

**Glenbrook District 225  
Facility Committee Minutes – August 7, 2012**

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

Also Present: Mike Sauer (ARCON), Tim Sjogrun (TADI), Mike Calucci (GBS), Dean Krock (GBS), Dan Whisler (GBN), Steve Caliendo, Karen Geddeis

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

**2012 Construction Update**

Work at both GBN and GBS is substantially complete. The punch list for GBS was created Monday August 6, 2012 and will be created for GBN on Wednesday August 8, 2012. It was a smooth summer as construction occurred without any delays and/or cost increases.

A video of the GBS turf field was shown as well as pictures of the sponsorship panels on the GBS scoreboard. The GBN scoreboard panels will be installed by Friday August 11, 2012.

**GBS Traffic Study**

T. Sjogrun from Traffic Analysis and Design Inc. discussed the traffic study his firm conducted as well as the recommendations. B. Wegley reviewed the current issues with the drop-off and pick-up loop at the main entrance of GBS and K. Ptak reviewed the costs of the recommendation.

Work being proposed for the summer of 2013 is included in the FY 2013/2014 paving recommendations and includes adding sidewalk and fencing to assist with the safety of pedestrians as well as adding a third lane of egress out onto Pfingsten Ave.

**FY 2013/2014 Small Building Project Recommendations**

K. Ptak walked through the timeline for the small building project reductions for turf field contributions and reminded the committee that each building is allocating \$250,000 over a 5-year period. GBN is allocating \$125,000 in FY 2013/2014 and therefore only submitted a recommended project list totaling \$58,000. GBS is allocating its portion during FY 14/15, FY 15/16 and FY 16/17.

J. Finan walked the Board through his recommended list of building projects. B. Boron questioned if adding windows that open to the two science classrooms was just a short-term solution and whether it actively solved the problem. K. Ptak and J. Finan will work with the district mechanical engineer to look at ventilation options and cost and share at the August 13, 2012 board meeting.

G. Freund discussed his recommended building project which has been on the list of priority projects for over five years. The proposed maintenance expansion will add approximately 1,300 square foot of much needed space to the shipping and receiving area at GBS. S. Martin asked if there was concern allocating building money for the turf in future years, if an emergency should arise. It was explained that typically building money is not needed for emergency type of work. Emergency work would typically involve building infrastructure such as roofs, paving, mechanical systems and that is handled with district funds.

### **FY 2013/2014 Roofing**

There is little roofing work scheduled for the summer of 2013/2014. The only recommended project is a roof over the proposed 1,300 square foot maintenance expansion which is estimated to cost \$18,000.

### **FY 2013/2014 Paving and Fencing**

K. Ptak discussed the recommended paving and fence work for the summer of 2013/14. B. Boron questioned the difference in cost per linear foot for GBS and GBN. Per M. Sauer, the cost difference is due to the number of gate openings, and the number of posts that need to be removed and replaced in different areas.

### **FY 2013/2014 Life Safety Work**

Of the \$10M Build America Bond issued in July, 2010, there is \$1.3M remaining to be spent the summer of 2013. H. Siena explained the projects must qualify as life safety and/or infrastructure in order to be in compliance. K. Ptak discussed the projects being recommended.

### **FY 2013/2014 GBN Turf Field**

K. Ptak reminded the committee that both the GBS and GBN artificial turf surface was bid during the spring of 2011. By bidding both together and awarding the combined bid, a \$20,000 cost savings was achieved. Going into the bidding for the GBN turf field, the district is \$49K under its original estimate of \$3.5M.

### **Facility Projection**

H. Siena explained the revenue side of the 5-year facility projection and discussed the funding source for facilities is primarily the operating fund transfers. The current projection shows a \$600K deficit balance after year 5. S. Martin thought it would be productive to discuss the facility projection with the Board at the time the financial projections are brought to the Board in the fall. S. Martin asked where the \$1.3M is right now. H. Siena explained it is currently invested in CDs.

### **Retro-commissioning Update**

K. Ptak reminded the committee grant money was received to do retro-commissioning work at GBS and GBN. SEDAC did the work at GBN and Enernoc at GBS. Both companies spoke very highly of the maintenance teams at GBN and GBS stating they did an exceptional job maintaining the buildings, creating preventative maintenance programs, scheduling the buildings in a highly effective manner and being proactive in energy conservation efforts.

The retro-commissioning project reviewed all mechanical systems to ensure they were still operating in the manner they were intended to at the time of installation. The goal of the project was to find measures with an 18-month or better pay-back. The district is obligated to spend \$10K per building to implement some of the measures.

At GBN, there were 12 recommended measures with an estimated cost of \$38,500 and an annual cost savings of \$75,074, meaning there is a 6 month payback. Two of the measures have already been implemented as they were part of the district maintenance budget. Nine of the measures are mainly programming and the district will work with Siemens to validate cost and payback. One measure was more capital in nature and will be reviewed with our mechanical engineer.

At GBS, there were 7 recommended measures with an estimated cost of \$68,847 and an annual cost savings of \$46,283 meaning there is a 1.5 year payback. The majority of the recommendations are programming and the district will work with Siemens to validate cost and payback. Once measure is capital in nature and will be reviewed with our mechanical engineer.

**Energy Update**

K. Ptak reviewed a 4-year energy analysis that showed compounded savings over the 4-year period of \$1,001,687.

The meeting adjourned at 9:10am. The next meeting is TBD.