

**GLENBROOK HIGH SCHOOLS**  
**Regular Board Meeting March 8, 2010**  
**District Business Office**

**TO:** Dr. Mike Riggle  
 Hillarie Siena

**FROM:** Kimberly L. Ptak

**DATE:** MARCH 8, 2010

**RE:** DISCUSSION/ACTION: Award of Alternate Bid 1 & 2

**RECOMMENDATION**

It is recommended that the Board of Education approve the following two alternate bids as they relate to construction at 1835 Landwehr and 3801 W. Lake Ave.

1. A 367 square foot addition to the lobby of 1835 Landwehr - \$58,073
2. A full roof replacement at 3801 W. Lake Ave - \$95,000

**BACKGROUND**

ALTERNATE 1 – 367 SF ADDITION at 1835 Landwehr

Bids were taken to add a 367 square foot addition to the lobby of 1835 Landwehr. Low bids are as follows:

Roofing	Crowther Roofing*	\$12,500
HVAC Systems	Amber Mechanical	\$14,700
Electrical	M.G. Electric Service	\$1,960
Demolition	Rudnick	\$4,300
Steel	TA Bowman	\$8,700
General Trades	RB Construction	\$3,356
Aluminum Windows and Doors	Replacement Windows	\$267
Acoustical Ceilings	Doherty Construction	\$2,290
Masonry	TO BE BID	<u>\$10,000</u>
		\$58,073
ESTIMATE		\$55,000

\*\*\* Note: If alternate #2 is not accepted, the lowest bidder is Riddiford Roofing at a price of \$12,700.

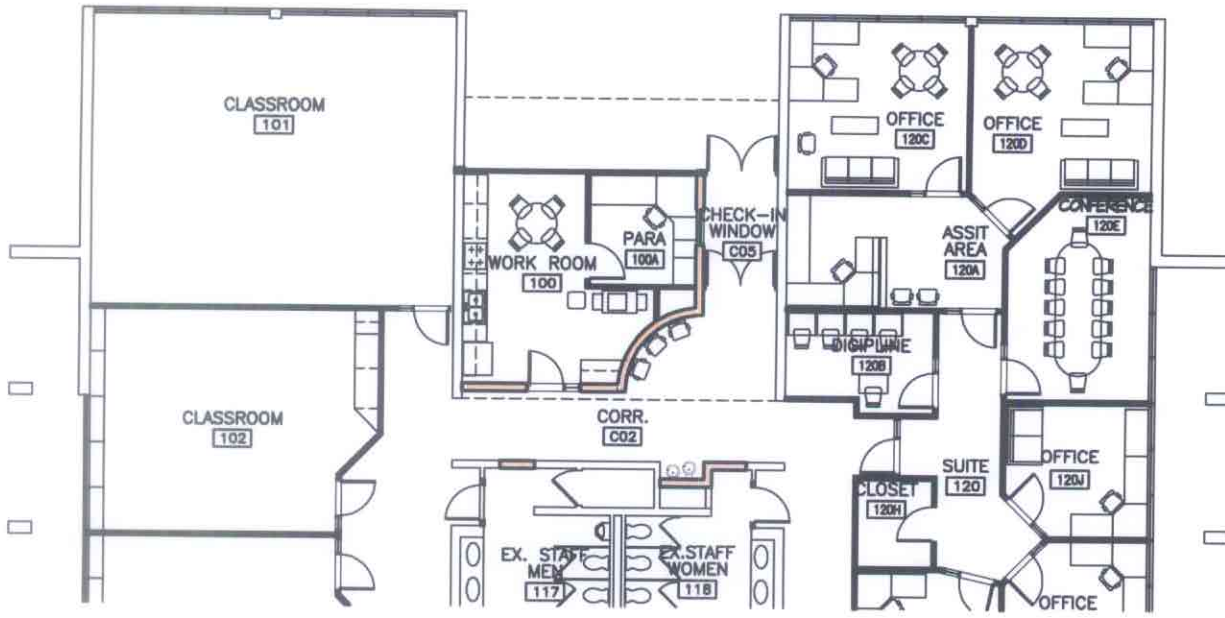
**Benefits – See attached layout**

- Creating a larger lobby area adds to the overall security of the building. It allows for a proper “man trap” area with a vestibule for visitors to wait while credentials are being checked or their appointment begins. This security model is consistent with the approach taken at both GBN and GBS.
- The workroom/break area can be used as a teaching station and is large enough to accommodate the full off-campus or evening high school teaching staff which fosters a more collaborative environment.
- The current entryway is exposed to the natural elements as it is not protected by the roof. As a result rain and snow seeps through the brick. The new entrance will eliminate this issue and help avoid the cost of future tuck-pointing which is estimated to be approximately \$10,000.

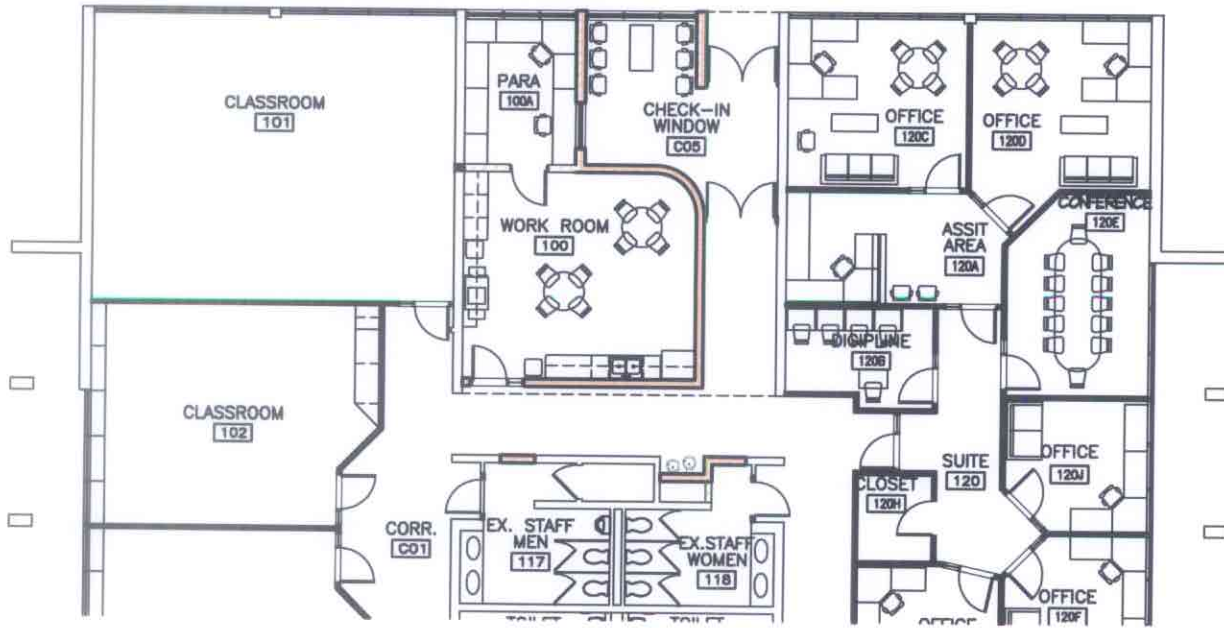
**ALTERNATE #2 – FULL ROOF REPLACEMENT AT 3801 W. LAKE AVE**

Bids were accepted to do a full roof replacement at 3801 W. Lake Avenue. The lowest bidder was Crowther Roofing with a price of \$95,000. The roof at 3801 W. Lake is 30 years old. Approximately 1/3 of the roof will be cut and patched to accommodate the 2 new roof top VAV units. In addition, new curbing will be installed and the roof drains will be relocated to accommodate the new units. There is \$20,000 in the base bid of the roofing package to do this work. Completely replacing the roof would add \$95,000. The estimated remaining life of the existing roof is 5 years. The current roof has an R-value ½ of what a new roof would be.

Alternate I  
367 sf Addition



N  
FIRST FLOOR PLAN - NEW WORK (BASE BID)  
1/16" = 1'-0"



N  
FIRST FLOOR PLAN - NEW WORK (ALTERNATE)  
1/16" = 1'-0"



Nortfield Township High School District 225

2010 General Remodeling at 1835 Landwehr RD

Project No. 09036

February 25, 2010