

Glenbrook District 225 Facility Committee Minutes – October 17, 2018

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

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

The meeting convened at 7:31 am.

1. Recognition of Community Visitors:

There were no community visitors present.

2. Life Safety Financial Recap and Recommended Summer 2019 Life Safety Projects

Dr. Ptak opened the meeting by sharing with the committee her draft of the recommendation she will be taking to the Board of Education meeting on Monday, October 22, 2018. In this memo she is recommending that the Board of Education authorize District administration to work with ARCON and Associates, the District architect, to develop bid specifications for the recommended Summer 2019 Life Safety projects.

Dr. Ptak reminded the committee that at the Board of Education meeting, November 13, 2017, the Board approved submitting two additional Life Safety projects to the State (GBN tennis court replacement and GBS pool boilers) totaling \$720,000. All previous life safety projects have been completed as scheduled, with the exception of five remaining projects that are being recommended for completion in the summer of 2019. The five projects are estimated to cost \$2,585,000, as listed below:

- a. **GBN Fieldhouse Roof System Replacement:** The fieldhouse roof system was constructed when the fieldhouse was originally built in 1989, making the roof 30 years old. The existing roof membrane is at the end of its serviceable life and is experiencing a number of deficiencies. The new roof will have a life expectancy of 30+ years. The estimated cost is \$810,000.
- b. **GBN Intercom Repair Work:** The current intercom system is deficient in that various areas of the building do not have sufficient coverage, existing call buttons in the majority of classrooms do not work consistently, and the passing period bells are operating off of two systems. The scope of the recommended work is to replace the headend unit, provide appropriate speaker coverage, standardize clock system with a web-based solution and provide an overlay to provide some of the functionality of a mass notification system.
- c. **GBN Pressure Switch Replacement:** The electrical switchboard serves vast areas of the building. The scope of this project will replace the bolted pressure switch with a new main circuit breaker. The estimated cost is \$35,000.
- d. **GBN Dehumidification System Replacement and Supply/Exhaust Modification:** The current system, which provides dehumidification and temperature control in the

natatorium, was installed in 2001 and is at the end of its useful life. The current units will be replaced with two new dehumidification units, one serving the larger 8 lane pool and one serving the smaller 6 lane pool. Air quality has been a concern over the past few years so this project will also include the addition of exhausts, air handling units and fans for the comfort of the spectators. The estimated cost is \$1,250,000.

- e. **GBN Filtration System Replacement:** The filtration system on the “old pool” at GBN is over 40 years old and in need of replacement due to corrosion and age. The new filtration system will include a UV sterilization system and will also include new valves and programmable controller to improve the filtration system operation. The estimated cost is \$300,000.

3. **Recommended Summer 2019 Capital Projects:**

Dr. Ptak shared with the committee capital projects that are recommended to be completed in the summer of 2019. Capital projects are built into the district’s annual budget and funded on a “pay as you go” basis. The following is a summary of recommended projects, (total cost \$575,000), that will be presented to the Board of Education at the board meeting on Monday, October 22, 2018:

- a. **GBN Ceiling Painting:** The natatorium ceiling was last painted in 2001 when the larger pool was constructed. The scope of work includes the cleaning and preparation of the existing metal deck and joists, priming of areas for application of new paint and painting of all surfaces and appurtenances with two coats of finish. The estimated cost is \$130,000.
- b. **GBN Surge Tank Replacement:** The surge tank was installed in 1957 at the time the first pool was built. The tank has considerable corrosion and has been repaired numerous times with fiberglass and is now beyond repair. The estimated cost is \$50,000.
- c. **GBN Paving and Concrete:** The district maintains a master paving schedule that plans for parking lot replacement every 15 years and general maintenance every 3 years. Planned summer of 2019 work includes seal coating various parking lots, as well as the repair of various concrete paths. The estimated cost is \$395,000.

Dr. Ptak shared with the committee a pending project that requires additional research:

GBN Pool Deck Repair: The original deck was installed in 1957. Overtime it has been trapping humidity and concrete gas from the room directly below the pool deck, which is the mechanical room. The corrugated metal deck needs to be removed to understand the extend of damage to the concrete and rebar sitting above the metal deck. Temporary shoring (posts and beams) is being installed as a safety precaution.

Grant Opportunity Natatorium LED Lighting

Dr. Ptak gave some background information to the committee regarding the schools’ natatoriums. GlenbrookNorth and Glenbrook South each have an approximately 22,000 square foot natatorium, with 2 pools, on each of their campuses. The lighting for the pools are part of a suspended truss system which hangs from the ceiling, forming a ring around each pool and provides indirect lighting.

The purpose of this project is to retrofit the existing fixtures with LED bulbs which utilize 50kW of energy, (compared to the current bulbs which utilize 150kW of energy). Energy use with the

LED lights is expected to decrease by 66%, with an estimated cost savings of \$44,000 per year.

Three contractors submitted bids with Ensol Energy Management Solutions being the lowest at \$152,671. With a grant from ComEd, awarded to the district in the amount of \$51,568, it brings the net cost of this project to \$101,103. Dr. Ptak will bring this project to the Board of Education for recommendation/approval on Monday, October 22, 2018.

4. **Other**

Dr. Ptak invited Mr. Whisler, the GBN plant operator, to update the committee on an incident that occurred at GBN on Saturday, October 13, 2018 at approximately 8:00 PM. The fire alarm was triggered by a steam entering a classroom which initiated the sprinkler system. It was discovered that a steamline wasn't capped off properly in past construction, which allowed the steam to travel, setting the fire alarm off. The fire department arrived and turned off the water. As a result there was damage to the carpeting, ceiling tiles and drywall. Quotes are being received to fix and replace these items. Mold testing has also been conducted.

Since the episode, Mr. Whisler has done a thorough check to make sure no other areas are affected. He is working closely with the district's project management team and various contractors to ensure all pipes are properly capped and there is a plan in place to better coordinate efforts to ensure this does not happen in the future.

Meeting adjourned at 8:38 am