

**GLENBROOK HIGH SCHOOLS
District Business Office**

TO: Dr. Mike Riggle

FROM: Kimberly Ptak

DATE: September 29, 2014

RE: Recommended 2015 Facility Projects

Recommendation

It is recommended that the Board of Education approve the following project budgets to be completed the summer of 2015.

	<u>Estimate</u>
Roofing	\$1,017,120
Paving	\$1,982,326
District Office Life Safety & Infrastructure	\$350,000
District Office Renovation	\$1,850,000
GBN PE & Athletic Relocation & Renovation	\$780,000
GBN Coaches Locker Room Renovation	\$250,000
GBN and GBS Cooking Equipment	<u>\$300,000</u>
Total	\$6,529,446

If the project budgets are approved, ARCON, the district architect, will create bid specifications and the projects will be publicly bid. Bid results will first be shared with the facility committee and then with the full Board at a February board meeting at which time the Board will be asked to approve the actual project cost. It should be noted that the GBN and GBS cooking equipment project will be funded from the food service reserve and is therefore not listed on the Facility Financial Projection (agenda item #8).

Roofing \$1,017,120

A master roofing plan was created by ARCON. All roofing areas at GBN and GBS were reviewed and an infrared survey was conducted to assist in the planning. The oldest roofs in need of replacement were placed on the district 5-year roofing plan. The proposed summer of 2015 roofing work is all at GBN since it will not be hosting summer school.

Attachments: summer 2015 roofing map, 5-year roofing plan

Paving \$1,982,326

A master paving plan was created by ARCON. All paving, concrete and fencing areas at GBN and GBS were reviewed. Depending on the condition, certain areas require crackfill and sealcoating (recommended every three years), full depth patching or full replacement. The majority of the proposed summer 2015 paving work is at GBN since it will not be hosting summer school. The work slated at GBS consists of tennis court replacement and crackfill and sealcoating of the old west student parking lot.

Attachments: summer of 2015 paving map, 5-year paving plan

District Office Life Safety & Infrastructure \$350,000 (original estimate from 2009 \$350,000)

The windows and siding of the district office building located at 3801 W. Lake Ave are original to the building and almost 35 years old. The windows are not energy efficient and numerous windows have experienced leaking over the past few years. The siding is beginning to peel away from the building and is in need of replacement.

District Office Renovation \$1,850,000 (original estimate from 2009 \$1,150,000)

On May 7, 2009 the building at 3801 W. Lake Avenue, Glenview Illinois was sold by West Lake Management to the Wayne Hummer Trust Co, affiliated with the Northbrook Bank and Trust Company. The new owner entered into a lease agreement with the District to lease the building. A 20-year cost analysis was done at the time comparing the cost of purchasing the building, with renovations, to the cost of continuing to rent space for the off campus program. The analysis showed a cost benefit to the District of purchasing the building of \$625,000 after the 20-year period. In addition, the building was expected to be valued at \$5M after the 20-year period in 2029. Since the analysis was done in 2009, there are two variables that have changed this projection resulting in an overall drop in the projected cost savings by \$335,000 which are listed below. The revised estimated cost savings over the 20-year period is \$290,000.

1. Increased Renovation Cost

In 2009 the estimate to renovate the remaining tenant occupied space was \$1,150,000, this estimate is now \$1,850,000. Per Nicholas and Associates, the estimated increase in construction cost from 2009 is 22.9% or \$263,350.

Estimate from 2009	\$1,150,000
Estimate in 2014	<u>\$1,850,000</u>
Increase in estimate	\$700,000 (\$263,350 is due to inflation and \$436,650 is attributed to actual specifications being drawn.)

Renovation per square foot 2009	\$77/square foot
Renovation per square foot 2014	\$123/square foot

2. Increase in Tenant Rent

The original cost comparison showed tenant rental income only going through FY 11/12. Since tenants still remain in the building, actual rental income is \$365,000 higher than what was included in the original cost projection. After October 31st, there will only be one remaining tenant in the building with a lease through 2020.

Attachment: district office renovation sketch

GBN PE & Athletic Relocation and Renovation \$780,000

This was a project listed as a priority during the referendum but did not make the final list. The current location and functionality of offices for Athletics and PE are sub-standard and not equitable with the conditions for employees throughout the district. The goal of this project is to provide both departments with optimally located and functional office and meeting space, in proximity to one another, to allow for greater collaboration and communication.

Attachments: sketch of proposed project, map of current PE teacher and athletic office locations

GBN Coaches Locker Room Renovation \$250,000

This project will be funded out of the GBN small building project allocation which is part of the GBN overall building budget. GBS is not bringing a project forward this year as it is earmarking this year for its contribution to the turf field.

The women's coaches locker room is in need of renovation. The number of female staff members seeking locker spaces and dressing facilities has increased with the expansion of athletic programs over the years and an increased emphasis on wellness within Glenbrook staff. The project will add 18 new lockers, 3 showers and 1 sink.

Attachment: sketch of proposed project

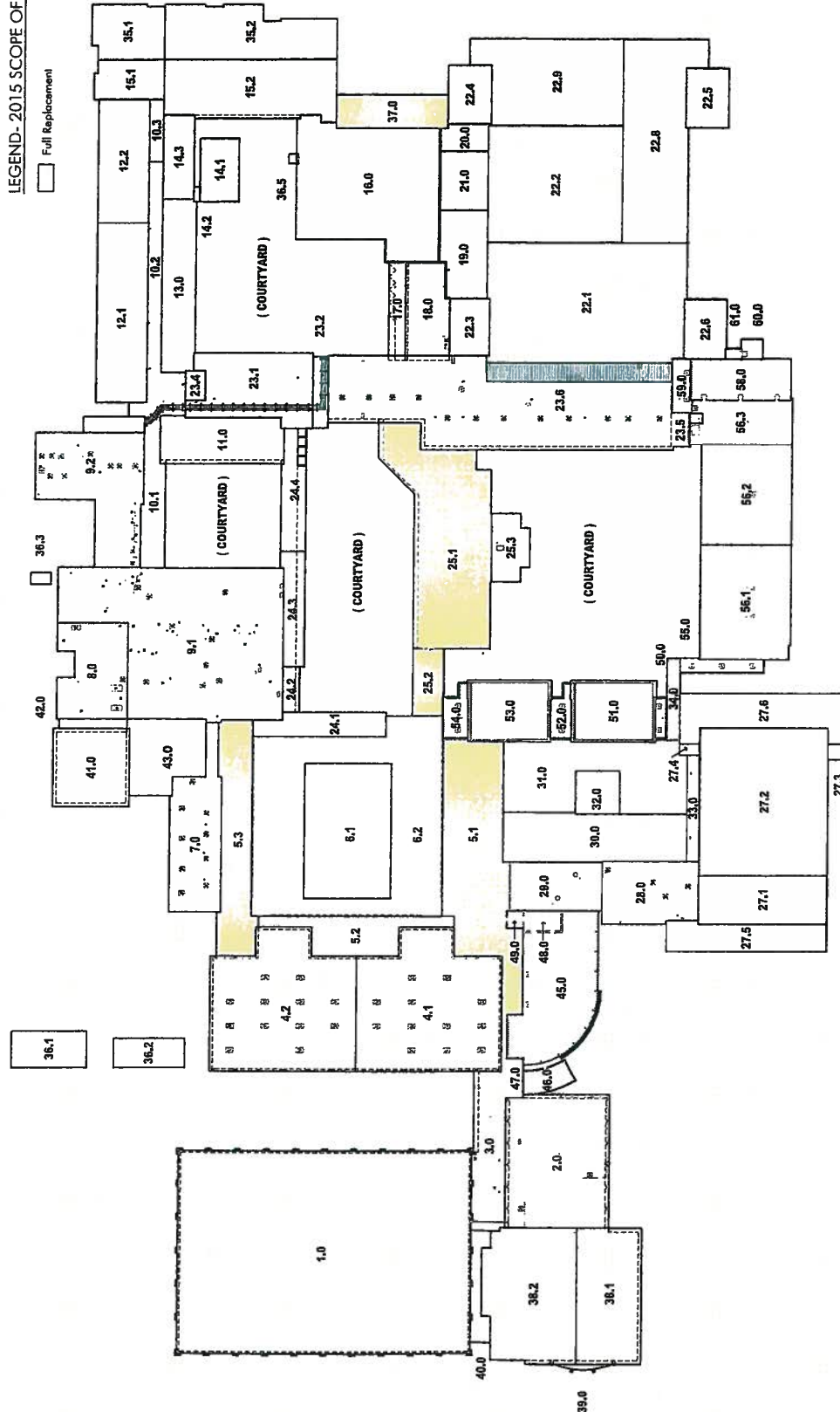
GBN and GBS Cooking Equipment \$300,000

Since the food courts were installed at GBN and GBS in 2007 and 2008, cafeteria sales have increased by 50%. The food selection has also significantly changed and the focus has shifted from precooked foods to fresh, made to order selections. With this shift, there is a need for an additional cooking station at each school. The new cooking stations will allow for made to order stir-fry, omelets, pasta, mac and cheese, fajitas etc. This type of cooking is currently being done with make-shift stations and constitutes approximately 10% of current sales. The new cooking stations will expand the various selections and will include exhaust hoods, a serving counter, refrigerator, heated drawer units and induction cookers.

The cooking station will be inside the food court at GBN and will be a stand-alone line on the west side of the west cafeteria at GBS. The stations will be funded from the food service reserve which is currently \$855,470. The reserve increases approximately \$250,000 each year as a result of food sales.

LEGEND- 2015 SCOPE OF WORK

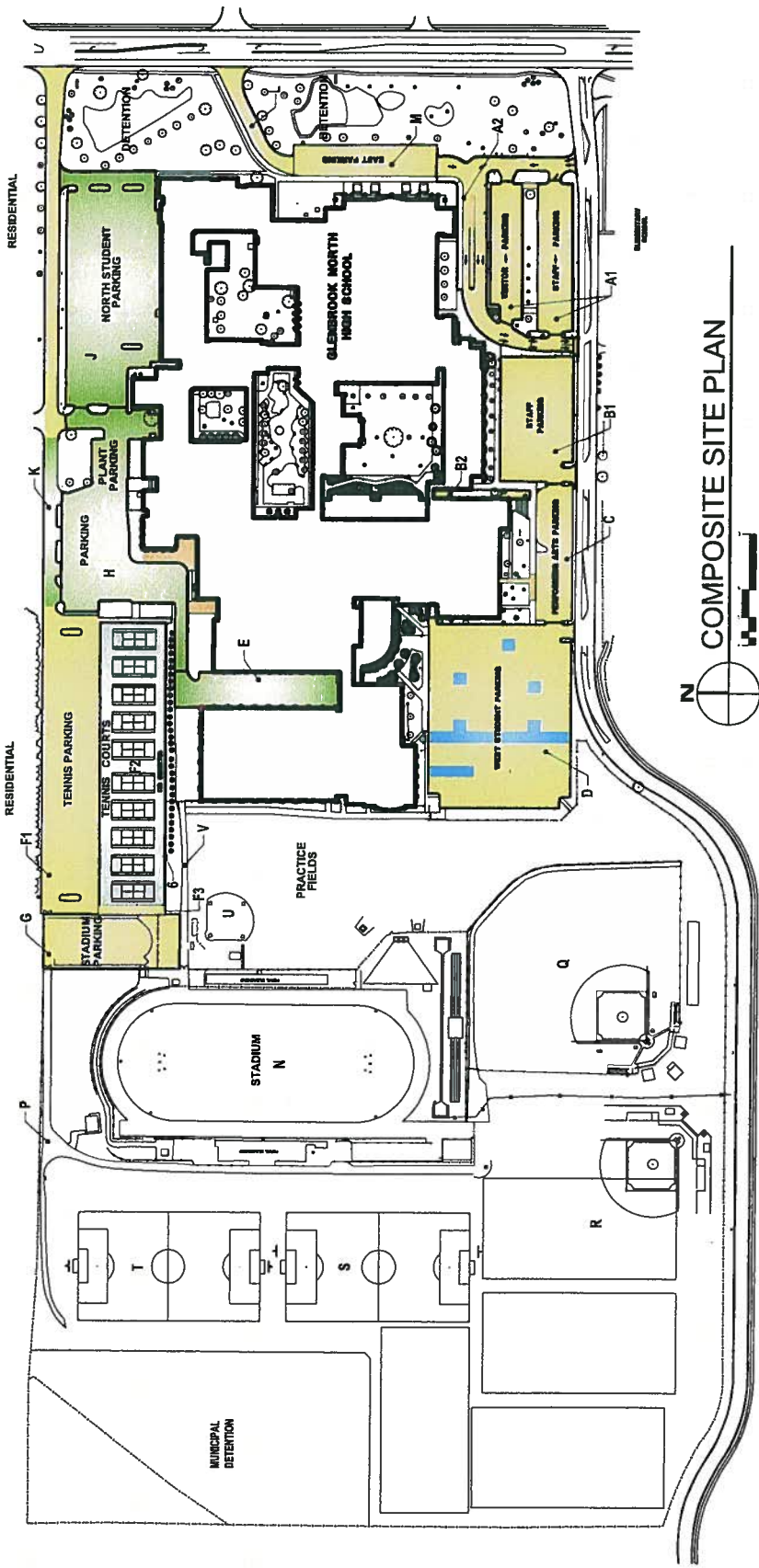
Full Replacement



N
COMPOSITE ROOF PLAN
0 50' 100' 200'

FACILITIES MASTER PLAN		summer 15	host ss	summer 17	host ss	summer 19
ROOFING PLAN		2015/16	2016/17	2017/18	2018/19	2019/20
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225		Year	Area			
<u>GLENBROOK NORTH HIGH SCHOOL</u>						
<u>Roofing & Masonry:</u>						
Area 5.1: Training Room, Locker Room (replacement)	11,800	1993	\$306,800			
Area 5.3 Womens Locker (replacement)	4,600	1993	\$119,600			
Area 10.1 Art Corridor (replacement)	2,500	1995		71,000		
Area 10.2 Industrial Ed Corridor (replacement)	4,500	1995		127,800		
Area 10.3 Industrial Ed Corridor (replacement)	800	1995		22,720		
Area 13.0 N.W. Science Labs (replacement)	4,000	1996		113,600		
Area 25.1 Activity Corridor / Guidance (replacement)	12,000	1997	\$312,000			
Area 25.2 Activity Corridor (replacement)	1,500	1997	\$39,000			
Area 27.2 CPA House (replacement)	13,000	1993				327,784
Area 31.0 Music (replacement)	8,200	1996		246,095		
Area 32.0 Music Penthouse (replacement)	1,400	1996		42,017		
Area 33.0 CPA Corridor (replacement)	900	1977		25,560		
Area 34.0 CPA Lobby/Corridor (replacement)	800	1996		22,720		
Area 37.0 Science Prep (replacement)	2,700	1996	\$70,200			
Area 1.0 Fieldhouse (replacement)	42,000	1989				1,313,567
Area 22.8, 21.0 Corridor "A" South Wall (repair masonry, replace windows and sills to drain from the wall)				\$58,989		
Tuckpointing walls around areas 10.1, 10.2, 23.1, 23.3, 23.4				\$72,116		
Tuckpointing walls around areas 31.0 and 32.0				\$68,086		
Auditorium South Entrance Exterior Stairs: rebuild and repair damaged masonry and replace electrical service & fixtures				\$31,058		
Auditorium Stage House East Wall tuckpointing and repair				\$66,839		
SUBTOTAL			\$847,600	968,600		1,641,351
TOTAL with FEES & CONTINGENCIES			\$1,017,120	\$1,162,320		\$1,969,621

FACILITIES MASTER PLAN		host ss	summer 16	summer 17	summer 18	summer 19	summer 20		
ROOFING PLAN		summer 15	summer 16	summer 17	summer 18	summer 19	summer 20		
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		
GLENBROOK SOUTH HIGH SCHOOL		Area	Year	host ss	summer 16	summer 17	summer 18	summer 19	summer 20
<u>Roofing & Masonry:</u>									
Area 13.1 Music Corridor (replacement)	3,000	1996			\$81,603				
Area 23.1 Science Addition: (replace wet insulation around HVAC fans)	6,900	1995			\$20,742				
Area 27.0 Classroom: (replace wet insulation and repair roof drain)	6,870	2002			\$13,936				
Area 39.0 Cafeteria (replacement)	23,200	1994			\$631,061				
Area 47.1 English Classrooms (replace wet insulation)	18,240	2002			\$18,520				
Area 50.0 Office, practice (repair roof drain)	850	2002			\$4,977				
Area 1.0 Fieldhouse (replacement)	45,500	1989					\$1,293,837		\$153,024
Area 2.0 Wrestling (replacement)	4,600	1989							
Area 3.0 Lobby (replacement)	7,100	1989							
Area 4.1 Fieldhouse Corridor (replacement)	2,900	1993			193,120				
Area 4.2 Swimming Pool Corridor (replacement)	500	1995			78,880				
Area 4.3 Swimming Pool Corridor (replacement)	1,600	1995			13,600				
Area 4.4 South Gym Lobby (replacement)	1,300	1993			43,520				
Area 4.5 Maintenance (replacement)	7,800	1993			35,360				
Area 6.1 Gymnasium(clean white roof membrane)	42,900	2003			212,160				
Area 14.2 Auditorium House (replacement)	13,800	1995			53,625				\$513,723
Area 14.3 Projection Room (replacement)	550	1962							\$30,494
Area 26.0 IMC (resurface with coating & granules)	8,600	2007							\$15,000
Area 40.0 Student Activity Center (replacement)	8,400	1994							\$312,701
Area 14.3 Projection Room metal housing (replace metal wall panels and wall flashings)									9,198
Auditorium walls near projection room (tuckpoint and seal the walls in this area)									16,118
SUBTOTAL					\$1,401,104		\$1,293,837		\$1,050,258
TOTAL with FEES & CONTINGENCIES					1,681,325		1,552,604		1,260,310

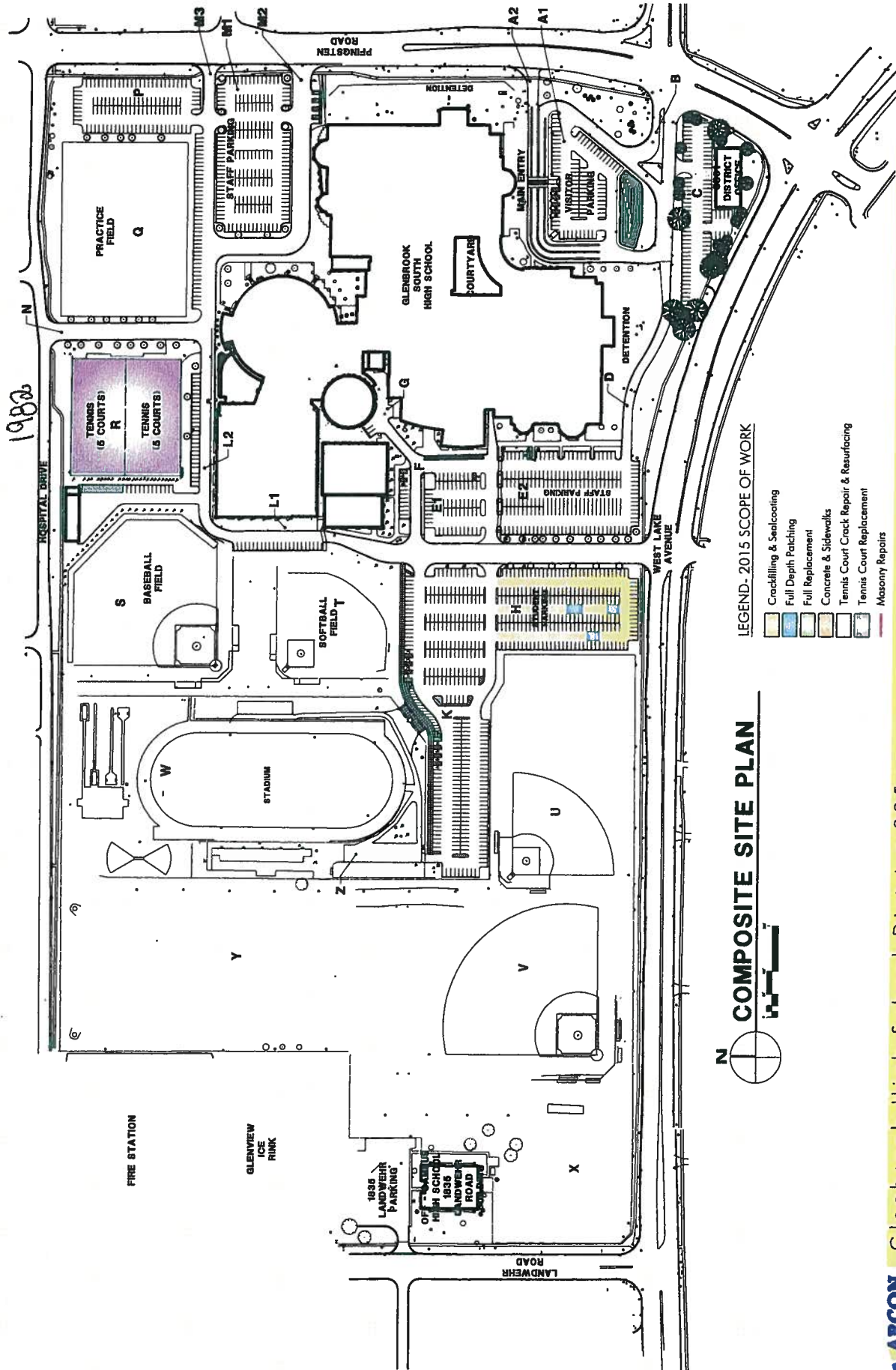


COMPOSITE SITE PLAN

LEGEND - 2015 SCOPE OF WORK

- Crackfilling & Sealcoating
- Full Depth Patching
- Full Replacement
- Concrete & Sidewalks
- Tennis Court Crack Repair & Resurfacing
- Tennis Court Replacement
- Masonry Repairs





1980

COMPOSITE SITE PLAN

- LEGEND- 2015 SCOPE OF WORK
- Crackfilling & Sealing
 - Full Depth Patching
 - Full Replacement
 - Concrete & Sidewalks
 - Tennis Court Crack Repair & Resurfacing
 - Tennis Court Replacement
 - Masonry Repairs

Glenbrook High School District 225
 Long Range Asset Management at Glenbrook South High School
 Project No 14078



Paving – 5-Yr Plan

FACILITIES MASTER PLAN		summer 15	host ss summer 16	summer 17	host ss summer 18	summer 19
PAVING PLAN						
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225						
<u>GLENBROOK NORTH HIGH SCHOOL</u>		2015/16	2016/17	2017/18	2018/19	2019/20
<u>Paving</u>						
Area A1: Visitor and Staff Parking Lots						
Crackfill & Sealcoat		\$4,631				\$4,631
Full Depth Patching						\$8,000
Area A2: Drop Off Lanes						
Crackfill & Sealcoat		\$4,080				\$2,040
Full Depth Patching						\$27,200
Full Replacement						\$54,400
Concrete & Sidewalks (Add curb cuts)		\$6,000				\$1,000
Area B: Staff Parking Lot						
Crackfill & Sealcoat		\$4,376				
Full Depth Patching						\$58,340
Full Replacement						\$116,680
Area C Performing Arts Parking Lot						
Crackfill & Sealcoat		\$2,352				\$2,352
Full Depth Patching						\$2,000
Concrete & Sidewalks						\$40,000
Area D West Student Parking Lot						
Crackfill & Sealcoat		\$12,813				
Full Depth Patching		\$25,000				
Concrete & Sidewalks		\$10,000				
Area E Paving East of Fieldhouse						
Crackfill & Sealcoat						
Full Depth Patching (Undercuts)		\$37,304				
Full Replacement		\$87,105				
Area F1: Tennis Parking Lot						
Crackfill & Sealcoat		\$8,473				
Full Depth Patching						
				\$112,970		

FACILITIES MASTER PLAN		summer 15	host ss summer 16	summer 17	host ss summer 18	summer 19
PAVING PLAN						
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225						
GLENBROOK NORTH HIGH SCHOOL		2015/16	2016/17	2017/18	2018/19	2019/20
Full Replacement				\$225,940		
Area F2: Tennis Courts		\$115,000		\$15,000		\$350,000
Crack Repair & Resurface						
Paint Perimeter Fencing						
Area F3: West End Spectator		\$300				\$8,800
Crackfill & Sealcoat						
Full Replacement		\$3,672		\$48,960		
Area G Northeast Stadium Parking				\$97,920		
Crackfill & Sealcoat						
Full Depth Patching						
Full Replacement		\$99,044				\$7,428
Area H North Lot/Plant Parking		\$231,268				
Crackfill & Sealcoat		\$55,750				
Full Depth Patching (Undercuts)						
Full Replacement		\$317,607				\$10,202
Concrete & Sidewalks						
Area J North Student Parking		\$159,597				\$3,911
Crackfill & Sealcoat						
Full Replacement		\$928				\$928
Area K North Drive						
Crackfill & Sealcoat						
Full Replacement		\$2,131				\$18,000
Area L East Drive						
Crackfill & Sealcoat						
Area M East Parking/Drive						
Crackfill & Sealcoat						
Full Depth Patching						
Area P Stone Drive West of Stadium						

FACILITIES MASTER PLAN		summer 15	host ss summer 16	summer 17	host ss summer 18	summer 19
PAVING PLAN						
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225						
GLENBROOK NORTH HIGH SCHOOL		2015/16	2016/17	2017/18	2018/19	2019/20
Area Q Varsity Outfield						
New Fencing				\$44,400		
Area R South Fields						
New perimeter fencing at south and west of site				\$105,900		
Area S East Field						
Area T East Field						
Area U Practice Field						
Minor fencing repairs				\$8,000		
Area V Stone Drive South of Tennis Courts						
GBN Wall REPAIRS						
Pool: repair grade to roof crack at SE corner		\$6,000				
Fieldhouse: repairs northeast corner		\$1,000				
Fieldhouse: replace mortar with sealant at columns				\$12,000		
Girls locker room: Paint wing wall				\$4,000		
Shop Area: flash lintels above grade level louvers				\$10,000		
B110: Paint and repairs				\$4,800		
South Wall A Building: replace mortar with sealant				\$4,000		
SUBTOTAL		\$1,194,431	\$0	\$693,890		\$718,710
INFLATION @ 3% PER YEAR			\$0	\$41,633		\$86,245
TOTAL with FEES & CONTINGENCIES		\$1,433,317	\$0	\$882,628		\$965,946

FACILITIES MASTER PLAN										
PAVING PLAN										
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225										
		hosts ss	summer 15	summer 16	summer 17	summer 18	summer 19	summer 20		
		summer 15	2015/16	2016/17	2017/18	2018/19	2019/20	2019/20		
GLENBROOK SOUTH HIGH SCHOOL										
<u>Paving</u>										
Area A1: Visitor Parking Lot										
Crackfill & Sealcoat				\$4,682				\$4,682		
Full Depth Patching				\$7,500						
Area A2: Drop Off Lanes										
Crackfill & Sealcoat				\$5,081				\$5,081		
Full Depth Patching				\$102,000						
Concrete & Sidewalks				\$44,000						
Pfingston Minor Fencing Repairs						\$6,000				
Area B: Pfingsten Entry Drive										
Crackfill & Sealcoat				\$2,280				\$2,280		
Area D South Entrance Drive										
Crackfill & Sealcoat				\$1,320				\$17,600		
Full Depth Patching								\$35,200		
Full Replacement										
Area E1 Northwest Staff Parking										
Crackfill & Sealcoat								\$3,750		
Full Depth Patching										
Area E2 Southwest Staff Parking										
Crackfill & Sealcoat				\$9,100				\$9,100		
Full Depth Patching				\$4,000				\$4,000		
Area F: Pool Parking and Drive										
Crackfill & Sealcoat				\$1,502				\$20,000		
Full Depth Patching								\$40,000		
Full Replacement										
Area G Maintenance Parking										
Crackfill & Sealcoat				\$984				\$984		

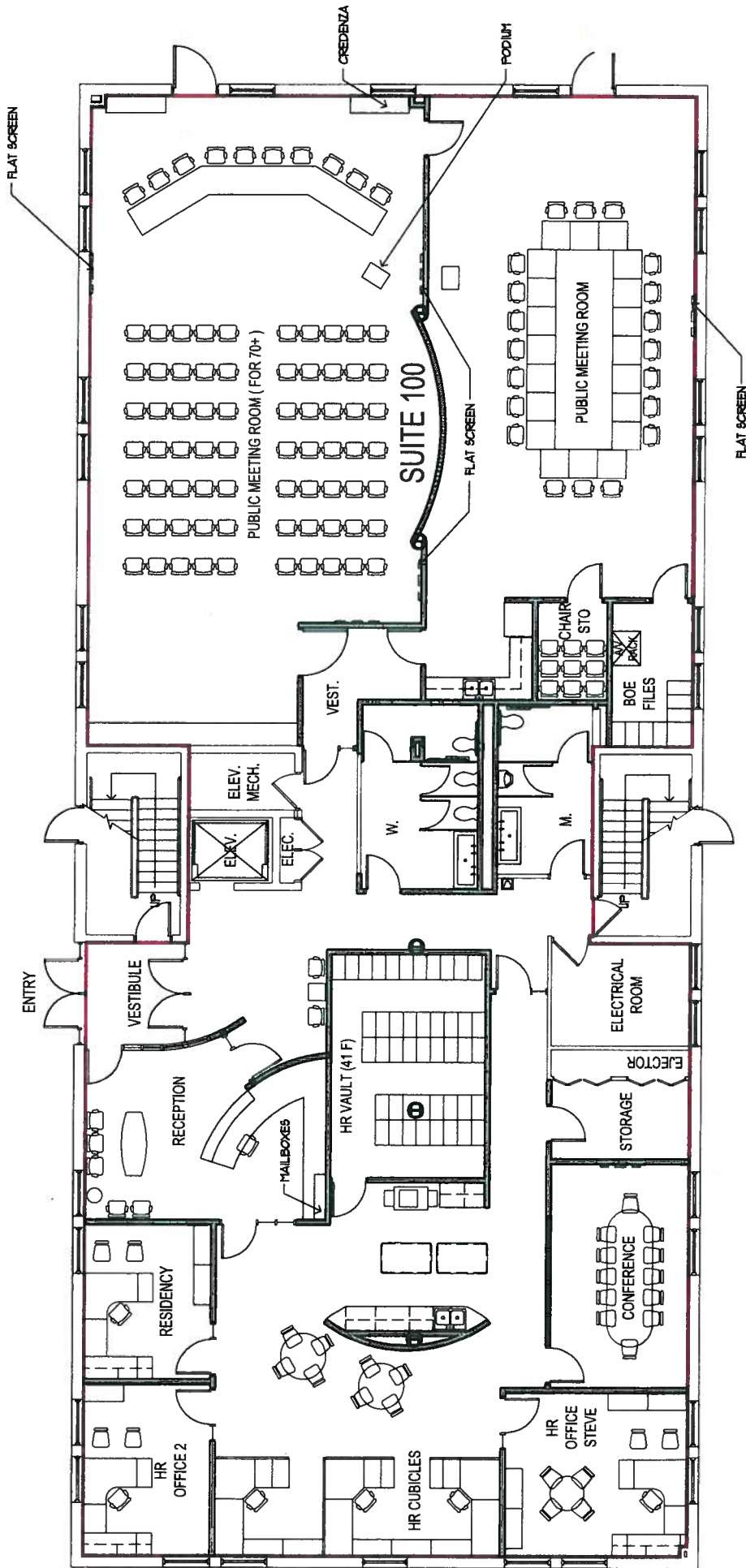
	hosts ss summer 15	summer 16	hosts ss summer 17	summer 18	host ss summer 19	summer 20
GLENBROOK SOUTH HIGH SCHOOL	2015/16	2016/17	2017/18	2018/19	2019/20	2019/20
Area H Southwest Student Parking						
Crackfill & Sealcoat	\$8,307					\$8,310
Full Depth Patching	\$30,000					
Full Replacement						
Area J Robin Drive		\$3,518				\$3,518
Crackfill & Sealcoat						\$40,000
Full Depth Patching						
Area K Student Parking South of Stadium				\$15,971		
Crackfill & Sealcoat						
Full Depth Patching						
Full Replacement						
Area L1 West Drive		\$2,564				\$2,564
Crackfill & Sealcoat						\$10,000
Full Depth Patching						
Area L2 North Drive		\$2,097				\$2,097
Crackfill & Sealcoat						
Area M1 Main Lot		\$7,958				
Crackfill & Sealcoat						
Full Depth Patching				\$106,100		
Full Replacement				\$212,200		
Area M2 Drop Off Lane		\$19,870				\$1,490
Crackfill & Sealcoat						
Full Depth Patching		\$39,740				
Full Replacement						
Area M3 North Drive		\$3,305				\$3,305
Crackfill & Sealcoat						\$4,000
Full Depth Patching						\$36,400
Concrete & Sidewalks						
Area P Northeast Parking Lot		\$4,673				\$4,673
Crackfill & Sealcoat						

	hosts ss summer 15	summer 16	hosts ss summer 17	summer 18	host ss summer 19	summer 20
GLENBROOK SOUTH HIGH SCHOOL	2015/16	2016/17	2017/18	2018/19	2019/20	2019/20
Area Q: Practice Field						
Perimeter Fence Repairs				\$20,000		
Area R Tennis Courts						
Full Replacement (see attached)	\$350,000					
Perimeter Fence Replacement	\$69,200					
Area S Varsity Baseball						
Concrete Sidewalks				\$20,000		
Area T Softball Field						
Minor Fence Repairs				\$11,000		
Area U Practice Ball Field						
Backstop Fabric and Fencing Replacement						\$13,500
Area V Practice Ball Field						
Backstop and Fencing Replacement						\$25,000
Area X Detention/V/U						
South Perimeter Fencing Replacement		\$92,000				
Area Y Northwest Practice Fields						
East Perimeter Fencing Replacement		\$68,000				
Area Z Stadium Drive Asphalt						
Full Replacement (Including Stone Base)		\$140,160				
<u>GBS Exterior Masonry Work</u>						
Greenhouse replace mortar joints at sills				\$3,000		
Greenhouse repair SW corner				\$2,000		
Scene shop spot paint						
Main Gym repair cracks in masonry		\$12,000				\$20,000
Natorium column paint touch-up		\$3,200				
Door A Spot Paint				\$2,000		
SUBTOTAL	\$457,507	\$581,534		\$458,271		\$253,534
INFLATION @ 3% PER YEAR		\$17,446		\$41,244		\$38,030

	hosts ss summer 15	summer 16	hosts ss summer 17	summer 18	host ss summer 19	summer 20
GLENBROOK SOUTH HIGH SCHOOL	2015/16	2016/17	2017/18	2018/19	2019/20	2019/20
TOTAL with FEES & CONTINGENCIES	\$549,008	\$718,776		\$599,418		\$304,241

FACILITIES MASTER PLAN		summer 15	summer 16	summer 17	summer 18	summer 19
NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225		2015/16	2016/17	2017/18	2018/19	2019/20
<u>District Office</u>						
Area C, 3801 W. Lake						
Crackfill & Sealcoat		\$4,137				\$4,137
Full Depth Patching						
Concrete Curbs		\$1,500				
<u>Off Campus Building</u>						
Area Z 1835 Landwehr Building						
Crackfill & Sealcoat		\$3,251				\$3,251
Full Depth Patching						
Storm Structure						
Fencing Replacement (see GBS E. Per Fncg)						
SUBTOTAL		\$0	\$8,888	\$0	\$0	\$7,388
INFLATION @ 3% PER YEAR			\$533			\$1,108
TOTAL with FEES & CONTINGENCIES		\$0	\$11,306	\$0	\$0	\$10,195

District Office Renovation

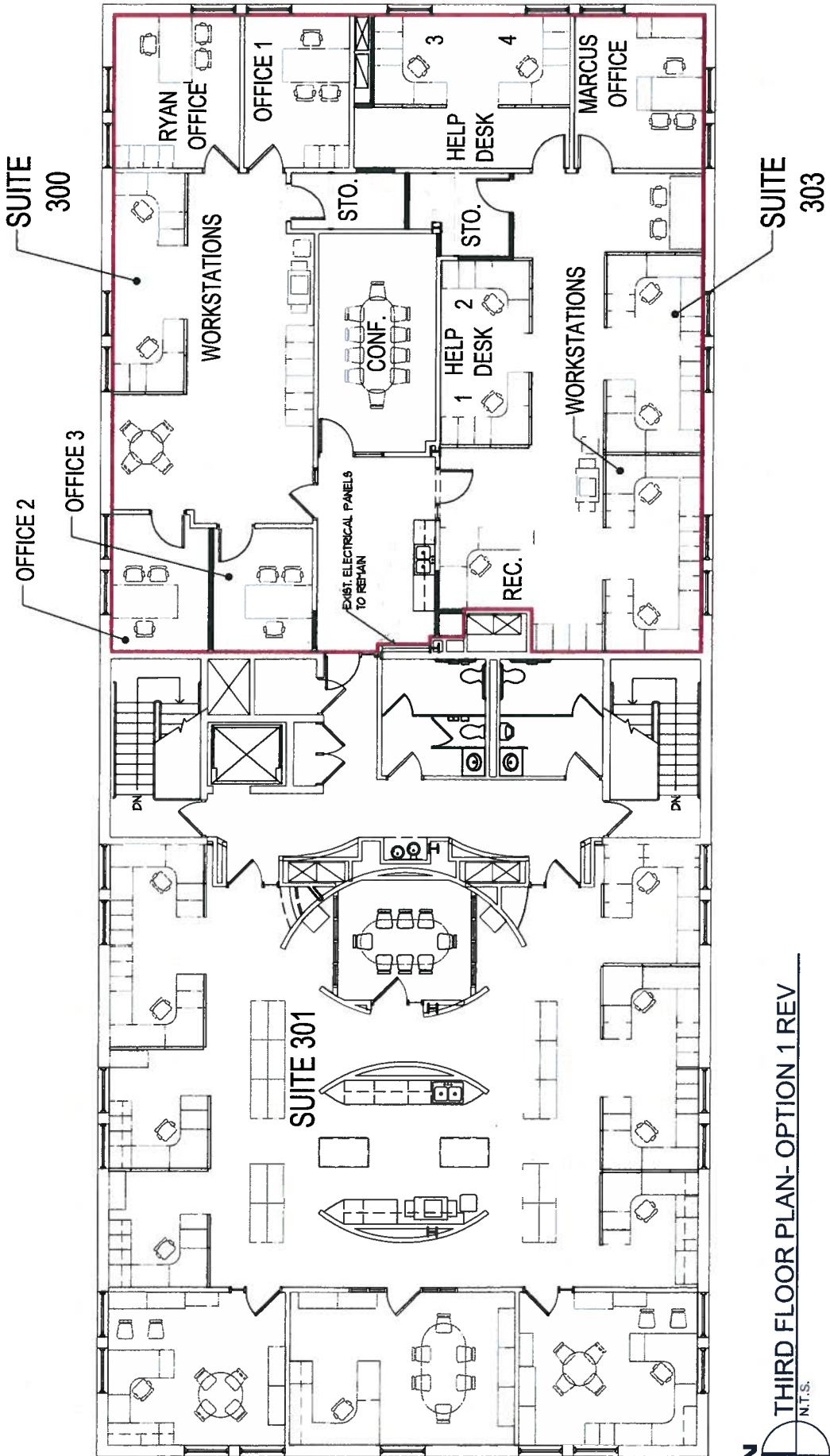


N
FIRST FLOOR PLAN
N.T.S.

ARCON
ARCHITECTURAL RECORDS
CORPORATION

3801 Building
Glenbrook High School District 225
Project No. 13042

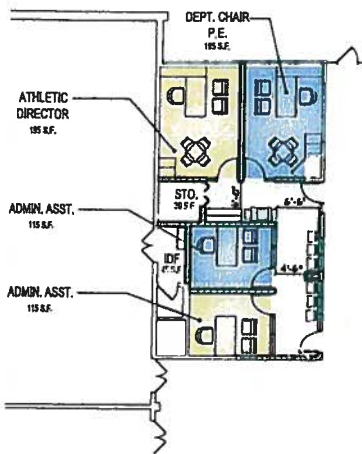
September 22.



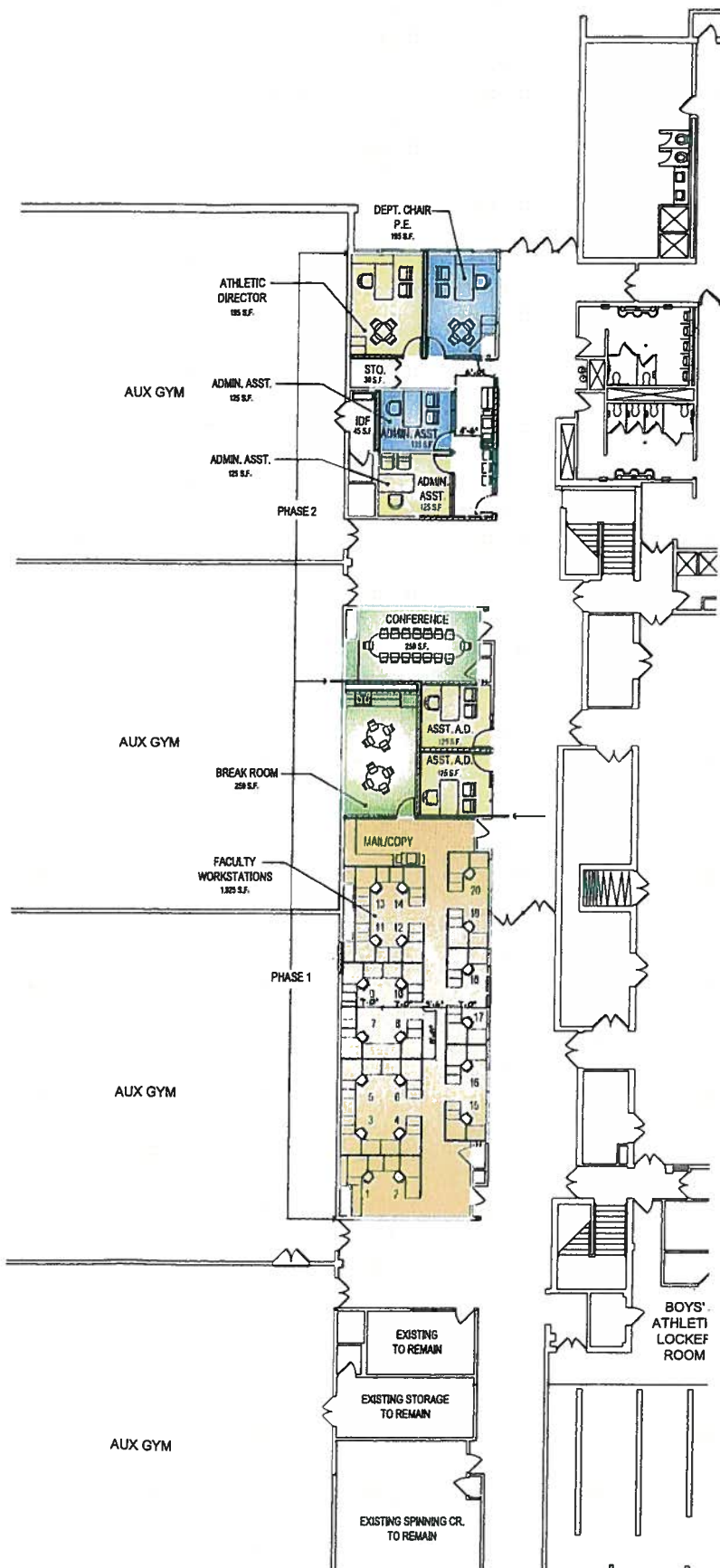

THIRD FLOOR PLAN- OPTION 1 REV
 N.T.S.

LEGEND:

-  Athletics Offices
-  P.E. Offices
-  Athletics/P.E. Support Spaces
-  Faculty Workstations
-  Storage/Corridor

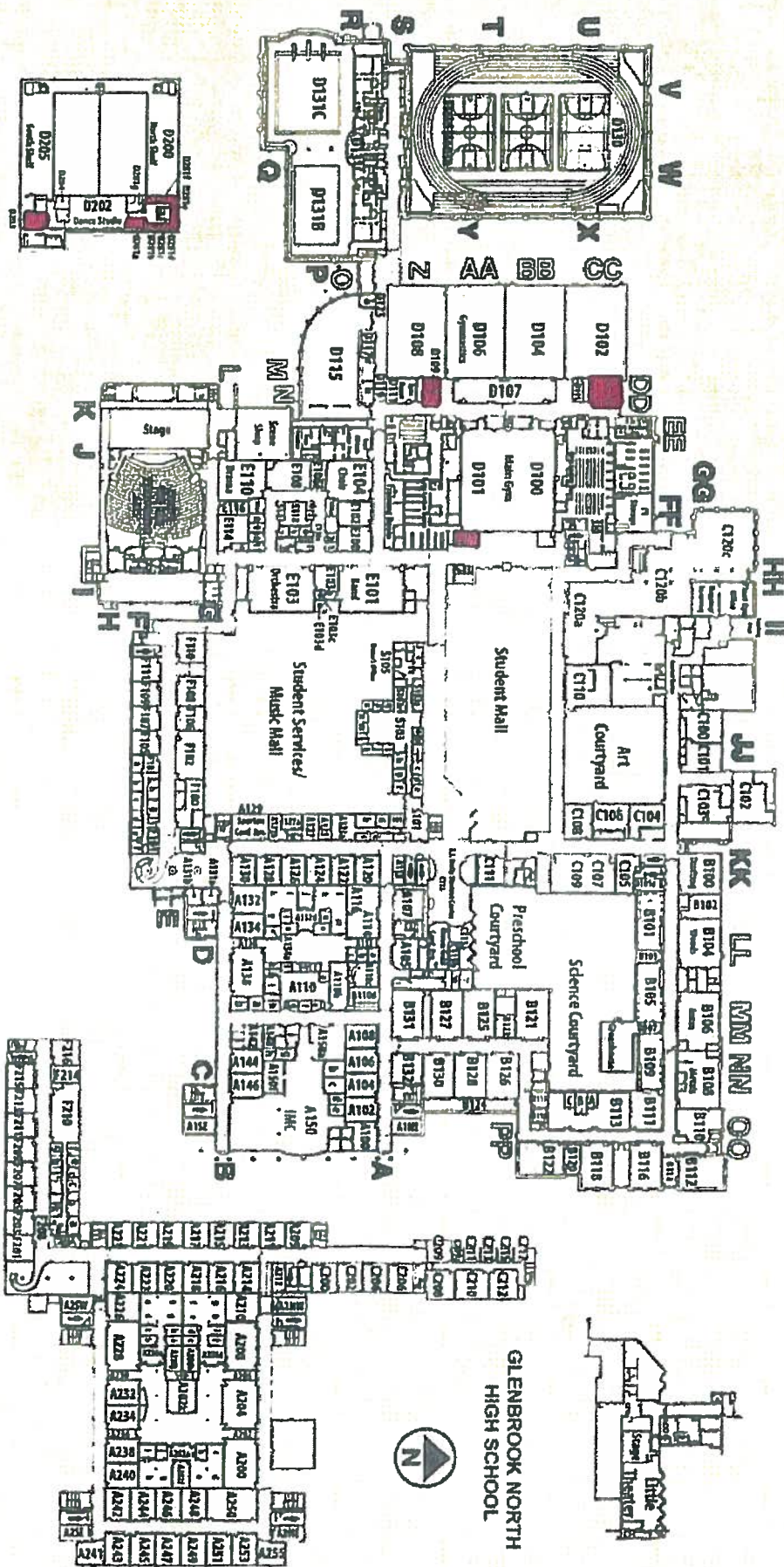


**OPTION 2
WAITING AREA B**

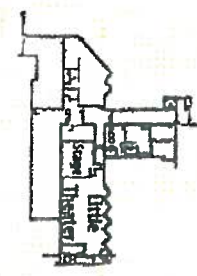


PARTIAL FIRST FLOOR PLAN- OPTION 2 REV.





GLENBROOK NORTH
HIGH SCHOOL

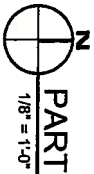


current locations of
PE teachers

GBN Locker Room Renovation



2015 Facility Planning at GBN - Project 14079
 Northfield Township High School District 225
 August 14, 2014



PARTIAL FIRST FLOOR PLAN - OPTION 2 EXPANSION

