid + Alternates

• Estimated construction cost:		$	29,287,525
• Stipulated sum as a percentage of construction cost at 7.65%		$	2,240,496
• Broken down by phase:			
Construction Documents	*30%*	$	*672,149*
Procurement	*5%*	$	*112,025*
Construction	*20%*	$	*448,099*
Sub-Total	***55%***	***$***	***1,232,273***

West Campus – Base Bid + Alternates

• Estimated construction cost:		$	4,770,112
• Stipulated sum as a percentage of construction cost at 7.65%		$	364,913
• Broken down by phase:			
Construction Documents (20%)	*6%*	$	*21,895*
Procurement	*5%*	$	*18,246*
Construction	*20%*	$	*72,983*
Sub-Total	***31%***	***$***	***113,124***

Compensation Summary:

Phase	Original Fee	Revised Fee	Adjustment
Schematic Design	$ 214,787	$ 475,459	$ 260,672
Design Development	$ 429,574	$ 950,918	$ 521,344
Construction Documents	$ 728,447	$ 1,069,630	$ 341,183
Procurement	$ 114,292	$ 130,271	$ 15,979
Construction	$ 414,471	$ 521,082	$ 106,611
Total	**$ 1,901,571**	**$ 3,147,360**	**$ 1,245,789**

Date: 11.4.2026

Re: Referendum Projects Phase 2 – Fee Alignment Proposal

ADDITIONAL SERVICES

Services outside the scope of Basic Services, including significant Owner-requested changes following bidding or additional services associated with unforeseen conditions, shall be compensated at the hourly rates listed below, subject to the additional services provisions of the original agreement.

Senior Principal	$ 460
Principal	$ 360
Associate Principal	$ 315
Technical Director	$ 300
Senior Project Manager	$ 300
Senior Project Designer	$ 275
Senior Project Architect	$ 265
Senior Technical Coordinator	$ 260
Project Manager	$ 270
Project Designer	$ 240
Project Architect	$ 240
Technical Coordinator	$ 240
Architect III / Designer III	$ 195
Architect II / Designer II	$ 160
Architect I / Designer I	$ 145
Intern	$ 125
Administrative	$ 120

* The hourly billing rates are subject to change on a yearly basis however will be held for the duration of this project.

** Consultant hourly billing rates per their customary published rates and available upon request.

Please do not hesitate to contact us directly. Mark at 312.755.4521 or mark.jolicoeur@perkinswill.com or Rick at 312.755.4757 or rick.young@perkinswill.com if you have any questions or comments. If this proposal meets with your approval, please sign the attached Project Authorization Exhibit and return a copy to us. If authorized to proceed, Perkins and Will shall submit monthly invoices for services to date; payment would be expected within 30 days of invoice.

Perkins&Will is very pleased to submit this proposal. We are looking forward to continuing our long-standing relationship with Lake Forest High School District 115 on this exciting Project and the timely completion of design.

Sincerely,



Rick Young
Associate Principal
Perkins&Will



Mark Jolicoeur
Principal
Perkins&Will

ATTACHMENT A

Perkins&Will

Referendum Phase 2 Schedule (East Campus)

Date: 7.23.2026

To: Jennifer Hermes

From: Rick Young

Re: Project Schedule

Project Schedule:

Project Approval

- Project Approval — November 11 2025

Schematic Design (12 Weeks)

- Schematic Design Phase commences — November 12 2025
- **Issue for Schematic Design** — **February 5, 2026**
- Schematic Design Pricing (4 weeks) — February 5 – March 6

Design Development (11 Weeks)

- Design Documents Phase commences — February 9
- **Issue for Design Development** — **April 30**
- Design Development Pricing (4 weeks) — May 4 – May 29

Construction Documents (17 Weeks)

- Construction Documents Phase commences — May 4
- In Progress to Pepper for Scoping — August 13
- Comments due back from District (page turn) — August 20
- Issue to Pepper Construction — August 28
- **Issue for Bid** — **September 15, 2026**

Bidding (5 Weeks)

- Addendum 01 — September 24, 2026
- Addendum 02 — October 1, 2026
- **Bids Due** — **October 14, 2026**

Scope Reviews & Rec Letter (3 Weeks)

- Scope Review meetings — October 19 – October 21, 2026
- Recommendation Letter to District — November 3, 2026
- **School Board Bids Approval** — **November 10, 2026**

Construction

- Submittals Prep. and Review — Winter 2026 – Spring 2027
- **On-site Construction** — **Summer 2027 – Summer 2028**

DRAFT

410 N. Michigan Avenue, Suite 1600
Chicago, Illinois 60611

www.perkinswill.com

ATTACHMENT A

Perkins&Will

Referendum Phase 2 Schedule (West Campus)

Date: 7.23.2026

To: Jennifer Hermes

From: Rick Young

Re: Project Schedule

Project Schedule:

Project Approval

- Project Approval — November 11 2025

Construction Documents (24 Weeks)

- Construction Documents Phase commences — November 12, 2025
- Issued to Pepper for Pricing — February 12, 2026
- Estimating — February 13 – April 9, 2026
- In Progress to Pepper for Scoping — August 13, 2026
- Comments due back from District (page turn) — August 20, 2026
- Issue to Pepper Construction — August 28, 2026
- **Issue for Bid** — **September 15, 2026**

Bidding (5 Weeks)

- Addendum 01 — September 24, 2026
- Addendum 02 — October 1, 2026
- **Bids Due** — **October 14, 2026**

Scope Reviews & Rec Letter (3 Weeks)

- Scope Review meetings — October 19 – October 21, 2026
- Recommendation Letter to District — November 3, 2026
- **School Board Bids Approval** — **November 10, 2026**

Construction

- Submittals Prep. and Review — Winter 2026 – Spring 2027
- **On-site Construction** — **Summer 2027 – Summer 2028**

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410 N. Michigan Avenue, Suite 1600
Chicago, Illinois 60611

www.perkinswill.com

ATTACHMENT B

Version: DD Set
Version Date: May 26, 2026
Total Building Area (SF): 56,218

SD 115 - East Campus - Phase 2

Estimate Summary and Detail Combined Report

SubJob	Description	Quantity	Unit	Total Cost	Cost/QTY
001	East Campus	56,218	SF	$24,740,722	$440.09 / SF
002	MR/CR	56,218	SF	$2,128,540	$37.86 / SF
004	ALT 01 - Collaboration and ED Tech Space	5,322	SF	$2,892,808	$543.56 / SF
005	ALT 02 - Math Department Office	445	SF	$188,162	$422.84 / SF
006	ALT 03 - Social Studies Collaboration Space	460	SF	$175,897	$382.38 / SF
007	ALT 04 - Social Studies Classroom	200	SF	$151,854	$759.27 / SF
008	ALT 05 - Base Bid Loading Dock Design	660	SF	$398,772	$604.20 / SF
009	ALT 05A - Add Alternate for Loading Dock Design	278	SF	$325,129	$1,169.53 / SF
010	ALT 06 - Light Fixture Replacement	220,768	SF	$5,016,662	$22.72 / SF
011	ALT 07 - Replace Existing Split Systems	56,218	SF	$117,280	$2.09 / SF
Job Total		**56,218**	**SF**	**$36,135,826**	**$642.78 /SF**

	Total Project Cost	Total Construction Cost 88.25% (excludes soft costs)
Scope to proceed as Base Bid	$ 27,750,810	$ 24,490,090
Lighting Scope (learning areas)	$ 2,508,331	$ 2,213,602
Scope to proceed as Alternate Bids	$ 515,913	$ 455,293
MR / CR (excludes soft cost markup, see page 16 of Detailed Estimate)	$ 2,128,540	$ 2,128,540
	$ 32,903,594	**$ 29,287,525**
Loading Dock (to be removed from CD set)	$ 723,901	$ 638,843
Lighting Scope (support spaces)	$ 2,508,331	$ 2,213,602
	$ 3,232,232	**$ 2,852,445**
Total Estimate through DD	**$ 36,135,826**	**$ 32,139,970**

ATTACHMENT C

Version: 50% CD Set
Version Date: April 9, 2026
Total Building Area (SF): 169,435

SD 115 - Phase 2

Estimate Summary and Detail Combined Report

SubJob	Description	Quantity	Unit	Total Cost	Cost/QTY
001	West Campus	169,435	SF	$18,222,494	$107.55 / SF
002	ALT 01 - Individual Light Fixture Replacement	169,435	SF	$337,723	$1.99 / SF
003	ALT 02 - Fin Tube and Fin Tube Cover Replacement	169,435	SF	$475,693	$2.81 / SF
004	ALT 03 - Flue Removal	169,435	SF	$40,567	$0.24 / SF
005	ALT 04 – Upgrade and Update Existing DDC Temperature Controls	169,435	SF	$236,643	$1.40 / SF
006	ALT 05 - Fully Sprinkler Remaining Building	169,435	SF	$1,205,573	$7.12 / SF
007	ALT 06 - Paint Exposed Ceilings	169,435	SF	$458,940	$2.71 / SF
008	MR/CR	169,535	SF	$1,944,000	$11.47 / SF
Job Total		**169,435**	**SF**	**$22,921,633**	**$135.28 /SF**

	Total Project Cost	Total Constr. Cost 88.25% (excludes soft costs)	Total Constr. Cost to proceed
Scope to proceed as Base Bid at approx. 25% of total scope (Scope to include HVAC and lighting replacement at west gyms and lower level locker rooms and painting of lower level only)	$ 19,255,800	$ 16,993,244	$ 4,248,311 (25%)
Scope to proceed as Alternate Bid	$ 40,567	$ 35,800	35,800
MR / CR (excludes soft cost markup, see page 22 of Detailed Estimate; total reduced by 75% to align with overall scope reduction)	$ 1,944,000	$ 1,944,000	$ 486,000 (25%)
	$ 21,240,367	**$ 18,973,044**	**$ 4,770,112**
Scope to be removed from CD set	$ 1,681,266	$ 1,483,717	
Total Estimate through 50% CD's	**$ 22,921,633**	**$ 20,456,761**	