

**GLENBROOK HIGH SCHOOLS
Board Meeting February 9, 2015**

TO: Dr. Mike Riggle

FROM: Kimberly L. Ptak

DATE: FEBRUARY 9, 2015

RE: Award of Bids: District Office Renovation

Recommendation

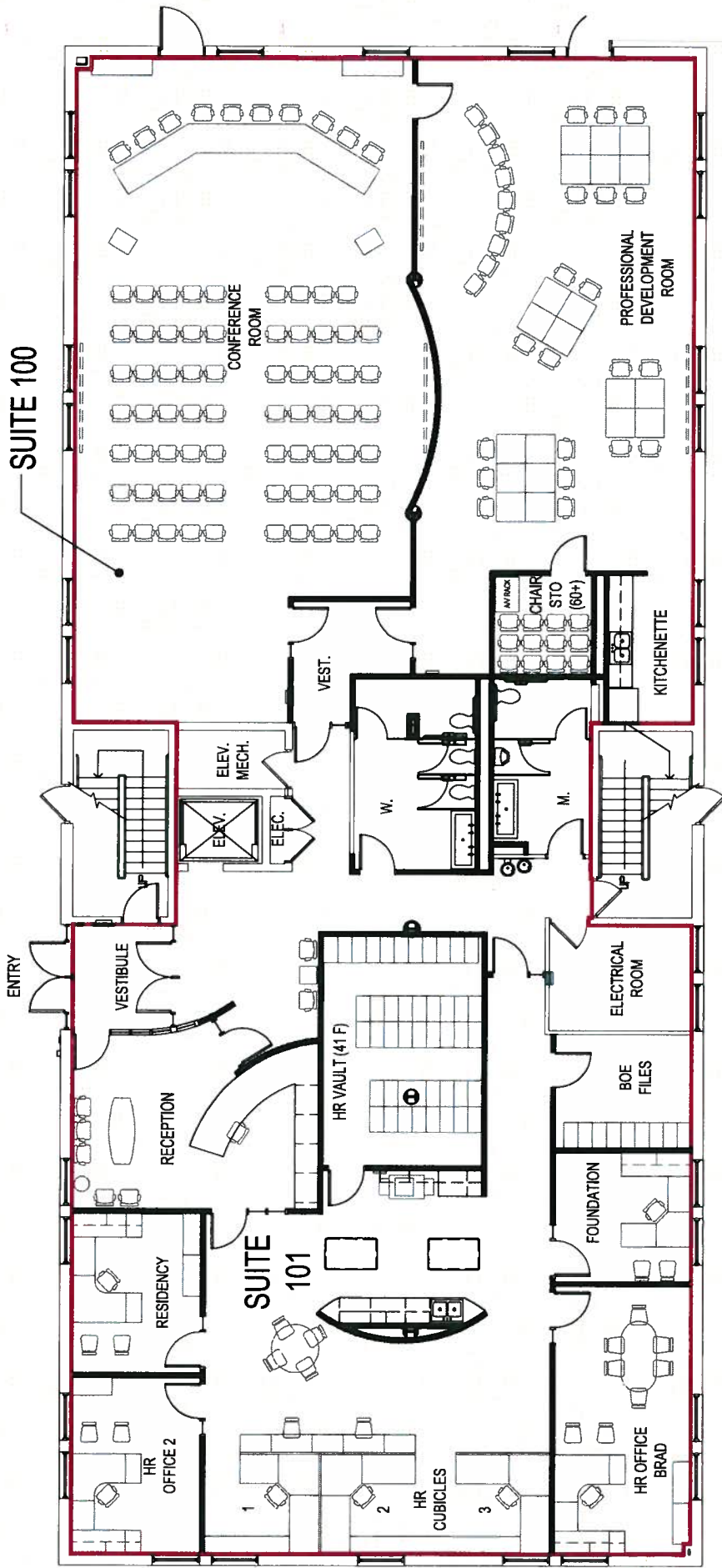
It is recommended that the Board of Education award the following contracts in the total amount of \$1,925,862 for renovation work at the Glenbrook District Office. Overall bid results are \$274,138, or 12%, under the original estimate.

Trade	Low Bidder	Contract Amount
Demolition	Robinette	\$59,750
General Trades	RB Construction	\$527,010
Roofing	Elens & Maichin	\$132,600
Aluminum, Windows, Glazing	Replacement Window Systems	\$250,917
Painting	May Decorating	\$27,900
Flooring	Vortex Enterprises	\$87,047
Plumbing	Jensen Plumbing & Heating	\$77,700
HVAC	Amber Mechanical	\$320,000
Electrical	Carey Electric	\$278,938
AV Systems/Low Voltage/Door Security/Data Wiring	Interstate Electronics	<u>\$164,000</u>
		\$1,925,862
Original Estimate		\$2,200,000
Actual (Under)/Over Estimate		(\$274,138)
% Actual (Under)/Over Estimate		(12%)

On January 28, 2015, bids for the district office renovation project were opened. 3-4 bids per trade were received.

Attachments:

1. Floor Plans
2. Historical Board Memo from 9/29/14 approving the \$2,200,000 project budget.
3. List of AV equipment



SUITE 100

ENTRY

VESTIBULE

RECEPTION

RESIDENCY

HR OFFICE 2

SUITE 101

HR VAULT (41 F)

HR CUBICLES

FOUNDATION

BOE FILES

ELECTRICAL ROOM

VEST.

W.

M.

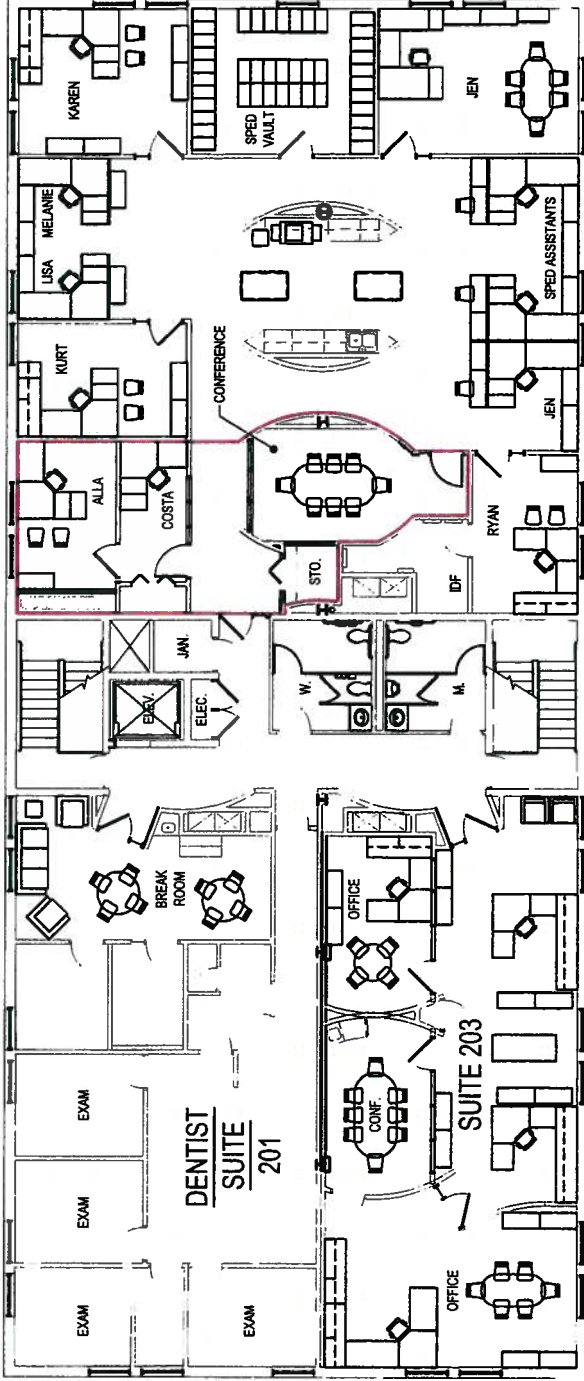
CHAIR STO (60+)

KITCHENETTE

PROFESSIONAL DEVELOPMENT ROOM

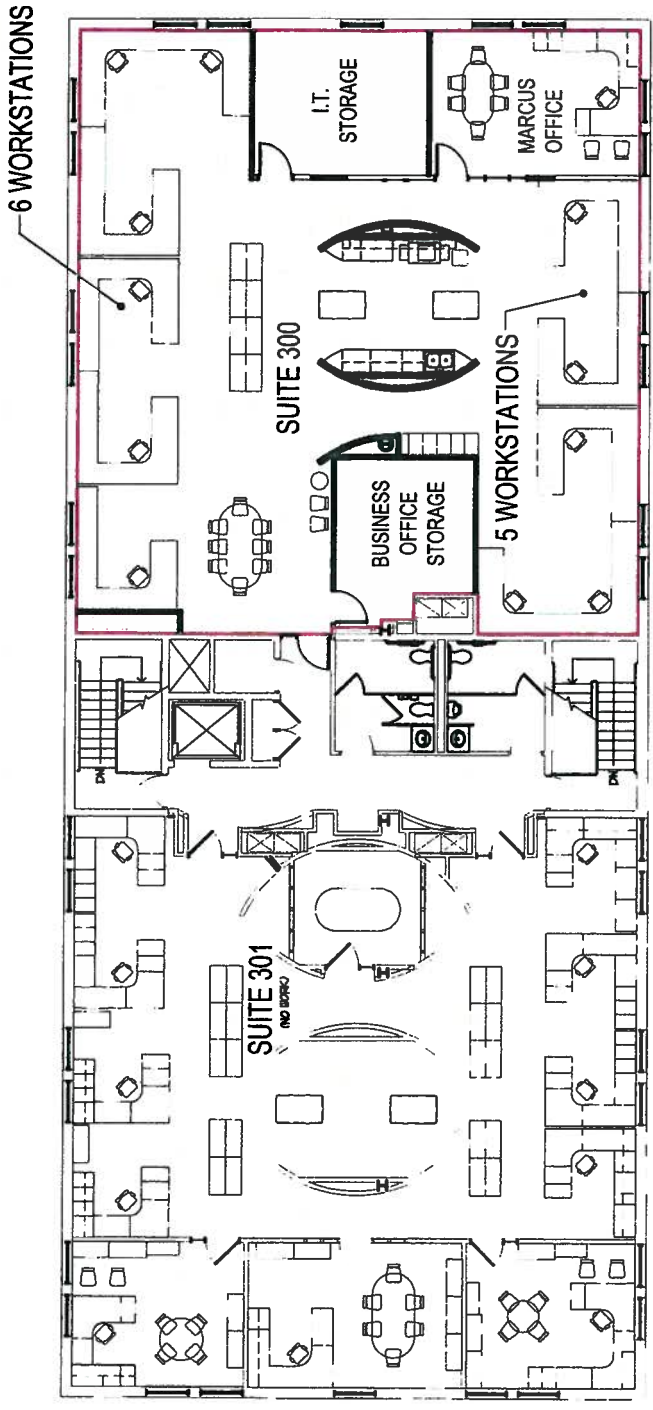
CONFERENCE ROOM





N

 SECOND FLOOR PLAN - 3801 W. LAKE AVE.
 NTS



SUITE 303

THIRD FLOOR PLAN - 3801 W. LAKE AVE.



Glenbrook High School District 225

Renovations at SD225 Administration Center- 3801 W. Lake Ave
 Project No 13042

November 13, 2014

GLENBROOK HIGH SCHOOLS District Business Office

TO: Dr. Mike Riggle
FROM: Kimberly Ptak
DATE: September 29, 2014
RE: Recommended 2015 Facility Projects

Recommendation

It is recommended that the Board of Education approve the following project budgets to be completed the summer of 2015.

	Estimate	
Roofing	\$1,017,120	
Paving	\$1,982,326	
District Office Life Safety & Infrastructure	\$350,000	} \$2,200,000
District Office Renovation	\$1,850,000	
GBN PE & Athletic Relocation & Renovation	\$780,000	
GBN Coaches Locker Room Renovation	\$250,000	
GBN and GBS Cooking Equipment	\$300,000	
Total	\$6,529,446	

If the project budgets are approved, ARCON, the district architect, will create bid specifications and the projects will be publicly bid. Bid results will first be shared with the facility committee and then with the full Board at a February board meeting at which time the Board will be asked to approve the actual project cost. It should be noted that the GBN and GBS cooking equipment project will be funded from the food service reserve and is therefore not listed on the Facility Financial Projection (agenda item #8).

Roofing \$1,017,120

A master roofing plan was created by ARCON. All roofing areas at GBN and GBS were reviewed and an infrared survey was conducted to assist in the planning. The oldest roofs in need of replacement were placed on the district 5-year roofing plan. The proposed summer of 2015 roofing work is all at GBN since it will not be hosting summer school.

Attachments: summer 2015 roofing map, 5-year roofing plan

Paving \$1,982,326

A master paving plan was created by ARCON. All paving, concrete and fencing areas at GBN and GBS were reviewed. Depending on the condition, certain areas require crackfill and sealcoating (recommended every three years), full depth patching or full replacement. The majority of the proposed summer 2015 paving work is at GBN since it will not be hosting summer school. The work slated at GBS consists of tennis court replacement and crackfill and sealcoating of the old west student parking lot.

Attachments: summer of 2015 paving map, 5-year paving plan

District Office Life Safety & Infrastructure \$350,000 (original estimate from 2009 \$350,000)

The windows and siding of the district office building located at 3801 W. Lake Ave are original to the building and almost 35 years old. The windows are not energy efficient and numerous windows have experienced leaking over the past few years. The siding is beginning to peel away from the building and is in need of replacement.

District Office Renovation \$1,850,000 (original estimate from 2009 \$1,150,000)

On May 7, 2009 the building at 3801 W. Lake Avenue, Glenview Illinois was sold by West Lake Management to the Wayne Hummer Trust Co, affiliated with the Northbrook Bank and Trust Company. The new owner entered into a lease agreement with the District to lease the building. A 20-year cost analysis was done at the time comparing the cost of purchasing the building, with renovations, to the cost of continuing to rent space for the off campus program. The analysis showed a cost benefit to the District of purchasing the building of \$625,000 after the 20-year period. In addition, the building was expected to be valued at \$5M after the 20-year period in 2029. Since the analysis was done in 2009, there are two variables that have changed this projection resulting in an overall drop in the projected cost savings by \$335,000 which are listed below. The revised estimated cost savings over the 20-year period is \$290,000.

1. **Increased Renovation Cost**

In 2009 the estimate to renovate the remaining tenant occupied space was \$1,150,000, this estimate is now \$1,850,000. Per Nicholas and Associates, the estimated increase in construction cost from 2009 is 22.9% or \$263,350.

Estimate from 2009	\$1,150,000
Estimate in 2014	<u>\$1,850,000</u>
Increase in estimate	\$700,000 (\$263,350 is due to inflation and \$436,650 is attributed to actual specifications being drawn.)

Renovation per square foot 2009	\$77/square foot
Renovation per square foot 2014	\$123/square foot

2. **Increase in Tenant Rent**

The original cost comparison showed tenant rental income only going through FY 11/12. Since tenants still remain in the building, actual rental income is \$365,000 higher than what was included in the original cost projection. After October 31st, there will only be one remaining tenant in the building with a lease through 2020.

Attachment: district office renovation sketch

GBN PE & Athletic Relocation and Renovation \$780,000

This was a project listed as a priority during the referendum but did not make the final list. The current location and functionality of offices for Athletics and PE are sub-standard and not equitable with the conditions for employees throughout the district. The goal of this project is to provide both departments with optimally located and functional office and meeting space, in proximity to one another, to allow for greater collaboration and communication.

Attachments: sketch of proposed project, map of current PE teacher and athletic office locations

GBN Coaches Locker Room Renovation \$250,000

This project will be funded out of the GBN small building project allocation which is part of the GBN overall building budget. GBS is not bringing a project forward this year as it is earmarking this year for its contribution to the turf field.

The women's coaches locker room is in need of renovation. The number of female staff members seeking locker spaces and dressing facilities has increased with the expansion of athletic programs over the years and an increased emphasis on wellness within Glenbrook staff. The project will add 18 new lockers, 3 showers and 1 sink.

Attachment: sketch of proposed project

GBN and GBS Cooking Equipment \$300,000

Since the food courts were installed at GBN and GBS in 2007 and 2008, cafeteria sales have increased by 50%. The food selection has also significantly changed and the focus has shifted from precooked foods to fresh, made to order selections. With this shift, there is a need for an additional cooking station at each school. The new cooking stations will allow for made to order stir-fry, omelets, pasta, mac and cheese, fajitas etc. This type of cooking is currently being done with make-shift stations and constitutes approximately 10% of current sales. The new cooking stations will expand the various selections and will include exhaust hoods, a serving counter, refrigerator, heated drawer units and induction cookers.

The cooking station will be inside the food court at GBN and will be a stand-alone line on the west side of the west cafeteria at GBS. The stations will be funded from the food service reserve which is currently \$855,470. The reserve increases approximately \$250,000 each year as a result of food sales.

Breakdown of AV Equipment

Board Room

- 2 Projectors plus 2 Electric Screens 130" Diagonal for Board Room
- 9 Wireless Mics for Board with wireless system
- Polycom Wireless and VOIP System
- 1 Handheld Mic
- 1 Lavalier Mic
- 12 Speakers with audi
- o refinement for voice amplification, recording, and noise cancellation
- Audio Amplification System
- Digital Wall Plate for AV Controls
- Networked and SD Card Audio Recorder with software control for any device (platform agnostic)

PD Room

- 2 Projectors plus 2 Electric Screens 130" Diagonal for PD Room
- 6 Speakers
- Audio Amplification System
- Wireless Mic System for portability from Board Room
- Digital Wall Plate for AV Controls
- 1 Handheld Mic
- 1 Lavalier Mic