

**GLENBROOK HIGH SCHOOLS
DISTRICT BUSINESS OFFICE**

TO: Dr. Mike Riggle

FROM: Kimberly Ptak

DATE: April 28, 2014

SUBJECT: Approval of GBS Parking Bids

It is recommended that the Board of Education approve the following bids, totaling \$1,525,208 for GBS parking lot work to be completed the summer of 2014. The recommendation was discussed and some concerns on electrical and gas work were expressed at the April 22nd facilities committee meeting. These concerns were addressed following the meeting and the figures below were adjusted accordingly.

A summary of the safety rational provided by Dr. Wegley is included. He will be available at the April 28th board meeting to address this component.

Trade	Low Bidder	Lot A	Lot B	Lot C	Building	Total
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
General Trades	Monarch				\$145,800	\$145,800
Electrical	Carey Electric	\$32,650	\$34,405	\$85,800	n/a	\$152,855
Total Cost		\$197,017	\$256,633	\$818,046	\$253,512	\$1,525,208
Estimate		\$185,000	\$215,000	\$800,000	\$250,000	\$1,450,000
Over/(under) estimate		\$12,017	\$41,633	\$18,046	\$3,512	\$75,208
% over/(under) estimate		6.5%	19%	2%	1%	5%

Additional costs related to the project

	Vendor	Lot A	Lot B	Lot C	Building	Total
Village Changes: Concrete (will be brought as a Change Order 5/12)	Wagner	\$0	\$1,292	\$19,651	n/a	\$20,943
Electrical Material*	TBD				\$18,000	\$18,000
		\$0	\$1,292	\$19,651	\$18,000	\$38,943

* Electrical work associated with the maintenance building will be done by a GBS certified electrician and supervised by Nicolas and Associates and AMSCO. Cost savings associated with doing the work in-house is estimated at \$42,000. The material cost is \$18,000 and will be funded through the GBS building operating budget. The material includes electrical heaters to heat the building.

Potential future costs associated with this project include

	Vendor	Lot A	Lot B	Lot C	Building	Total
Village required Landscaping	TBD	\$4,000	\$8,000	\$30,000	n/a	\$42,000
Potential Remediation			\$0 - \$30K			\$0-\$30K



Currently GBS has 444 parking spaces and turns away close to 300 students each year. The recommended parking projects will add a total of 259 spots, which is a 58% increase in parking.

Lot A – 14, Lot B – 59, Lot C – 186

SAFETY CONSIDERATIONS

The single largest factor influencing the increased parking being requested at Glenbrook South High School is safety. Over 3000 students and staff report to GBS daily with the vast majority arriving between 7:45 and 8:00 a.m. and leaving between 3:15 p.m. and 3:30 p.m.

Currently, Glenbrook South provides yearlong parking for only part of our junior and senior class. There are a total of 444 student parking spots available. There are around 300 students turned away from parking annually. With roughly 650 students taking the bus, 444 student parking spots (serving approximately 888 students through parking on campus), there are around 1400 students being dropped off and picked up at three main locations daily. In addition, roughly 300 staff members park on campus daily.

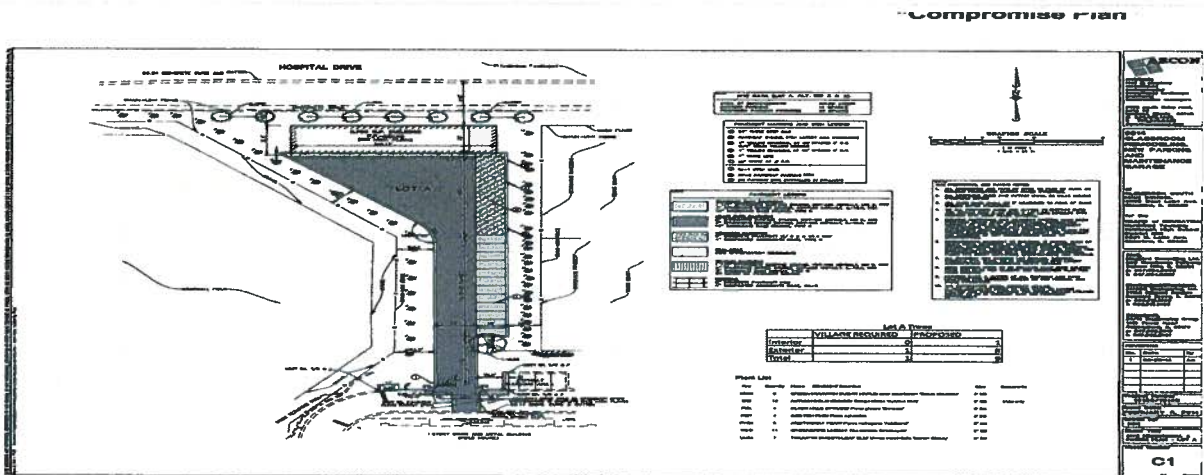
Glenbrook South's population, projected to increase to 2900 students next year, will increase the number of potential juniors and seniors seeking parking from this year's 1335 to a projected 1440. With over 3000 students projected for the 2016-17 school year and over 3100 in 2017-18, the number of students being dropped off is projected to increase by roughly 400 students over this year's 2738 students. In addition, the number of staff members who will be parking on campus will increase proportionally with enrollment. This compounds the safety issues due to congestion related to dropping off and picking up students. In addition, because of a lack of parking on campus, students park east of Pflugsten Road leading to considerable foot traffic across Pflugsten during the most congested traffic times of the day.

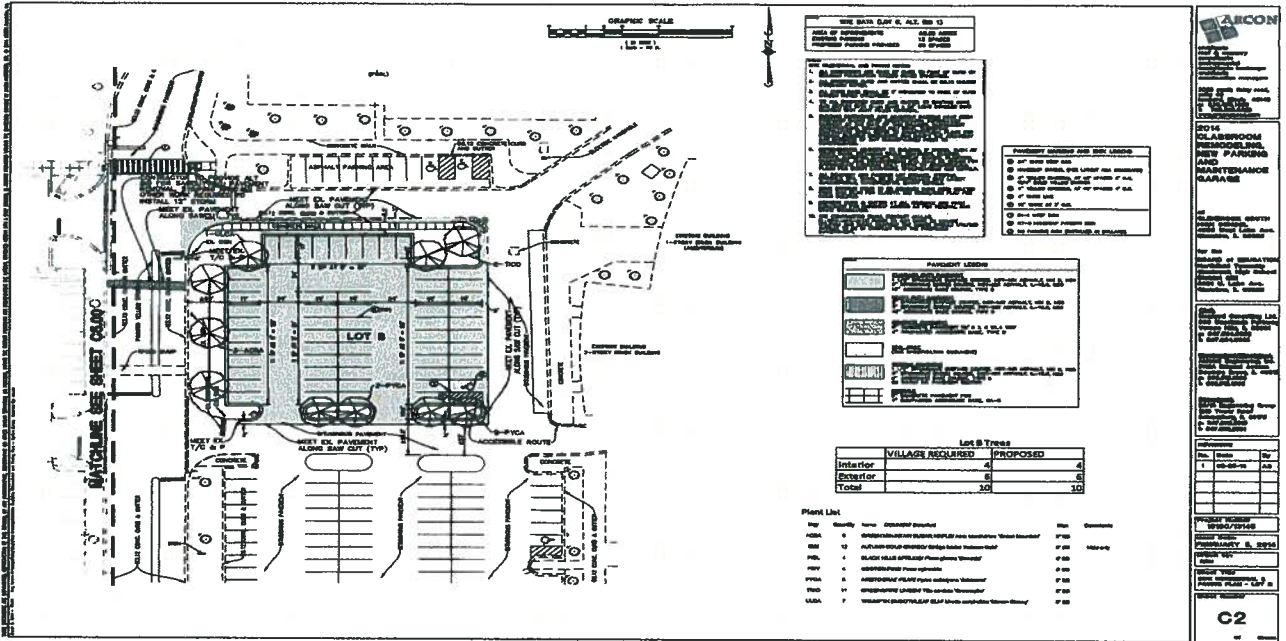
Each parking space added replaces 2 or more students being dropped off. By increasing parking on campus, each additional parking spot added addresses current safety issues that will be compounded with increases in enrollment.

VILLAGE REQUIREMENTS

The Village of Glenview is requiring the District to follow it's zoning and beautification guidelines. As such, the District needs to add the following islands and landscaping to the parking lots. The islands would be done this summer while the landscaping can be phased in.

	<u># of Trees</u>	<u># of Islands</u>	<u>Spots Lost</u>
Lot A	9	0	
Lot B	10	2	
Lot C	<u>38</u>	<u>10</u>	<u>6</u>
	57	12	6





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PAVEMENT LEGEND

ASPHALT	CONCRETE
GRAVEL	GRAVEL
GRAVEL	GRAVEL
GRAVEL	GRAVEL
GRAVEL	GRAVEL

Lot B Trees

VILLAGE REQUIRED	PROPOSED
Interior	4
Exterior	6
Total	10

Plant List

Qty	Quantity	Plant Name	Plant Code	Plant Description
1	1
1	1
1	1
1	1
1	1
1	1
1	1
1	1
1	1
1	1

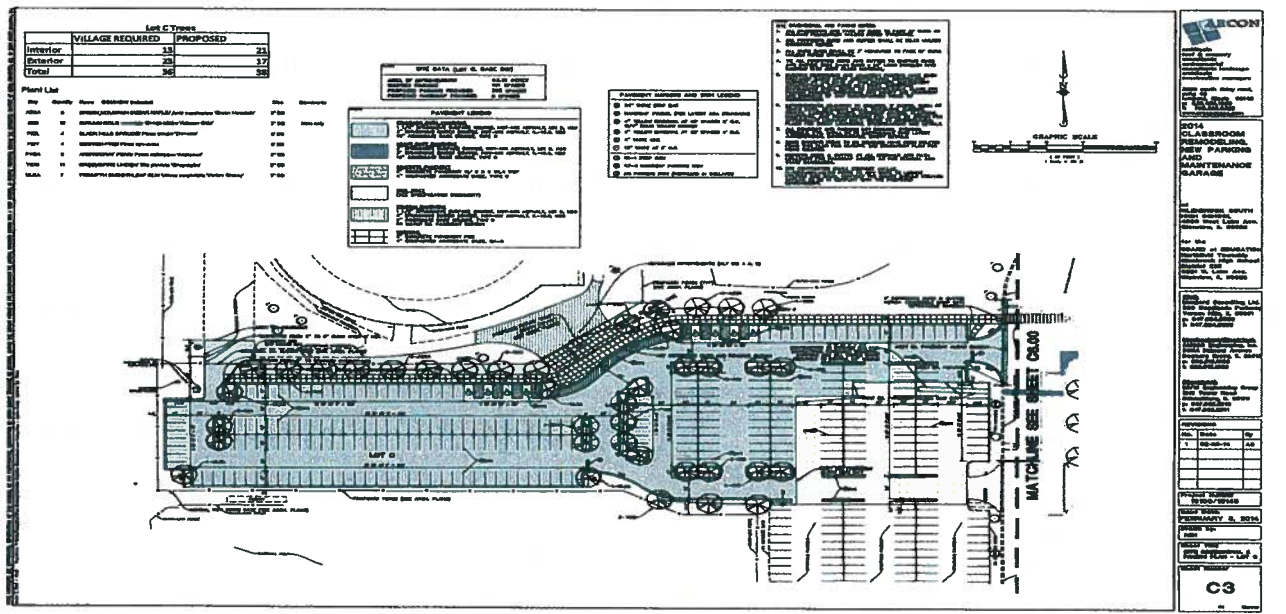
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CLASSROOM REPAIRS AND MAINTENANCE GARAGE

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Lot C Trees

VILLAGE REQUIRED	PROPOSED
Interior	23
Exterior	37
Total	60

Plant List

Qty	Quantity	Plant Name	Plant Code	Plant Description
1	1
1	1
1	1
1	1
1	1
1	1
1	1
1	1
1	1
1	1

PAVEMENT LEGEND

ASPHALT	CONCRETE
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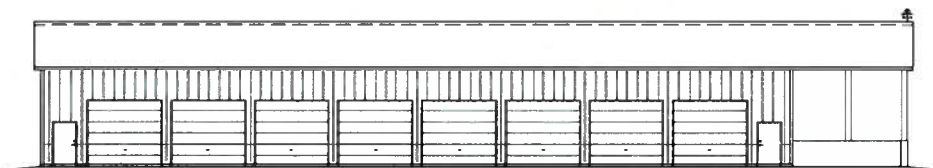
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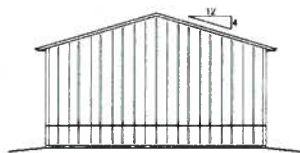
MAINTENANCE GARAGE INFO

Construction

The combined square footage of the current two maintenance buildings is 4,100 sf, while the new consolidated building is 3,000 sf. The building is an economical building type and there are inherent cost savings in using prefabricated elements. The garage sits on a concrete slab and is built with galvanized prefabricated metal panels. The roof is made of prefabricated wood tresses. The building does not have any heat, electric or water. Only two of the eight bays are insulated with metal liner panels to allow them to be heated in the future. The walls of the remaining bays are exposed structure. The only dividing wall is between the two west bays and six east bays.



1 SOUTH ELEVATION
1/8" = 1'-0"



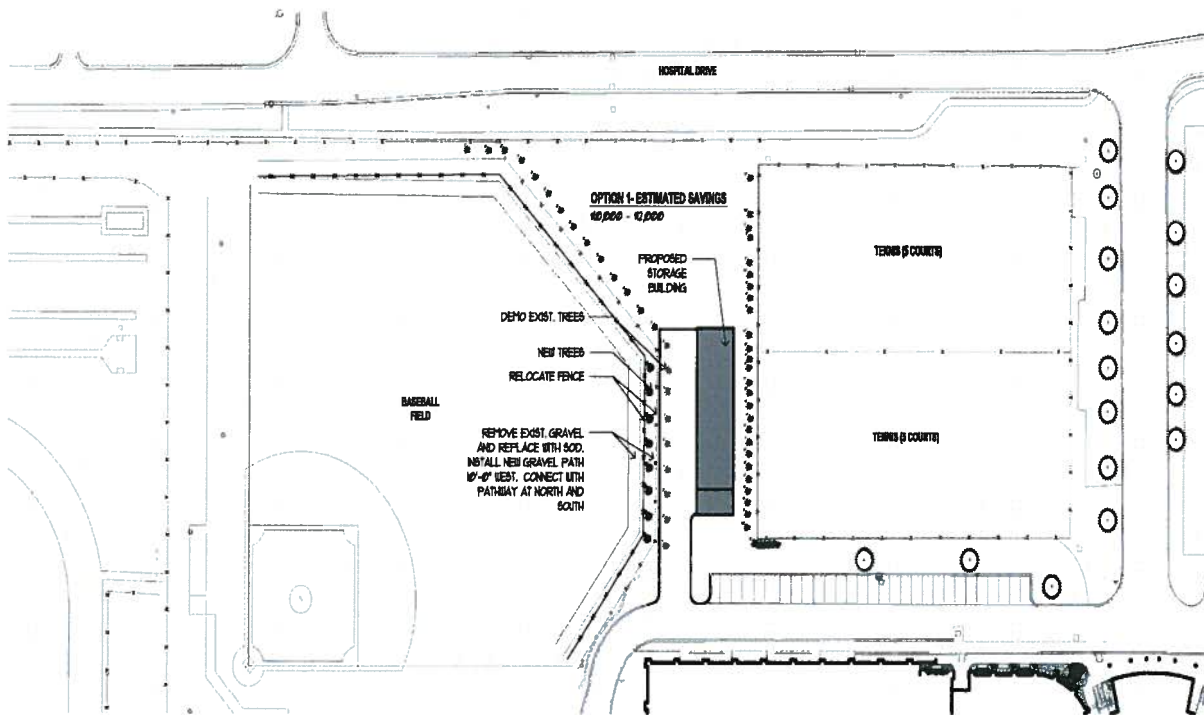
2 WEST ELEVATION
1/8" = 1'-0"

Maintenance Garage Placement

Three alternative locations were identified for the placement of the maintenance garage in an attempt to reduce the cost. All three designs were considered in the design phase of the project and were not brought forward to the board due to the associated disadvantages. Currently, the cost of adding paving to access the maintenance garage is \$197,017.

Option 1A – Potential Savings: \$10,000 - \$12,000 out of \$197,017

Option A eliminates some of the pavement required for Lot A, but it requires the baseball field fence in right and center field to be relocated toward home plate as the drive required to access the building will need to be a bit wider than is currently designed.



Option A2 – Potential Savings: \$5,000 - \$15,000 (detention uncertain) out of \$197,017

Option B will have minimal impact on the fields, as it will be located in foul territory; however 14 existing parking spots will be lost. Maintenance traffic and student traffic will not be separated.

Option A3 – Potential Savings: \$10,000 - \$20,000 (detention uncertain) out of \$197,017

Option C is beyond center field of the softball field and will not have an impact on the field itself. In this scenario, maintenance and student traffic will not be separated, and will be located right at the heart of main driveway intersections. This location puts maintenance vehicle traffic right in the center of the campus circulation.

