

**GLENBROOK HIGH SCHOOLS
District Business Office**

**TO: Dr. Riggle
Hillary Siena**

FROM: Kimberly L. Ptak

DATE: August 13, 2012

RE: Discussion/Action: FY 13/14 Roofing Projects

Recommendation

It is recommended that the Board approve \$18,000 of roofing work as it relates to the GBS maintenance expansion project.

Background

Last summer, ARCON roofing consultants reviewed all roof areas at GBN and GBS. As part of this work, infrared moisture surveys of roofs constructed prior to 2007 were conducted to identify any “wet spots” and assess the overall conditions. In addition, plant operators were interviewed and identified all areas in the buildings that are prone to leaking. Based on this input, recommended roofing and masonry work was planned over a rolling 5-year period. Priority work was completed this past summer. Little work is planned for summer of 2013, and will resume again summer of 2014.

NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225
FIVE YEAR MASTER ROOFING AND WALL REPAIR PLAN

PROJECT NO. 11091

	Summer School Host:		North	South	North	South	North	South
	Roof Area	Roof Year						
GLENBROOK SOUTH HIGH SCHOOL								
GBSOUTH ROOFING REPAIRS:								
Area 4.3, Swimming Pool Corridor: repair wet and blocked drain	1,600	1995	--	--	--	--	--	--
Area 13.1, Music Corridor: replace roof in 2015	3,000	1996	--	--	--	--	81,603	--
Area 23.1, Science Addition: replace wet spot around HVAC fans and units	6,900	1995	--	--	20,742	--	--	--
Area 26.0, IMC: p.m. work and recoat the granule roof surface	8,600	2007	--	--	12,841	--	--	--
Area 27.0, Classroom: replace wet spot and repair roof drain	6,870	2002	--	--	13,936	--	--	--
Area 39.0, Cafeteria: replace roof in 2015	23,200	1994	--	--	631,061	--	--	--
Area 47.1, English Classrooms: replace wet spot	18,240	2002	--	--	13,520	--	--	--
Area 50.0, Office, Practice: repair roof drain	850	2002	--	--	4,977	--	--	--
Area 51.1, Mechanical: repair metal expansion joint	850	2002	--	--	--	--	--	--
Area 1.0, Fieldhouse, replace roof	45,500	1989	--	--	--	--	--	1,293,837
Recommended maintenance expansion	1,300	new	15,000	--	--	--	--	--
GBSNORTH WALL REPAIRS:								
Area 14.3, Projection Room metal housing: replace metal wall panels at south face and through wall flashings	--	--	--	--	--	--	8,172	--
Area 31.0, Foyer at Second Floor: repair metal wall panels and through wall flashings	--	--	--	--	--	--	--	--
Auditorium walls near Projection Room south wall: tuckpoint and seal the walls in this immediate area	--	--	--	--	--	--	14,320	--
Various wall locations: install new roof ladders at some locations; install ladder safety equipment at other existing ladder locations	--	--	--	--	--	--	--	--
Sub-totals Glenbrook South High School:			15,000	--	806,172	--	--	1,293,837
ADMINISTRATION BUILDING, 3801 W. LAKE:								
Limited wall repair of northwest corner and fascia repair.	--	--	0	0	0	0	0	0
Sub-totals Administration Building:			0	0	0	0	0	0
OFF CAMPUS FACILITY, 1835 LANDWEHR ROAD:								
no work	--	--	0	0	0	0	0	0
Sub-totals Off Campus Facility:			0	0	0	0	0	0
GLENBROOK NORTH HIGH SCHOOL								
GBNORTH ROOFING REPAIRS:								
Area 5.1, Training Room, Locker: replace roof in 2016	11,800	1993	--	--	--	298,298	--	--
Area 5.3, Womens Locker: replace roof in 2014	4,600	1993	--	122,360	--	--	--	--
Area 10.2, Industrial Ed Corridor: replace roof in 2014	4,500	1995	--	47,078	--	--	--	--
Area 10.3, Industrial Ed Corridor: replace roof in 2014	800	1995	--	20,924	--	--	--	--
Area 22.1, "A" Building at NW, SW penthouse: replace and relash wall grills, doors and equipment, replace wet roof	17,600	2000	--	--	--	--	--	--
Area 22.8, "A" Building at NE penthouse: replace and relash wall grills, doors and equipment, replace wet roof spots	9,500	2000	--	--	--	--	--	--
Area 22.9, "A" Building at SE penthouse: replace and relash wall grills, doors and equipment, replace wet roof spots	8,400	2000	--	--	--	--	--	--
Area 27.2, CPA House: replace roof, 2014	13,000	1993	--	269,260	--	--	--	--
Area 27.3, CPA South Stair: replace roof 2012	200	1996	--	--	--	--	--	--
Area 27.4, CPS North Stair: replace roof 2012	150	1996	--	--	--	--	--	--
Area 27.6, CPA Lobby: replace roof 2012	4,500	1977	--	--	--	--	--	--
Area 31.0: Music: replace roof 2016	8,200	1996	--	--	--	231,969	--	--
Area 32.0: Music Penthouse: replace roof 2016	1,400	1996	--	--	--	39,605	--	--
Area 33.0: CPA Corridor: replace roof 2016	900	1977	--	--	--	25,460	--	--
Area 34.0, CPA Lobby/Corridor: replace roof 2016	800	1996	--	--	--	22,631	--	--
Area 37.0, Science Prep: replace roof 2016	2,700	1996	--	--	--	69,880	--	--
all areas: conduct contract preventive maintenance repairs on all roofs and flashings	--	--	--	51,707	--	--	--	--
GBNORTH WALL REPAIRS:								
IMC Outside Portico: repair masonry and concrete wraps around columns	--	--	--	--	--	--	--	--
Area 22.8, 21.0 Corridor "A" South Wall: repair masonry; replace windows and sills to drain from the wall	--	--	--	54,538	--	--	--	--
Walls around Areas 10.1, 10.2, 23.1, 23.3, 23.4: tuckpointing and repair during roofing operations on counterflashings	--	--	--	66,675	--	--	--	--
Walls around Areas 31.0 an 32.0: tuckpointing and repair during roofing operations in the vicinity	--	--	--	--	--	--	68,068	--
Various wall locations: install new roof ladders at some locations; install ladder safety equipment at other existing ladder locations	--	--	--	--	--	--	--	--

NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225
 FIVE YEAR MASTER ROOFING AND WALL REPAIR PLAN

PROJECT NO. 11091

	Summer School Host:		North		South		North		South		North	
	Roof Area Area: (SF)	Roof Year	13/14	14/15	15/16	16/17	17/18	13/14	14/15	15/16	16/17	17/18
Auditorium South Entrance Exterior Stairs: rebuild and repair damaged masonry and replace electrical service and fixtures	--	--	--	28,715	--	--	--	--	--	--	--	--
Auditorium House East Wall: tuckpointing and repair during roofing operations in the vicinity	--	--	--	--	--	--	--	--	--	--	--	--
Auditorium Stage House East Wall: tuckpointing and repair during roofing operations in the vicinity	--	--	--	61,796	--	--	--	--	--	--	--	--
Gymnasium walls: masonry flashing repairs on the west side	--	--	--	--	--	--	--	--	--	--	--	--
east wall along Area 15.2: further investigate and repair portions of the flashings, and metal panels	--	--	--	--	--	--	--	--	--	--	--	--
Various wall locations on original building and additions: miscellaneous wall repairs; replace sealants on surface	--	--	--	--	--	--	--	--	--	--	--	--
Sub-totals Glenbrook North High School:				723,053					755,911			
TOTALS (no contingencies or fees):			15,000	723,053	806,172	755,911	1,293,837					
TOTALS with Fees & Contingencies			18,000	867,664	967,406	907,093	1,552,604					