

**Glenbrook District 225
Facility Committee Minutes – February 16, 2018**

Members Present: Doughty, Fagel, Finan, Frandson, Gravel, Ptak, Riggle, Shein, Sztainberg, Tarver, Wright

Also Present: Rick Cozzi & Erin Miller & Brian Mcelmeel (ARCON), Dale Johnson & Paul Connor (AMSCO), Jeff Zurlinden (Nicholas & Associates), Paul Timm (FEA), Brian Murdy(GBS Maintenance), Dan Whisler (GBN Maintenance)

The meeting convened at 7:30 am.

1. Recognition of Community Visitors:

Craig Baumgartner

2. Capital and Life Safety Project Bids for Fiscal Year 2018/19

Dr. Ptak opened the meeting by reminding the committee that in the fall building and district administrators recommended capital and life safety projects. On November 13, 2018 the Board authorized the District's architect, ARCON & Associates to develop bid specifications and obtain bids to determine the actual cost of the projects.

Bid specifications were distributed to prospective bidders on January 16, 2018 and a mandatory pre-bid meeting was held on January 30, 2018. Bids were opened and publicly read on February 14, 2018. Overall the life safety bids came in \$28,352 under the original cost estimate. There were two exceptions to note.

Roofing

The scheduled roofing work includes replacing the GBS fieldhouse roof, weight room and student activity corridor roofs. The original estimate was \$1,525,000 and the low bidder was Riddiford Roofing, coming in with a bid of \$933,362. We received a total of nine bids, six of which were within \$100,000 of each other and the next lowest bidder was only \$15,000 higher than Riddiford. The highest two bids were close to the original estimate. Many factors came together in the District's favor. The overall size and layout of the fieldhouse roof lends itself to a lower cost per square foot. Reusing existing insulation and the wide layout of the roof allows for increased production and lower labor costs. Additionally the access to the student activities corridor is less complicated than anticipated.

Fire Alarm

This scope of work includes a full voice evacuation fire alarm system at Glenbrook South, including new devices, wiring and head end equipment. Three systems were included in the bid specification: Simplex, Notifier and Edwards. The lowest bid was from Carey Electric using a Simplex system. The original estimate was \$1,350,000 and the bid came in at \$1,802,985. It was discovered that the original estimates did not take into account wiring for all 1,233 devices. At the meeting, AMSCO informed the committee that we could add police pull stations into this work at a minimal cost. Mr. Shein inquired about the next lowest bidder and any benefit to moving from a Simplex system.

Capital Projects Bid

There were two capital projects bid: Glenbrook North paving and concrete work and removal of the back gym wall at Glenbrook North. Paving and concrete work came in as expected while the cost of the back gym wall project came in significantly higher than estimated.

Glenbrook North Back Gym

The removal project of this wall was \$165,000 over the original estimate of \$290,000. The high cost is being driven by the necessary steel and associated labor at \$270,000. There is extensive labor in getting the steel into the gym itself, (having to open the roof of the gym so that a crane can lift the steel into the proper location), as well as the labor associated with welding the three pieces of the steel together. Because of the high costs this project is being redesigned and rebid and will be brought to a future facility committee meeting. Mr. Doughty inquired about improvements to the overall estimating process.

GBS Transformer Relocation

The original estimate for this project was \$160,000, however the lowest bid was \$745,000. The relocation of the transformers drove the price up significantly and as a result this project will be redesigned and rebid at a future date. Mr. Shein inquired about the current load of the transformers and right-sizing for the future.

3. Capital Projects Budget for Fiscal Year 2018-19

Facility Master Plan Projects

The facility master plan calls for a variety of paving and related services to be performed during the 2018 summer months at Glenbrook North High School:

- Crack Filling and Seal Coating (South Parking Lot)
- Full Depth Patching (South Parking Lot, Tennis Parking Lot)
- Masonry Tuckpointing by CPA stairs

The cost of these projects is \$210,000

Enhancement Projects

Enhancement projects for fiscal year 2018-19, funded by the District's operating budget, will include the renovation and reconfiguration of the GBN back gymnasiums. The wall will be removed between two of the back gyms to create one large open space. The cost of this work is \$455,000.

One additional enhancement project includes recapturing two general use classrooms in the transition of the world language lab to existing space in the library. After reviewing the use of the world language lab facilities, and the instructional needs of our programs, it was determined that the need for a stand alone world language lab has declined over the past several years. The language lab needs can now be fulfilled using two library computer lab facilities. The scope of work includes demolishing the existing risers, carpet patching, building a drywall sound wall, acoustical repairs, painting, fire protection work, adding a new clock speaker and light relocation at a cost not to exceed \$28,000.

Total costs of the enhancement projects, which include, GBN paving and concrete, GBN back gym wall removal and GBS world language lab conversion into two classrooms is \$810,810.

4. **Security Assessment**

Dr. Ptak outlined a recommendation to the Board of Education that they approve a proposal from Facility Engineering Associates, P.C. (FEA), for physical security assessment services at Glenbrook High School District 225, not to exceed \$10,000. As part of the proposal, FEA will perform Physical Security Vulnerability Assessments in conjunction with building and district level administration, ARCON & Associates (architectural firm), Nicholas and Co (district contractor) and local law enforcement officials. The results of the assessment and analysis will be used to develop a plan based on needs and priorities in a phased approach.

The district is continuously working to improve the overall security of the physical buildings and campuses. These measures include adding video surveillance cameras, enhancing parking lot lighting, adding perimeter parking lot gates, signage including contraband warnings, adding hardware sensors and access control devices, creating secure entrance vestibules and with newer construction adding doors to an Emergency Release Circuit to allow doors to automatically close in the event of an emergency.

5. **Intergovernmental Agreement with Glenview District 30 for the Use of Real Property**

Dr. Ptak presented an intergovernmental agreement between the district and Glenview School District 30 in response to District 30's need for contractor parking while the new Maple school is being built. To allow for this parking to occur on District 225 property, Dr. Ptak presented diagrams and google map images to illustrate how the parking would be reconfigured and the impact on GBN. It was explained to the committee that District 30 will be responsible for restoring any areas of use back to its original condition.

A committee member suggested more detailed exhibits outlining the proposed parking area before presenting it to the Board of Education for approval.

6. **Other**

Next Facilities Meeting Date: TBD

Meeting adjourned at 9:18 am