

## **Glenbrook District 225 Facility Committee Minutes – December 14, 2010**

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Members Present: S. Caliendo, M. Calucci, J. Finan, G. Freund, K. Ptak, S. Shein, H. Siena, B. Wegley

The meeting was called to order at 7:30 a.m.

### **\$10M Life Safety/Infrastructure List**

Several topics were discussed as they related to the \$10M life safety and infrastructure list:

#### **GBN CPA Air Handling Unit**

As discussed at the October 27, 2010 facility committee meeting, Independent Testing and Balancing, located in Warrenville Illinois, measured the air and water flows for the CPA air handling unit on October 5, 2010. The report indicated that the air flows were within the original design specifications for the unit and the supply and return fans were operating properly. The report further indicates that there is an issue with the chilled water flow in that it is operating at the 52% level. The coil circulation pump is not operational and the electrical feed to the pump has been removed.

Based on these findings, it was decided to remove the replacement of the GBN Auditorium Air Handler at a cost of \$350,000 from the \$10M life safety list and put it on the deferred list. Before replacing the pump and reconnecting the electrical feed (cost of \$21,000), it was recommended that further testing be done to determine if simply removing the non-functioning pump would improve the water flow. This testing cannot occur until the spring, since the water coils have all been drained for the season.

Until further testing is conducted, it was agreed that a place holder of \$21,000 remain in the plan.

#### **AMSCO Engineering and 2010 Engineering Joint Recommendation**

As requested at the October 27, 2010 facility committee meeting, AMCSO Engineering and 2010 Engineering Group performed a joint review of three of the major mechanical items; GBS Auditorium Air Handler Units, GBS Music Air Handler Unit and GBN Main Gym Air Handler Units. The report was reviewed and discussed.

At GBS the music AHU is being replaced with a roof top, stand-alone DX unit. This unit will support the orchestra room. The band and choir room will continue to be supported by the AHU installed in 2001 that is tied into the main chiller plant. S. Shein asked that two additional options be explored – 1. Can the band and choir AHU be tied into the new DX unit so the main chiller plant does not need to operate to support those two areas? 2. Should the 100 ton chiller in the auditorium be upgraded so that can support the three music rooms?

#### **Solar Panel Update**

As previously discussed, the district was awarded an ARRA grant through the Department of Commerce and Economic Opportunity (DCEO) to install solar panels at GBN to assist in heating the swimming pools, similar to the solar panel system recently installed at GBS. The amount of the grant is 75% of the total project cost or about \$420,000. The DCEO is now running into

issues with the Department of Education and our grant has come into question. This is an ARRA grant and section 16.4 of the ARRA Act says that federal grant money CANNOT be used for casinos, aquariums, zoos, golf courses or swimming pools.

We are in the process of reviewing the grant and determining if the primary use of the solar panels can be to support domestic hot water heating for the building and have the pools be a secondary use of the heat.

It was agreed that the solar panels be bid separately do allow us, in the event we do not receive the grant, to reject the bids.

#### Translucent Panel System in the Field House at GBN

The translucent panel system in the GBN field house (top 1/3 of the fieldhouse - ribbon of fiber plastic) has yellowed over time when compared to the panel system in the GBS field house. When the fieldhouses were built in 1992, two different panel systems were installed; the one at GBN was a less expensive system.

We asked ARCON to review GBN's system and provide input. Based on this review, it has been determined that the existing panel system, in addition to being severely discolored, has become delaminated in many places (i.e. the face sheets are not bonded to the grid core.) The most significant delamination is on the west and south elevations as can be seen by the fact that the grid lines are not uniform. The delamination is a concern as, over time, the delaminated face sheets can tear off and become projectiles in storms and move/flex in high winds. Up close, ARCON was able to touch the delaminated portions and verify that the outer panels have delaminated from the grid and "flap" in the wind. The life expectancy of this system is 20 years, which means they are due for replacement. The system at GBS has a remaining life expectancy of 10-15 more years.

The cost of replacing this system is \$160,000. The facility committee agreed to move money from the general contingency fund to cover this cost.

#### Asbestos Abatement Results

\$480,000 worth of carpeting and tile is scheduled at GBS for the summer of 2011. Over the last two months, the exact areas for carpeting have been identified and our environmental consultant has tested all areas for possible asbestos. It has been determined that several of the areas (see attached map) have asbestos under the existing carpet which will need to be abated. The abatement number is estimated to be \$150,000.

The facility committee agreed to move money from the general contingency into the summer of 2011 to cover this increased cost estimate.

S. Shein asked for a map of all of the remaining asbestos areas be shared.

#### Review of Bid Packages

The list of bid packages was reviewed and discussed. S. Shein asked that the Siemens controls be broken out into its own bid package and that mechanical contractors be asked to disclose the type of system being installed.

### Bidding Timeline

The following bid timeline was reviewed –

January 4, 2011	Plans and Specs from ARCON to Nicholas for Scope Review
January 18, 2011	Plans go to the Printer
February 2, 2011	Pre-bid Meeting for all Contractors
February 16, 2011	Bid Opening
March 2, 2011 7:30am	Facility Committee Meeting – review bid results
March 14, 2011	Board Meeting: Award of Bids

### GBN Bathroom Conversion

At the October 27, 2010 facility meeting, we were asked to provide a cost estimate and sketch to provide bathroom access from the back gym hallway at GBN. The idea is to allow access to the current women's PE bathroom from the back gym hallway and convert the unused storage in the women's PE locker room into a men's bathroom and, again, provide access from the back gym hallway. The sketch was reviewed and discussed.

Currently when visitors are using the back gyms and/or outdoor tennis courts and fields, they need to use either the swimming pool bathrooms or the bathrooms on the other side of the main gym, both of which are not conveniently located.

The estimated cost of this project is \$200,000. It was agreed that this project be bid as an alternate and presented at the March 2, 2011 facility committee meeting.

### 1835 Landwehr Construction Update

K. Ptak gave an update of construction work at 1835 Landwehr (future off campus and evening high school location). Work is estimated to be substantially completed by December 31, 2010. Teachers and staff will begin occupying the building Tuesday January 18, 2011 and students will arrive on Monday January 24, 2011.

Over the next two weeks, remaining casework will be installed, electrical will be completed and carpeting will be installed.

S. Shein asked that we consider ways to increase the parking at that building when we do the parking lot replacement the summer of 2011.

### Next Meeting

The next meeting is scheduled for Wednesday March 2, 2011 at 7:30a.m. in room 128 at GBS. Bid results for the summer of 2011 work will be shared at this meeting prior to being presented to the Board at the March 14, 2011 board meeting.