

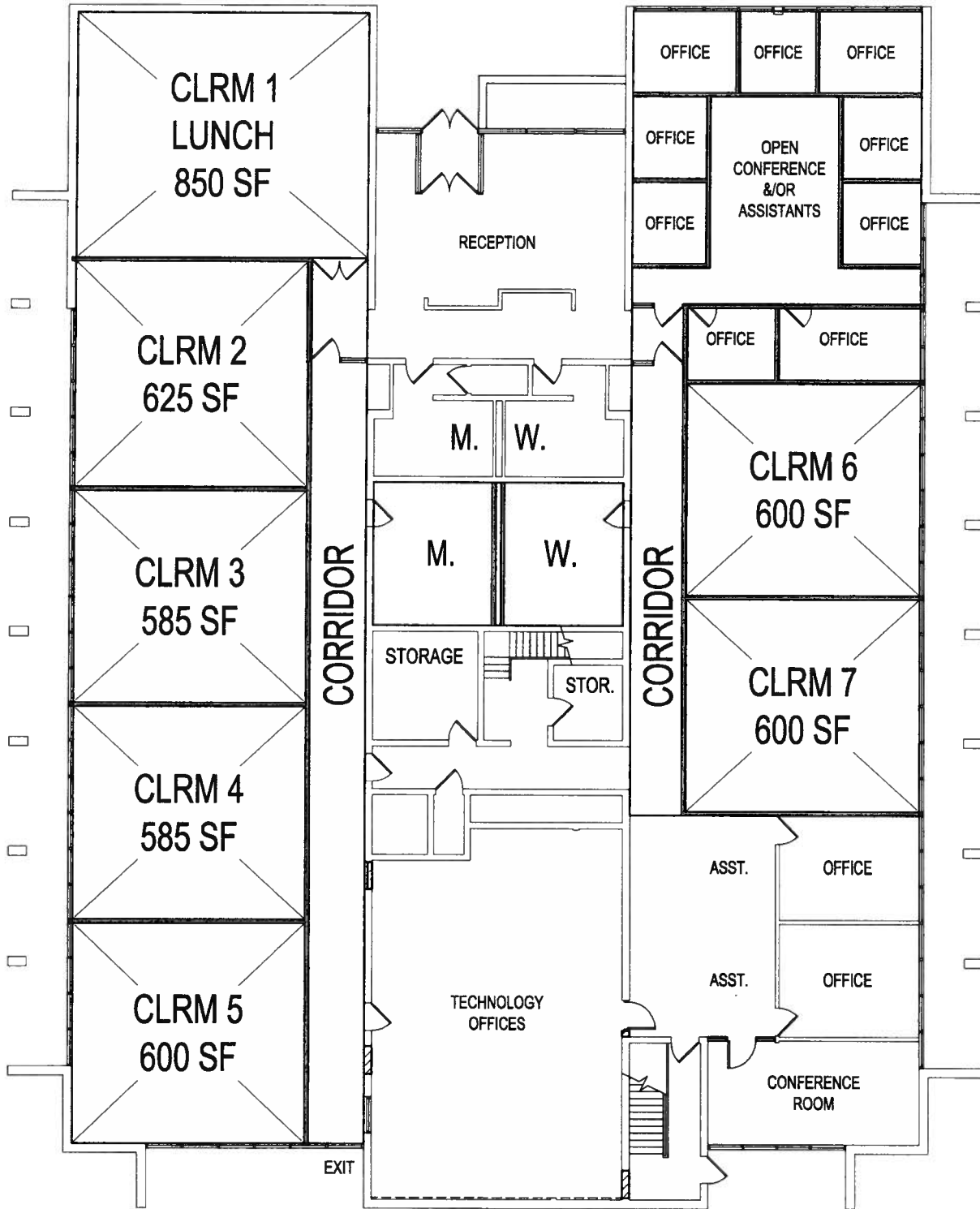
**GLENBROOK HIGH SCHOOLS
Regular Board Meeting Monday July 13, 2009
District Business Office**

TO: Dr. Mike Riggle
FROM: Kimberly L. Ptak
DATE: JULY 13, 2009
RE: DISCUSSION/ACTION: Off Campus Facility

Attached please find the following –

- 1. Preliminary phase 1 and phase 2 floor plans for converting 1835 W. Landwehr into the off-campus facility. Phase 1 leaves technology and special education (Director and Assistant) at 1835 Landwehr until 2014 when space at 3801 W. Lake becomes available. Phase 2 shows floor plan once the entire building is dedicated to off-campus. As shown, phase 2 allows for two additional classrooms and a lunch room.**
- 2. Preliminary timeline for converting 3801 W. Lake Avenue into the district office and 1835 Landwehr into off-campus.**
- 3. High-level cost comparison of two scenarios, as noted the two scenarios are cost-neutral.**

phase 1 (with technology)

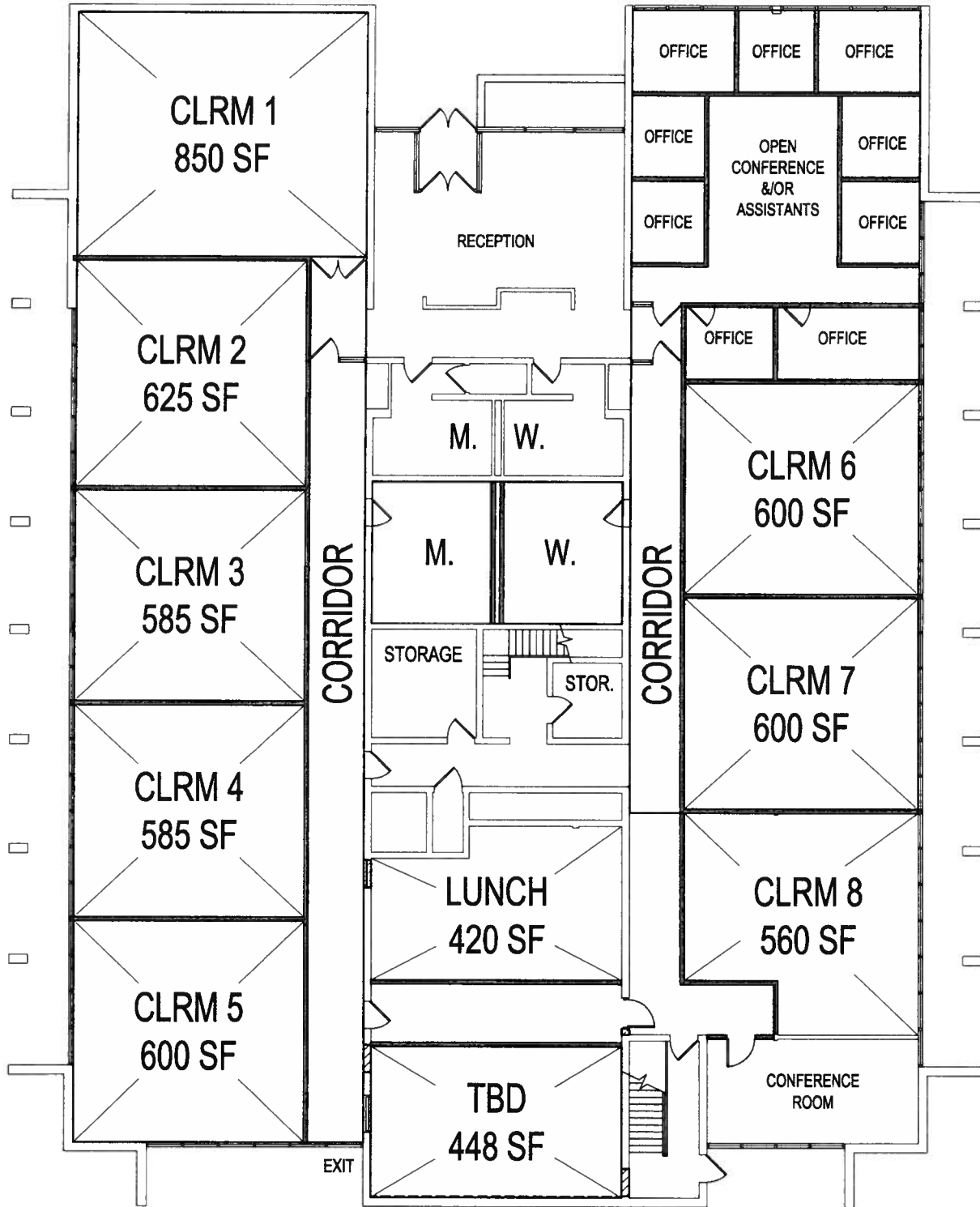


DRAFT DESIGN CONCEPT OVERLAY - CLASSRMS / OFFICES

3/32" = 1'-0" (ON 11 X 17)

PHASE 1 (with SPEC. ED OFFICE & TECHNOLOGY): JULY 2, 2009

phase 2 (w/out technology)



DRAFT DESIGN CONCEPT OVERLAY - CLASSRMS / OFFICES

3/32" = 1'-0" (ON 11 X 17)

PHASE 2 (without SPEC ED OFFICE & TECHNOLOGY): JULY 2, 2009

TIMELINE
DISTRICT OFFICE USE OF 3801 WEST LAKE AVENUE
AND OFF CAMPUS USE OF 1835 LANDWEHR

<u>DATE</u>	<u>EVENT</u>
September – December 2009	Finalize floor plans & bid specs for 3801 as district office and 1835 as off-campus
January 2010	Out to bid
February 2010	Review bid results with Facilities Committee
March 8, 2010 (Board Meeting)	Award of Bids
April – July 2010	Construction at 3801 W. Lake Ave (Note: May 31, 2010 is last day for current 2 nd floor tenants)
July - August 2010	District office moves to 3801 W. Lake Ave
September – December 2010	Construction at 1835 Landwehr
Winter Break 2010	Space at 1835 Landwehr available for off-campus

FINANCIAL COMPARISON

3801 W. Lake as OC 3801 W. Lake as DO

<p>HVAC \$750,000 \$650,000</p>	<p>Currently 3801 W. Lake's mechanical system consists of PTAC units to serve each of the spaces that are on an outside wall and one 20 ton rooftop unit with electrical coils that serve the core area of all three floors. The PTAC units vary in terms of age and the 20 ton rooftop unit was replaced in 2006. The existing PTAC units are designed for individual offices not large open office space or classroom space. In addition they are very loud and do a poor job with ventilation. The recommendation is to provide a Variable Air Volume (VAV) rooftop unit for each floor. VAV boxes would provide control zones for each floor. Cost of putting district office at 3801 is estimated to be less expensive as it is more realistic to only get 2 new VAV systems and reuse the 20 ton unit as the majority of the first floor would be used for 1 large board room space.</p>
<p>Elevator n/a n/a</p>	<p>Current elevator would not need to be modified. It is large enough to fit a standard size wheel-chair. The current issue are the narrow hallways, this would be addressed with either layout.</p>
<p>Sprinkler \$112,000 n/a</p>	<p>If OC moves to 3801 the building would be sprinklered.</p>
<p>Parking Lot n/a n/a</p>	<p>The current lot has approx 68 spots which is enough for either program. Eventually we will look at adding a west egress onto Lake Ave from Glenbrook South as we own the road between GBS and 3801.</p>
<p>Remodeling \$950,000 \$750,000</p>	<p>Remodeling expense is lower with district office as there will be more open workspaces - similar to the current business office.</p>
<p>Bathrooms n/a n/a</p>	<p>Bathroom meet ADA requirements.</p>
<p>\$1,812,000 \$1,400,000</p> <p>DIFFERENCE \$412,000</p>	

FINANCIAL COMPARISON

1835 W. Lake as OC 1835 W. Lake as DO

	<p>Currently the district office building is served by one multi-zone air handling unit that has hot water heating provided by gas fired boilers located in the basement of the building and cooling provided by an air cooled DX condensing unit that is located on the south side of the building. The condensing unit was replaced in 2005. If the building remains district office, it is in our plans to convert the existing multi-zone unit to a variable air volume system (VAV) system. This will allow for the creation of additional control zones and provide for better comfort and control of space temperature. The VAV system is also more energy efficient than the current multi-zone system because the fans can run at reduced speeds. Ductwork was reworked on the west side of the building and in technology last summer and is scheduled to be reworked in the future in the remainder of the building.</p>
HVAC	\$520,000 \$453,000
Elevator	n/a n/a
Sprinkler	\$70,000 n/a
Parking Lot	n/a n/a
Remodeling	\$500,000 \$220,000
Bathrooms	yes n/a
	\$1,090,000 \$673,000
	DIFFERENCE \$417,000