

**GLENBROOK HIGH SCHOOLS  
Board Meeting October 26, 2009  
District Business Office**

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

**FROM:** Kimberly L. Ptak

**DATE:** OCTOBER 26, 2009

**RE:** DISCUSSION/ACTION: MASTER FACILITY PLAN

**Recommendation**

As part of the district’s master facility plan, it is recommended that the Board approve the following expenditures to be completed the summer of 2010. Work will be budgeted in FY 10/11.

Roofing and Paving	\$1,613,725
LS/Infrastructure	\$1,320,000
Building Priorities	\$55,000
Small Building Priorities	\$400,000
Energy Savings	<u>contingent on grant money</u>
	\$3,388,725

Project details are included in attachments.

**Background**

The district’s long-range master facility plan can be broken into five major categories. The following table outlines these five categories and explains how each category is funded.

<u>CATEGORY</u>	<u>HOW IS IT FUNDED?</u>
Roofing & Paving	Corporate Personal Property Replacement Tax (CPPRT)
Life Safety & Infrastructure	<u>Pre - Referendum</u> \$2M Operating Fund Transfer
	<u>Post Referendum</u>
	FY 08, 09, 10, 11, 12      Referendum Funds
	FY 13, 14, 15, 16, 17      Remaining \$10M bond
	FY 18, 19, 20, 21, 22      Intentional build up of reserve & \$500,000 annual Operating Fund Transfer
Building Priorities	Sale of bonds, construction grants, referendum
Small Building Projects	Corporate Personal Property Replacement Tax (CPPRT)
Energy Savings Projects	Corporate Personal Property Replacement Tax (CPPRT) &

	energy grants
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Attached is a 12-year projection that shows the projected revenue stream and facility expenses. Also attached is the detail behind the five major categories noted above. At this point, the only projects we are asking for approval on are the projects slated for FY 10/11.

CAPITAL IMPROVEMENT PROJECTION

	SY LS FUNDED REFERENDUM		SY LS FUNDED BY \$10M IN BONDS									
	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
<b>BEGINNING FUND BALANCE</b>	<b>\$7,249,934</b>	\$5,961,209	\$6,255,902	\$11,431,107	\$6,319,621	\$6,209,992	\$6,509,992	\$6,809,992	\$5,609,992	\$4,409,992	\$3,209,992	\$2,009,992
<b>Revenue</b>												
CPPRT	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000
Operating Fund Transfer												
\$10M Referendum Bond			\$10,000,000					\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
	\$2,100,000	\$2,100,000	\$12,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000
<b>Expense</b>												
(10/26 boe meeting)												
Roofing and Paving Plan	\$1,613,725	\$1,405,307	\$1,221,995	\$2,275,486	\$1,809,629	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
Life Safety and Infrastructure	\$1,320,000	\$5,302,800	\$5,302,800	\$4,536,000				\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Building Priorities	\$55,000											
Small Building Projects	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Energy Projects	\$3,388,725	\$1,805,307	\$6,924,795	\$7,211,486	\$2,209,629	\$1,800,000	\$1,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000
Annual Overage/(Underage)	(\$1,288,725)	\$294,693	\$5,175,205	(\$5,111,486)	(\$109,629)	\$300,000	\$300,000	(\$1,200,000)	(\$1,200,000)	(\$1,200,000)	(\$1,200,000)	(\$1,200,000)
<b>Remaining Fund Balance</b>	\$5,961,209	\$6,255,902	\$11,431,107	\$6,319,621	\$6,209,992	\$6,509,992	\$6,809,992	\$5,609,992	\$4,409,992	\$3,209,992	\$2,009,992	\$809,992

FACILITIES MASTER PLAN  
ROOFING AND PAVING

NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225

ITEMS IN ORANGE WILL BE TAKEN TO 10/26 BOE MEETING FOR APPROVAL.

	2010/11	2011/12	2012/13	2013/14	2014/15
host ss					
<b>GLENBROOK NORTH HIGH SCHOOL</b>					
<b>Roofing &amp; Masonry:</b>					
Area # 1.0 - Fieldhouse: Roof (2014) = Plan Year					825,985
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)					174,187
Area # 27.6 - CPA Lobby: Roof (2014)					252,852
Area # 32.0 - Music Penthouse: Masonry (2010)	22,776				
Area # 33.0 - CPA Corridor: Roof (2010)	15,912				
Varsity Locker Room					
All Masonry Areas: Misc. Wall Repairs (2010, 2012, 2014)	40,000		45,000		50,000
All Roof Areas: Misc. Prev. Maintenance & Roof Repairs (2012)			277,829		
	<b>221,771</b>		<b>322,829</b>		<b>1,303,024</b>
host ss					
<b>Paving (sealcoating (rec. every 5 yrs) or replacements):</b>					
Area: Lot North of Tennis Courts: Sealcoat (2012)			30,500		
Area: Lot North of Cafeteria: Sealcoat (2012)			26,000		
Area: Lot North of Industrial Ed: Sealcoat (2012)			45,000		
Area: Lot <b>btw</b> Fieldhouse and Gyms (Staff Lot): Replacement (2012)			150,000		
Area: Lot South of Business Education: Sealcoat (2012)			18,000		
Area: Lot South of "A" Building, North Half: Sealcoat (2012)	120,000		21,000		
Area: Lot South of "A" Bldg, South Half: REPLACEMENT (2010)	90,000				
Area: Lot South of CPA: REPLACEMENT (2010)			150,000		
Area: Lot West of Tennis Courts: REPLACEMENT (2012)					
Area: South portion of drive at S. Visitors: REPLACEMENT (2010)	18,000				
<b>Carpet Allocation</b>	<b>228,000</b>		<b>440,500</b>		
<b>Bleacher Repair</b>	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b>Landscape</b>	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
<b>Security Allocation</b>	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total	<b>514,771</b>	<b>65,000</b>	<b>853,329</b>	<b>65,000</b>	<b>1,368,024</b>
<b>TOTAL w/FEES &amp; CONTINGENCIES</b>	<b>617,725</b>	<b>78,000</b>	<b>1,023,995</b>	<b>78,000</b>	<b>1,641,629</b>



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

ITEMS IN ORANGE WILL BE TAKEN TO 10/26 BOE MEETING FOR APPROVAL.

	2010/11	2011/12	2012/13	2013/14	2014/15
<b><u>DISTRICT -WIDE EXPENSE</u></b> (includes 1835 & 3801)					
<b><u>Roofing</u></b>					
Replace Roof at 1835 Landwehr	\$650,000				
Roofing Allowance - district wide	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b><u>Paving</u></b>					
Lot Repair at 1835 Landwehr	\$40,000			\$100,000	
West Egress at 3801 W. Lake	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Paving Allowance - district wide					
Environmental - district wide	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total	765,000	75,000	75,000	175,000	75,000
<b><u>TOTAL w/Fee and Contingency</u></b>	918,000	90,000	90,000	210,000	90,000
<b><u>TOTAL GBN, GBS and DO</u></b>	1,613,725	1,405,307	1,221,995	2,275,486	1,809,629



**FACILITIES MASTER PLAN  
LS & INFRASTRUCTURE  
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225**

ITEMS IN ORANGE WILL BE TAKEN TO 10/26 BOE FOR APPROVAL  
 Note: A site review of all fencing and paths at GBN and GBS campus is in progress.  
 Projects listed in 12/13 and 13/14 will be prioritized and put in correct year.

	Life Safety		Infrastructure		TO BE BID - PROJECT APPROVED FY 2009/2010	TO BE APPROVED 10/26 BOE MEETING FY 2010/2011	LIST IN PROGRESS FY 2012/13	LIST IN PROGRESS FY 2013/14	Deferred FY 2017/18+
<b>GLENBROOK SOUTH</b>									
<b>Architectural Items:</b>									
Window Replacement (A-3) (Pit Skylight, Cupola, other)	A-3							120,000	
Guardrailing and Handrailing Replacements (Aud. & Gym, Scene Shop, other)			M & I					120,000	
Fieldhouse Floor Replacement			M & I					600,000	
Flooring & Asbestos									
- Carpet / Flooring: (x 45/sf)								960,000	
- Abatement: (of known areas)								305,000	
Running Track Repairs								60,000	
Running Track Replacement (Approx. = \$425,000)									425,000
Bleacher Repairs									
Indoor Bleacher Replacement (Main Gym, all)									160,000
Outdoor Bleacher Replacement (Home & Visitor Bleachers)									1,100,000
Tennis Court Resurfacing ( Resurfacing = \$35,000 to Replacement = \$200,000 for 10csts)								40,000	
Corridor Locker Replacement (\$250 per locker) (plus renovations)			M & I						
- Area A: 1st Floor East (Old Pit)								45,000	
- Area B: 1st Floor South (New Pit)								106,000	
- Area C: 2nd Floor East (Old Pit)								114,000	
- Area D: 2nd Floor South (New Pit)								120,000	
Fieldhouse - Repaint open ceiling areas									40,000
<b>Mechanical Items:</b>									
Air Handling Replacement - Auditorium - 3 units	M-1		M & I					495,000	
Air Handling Replacement - Auto Shop and Exhaust			M & I					165,000	
Add Supplemental Cooling (South / Math Wing)			M & I					55,000	
10-year check up program for chillers								25,000	50,000
Reinstall baseboard heater in the outer guidance office area (courtyard side).								50,000	
Upgrade Nesbit CUH (cabinet unit heaters) in North Gym and Applied Tech hall								35,000	
Install exhaust fans to transformer rooms to regulate temperature								20,000	
Corridor Cabinet Unit Heaters at Entrances "H", "I" "O" and " SS"			M & I					80,000	
Technology Server Rooms / Closet Cooling			M & I						44,000
Air Handling Replacement - Music Room Unit (w/ energy recovery and ductwork)									225,000
Hot Water Heaters Replacement and Heat Exchangers to New Boilers (Aerco Units)									115,000
Add Cooling Unit to MDF Room and other									50,000
Exhaust / Ventilation - revision for Jewelry Room (Place holder cost, actual TBD)									10,000
<b>Plumbing Items:</b>									
Domestic Water Pipe Replacements (Boiler Room to Cafeteria)			M & I					40,000	
Storm Sewer and Sanitary Sewer Maintenance - Exterior			M & I					25,000	





## **BUILDING PRIORITY LISTS**

**NOTE:** Stadium field turf and track replacement will be discussed at the 10/26/09 board meeting for a potential summer 2011 project. As part of this project \$55,000 for MWRD work is recommended for this current year.

### **GLENBROOK NORTH – BUILDING PRIORITY LIST**

- |  |             |
|--|-------------|
| 1. Stadium field turf and track replacement      | \$1,800,000 |
| 2. Coaches (M) locker room renovation            |             |
| 3. P.E./Athletics office space remodeling        |             |
| 4. Campus general restroom renovation            |             |
| 5. Student Activities hall renovation            |             |
| 6. Relocation of garage building/fuel tank       |             |
| 7. Multipurpose athletic space (wrestling/dance) |             |

### **GLENBROOK SOUTH – BUILDING PRIORITY LIST**

- |   |                       |
|---|-----------------------|
| 1. Stadium field turf and track replacement   | \$1,800,000           |
| 2. Maintenance expansion  | \$250,000 - \$500,000 |
| 3. Tear down maintenance garage, add parking lot,<br>and construct morton building by stadium | \$300,000             |
| 4. Stadium bathrooms  | \$270,000             |

## **SMALL BUILDING PROJECTS – SPEND APPROX \$200K/BUILDING/YEAR**

**NOTE:** In January 2010, the buildings will bring their recommendations for FY 10/11 small building projects. Each building spends approximately \$200,000 on small building projects each year.

### **GLENBROOK NORTH – SMALL BUILDING PROJECTS**

1. Main gym lobby renovation (wall of fame/south trophy cases)
2. Library/IMC renovation (shelving, seating, training space)
3. Fine Arts photo lab renovation
4. Batting cage ceiling suspension system on shelf
5. Sound treatment for Fine Arts areas
6. Public address system upgrade
7. Metals shop renovation
8. Courtyard design (deck/gazebo and landscaping)

### **GLENBROOK SOUTH – SMALL BUILDING PROJECTS**

1. IMC middle section remodeling – (perimeter remodeled summer of 09).
2. Guidance expansion into old print shop space
3. TLS 3<sup>rd</sup> classroom (2012 – 2013)
4. Graphics lab remodel (\$25,000)
5. Bring temperature controls to coaches locker room showers (\$62,000)
6. Four Auto shop overhead doors (\$18,354)
7. Bathrooms remodeling
8. Athletic offices to existing storage area off of fieldhouse/fitness center lobby
9. Team rooms/storage under home stands (Booster Club Contribution)
10. Refinish original interior doors
11. Paint café window panes (\$8,200)
12. Paint upper window panes in both pits (\$6,500 per pit/ \$900 above windows)
13. Install irrigation system for the Athletic fields (similar to the one at North)

## ENERGY SAVINGS LIST

**NOTE:** Following is a list of energy savings ideas generated by the buildings. Currently the items are under review and nothing is slated yet for summer 10/11.

### GLENBROOK NORTH – ENERGY SAVINGS LIST

Pool Area

Lighting on pool deck

VFD for west pool filter pump

Solar panels (heating pool water)

Kitchen

Exhaust fan control

Lighting

Hallway bulb change (from 32 watts to 26 watts) 1600 fixtures x6 watts = 9600 Watts

Mandate Compact Fluorescents

Air Handlers

Install Heat Recovery Systems

Domestic Hot Water

Decentralize

Replace Boiler & Storage Vessel

### GLENBROOK SOUTH – ENERGY SAVINGS LIST

Electrical Items

- 1) Re-switch the hallway lighting so we have the ability to use half or all bulbs in fixtures as well as be able to bypass the light sensors on the weekends and holidays.
- 2) Change the “Main Gym” lighting over to 277v; this can be done utilizing the existing fixtures by changing out a transformer and rewiring the multi tap light ballasts.
- 3) The following areas are still 110v lighting and should be changed to high efficiency 277v lighting –
  - a) The IMC
  - b) Field House hall, lobby and storage rooms
  - c) East “Camosy” wing, rooms 100 to 116 and hall on the first floor, and 200 thru 207 and hallway on the second floor.
  - d) Half of the woodshop, woodshop classroom, bookstore and room 600.
  - e) Investigate other areas around the building as well.
  - f) Re-switch the parking lot lights to two zones (one inner perimeter and one outer) so the building area will remain lit without illuminating the outer parking lots.