

## **Glenbrook District 225 Facility Committee Minutes – February 29, 2012**

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Members Present: B. Boron, J. Finan, G. Freund, S. Martin, P. Pryma, K. Ptak, M. Riggle, S. Shein, H. Siena, B. Wegley

Also Present: Paul Connor (AMSCO), Mike Sauer (ARCON), Jeff Zurlindin (Nicholas), Dan Whistler (GBN), John Catalano (GBN), Steve Rockrohr (GBS), Karen Geddeis

The meeting was called to order at 7:30 a.m.

### **Overall Summary of Bid Results**

K. Ptak reviewed an overall summary of bid results. There was an average of 3-4 bidders per bid package. Bids were received based on trade, not project. Overall, base bids were \$199,172 under budget or 4.85%. The summary was broken out into four categories (turf field, life safety/infrastructure & small building projects, roofing & masonry, paving & concrete.) These are the categories that were presented to the board when the budgets were approved. There is approximately \$86,000 in construction contingency funds budgeted.

These items will be brought to the March 12, 2012 board meeting for discussion.

### **Artificial Turf Field and Track Repair Work at GBS**

K. Ptak reviewed the bid results for the artificial turf field and track repair work at GBS. This was bid in three packages, earthwork/site utilities, paving (track repair) and artificial field surface. Overall, the bids were \$14,816 or .97% over the estimate. K. Ptak reviewed the breakout by trade and noted the following –

Earthwork/Site Utilities: This package was \$222,800 over budget. The reason being, the estimate was based on the typical 12” topsoil depth throughout the stadium field area. Recent soil boring investigation depicted an average of 30” topsoil depth. The removal and replacement of this additional 18 inches of material over the area of a 100K sf field resulted in the cost overage seen through the bidding process.

Discussion was had about whether or not there is a market for the top soil and if we could sell directly to a third party as opposed to paying to have the dirt hauled off. If the district is able to find an interested third party, a credit will be given to the district from the earthwork contractor. Unit price for haul off was established on the bid form.

Running Track: This package was \$169,500 under budget. The estimate was based on overlaying 1” of asphalt over the track, resurfacing and restriping. Soil borings determined the existing track is structurally in good condition and the application of a structural spray, as opposed to replacing the track, will help maintain and prolong the life of the existing (latex) track for another 10-12 years.

In selecting the type of artificial turf surface to specify in the bid, a committee toured four area high schools, each with a different turf surface product. Field Turf and Sportex were the products specified in the bid. Sportex decided not to submit a bid. Since only one bid was received, the price per square foot of our bid was compared with the costs Field Turf recently charged to New Trier, District 214 and Highland Park/Deerfield, as well as the cost per square foot in a national bid recently awarded to Field Turf. Our price per square foot of \$4.75 is on the low end of a very tight range.

The bids will be brought to the March 12, 2012 board meeting for discussion.

### **Life Safety and Infrastructure Bids**

K. Ptak reviewed the bid results for life safety and infrastructure bids. Overall bids were \$7,391 or .41% over budget. A rendering of the GBS security vestibule was shared at the meeting.

The bids will be brought to the March 12, 2012 board meeting for discussion.

### **Roofing and Masonry**

K. Ptak reviewed the bid results for roofing and masonry work. Overall bids were \$226,094 under budget. Bids were broken out into a base bid and alternate bids based on priority. Since bids were significantly under budget, it is recommended that the base bid and the alternate bid be accepted.

Estimates were likely too conservative and ARCON will review the long range roofing plan estimates and make adjustments where needed.

The bids will be brought to the March 12, 2012 board meeting for discussion.

### **Paving, Concrete and Fencing Bids**

K. Ptak reviewed the bid results for paving, concrete and fencing work. Overall, bids were \$4,715 or 2.86% over budget.

The bids will be brought to the March 12, 2012 board meeting for discussion.

### **Update on Village of Northbrook Shared Detention Concept**

The existing Techny Detention Basin Facility is located directly adjacent to the Glenbrook North Campus, and currently serves as the receiving storm water management facility for a portion of the campus. The Village of Northbrook is seeking to expand the existing basin which would provide the District with the opportunity to share detention space with the Village. In order to expand the basin, it would need to grow to the south, onto unutilized District property. By expanding the basin 67,242 square feet or 1.54 acres, the Village would be able to grow its basin and the District would be able to use approximately ½ of the expanded basin for its artificial turf detention needs. The cost of adding this detention to the existing basin is estimated at \$120,000. This amount is significantly lower than the estimated cost of \$650,000 to build an underground detention basin on GBN's property, which is the other option.

The Village has verbally agreed to this concept and has verbally granted us permission to do our expansion the summer of 2013. Our attorney is working with the Village attorney on an agreement.

### **Update on Turf Field Fundraising Efforts**

H. Siena discussed the committee work to find corporate sponsors to advertise on the scoreboards at GBN and GBS. The annual price for an approximately 2 foot x 6 foot panel would be \$5,000 for either a 5 or 10 year period. Since there can be up to 8 panels, the annual income would be \$40,000/building or \$200,000 over a 5-year period and \$400,000 over a 10-year period.

### **Summer 2013 – Tentative Recommendations**

K. Ptak reviewed the work scheduled for the summer 2013. Projects will be reviewed in detail at a June facility committee meeting. Projects include roofing, paving, GBN turf field, GBN running track and renovation work on the 1<sup>st</sup> floor at 3801 W. Lake Ave (the current district office).

The meeting adjourned at 8:50. The next meeting has not yet been scheduled.