

**GLENBROOK HIGH SCHOOLS
District Business Office**

TO: Dr. Mike Riggle

FROM: Kimberly Ptak

DATE: May 18, 2015

RE: Approval of Long Range Roof Assessment

Recommendation

It is recommended that the Board of Education approve a roofing assessment of GBN and GBS in the amount of \$9,375 to be completed by Hutchinson Design Group, Ltd. The scope of work includes:

1. Perform a visual roof inspection of all roof areas at GBN and GBS.
2. Perform core samples as needed throughout roof areas.
3. Photographically document the overall roof areas and major deficiencies.
4. Draft overall roof reference plans with reference photos.
5. Prioritize repairs, restoration, and replacement and maintenance concerns.
6. Include budgetary figures for any recommended work.
7. Create a database that itemizes the prioritization over the next 10 years.
8. Prepare a 10-year roofing plan in electronic and hardcopy format.

Background

There is approximately 700,000 square feet of roof surface at GBN and GBS, the majority of roofs are cold tar pitch. It is time for the district to update its 10-year roofing plan. Historically this review has been completed by ARCON. The district created an RFP which was sent to 5 companies. Hutchinson Design Group provided the lowest cost and has outstanding references. Hutchinson Design Group is a full service architect firm that specializes in sustainable roof systems design. They are located in Barrington, IL and work with many school districts including:

Arlington Heights School District 59
Barrington Community Unit School District 220
Cary Community Consolidated School District 26
Chicago Public Schools
Community Consolidated SD 59
Crystal Lake School District 155
Evanston/Skokie School District 65
Grant Community High School District 124
Gurnee School District 56
Hawthorne School District 73
Kenilworth School District No. 38
Lake Zurich School District 95
Milwaukee Public Schools
Moraine Valley Community College
Morton College
Niles Township High School District 219
North Chicago Community School District 187
Northwest Suburban Special Education Organization (NSSEO)
Township High School District 113

<http://hutchinsondesigngroup.com/>

Request for Proposal Results

Hutchinson Design Group	\$9,375
RDM Consultants	\$16,000
Olson Roofing	\$16,500
ARCON	\$16,600
Interstate Consulting	\$24,450

Attached is a sample report created for Waukegan High School District 60.

Roof and Masonry Survey

Waukegan Public School District 60



WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS

1011 Washington Street
Waukegan, IL 60085



prepared by:



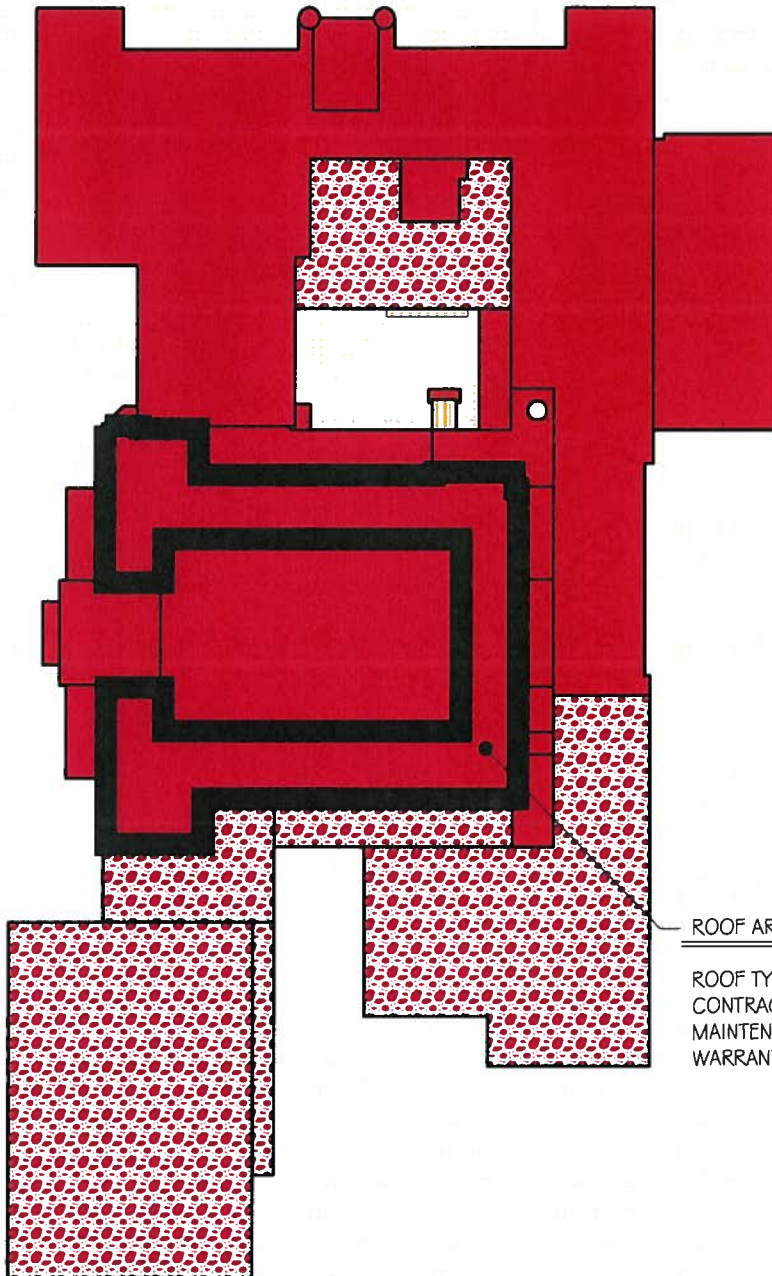
Hutchinson Design Group, Ltd.

232 E. Main Street
Barrington, Illinois 60010

847.756.4450 v
847.756.4451 f

May 2009

Project No. 2009-038



PHOTOS: ROOF AREA 5

ROOF AREA 5: ± 13,900 S.F.
 3 STORY
ROOF TYPE: FULLY ADHERED EPDM - WOOD DECK
CONTRACTOR: CUDAHY ROOFING
MAINTENANCE & REPAIRS: 1996
WARRANTIES:

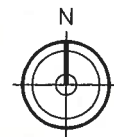
1. 11-10-96 SCHULLER (MANUILLE) ROOFING SYSTEMS - 20 YEAR MATERIAL WARRANTY; # 101936
2. 11-10-96 SCHULLER (MANUILLE) ROOFING SYSTEMS - 15 YEAR "GOLD SHIELD" WARRANTY #BN50742151
3. 9-1-96 CUDAHY ROOFING & SUPPLY - 3 YEAR LIMITED SHEET METAL WARRANTY



ROOF PLAN: ROOF AREA 5

WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS

NTS



WAUKEGAN PUBLIC SCHOOL DISTRICT 60 : ROOF SURVEY

MAY 2009



Hutchinson Design Group, Ltd.

232 E. Main Street
Barrington, Illinois 60010

847.756.4450 v
847.756.4451 f

WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS
1011 WASHINGTON STREET; WAUKEGAN, IL 60085

2009-038

ROOF PLAN: ROOF AREA 5

WHS.5



Waukegan Public School District 60
Roof Survey

Project No. 2009-038
Survey Date: May 2009

Waukegan High School – Washington Campus
Roof Area 5

Roof Type / Drainage: 60 mil fully adhered EPDM membrane roof system on structurally sloped roof deck. Tapered polyisocyanurate insulation saddles, 1/2" high density wood fiber board on three ply vapor retarder directs water to parapet wall scuppers.

- Some soft spots below insulation
- Minor areas of field debonding
- Minor areas of baseflashing debonding



Flashing: Cured and uncured EPDM membrane flashing.

Roof Edge: Parapet wall with pre-finished aluminum coping.

Access: Accessible from penthouse of roof area 16

Access to Vandals: None

EPDM Roof Restoration Potential: High Low N/A **Cost:** \$12,500.00

Roof Maintenance Items: Caulk top of counterflashing **Cost:** \$100.00

Immediate Roof Repair Items:

- Remove debris, vegetation and unclog roof drain
- Readhere loose membrane areas and patch

Cost: \$1,500.00

Masonry Restoration Above Roof:

- Masonry walls below roof area 10
- Row lock window sills on masonry wall below roof area 6 and window a concern

Cost: See masonry survey

Estimated Condition:

- Excellent
- Good
- Fair
- Poor
- Failing

Estimated Remaining Service Life:

- 10+ years
- 6-10 years with maintenance repairs
- 3-5 years
- 1-2 years
- < 1 year



WAUKEGAN PUBLIC SCHOOL DISTRICT 60 WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS: 10-YEAR ROOF SYNOPSIS MAY 2009

BUDGETARY COST ESTIMATES FOR RECOMMENDATIONS: Roof Repair, Maintenance, Restoration and Roof Replacement Schedule

Symbol Key:

- R Cost of Roof Restoration. Restoration is defined as the work, if performed, would prolong the service life of the roof system.
- RM Cost of Maintenance. Maintenance is defined as work that if performed would enhance the service life of the roof system.
- RR Cost of Roof Repair. Immediate Repair is defined as work that is required to make building watertight.
- MR Cost of recommended tuck pointing or Masonry Restoration.
- Replacement Cost of Roof Replacement and associated plumbing and HVAC work with an increase in cost of 7% for every year
- Recommended year of replacement.

Note: Bi-annual inspections and preventative maintenance are assumed to be performed and their costs are not reflected here.

Facility Roof Area	Restoration, Roof Maintenance, Roof Repair & Masonry Restoration Costs for 2009	1	2	3	4	5	6	7	8	9	10
		Replacement Recommended in 2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
WHS Washington Campus: Roof Area 1	R: \$1,300	\$13,000	\$13,910	\$14,884	\$15,926	\$17,040	\$18,233	\$19,509	\$20,875	\$22,336	\$23,900
	RM: \$500										
	RR: \$250										
	MR: N/A										
WHS Washington Campus: Roof Area 2	R: \$1,250	\$12,500	\$13,375	\$14,311	\$15,313	\$16,385	\$17,532	\$18,759	\$20,072	\$21,477	\$22,981
	RM: \$500										
	RR: \$1,500										
	MR: N/A										
WHS Washington Campus: Roof Area 3	R: \$1,500	\$15,000	\$16,050	\$17,174	\$18,376	\$19,662	\$21,038	\$22,511	\$24,087	\$25,773	\$27,577
	RM: \$500										
	RR: \$1,500										
	MR: N/A										
WHS Washington Campus: Roof Area 4	R: \$500	\$3,500	\$3,745	\$4,007	\$4,288	\$4,588	\$4,909	\$5,253	\$5,620	\$6,014	\$6,435
	RM: \$100										
	RR: N/A										
	MR: N/A										
WHS Washington Campus: Roof Area 5	R: \$12,500	\$250,000	\$267,500	\$286,225	\$306,261	\$327,699	\$350,638	\$375,183	\$401,445	\$429,547	\$459,615
	RM: \$100										
	RR: \$1,500										
	MR: N/A										
WHS Washington Campus: Roof Area 6	R: \$9,500	\$200,000	\$214,000	\$228,980	\$245,009	\$262,159	\$280,510	\$300,146	\$321,156	\$343,637	\$367,692
	RM: \$250										
	RR: N/A										
	MR: \$2,500										
WHS Washington Campus: Roof Area 7	R: \$1,250	\$12,000	\$12,840	\$13,739	\$14,701	\$15,730	\$16,831	\$18,009	\$19,269	\$20,618	\$22,062
	RM: \$100										
	RR: N/A										
	MR: N/A										
WHS Washington Campus: Roof Area 8	R: \$3,750	\$32,750	\$35,043	\$37,495	\$40,120	\$42,929	\$45,934	\$49,149	\$52,589	\$56,271	\$60,210
	RM: \$1,250										
	RR: \$500										
	MR: N/A										

**add sf. of roof area & year last replaced.*



WAUKEGAN PUBLIC SCHOOL DISTRICT 60 WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS: 10-YEAR ROOF SYNOPSIS MAY 2009

BUDGETARY COST ESTIMATES FOR RECOMMENDATIONS: Roof Repair, Maintenance, Restoration and Roof Replacement Schedule

Facility Roof Area	Restoration, Roof Maintenance, Roof Repair & Masonry Restoration Costs for 2009		1	2	3	4	5	6	7	8	9	10
			Replacement Recommended in 2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
WHS Washington Campus: Roof Area 9	R:	\$300	\$3,500	\$3,745	\$4,007	\$4,288	\$4,588	\$4,909	\$5,253	\$5,620	\$6,014	\$6,435
	RM:	\$250										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 10	R:	\$3,500	\$600,000	\$642,000	\$686,940	\$735,026	\$786,478	\$841,531	\$900,438	\$963,469	\$1,030,912	\$1,103,076
	RM:	\$1,500										
	RR:	N/A										
	MR:	\$12,250										
WHS Washington Campus: Roof Area 11	R:	\$2,250	\$20,000	\$21,400	\$22,898	\$24,501	\$26,216	\$28,051	\$30,015	\$32,116	\$34,364	\$36,769
	RM:	\$500										
	RR:	N/A										
	MR:	\$2,250										
WHS Washington Campus: Roof Area 12	R:	\$250	\$2,500	\$2,675	\$2,862	\$3,063	\$3,277	\$3,506	\$3,752	\$4,014	\$4,295	\$4,596
	RM:	\$500										
	RR:	N/A										
	MR:	\$1,000										
WHS Washington Campus: Roof Area 13	R:	\$250	\$2,500	\$2,675	\$2,862	\$3,063	\$3,277	\$3,506	\$3,752	\$4,014	\$4,295	\$4,596
	RM:	\$500										
	RR:	N/A										
	MR:	\$1,000										
WHS Washington Campus: Roof Area 14	R:	\$1,350	\$12,500	\$13,375	\$14,311	\$15,313	\$16,385	\$17,532	\$18,759	\$20,072	\$21,477	\$22,981
	RM:	\$250										
	RR:	N/A										
	MR:	\$2,500										
WHS Washington Campus: Roof Area 15	R:	\$1,300	\$24,500	\$26,215	\$28,050	\$30,014	\$32,115	\$34,363	\$36,768	\$39,342	\$42,096	\$45,042
	RM:	\$500										
	RR:	N/A										
	MR:	\$9,500										
WHS Washington Campus: Roof Area 16	R:	\$1,300	\$12,500	\$13,375	\$14,311	\$15,313	\$16,385	\$17,532	\$18,759	\$20,072	\$21,477	\$22,981
	RM:	N/A										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 17	R:	\$1,300	\$115,500	\$123,585	\$132,236	\$141,492	\$151,397	\$161,995	\$173,334	\$185,468	\$198,451	\$212,342
	RM:	\$500										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 18	R:	\$9,750	\$87,500	\$93,625	\$100,179	\$107,191	\$114,695	\$122,723	\$131,314	\$140,506	\$150,341	\$160,865
	RM:	\$2,000										
	RR:	\$250										
	MR:	N/A										



WAUKEGAN PUBLIC SCHOOL DISTRICT 60 WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS: 10-YEAR ROOF SYNOPSIS MAY 2009

BUDGETARY COST ESTIMATES FOR RECOMMENDATIONS: Roof Repair, Maintenance, Restoration and Roof Replacement Schedule

Facility Roof Area	Restoration, Roof Maintenance, Roof Repair & Masonry Restoration Costs for 2009		1	2	3	4	5	6	7	8	9	10
			Replacement Recommended in 2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
WHS Washington Campus: Roof Area 19	R:	N/A	N/A	Estimated service life beyond 2019								
	RM:	N/A										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 20	R:	N/A	N/A	Estimated service life beyond 2019								
	RM:	N/A										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 21	R:	\$250	\$2,400	\$2,568	\$2,748	\$2,940	\$3,146	\$3,366	\$3,602	\$3,854	\$4,124	\$4,412
	RM:	N/A										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 22	R:	\$500	\$2,400	\$2,568	\$2,748	\$2,940	\$3,146	\$3,366	\$3,602	\$3,854	\$4,124	\$4,412
	RM:	\$250										
	RR:	\$2,500										
	MR:	N/A										
WHS Washington Campus: Roof Area 23	R:	\$500	\$4,500	\$4,815	\$5,152	\$5,513	\$5,899	\$6,311	\$6,753	\$7,226	\$7,732	\$8,273
	RM:	\$250										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 24	R:	\$1,250	\$12,500	\$13,375	\$14,311	\$15,313	\$16,385	\$17,532	\$18,759	\$20,072	\$21,477	\$22,981
	RM:	\$250										
	RR:	\$1,000										
	MR:	N/A										
WHS Washington Campus: Roof Area 25	R:	\$3,750	\$33,500	\$35,845	\$38,354	\$41,039	\$43,912	\$46,985	\$50,274	\$53,794	\$57,559	\$61,588
	RM:	\$500										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 26	R:	\$5,750	\$52,250	\$55,908	\$59,821	\$64,008	\$68,489	\$73,283	\$78,413	\$83,902	\$89,775	\$96,059
	RM:	\$1,000										
	RR:	\$4,500										
	MR:	N/A										
WHS Washington Campus: Roof Area 27	R:	\$30,500	\$275,000	\$294,250	\$314,848	\$336,887	\$360,469	\$385,702	\$412,701	\$441,590	\$472,501	\$505,576
	RM:	\$500										
	RR:	N/A										
	MR:	N/A										
WHS Washington Campus: Roof Area 28	R:	\$2,000	\$17,500	\$18,725	\$20,036	\$21,438	\$22,939	\$24,545	\$26,263	\$28,101	\$30,068	\$32,173
	RM:	\$500										
	RR:	N/A										
	MR:	N/A										



WAUKEGAN PUBLIC SCHOOL DISTRICT 60
WAUKEGAN HIGH SCHOOL - WASHINGTON CAMPUS: 10-YEAR ROOF SYNOPSIS
MAY 2009

BUDGETARY COST ESTIMATES FOR RECOMMENDATIONS:
Roof Repair, Maintenance, Restoration and Roof Replacement Schedule

Facility Roof Area	Restoration, Roof Maintenance, Roof Repair & Masonry Restoration Costs for 2009		1	2	3	4	5	6	7	8	9	10
			Replacement Recommended in 2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
WHS Washington Campus: Roof Area 29	R:	\$25,000	\$225,000.00	\$240,750	\$257,603	\$275,635	\$294,929	\$315,574	\$337,664	\$361,301	\$386,592	\$413,653
	RM:	\$2,000										
	RR:	\$1,500										
	MR:	\$2,500										
WHS Washington Campus: Roof Area 30	R:	\$1,000	\$5,250.00	\$5,618	\$6,011	\$6,431	\$6,882	\$7,363	\$7,879	\$8,430	\$9,020	\$9,652
	RM:	\$500										
	RR:	\$1,500										
	MR:	\$6,500										
WHS Washington Campus: Roof Area 31	R:	\$4,500	\$37,500.00	\$40,125	\$42,934	\$45,939	\$49,155	\$52,596	\$56,277	\$60,217	\$64,432	\$68,942
	RM:	\$1,000										
	RR:	N/A										
	MR:	N/A										
WHS - Washington Campus: Total Cost	R:	\$128,100								\$1,732,719		\$1,854,086
	RM:	\$16,550										
	RR:	\$16,500										
	MR:	\$40,000										