

## **Glenbrook District 225 Facility Committee Minutes – March 8, 2011**

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

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

### 1835 Landwehr and 3801 W. Lake Ave – Final Financial Summary

K. Ptak stated that renovation work at 1835 Landwehr (off campus and evening high school) and 3801 W. Lake Ave (district office) is complete with the exception of minor punch-list items on the 1835 Landwehr HVAC control systems. Total work, including the alternates awarded, was \$259,340 or 8% under the original estimate.

### Update: GBN Back Gym Roof Replacement

K. Ptak provided an update on the GBN emergency back gym roof replacement work awarded at the December 13, 2010 board meeting. Due to the significant amount of ice on the roof over winter break, phase 1 of this roof replacement work could not be done. Instead the work will be done over spring break. Since the weather is warming and the permanent roof can be done within a few months of phase 1, temporary insulation will not be added, instead a credit will be received in the amount of \$6,000 making the total price of phase 1 \$28,000. Mr. Boron asked if we should do both phase 1 and phase 2 over spring break. Due to the amount of time needed, this will not be possible.

### Master Asbestos Map

At the December 14, 2010 facility committee meeting Mr. Shein asked for a map of the areas with remaining asbestos at Glenbrook North and Glenbrook South High Schools. Maps were provided at the facility meeting for both flooring and ceiling tiles. As the maps show, the majority of asbestos has been abated. Remaining asbestos will be abated as future work is planned in those areas.

### Energy Update

K. Ptak provided a 6 month energy savings update. July, 2010 – December 2010 the district spent 5% or \$50,000 less on energy than it did the previous year. John Finan and Gary Freund have been actively working with their Student Activity departments and plant operators to more effectively schedule their buildings. In addition they have created energy committees to further educate personnel on energy initiatives and discuss new ideas.

Mr. Shein asked that the energy savings chart be updated to show historical and square footage information.

### Siemens Service Level Agreement

K. Ptak reported that Glenbrook North and Glenbrook South each have a Siemens building automation system that controls lighting and mechanical systems throughout the buildings as well as at 1835 Landwehr and 3801 W. Lake Ave. This system was installed as part of the 2002 Siemens performance contract and has a 10-year service level agreement in place which began March 1, 2002 and ends February 28, 2012. The final year has been renegotiated resulting in a

\$94,800 annual savings. Plant operators, J. Quinn and M. Calucci reported that they were comfortable with the renegotiated contract and would continue to use the services they have found valuable.

#### Summer 2011 Bid Results

K. Ptak reviewed the summer bid results. On Wednesday, February 16, 2011, bids for summer 2011 construction work were opened. Due to errors made on the part of two mechanical contractors, the mechanical bid package was rebid and opened on Monday, March 7, 2011; rebidding the mechanical package resulted in a \$222,000 reduction. There was an average of 4 bids per trade. Consistent with past practice, all work was bid out by trade, not by project.

S. Martin asked which trade had the lowest number of bids and if there is a policy on how many bids must be received. K. Ptak stated that the locker package and sports flooring each had three bidders. On bid opening day, if only 1 or 2 bids are received, it has been the district's practice to not open those bids and conduct a rebid.

S. Martin asked if the board would be made aware if the district was not recommending the lowest bidder. K. Ptak explained that if the district decided not to recommend the lowest bidder, the board would have to reject that bidder and then award the bid to the next low bidder.

It was the consensus of the committee that the bids be awarded for summer 2011 construction work.

#### Bid Alternate – GBN Back Gym Bathroom Conversion

At the December 14, 2010 facility committee meeting it was decided to create a bid alternate for a back gym bathroom conversion at GBN. The project will allow access to the current women's PE bathroom from the back gym hallway and convert the unused storage area in the women's PE locker room into a men's bathroom and, again provide access from the back gym hallway. Currently when visitors are using the back gyms and/or outdoor tennis courts and fields, they need to use either the swimming pool bathrooms or the bathrooms on the other side of the main gym, neither is conveniently located. The cost estimate for this project was \$200,000 and bids came in at \$150,000. It was the consensus of the committee to approve this alternate.

#### T-12 Lighting Project

K. Ptak explained that the U.S. Department of Energy has mandated that T12 lamps be phased out of production by July, 2012.

Glenbrook North has (36) T12 lamps in the Little Theater and Glenbrook South has approximately (664) T12 lamps in 3 classrooms, the lyceum and maintenance area. The Department of Commerce and Economic Opportunity (DCEO) is offering a rebate incentive to retrofit T-12 lighting. In order to take advantage of this incentive pricing, work must be completed by April 15, 2011. Since a formal bid cannot be conducted in this amount of time, the district asked Siemens to propose a performance contract. For a guaranteed price of \$159,000 Siemens would retrofit the T-12 lamps to T-8s. The district would receive \$28,858 from the DCEO making the net cost to the district \$50,142. The estimated annual savings is \$14,000 making the project have a 3.5 year payback.

K. Ptak reviewed the price and estimated annual savings with AMSCO for reasonableness. It was the consensus of the committee to award this performance contract.

Facility Planning Calendar

K. Ptak reviewed the facility planning calendar.

Next Meeting

TBD