

Glenbrook District 225 Facility Committee Minutes – March 5, 2014

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

Also Present: Rick Cozzi (ARCON), Jeff Zurlinden (Nicholas & Assoc.), Dean Kroch (GBS)

The meeting began at 7:35am.

1. FY 14/15 Bid Results

K. Ptak reviewed the bid results for summer 2104 construction work. There was a very high bidder turnout except in the area of demolition. Since only one demolition bid was received, the district will ask the Board to reject the bid and a rebid will be conducted. Overall bids were \$38,701 or 2% over the estimate, primarily due to parking lot B. The overage is attributed to the removal of the underground storage tank as well as the demolition of the current maintenance building. K. Ptak also noted that there is a potential for remediation work once the underground tank is removed. The estimate for the worst case scenario is \$30,000. The consultant working with the district from True North Environmental indicated there is a small likelihood that remediation work will be required due to the age and making of the tank. S. Shein asked if we were allowed to keep the tank and not disturb the area. R. Cozzi indicated once the tank is no longer in use, there is a one-year grace period before the tank is required to be removed.

Dr. Riggle discussed the process the district needs to complete with the Village on the parking lots which will likely impact the concrete and paving bids.

On past projects, the Village of Glenview has reviewed construction plans as the local agency in the MWRD process. We have not been required to go through the Village zoning process. Last week, the Village brought to our attention that we would be required to go through their formal zoning process and adhere to their landscaping and beautification requirements. In order to fully comply with their requirements, the amount of changes would be significant. We would be required to add 53-73 trees and 18 landscape islands. In addition, 28 parking spots would be lost and new drive aisles would not align with existing drive aisles. The cost estimate for these enhancements is \$100K+.

The Village helped us craft a “compromise plan” which adds 57 trees and 10 landscape islands. The number of spots lost would be 5 and the estimated cost is \$50k-\$60k. The Village zoning process takes about six weeks and involves appearing before a zoning board, plan commission and appearance commission. During this process we would need to ask for permission to deviate from the requirements and submit an alternate plan. The Village would grant us approval on April 15, 2014.

According to District legal counsel, the District is required to go through the Village zoning process, however does not have to adhere to the zoning requirements if it “frustrates the District’s statutory duties.”

2. GBS Enrollment Driven Project

Due to GBS's growing enrollment, a new construction project has been brought to our attention that is deemed necessary by building administration. There is a need to grow the current student services area by two offices to accommodate the additional staff needed to support the enrollment at GBS. This project will need to be bid and actual costs will be brought to an April board meeting.

3. FY 14/15 Building Budget Allocation

H. Siena reviewed the FY 14/15 building budget allocations. Hillarie will add a column for the base allocation before any one-time deductions. Hillarie stated the FY 14/15 building budget allocation for GBN was reduced by \$125,000 for its final turf field contribution and the GBS allocation was reduced by \$100,000 for its turf contribution of \$85,000 and maintenance building contribution of \$15,000.

4. FY 14/15 Capital Outlay Projects

Every year, as part of the budgeting process, capital outlay requests are submitted by the buildings and district office for approval by the Board of Education. The district's established threshold for a single item to be considered a capital outlay is \$2,500. K. Ptak, J. Finan and G. Freund reviewed the requests.

5. Timeline for 3801 W. Lake Ave

The timeline for construction on the 3801 W. Lake Ave building was discussed. District personnel will continue working with ARCON on floor layouts and bid specifications. Final layouts and cost estimates will be brought to the Board in early August.

Meeting concluded at 9:05.