

**GLENBROOK HIGH SCHOOLS
District Business Office**

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

FROM: Kimberly L. Ptak

DATE: OCTOBER 24, 2011

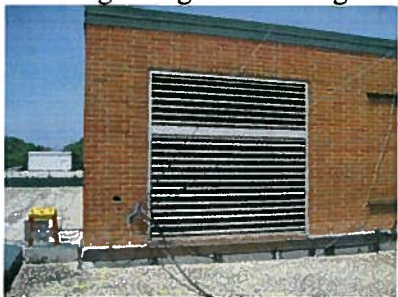
RE: DISCUSSION/ACTION: FY 12/13 Roofing & Masonry Projects


Recommendation

It is recommended that the Board of Education approve \$973,319 for roofing and masonry work for the summer of 2012. As requested at the facility committee meeting, the projects have been prioritized (priority #1 – due to leaks and wet spots, needs to be completed next summer, priority #2 – safety items recommended to be completed next summer, priority #3 – beyond useful life.) Priority #3 will be bid as an alternate. In the event bids are higher than estimated, these items will be deferred to the following summer

Background

Over the summer, ARCON roofing consultants reviewed all roof areas at GBN and GBS. As part of this work, infrared moisture surveys of roofs constructed prior to 2007 were conducted to help identify any “wet spots” and assess the overall conditions. In addition, plant operators were interviewed and identified all areas in the buildings that are prone to leaking. Based on this input, the following areas are recommended for summer 2012.

GLENBROOK NORTH	
Areas 22.1, 22.8, 22.9 PRIORITY #1 “A” Building penthouse replace wall grills and adjacent wet roof spots. The roof was replaced in 2002, however the grills were not replaced at that time. Water is infiltrating in through the grills resulting in wet spots on the adjacent roofing area. 	\$315,841
Areas 27.3, 27.4, 27.6 PRIORITY #1 Replace roof in CPA north and south stairs and CPA lobby. The lobby roof is original (1977). This is an area where leaks have been experienced.	\$172,354

Area 31.0 Foyer at 2 nd floor repair metal wall panels <u>PRIORITY #1</u>	\$10,608
	
Install new roof ladders at some locations; install ladder safety equipment at other ladder locations. <u>PRIORITY #2</u>	\$33,488
<u>3801 W. Lake Ave</u>	
Limited wall repair of northwest corner and fascia repair <u>PRIORITY #2</u>	\$4,000
Total:	\$824,847
TOTAL with Fees & Contingencies	\$973,319



Areas 22.9 and 22.8 **PRIORITY #3**

IMC Outside Portico – these are masonry column wraps in the portico outside of the IMC (northeast corner). Several of the columns are in poor condition with open stone cap joints and deteriorated masonry. The scope is to reconstruct and redesign new column wraps for better drainage.



\$62,400 (Alt).

Install new roof ladders at some locations; install ladder safety equipment at other ladder locations. **PRIORITY #2**



\$42,328

Auditorium House East Wall tuckpointing **PRIORITY #1**

\$90,068

Gymnasium wall masonry flashing repairs **PRIORITY #3**

\$84,600 (Alt).

GLENBROOK SOUTH

Area 4.3 Swimming Pool Corridor: repair wet and blocked drain **PRIORITY #1**

\$5,000

Area 51.1 repair metal expansion joint **PRIORITY #1**

\$4,160

**FACILITIES MASTER PLAN
ROOFING AND PAVING
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225**

	host ss	host ss	
GLENBROOK NORTH HIGH SCHOOL	2009/10	2010/11	2011/12
<u>Roofing& Masonry:</u>			
Area # 1.0 - Fieldhouse: Roof (2014) = Plan Year			
Area # 22.4 - "A" Penthouse: <u>Curtainwall</u> at Stairs (2010)		37,795	
Area # 22.5 - "A" Penthouse: <u>Curtainwall</u> at Stairs (2010)		52,644	
Area # 22.6 - "A" Penthouse: <u>Curtainwall</u> at Stairs (2010)		52,644	
Area # 27.5 - Dressing Rooms: Roof (2014)			
Area # 27.6 - CPA Lobby: Roof (2014)			
Area # 32.0 - Music Penthouse: <u>Masonry</u> (2010)		22,776	
Area # 33.0 - CPA Corrdidor: Roof (2010)		15,912	
Varsity Locker Room			
All <u>Masonry</u> Areas: Misc. Wall Repairs (2010, 2012, 2014)		40,000	
All Roof Areas: Misc. Prev. Maintenance & Roof Repairs (2012)			
	\$75,000		
		221,771	
<u>Paving (sealcoating (rec. every 5 yrs) or replacements):</u>			
Area: Lot North of Tennis Courts: Sealcoat (2012)			
Area: Lot North of Cafeteria: Sealcoat (2012)			
Area: Lot North of Industrial Ed: Sealcoat (2012)			
Area: Lot btw Fieldhouse and Gyms (Staff Lot): Replacement (2012)			
Area: Lot South of Business Education: Sealcoat (2012)			
Area: Lot South of "A" Building, North Half: Sealcoat (2012)			
Area: Lot South of "A" Bdlg, South Half: <u>REPLACEMENT</u> (2010)		120,000	
Area: Lot South of CPA: <u>REPLACEMENT</u> (2010)		90,000	
Area: Lot West of Tennis Courts: <u>REPLACEMENT</u> (2012)			
Area: South portion of drive at S.Visitors: <u>REPLACEMENT</u> (2010)		18,000	
		228,000	
Carpet Allocation	\$25,000	\$25,000	\$25,000
Bleacher Repair		\$15,000	\$15,000
Landscape			
Security Allocation	\$25,000	\$25,000	\$25,000
Total	\$125,000	514,771	65,000
TOTAL w/FEES & CONTINGENCIES	150,000	617,725	78,000

**FACILITIES MASTER PLAN
ROOFING AND PAVING
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225**

GLENBROOK SOUTH HIGH SCHOOL	2009/10	2010/11	2011/12
<u>Roofing & Masonry</u>			
Area # 1.0 - Fieldhouse: Roof (2013) = Plan Year			
Area # 2.0 - Wrestling: Roof (2013)			
Area # 3.0 - Fieldhouse Lobby: Roof (2013)			
Area # 7.0 - North Gym Entrance: Roof (2009)	38,605		
Area # 13.7 - Corridor: Roof (2013)			
Area # 14.1 - Stage: <u>Masonry</u> (2011)			229,253
Area # 14.3 - Projection Room: Roof (2013)			
Area # 14.4 - Auditorium Stairs, North: Roof (2009)	4,679		
Area # 14.5 - Auditorium Stairs, South: Roof (2009)	4,679		
Area # 15.1 - Scene Shop: Roof (2013)			
Area # 15.2 - Scene Shop: Roof (2013)			
Area # 15.3 - Scene Shop Canopy: Roof (2013)			
Area # 22.0 - Roof (2013)			
Area # 30.1 - East Academic Wing: <u>Masonry</u> (2009)	27,375		
Area # 30.2 - East Academic Wing: <u>Masonry</u> (2009)	31,937		
Area # 36.0 - 1989 East Wing Addition: Roof (2011)			287,409
Area # 37.0 - Lyceum: Roof (2011)			67,427
Area # 37.0 - Lyceum: <u>Masonry</u> (2009)	14,828		
All <u>Masonry</u> Areas: Misc. Wall Repairs (2009, 2011, 2013)	25,000		30,000
All Roof Areas: Misc. Prev. Maintenance & Roof Repairs (2009)	125,812		
Various Areas: Metal Wall Panels: Preventive Maintenance (2009)	93,589		
Area # 14.1 - Stage: Smoke Hatches (2009)	TBD		
	366,504		614,089
<u>Paving (sealcoat and stripe (rec. every 5 yrs) or replacements):</u>			
Area: Drive: North to Hospital Rd.: Sealcoat (2013)			
Area: Lot: Lacrosse (east of): Sealcoat (2013)			
Area: Lot: Lacrosse (south of): Sealcoat (2013)			
Area: Lot: Tennis Parking: Sealcoat (2013)			
Area: Lot & Drive: North Faculty: Sealcoat (2013)			
Area: Lot: Fieldhouse (west of): Sealcoat (2013)			
Area: Drive: South of Science (W.Lake): Sealcoat (2013)			
Area: Drive: South of Main Entrance (W.Lake): Sealcoat (2013)			
Area: West Student Parking and Drive (from Robin): Sealcoat (2013)			
Area: Drive: Fieldhouse (west and north): REPLACEMENT (2011)			132,000
Area: Lot: West of Classrooms: REPLACEMENT (2011)			120,000
Area: Drive: South of Stadium: REPLACEMENT of Stone (2011)			100,000
			352,000
Carpet Allocation	\$25,000	\$25,000	\$25,000
Bleacher Repair		\$15,000	\$15,000
Landscape Allocation			
Security Allocation	\$25,000	\$25,000	\$25,000
Total	416,504	65,000	1,031,089
TOTAL w/FEES & CONTINGENCIES	499,805	78,000	1,237,307