

Glenbrook District 225
Facility Committee Minutes – February 23, 2010

Members Present: Boron, Caliendo, Finan, Freund, Martin, Pryma, Ptak, Riggle, Shein, Siena, Wegley

Also Present: Rick Cozzi (ARCON), David Glessner (Energy Ed), Mike Sauer (ARCON), Jeff Zurlindin (Nicholas)

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

Energy Education Proposal

As a follow-up to the December 15, 2009 facility committee meeting, David Glessner from Energy Education, presented a proposal to reduce energy consumption by \$5.8M over a 10-year period.

K. Ptak explained that Energy Education's focus is unique in that it looks at the people side of energy conservation and reduces energy consumption by modifying the behaviors of students and staff. The recommendations made are not capital in nature and do not result in any cost to the district. The district would be asked to make an investment in the program which would include a consultant fee to Energy Education, hiring a full-time energy coach, purchasing an energy tracking software and professional development for the energy coach. The investment made in the first four years is fully guaranteed by Energy Education, meaning if the savings over the first four years do not equal or exceed the investment, the district will be reimbursed for its investment.

This topic will be brought to the March 8, 2010 board meeting.

Summary of Bid Results

Bids were opened for masonry, paving & curtain wall work at GBN and renovation work at 1835 Landwehr (future off-campus/evening high school building) and 3801 W. Lake Ave (future district office building). Overall results were \$385,413 (13%) under original estimates.

K. Ptak discussed the contracts to be awarded at the March 8, 2010 board meeting. In addition, administration will recommend that the board reject the bid for paving replacement at the district office. Although the bid came in below estimate, it is recommended that the work be deferred until after the construction is completed at the district office to avoid heavy construction traffic on a new lot.

The Village of Northbrook is requiring the district add a four inch layer of BAM to the parking lot being replaced just south of the "A" building at GBN. This is a fairly new requirement and one that is not required in our contiguous communities, including Glenview. The requirement resulted in the lowest paving bid being \$25,000 higher than it would have been if this requirement were not in place.

There was discussion as to whether or not Northbrook has jurisdiction over the school parking lots or if the jurisdiction falls with the Cook County ROE. M. Sauer and K. Ptak will bring more information to the March 8, 2010 board meeting.

Alternate Bids

K. Ptak discussed two alternate bids. The first alternate bid would add a 367 square foot addition to the lobby at 1835 Landwehr. The cost of this alternate is \$58,073. The main advantage of the addition is it creates a proper “man trap” area with a vestibule for visitors to wait while credentials are being checked. The security model is consistent with the approach taken at GBN and GBS.

B. Boron supported the idea of the lobby as it would add to the overall security of the building. S. Martin stated the importance of being mindful of spending in these tough economic times.

The second alternate bid is for a full roof replacement at 3801 W. Lake Ave. K. Ptak explained that the current roof at 3801 is approximately 30 years old and has an estimated 5-year remaining useful life. Approximately 1/3 of the roof will be cut and patched as part of the HVAC work. Fully replacing the roof would cost \$95,000 and double the R-value of the roof.

Building Summer Projects

J. Finan and G. Freund discussed the small building projects at GBN and GBS which they are recommending be completed this summer. As part of the overall building budget allocation, the buildings are allowed to spend up to \$200,000 on small building projects.

S. Martin acknowledged the buildings efforts in prioritizing their building project lists and scaling back the list of projects since the December 15, 2009 facility meeting.

The board members present were in support of the building projects as presented.

MWRD Update

At the October 12, 2009 board meeting, the board approved spending a figure not to exceed \$55,000 on site drawings and detention calculations needed for the Metropolitan Water Reclamation District (MWRD) permitting process.

K. Ptak explained that as part of the process the district had discussions with the Village of Northbrook and the Village of Glenview about partnering on future detention projects. The Village of Northbrook has a detention basin just west of the athletic fields at GBN and is interested in expanding the basin. The cost to the district of adding a 1 acre foot of detention to the Village of Northbrook’s existing basin is \$120,000 and \$180,000 for 2 acre foot. This is much lower than the \$650,000 estimated cost of building an underground detention basin on GBN’s property which is the other option.

The Village of Glenview does not have an existing basin in close enough proximity for GBS to share. GBS would build an above the ground basin at the corner of Lake and Landwehr. Cost for 1 acre foot is \$350,000 and the total cost for 2 acre feet is \$450,000.

Applications will be sent to MWRD as previously approved by the board.

Long Range Facility Projection

K. Ptak and H. Siena briefly reviewed a long range facility projection through FY 16/17. Further discussion will take place at the June 8, 2010 facility meeting.

The meeting adjourned at 10:20. The next facility committee meeting is scheduled for June 8, 2010.