

Glenbrook District 225 Facility Committee Minutes – October 5, 2011

Members Present: B. Boron, J. Finan, G. Freund, S. Martin, P. Pryma, K. Ptak, M. Riggle, S. Shein, H. Siena, B. Wegley

Also Present: Paul Connor (AMSCO), Rick Cozzi (ARCON), Mike Sauer (ARCON), Mike Calucci (GBS), Jim Quinn (GBN), Julie Bezanes, Karen Geddeis

The meeting was called to order at 7:30 a.m.

\$10M Life Safety/Infrastructure List

\$7,323,200 of life safety/infrastructure work was completed during the summer of 2011. Of the \$170,000 of construction contingency money budgeted, \$58,000 was spent on the GBS staff parking lot. The used \$112,000 was put back in the general contingency line item.

K. Ptak walked through the list of recommended summer, 2012 projects which totaled \$1,458,000. The remaining \$1,218,800 will be spent the summer of 2013. Of this remaining amount, \$625,667 is for projects not yet identified.

A deferred list, which is a working document, was also shared.

The facility committee was in favor of the projects recommended for the summer of 2012. These items will be brought to the October 24, 2011 board meeting for discussion.

Paving, Paths and Fencing

K. Ptak shared a 5-year plan as it relates to paving, concrete paths and fencing at the (4) Glenbrook locations. Recommended work for summer, 2012 totaling \$188,100 was presented. The majority of lots are in good condition and can make it over the next five years with only seal-coating and patch filling. At GBN, only the lot west of the tennis courts is up for full replacement in the 5-year plan and is scheduled in 2014. At GBS, there are not any lots up for full replacement in the next 5-years.

The facility committee was in favor of the projects recommended for the summer of 2012. These items will be brought to the October 24, 2011 board meeting for discussion.

Roofing and Masonry

Over the summer, ARCON roofing consultants reviewed all roofs at GBN and GBS. As part of this work, an infrared moisture survey of roofs constructed prior to 2007 was conducted to help identify any “wet spots” and to assess the overall conditions. In addition, plant operators were interviewed and identified all areas in the building that are prone to leaking. All of the areas recommended for summer of 2012 are areas that either have active leaks or where wet spots were identified.

A five year roofing and masonry plan was shared and specific projects recommended for summer 2012, totaling \$973,319 was shared.

S. Martin asked that a list of alternates or second priorities be carved out of the overall recommended list of projects. Overall, the committee was in favor of the projects recommended for the summer of 2012 and the projects will be brought to the October 24, 2012 board meeting, with a list of alternates as requested.

Small Building Projects

Each year, as part of the development of each building's operating budget: building administration compiles a list of building projects which they wish to complete. The allocation from the building operating budget to be used for small capital projects is not to exceed \$200,000 per building.

J. Finan and G. Freund walked the committee through their recommended projects; fine arts acoustical improvements, exterior building signage and family and consumer science culinary lab remodeling at GBN and guidance office expansion at GBS.

The committee was in favor of these projects and they will be discussed at the October 24, 2011 board meeting.

J. Finan and G. Freund shared a list of larger building priorities which, due to size, would need to be funded at a district level. The top priority on each list, as it has been for the last 4-5 years, is turf fields.

Facility Financial Projection

K. Ptak and H. Siena presented two facility financial projections. The first projection addressed all life safety and infrastructure needs, while the second projection also addressed the buildings top priority, turf fields. Under each projection, the overall operating financial five-year projection is not impacted. The second projection includes a \$1M community fund-raising effort.

The topic of artificial turf fields will be placed on the October 24, 2011 board agenda for discussion.

Other

A proposal is being reviewed to convert 34 watt fluorescent bulbs used as emergency lighting in the hallways at GBN and GBS to energy efficient, 17.5 watt LED bulbs. Based on the longer life of the LED bulbs and the decreased wattage, annual energy savings is estimated at \$14,900 at GBN and \$19,500 at GBS. This equates to a 1-year payback. Grant opportunities are being explored.

The meeting adjourned at 9:35. The next meeting has not yet been scheduled.