

GLENBROOK HIGH SCHOOLS
District Business Office

TO: Dr. Mike Riggle

FROM: Kimberly Ptak

DATE: MARCH 10, 2014

RE: APPROVAL OF SUMMER 2014 CONSTRUCTION BIDS

Recommendation

It is recommended that the Board of Education approve the following contracts for the summer of 2014:

Albrecht	\$582,735
Accu Paving	\$428,100
Concrete by Wagner	\$215,718
Midwest Masonry	\$57,900
Monarch Construction	\$309,210
Hartwig	\$8,425
DeKalb Mechanical	\$25,500
Carey Electric	<u>\$281,805</u>
Total	\$1,909,393

<u>Trade</u>	<u>Low Bidder</u>	<u>PARKING LOT WORK</u>				<u>GBS PLTW</u>	<u>GBS summer Projects (labs)</u>	<u>Total Contract</u>
		<u>LOT A</u>	<u>LOT B</u>	<u>LOT C</u>	<u>Building</u>			
Demolition	Rebid - estimate					\$35,000	\$27,000	\$62,000
Earthwork	Albrecht	\$76,230	\$137,375	\$329,660	\$39,470			\$582,735
Asphalt Paving	Accu Paving	\$60,600	\$74,000	\$293,500				\$428,100
Concrete	Wagner	\$27,537	\$10,853	\$109,086	\$68,242			\$215,718
Masonry	Midwest Masonry					\$22,100	\$35,800	\$57,900
General Trades	Monarch				\$145,800	\$67,910	\$95,500	\$309,210
Plumbing	Hartwig					\$8,425		\$8,425
HVAC	DeKalb Mechanical					\$16,000	\$9,500	\$25,500
Electrical	Carey Electric	\$32,650	\$34,405	\$85,800		\$44,950	\$84,000	\$281,805
Total		\$197,017	\$256,633*	\$818,046	\$253,512	\$194,385	\$251,800	\$1,971,393
ESTIMATE OVER/(UNDER)		\$185,000	\$215,000	\$800,000	\$250,000	\$190,000	\$251,892	\$1,891,892
		\$12,017	\$41,633	\$18,046	\$3,512	\$4,385	-\$92	\$79,501
		6%	19%	2%	1%	2%	0.0%	4%
Spots Gained		12	59	192				

“* Note, lot B may have additional remediation work – worst case estimate is \$30K. Consultant feels little remediation will be required since the tank is made of fiberglass.

Subsequent to the facility committee meeting, the lowest paving bidder withdrew his bid, resulting in higher costs (\$40,800) then shared at the facility meeting.

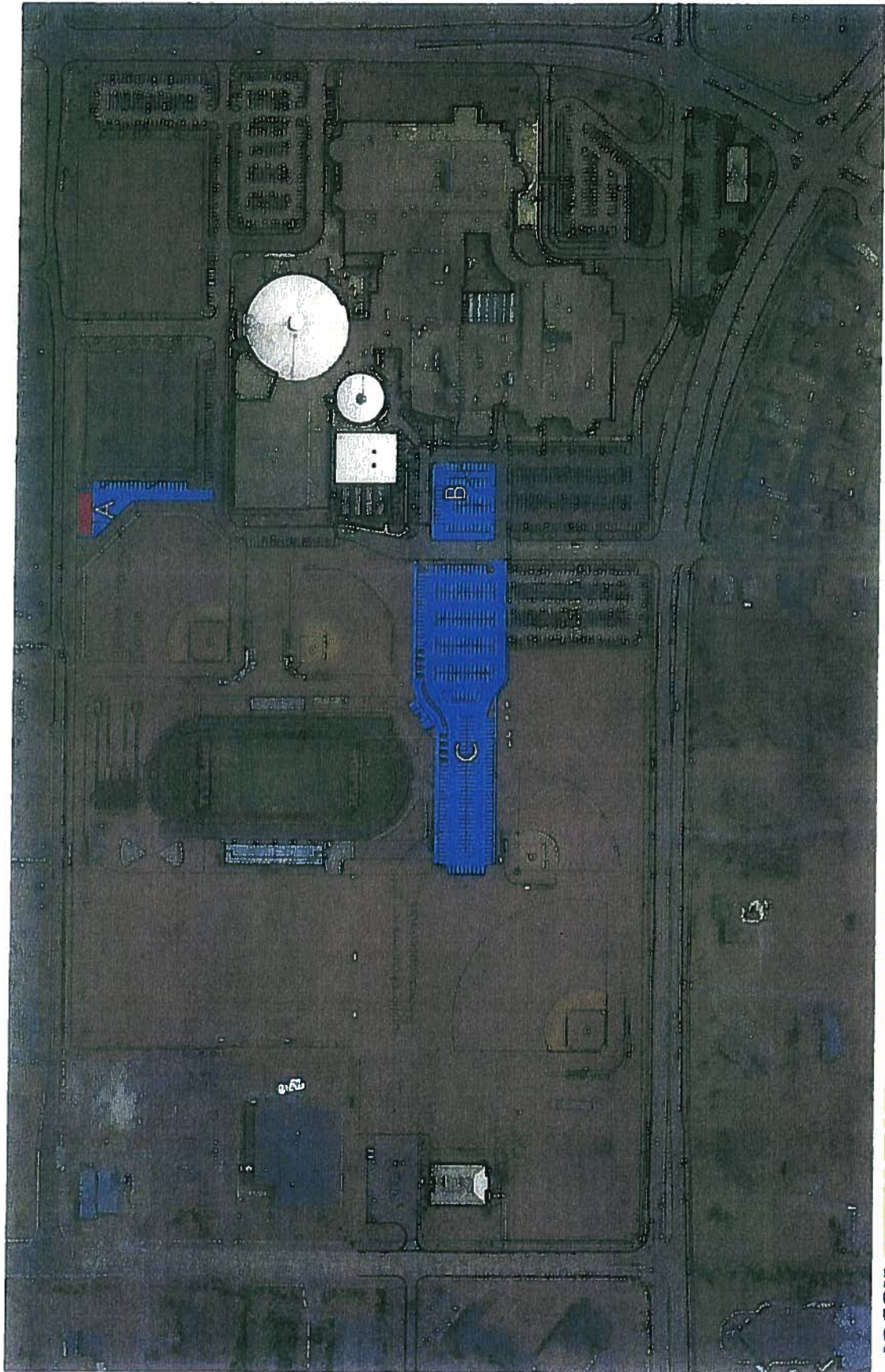
Background

At the November 12, 2013 board meeting, the Board approved going out to bid for the following projects:

- A. Parking Lots A&B (includes a new maintenance garage) - \$650,000
Parking Lot C - \$800,000
Map of parking lots is attached.
Memo from 11/12/14 board meeting is attached.

Lot B is \$41,633 or 19% higher than the estimate primarily due to the demolition costs associated with tearing down the existing maintenance building and the cost of removing the underground storage tank.

- B. Project Lead the Way - \$190,000
Sketch is attached.
- C. Summer GBS Projects (peer group rooms and conversion of labs to classrooms) - \$251,892



Northfield Township High School District 225

Glenbrook South High School - Parking Options
Project No 13145 November 04 2013



GLENBROOK HIGH SCHOOLS
District Business Office

TO: Dr. Mike Riggle

FROM: Kimberly Ptak

DATE: NOVEMBER 12, 2013

RE: APPROVAL OF GBS PARKING

Recommendation

It is recommended that the Board of Education approve adding 192 parking spots, of which eight are handicap, at Glenbrook South at an estimated cost of \$800,000. See area C on the attached map. Adding parking to area C will increase overall student parking by 43%.

To accommodate these additional parking spots, the current "Home of the Titans" Morton building would need to be removed. Temporary pods will be used for storage until a future garage is built.

<u>Area</u>	<u>Estimated Cost</u>	<u>Total Spots</u>	<u>Cost Per Spot</u>	<u>Cost Per Spot per year for 15 years</u>	<u>Annual Student Parking Fee</u>
C	\$800,000	192	\$4,167	\$278	\$285

Additionally, the Board can discuss adding an additional 68 parking spots at Glenbrook South at an estimated cost of \$650,000. See areas A and B on the attached map. These areas cost more per spot as the current maintenance garage in area B would be removed and a new garage would be built in area A. The new garage is \$250,000 of this total cost and would be the expense of Glenbrook South. If the Board decides to approve areas A and B, Glenbrook South would need to pay the district back for the cost of the garage over a three-year period. Adding parking to areas A, B and C will potentially increase student parking by 59%.

<u>Area</u>	<u>Estimated Cost</u>	<u>Total Spots</u>	<u>Cost Per Spot</u>	<u>Cost Per Spot per year for 15 years</u>	<u>Annual Student Parking Fee</u>
A&B	\$650,000	68	\$9,559	\$637	\$285
Original Proposal from 9/30/13	\$527,424	90	\$5,860	\$390	\$285

Benefits to also doing areas A & B

Completing A and B this summer have the following advantages:

1. Forty-seven additional parking spaces will be added in a prime location (area B). In addition, 21 spaces will be added in area A which will allow driver education cars, activity buses and other maintenance vehicles to be moved from prime spaces, into a space near the new maintenance garage. Building administration believes this will reduce the drop off and pick up by at least ninety-four cars per day.
2. There will not be a need to rent three storage pods on a temporary basis to house the maintenance items currently in the "Home of the Titans" Morton building which needs to be removed to accommodate area C.
3. Operationally, one garage in a more obscure location is advantageous as it reduces time spent traveling between two garages as is the current practice.
4. Completing the construction all at once increases the efficiency of the work and reduces the disruptions to school functions.

GBS funding/payback plan for the \$250,000 maintenance garage

In addition to the \$250,000 GBS is funding for the turf fields, it would be expected to reimburse the district \$250,000 for the maintenance garage if the Board decides to approve areas A & B.

Funding for the full \$500,000 is as follows -

1. Budget Year 2015 - \$100,000 from GBS's increased budget allocation
2. Budget Year 2016 - \$300,000 from GBS's increased budget allocation and not completing a small building project.
3. Budget year 2017 - \$100,000 from the small building projects

Background

At the September 30, 2013 Board meeting, administration recommended adding 90 parking spots at an estimated cost of \$527,424. This also involved rebuilding a maintenance garage. See "Original Proposal" attached. At this meeting, the Board asked the administration to look at other options to increase the number of spaces at a lower cost per space. Administration feels area "C" accomplishes both.

Several other areas were considered, but areas A, B and C are the only areas that will not take away current athletic fields at GBS. In addition, administration contacted several building owners to the east of GBS to inquire about renting additional spots. Building owners were not interested due to liability, supervision and capacity concerns.

