

## **Glenbrook District 225 Facility Committee Minutes – September 20, 2017**

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

Also Present: Erin Miller (ARCON), Brian Murdy(GBS Maintenance), Jeff Zurlinden (Nicholas & Associates), Dan Whisler (GBN), and Paul Connor (AMSCO).

The meeting convened at 7:31 am.

### **1. Review of Summer 2017 Capital Projects**

Dr. Ptak presented a review of projects that were completed during the summer months. Dr. Ptak provided a general overview of the life safety amendment process with the Illinois State Board of Education, and discussed the associated funding for approved life safety projects. During the discussion, Dr. Riggle suggested that financial recap tables be revised to identify budgeted and actual costs, as opposed to just actual costs.

Dr. Ptak provided a recap of the stadium concession stand and bathroom construction project that was largely supported by the Glenbrook South Booster Club. A board member requested clarification of the funding responsibility for architecture and permitting fees in the amount of \$35,250. Dr. Ptak confirmed that the fees should be listed as the responsibility for the school, and not the District.

Mr. Wright and Ms. Frandson facilitated a review of several pictures that illustrate the facility enhancements that were completed this summer at both Glenbrook North and Glenbrook South. Ms. Frandson also provided information regarding the newly installed gazebo within the student mall, which was sponsored by student class contributions. Dr. Ptak concluded the review of summer projects by reviewing the new window project at the Off-Campus and Evening High School facility.

### **2. Recommended Summer 2018 Capital Projects**

Dr. Ptak presented a review of the two recommended life safety projects, and the associated timeline with preparing for construction during the summer of 2018. Dr. Riggle and a board member requested that a project fund data illustration be added to the recommended projects document.

In reviewing the roof replacement activities, the committee discussed the building code and related Illinois State Board of Education (ISBE) requirements for roof insulation. Mrs. Miller from ARCON confirmed that an R-value of 30.0 is required for all portions of the roof based on the Illinois Building Code, which has been adopted by ISBE. A board member asked for an update on the District's asbestos abatement program. Dr. Ptak shared that as we plan projects, or identify issues of concern (e.g. exposed areas), we address asbestos at that time.

Dr. Ptak presented two additional items that have been recommended as life safety projects: GBN tennis court replacement; GBS pool boiler replacement. The committee discussed the projects, and were presented with the approval process. Since the tennis court replacement

project is outside the physical building infrastructure a public hearing will be required. Dr. Riggle suggested that the original life safety list that was approved by the Board be provided in the materials when presented to the full Board, to provide greater context of the project budget developed over time.

Dr. Ptak presented an overview of the proposed replacement fire alarm system. An overview of our current system configuration was provided, as well as new mass notification requirement (e.g. PA system) that will need to be built into the system. The committee discussed the options for the project, and discussed the history of the current system's design. At this time, the administration is recommending a full replacement of the system.

Dr. Ptak concluded the project presentation with a brief discussion of the GBS pool boiler replacement. Paul Connor, from AMSCO, provided insight into the life expectancy of pool boiler systems. It was explained that newer systems have a separate boiler and a heat exchanger, which prolongs the life of the units. The committee discussed the project, and also the needs related to the pools at GBN.

### **3. Project for Consideration - GBN Back Gym Reconfiguration**

Dr. Riggle provided a historical perspective of the back gym configuration and uses. Dr. Ptak provided an overview of the reconfiguration proposal, and explained that a single large playing space could be created, which could subsequently be divided with a dividing curtain. This would facilitate spectator seating, and increased competition options for 2-3 events per week that currently take place in the back gym space. The committee requested additional information about the demand for the competition space, and any challenges that this new configuration will cause. An additional request to review the potential needs of reconfiguring the 106 and 108 facilities as well. More information will be presented to the committee in October.

### **4. District 30 Construction Project**

Dr. Ptak discussed the upcoming construction projects at District 30 and how they impact Glenbrook North and the District. Dr. Riggle provided an overview of the current land ownership status, the needs of District 30, and answered questions from the committee. Dr. Riggle shared that the actual property ownership is maintained by the Trustees of Schools, not each District. As a result, the joint resolution represents an approval from each local board, which would then be considered for final action by the 3-member township trustee board. The next step will be to present this proposal to the Board of Education for consideration on October 10, 2017.

Dr. Riggle also provided a brief overview of the request from District 30 to potentially use space within the 3801 W. Lake facility (former dentist's suite) as temporary office space for 20-months. District 30 is exploring a couple of other options as well. The committee discussed expenses associated with this proposal, and any potential impact to the operations.

### **5. Other**

Next Facilities Meeting Date: Wednesday, October 18, 2017 – 7:30 AM

Meeting adjourned at 9:24 am