

Glenbrook High School District 225 - Summary of Master Facility Plan					
Capital Expenditure Trade Area	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
Roofing	\$4,673,439	\$420,000	\$443,805	\$239,667	\$3,569,967
Paving and Site Work	\$7,278,600	\$302,000	\$375,000	\$135,000	\$6,466,600
Mechanical and Plumbing	\$5,720,000	\$0	\$170,000	\$1,860,000	\$3,690,000
Electrical	\$1,810,000	\$0	\$130,000	\$0	\$1,680,000
Flooring/Tiling	\$1,615,000	\$130,000	\$85,000	\$105,000	\$1,295,000
Architectural	\$1,895,000	\$415,000	\$20,000	\$0	\$1,460,000
Larger Purchases	\$610,000	\$0	\$110,000	\$110,000	\$390,000
Subtotal for All Project Areas	\$23,602,039	\$1,267,000	\$1,333,805	\$2,449,667	\$18,551,567
Fees/Construction Contingency	\$4,012,347	\$215,390	\$226,747	\$416,443	\$3,153,766
Grand Total	\$27,614,386	\$1,482,390	\$1,560,552	\$2,866,110	\$21,705,334

Glenbrook High School District 225 - District Administration Building (GBA) Master Facility Plan							
School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
Paving and Site Work							
DO	Paving - Parking Lot	As part of the district's preventative maintenance plan for parking lots, a 4 year crack-fill/sealcoating cycle is followed. The summer of 2020 the lot should be sealcoated, crack-filled and striped. Parking lot replacement recommended.	\$6,000	\$6,000			
DO	Paving - Parking Lot	According to building records, the district parking lot was installed in 1988 and has been patched and sealcoated multiple times. It is recommended that the lot be replaced in the next five years. Parking lot replacement recommended.	\$130,000				\$130,000
Mechanical							
DO	HVAC Replacement - 200B, 200C, 200D, 200E	This space at the district office was previously rented by a dental practice and was configured with four small exam rooms. Each exam room is heated and cooled via window units and the space is not tied into the overall building HVAC system. Provide new heating and cooling systems for this space that is tied into the overall building systems.	\$75,000				\$75,000
Electrical							
DO	Lighting Retrofit - 2E, 2W, 3W	The lighting in suites 2E, 2W and 3W are the remaining areas at the district office with fluorescent lighting. Lighting should be upgraded to LED. Update lighting to LED.	\$100,000				\$100,000
Flooring/Tiling							
DO	Flooring - Carpet Replacement	The carpeting in suites 3W and 2E are ready for replacement in accordance with the district's carpet replacement cycle. Carpet replacement recommended.	\$60,000		\$30,000	\$30,000	
Larger Purchases							
DO	Furniture - Throughout	There are multiple spaces throughout the district office where soft seating and other collaborative work arrangements are recommended to support a collaborative work environment. Furniture replacement recommended.	\$60,000		\$30,000	\$30,000	
Subtotal for All Project Areas			\$431,000	\$6,000	\$60,000	\$60,000	\$305,000
Fees/Construction Contingency			\$73,270	\$1,020	\$10,200	\$10,200	\$51,850
Grand Total			\$504,270	\$7,020	\$70,200	\$70,200	\$356,850

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
Roofing							
GBN	Roof Replacement - Back gym, main gym balcony, art, industrial ed, cafeteria corridors, science wing, mall canopy, music, CPA lobby.	There are several roof structures reaching 26+ years old and will be closely monitored over the next 3-5 years.	\$2,710,439		\$338,805		\$2,371,634
Roof replacement recommended.							
GBN	Smoke Relief Hatch Replacement - CPA Roof	The stage house has three smoke relief hatches that are original to the CPA wing of the building and over 40 years old. They are beyond their useful life and no longer forming a complete seal. In order to prevent the threat of water damage, the hatches should be replaced.	\$105,000		\$105,000		
Replace smoke relief hatches.							
Paving and Site Work							
GBN	Paving - South lots	Crack-filling and sealcoating is a preventative maintenance item that helps to maintain and extend the lifespan of an asphalt surface by preventing surface deterioration. The industry standard for this treatment is every three to four years, the district adopted a four year cycle. This preventative maintenance measure reduces weather damage and water penetration of the asphalt surface, resists effects from gas, oil and salts, seals and protects the asphalt surface from deteriorating effects, reduces freeze-thaw deterioration, and extends the service life of the pavement. Crack-filling and sealcoating involves cleaning and preparing the asphalt surface, installing joint sealant into prepared cracks, applying sealer and allowing it to cure, and applying pavement markings. The GBN south lots are scheduled for the summer of 2021 and the north lots the summer of 2023.	\$185,000		\$85,000		\$100,000
Crack-fill/sealcoating recommended.							
GBN	Paving - Staff and West Student Lot	The staff parking lot and west student parking lot are scheduled for replacement the summer of 2023.	\$605,000				\$605,000
Replacement of parking lot recommended.							
GBN	Paving - Tennis Courts	The GBN tennis courts were replaced the summer of 2018. It is recommended that they be resurfaced every 7 years. Work should be completed the summer of 2025. Crack repair and resurfacing will involve cleaning existing cracks and court surface, installation of "crack filler", filling cracks with granular silica sand, and applying one coat of acrylic resurfacer and two coats of fortified acrylic tennis court color coating surface.	\$135,000				\$135,000
Resurfacing of tennis courts recommended.							

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBN	Paving - Stadium Track	The stadium track was replaced in 2013 at the time the turf field was installed. It is recommended every 6-8 years the track be resurfaced with a structural spray to maintain the integrity of the track and expand the useful life. Stadium Track Replacement Recommended.	\$110,000		\$110,000		
GBN	Turf surface replacement - Stadium Field	The artificial turf field was installed in 2013. The top layer (carpet) needs to be replaced every 12-14 years. It is estimated the surface should be replaced the summer of 2027. Replacement of field surface recommended.	\$664,800				\$664,800
GBN	Additional Netting - Baseball Field	The current fencing along the first and third baselines of the GBN baseball fields are not high enough to prevent foul balls from flying into adjacent fields and parking lots. Add 50 foot netting behind the backstop and the first and third baselines recommended.	\$190,000				\$190,000
GBN	Additional Netting - Softball Field	The current fencing along the first and third baselines of the GBN softball field is not high enough to prevent foul balls from flying into the adjacent stadium track and tennis courts. Add 50 foot netting behind the backstop and the first and third baselines recommended.	\$180,000		\$180,000		
GBN	Fencing - Baseball Field	The GBN baseball fencing is original and has significant rusting. The fence is, in many places, twelve inches above the ground and concrete posts are exposed. Add 50 foot netting behind the backstop and the first and third baselines recommended.	\$110,000				\$110,000
GBN	Bleacher and Press Box Replacement - Stadium	The bleachers were installed in the late 1970s. Although passing inspection, the underlying structure is slowly deteriorating and rusting. The recommended repairs due to wear and tear has been accumulating each year including seating replacement, welding and painting. The bleachers do not have proper capacity (home 1800 and visitor 900) and are the smallest bleachers in the 12 team conference. Additionally the bleachers are not ADA compliant making it difficult for students, staff and community members to watch events with friends and family. The press box is also much smaller for today's needs which include broadcasting, filming etc. Replacement of bleachers, press box recommended.	\$1,500,000				\$1,500,000
Mechanical/Plumbing							
GBN	Building Automation System Software and Component Replacement - Throughout	GBN uses a building automation system (BAS) which was installed in 2001, to automate the many building mechanical systems. The current system and component parts (field panels, controllers) are considered obsolete and no longer available or supported. Wiring is old and has the potential to fail. Replace BAS system and components. Run new wiring.	\$900,000			\$900,000	

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBN	Hydraulic Lift Replacement - CPA	The GBN orchestra pit lift is original construction with two hydraulic rams. There is the potential for failure. The lift can drift out of level from side to side. New pit lifts are electronically driven avoiding the need for hydraulic fluid. Replace Hydraulic Lift	\$350,000				\$350,000
GBN	HVAC Replacement - Shop Classrooms Wood Shop, Auto Shop, Metal Shop	The existing ceiling hung air handling units for the shop classrooms are the original air handling unit and are approximately 60 years old. Failure of these units will result in loss of heating and ventilation and the ability to maintain proper space temperature to the areas they serve. Provide a new Air Handling System to service these areas.	\$350,000				\$350,000
GBN	Boiler Replacement - Boiler Room	The existing fired steam boilers (4) are over 60 years old showing signs of deterioration. Loss of the boilers would result in loss of heat to the entire building. Replace existing steam boilers with new gas fired hot water boilers. Extend new hot water supply and return mains to existing equipment.	\$1,800,000				\$1,800,000
GBN	Condensation Tank and Pump Replacement - Fieldhouse	There are 8 condensation tanks/pumps in the fieldhouse one of which is needing to be replaced in the next couple of years. Replace one condensation tank/pump.	\$40,000		\$40,000		
GBN	HVAC Replacement - C-108 and Nurse/Student Services	As part of the 2016 Life Safety Bond issuance, the majority of unit ventilators were replaced. There is a remaining unit ventilator in the ceiling of room C-108 and nurses and student services are roof top units. Replace unit ventilators with a rooftop unit.	\$130,000		\$130,000		
GBN	Water pipe and fixture replacement - Applied Tech Restrooms	The existing domestic water piping mains are the original galvanized steel piping. The piping is deteriorated causing leaks and loss of water pressure to building. The existing plumbing fixtures in classrooms and toilet rooms are the original fixtures and are worn. Replace piping and fixtures with new.	\$70,000				\$70,000

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBN	Water pipe and fixture replacement - Girls and Boys PE Restrooms	The existing domestic water piping mains are the original galvanized steel piping. The piping is deteriorated causing leaks and loss of water pressure to building. The existing plumbing fixtures in locker room and toilet rooms are the original fixtures and are worn. Replace piping and fixtures with new.	\$225,000				\$225,000
GBN	Water pipe and fixture replacement - CPA Restrooms	The existing domestic water piping mains are the original galvanized steel piping. The piping is deteriorated causing leaks and loss of water pressure to building. The existing plumbing fixtures are the original fixtures and are worn. Replace piping and fixtures with new.	\$140,000				\$140,000
GBN	Piping Replacement - A-Wing	The hot water piping was replaced in the late 1990s however the circulation to individual fixtures is a concern and the hot water is not effectively traveling to the individual fixing, cold water piping is now approaching the end of its useful life and is showing signs of deterioration. Replace piping and fixtures with new.	\$180,000				\$180,000
GBN	Ductwork Cleaning - Throughout (Pre-2008 areas)	The ductwork is old and has dust and residue building up, it needs to be cleaned to maintain air quality. Clean ductwork.	\$120,000				\$120,000
Electrical							
GBN	Lighting - CPA	The current incandescent lighting in the CPA is difficult to maintain due to its height and is not energy efficient. Additionally they consume a great deal of power and burn out frequently. It is recommended that the lighting be converted to LED on both the stage and house. LED retrofit is recommended.	\$300,000				\$300,000
GBN	Lighting and Ceiling Tile Replacement - Back Gym Hall	The back gym hall ceiling and lighting was replaced when the back gym work was completed the summer of 2018. There is a portion of old spline ceiling with surface mounted lighting that remains. Provide a new drop ceiling and LED lighting.	\$50,000				\$50,000
GBN	Lighting and Dimming System Replacement - Science Rooms	The science rooms fluorescent lighting and dimming system is at the end of its useful life and intermittently functioning. Replace fluorescent fixtures with new LED and control with new wall box 0-10V dimmer.	\$50,000				\$50,000

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBN	Lighting - Athletic Stadium	The existing athletic stadium fixtures are energy inefficient and high maintenance. Replace 400W metal halide light fixtures with energy efficient LED fixtures.	\$180,000				\$180,000
GBN	Lighting - Classrooms	Convert general classrooms to LED lighting. There are approximately 170 classrooms. LED retrofit recommended.	\$320,000				\$320,000
Flooring/Tiling							
GBN	Flooring - 2nd floor Math, SS and WL offices and room A204	The carpeting is original to the building and in need of replacement. There are multiple seams separating creating tripping hazards. There is a dividing interior wall in Social Studies that can be removed at the time carpeting is replaced. Carpet replacement recommended.	\$130,000	\$130,000			
GBN	Flooring - CPA Stage	The CPA stage flooring is a soft maple which becomes worn overtime from the various stage sets that are screwed into the floor. There are many weak spots and a great deal of deflection underfoot. There is splintering, shearing and the potential for failure under heavy loads. The flooring is original and in need of replacement. Replacement of CPA stage flooring recommended.	\$85,000				\$85,000
GBN	Flooring - CPA Stage	The modular, rollout dance was installed in the 1980s and is beyond its serviceable life. It is recommended that this floor be replaced and the purchase include storage carts with rolling devices to assist with storage. Replace modular dance floor.	\$80,000				\$80,000
GBN	Flooring - Cafeteria Hallway, Laundry Room Hallway and Main Gym Hallway	These hallways are high traffic areas and the current VCT is worn, no longer looks clean and in need of replacement. Replace VCT with quartz tile.	\$160,000				\$160,000
Architectural							
GBN	Door Replacement - Throughout Building	The Total Doors do not always properly latch and should be replaced. Replace Hallway Total Doors	\$300,000				\$300,000
GBN	Structural Repair - CPA Stairwell	There is seperation between the east exterior wall and perpendicular interior walls of the NE and SE stairwells of the CPA. When the CPA was constructed in 1977 it appears wall anchors were not used which is causing this seperation. The recommended solution is being investigated. Add structural ties or wall anchors at the NE and SE stairwells.	\$200,000				\$200,000

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBN	Reconfiguration - Nurses Office	The nurses office was remodeled during the 2008 referendum work at GBN. There are a few minor enhancements recommended to enhance the functionality of the space including rebalancing the HVAC system, adding a door to an office and adding dividers between the cots to add privacy. Enhancements to nurses station recommended.	\$20,000	\$20,000			
GBN	Glazing - Wrestling Room	The wrestling room is a high ceiling space located in the lower level directly beneath the CPA lobby. It is a dark and narrow room and since it's east wall is an exterior wall there is an opportunity to add a ribbon of windows (18 inches in height). Add glazing to the east wall of the wrestling room.	\$60,000				\$60,000
GBN	Reconfiguration and Furniture - Sci-Tech Room B-110	B-110 is the robotics room and needs to be reconfigured. This includes new flooring, ceiling tiles, lighting, painting and furniture. Redesign of B-111 and new furniture recommended.	\$75,000				\$75,000
GBN	Reconfiguration and Furniture - Social Studies A208	A208 is an oversized social studies classroom. The room can be converted into a conference room and general classroom. Redesign of A208 and new furniture recommended.	\$125,000				\$125,000
GBN	Reconfiguration and Appliance Replacement - Culinary Arts Room	There are two culinary art rooms - C106 and C108. C106 was redone a few years ago, C108 is outdated and would benefit from remodeling. Redesign of Culinary arts and new furniture recommended.	\$200,000				\$200,000
GBN	Performing Arts Space	Performing arts consists of music, theater and dance. Scheduling the various practices, rehearsals and performances can be difficult due to the limited performance spaces; often after school dance clubs are forced into the cafeteria, hallways and classrooms which isn't ideal. Also, music and theater performances that are best suited in a medium sized venue are either scheduled into the large CPA or music and drama classrooms. Data is being collected and analyzed to determine the facility needs and recommendations. Additional Performing Arts Space(s) recommended.	\$2,000,000				\$2,000,000
Larger Purchases							
GBN	Furniture Purchase - Green and Gold Conference Room	The conference tables and chairs are difficult to move limiting the use and configurations of the space. Furniture replacement recommended.	\$50,000				\$50,000
GBN	Furniture Purchase - Cafeteria	About half of the cafeteria tables are from the 80s and no longer functioning properly. The benches are falling off and there is a high level of repair. Furniture purchase recommended.	\$50,000				\$50,000

Glenbrook High School District 225 - Glenbrook North High School (GBN) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBN	Furniture Purchase - IMC	The furniture in the IMC consists of tables and chairs. To facilitate student collaboration as well as independent learning, it is recommended that modular, mobile furniture be added to these spaces. Furniture replacement recommended.	\$80,000				\$80,000
GBN	Furniture Purchase - Peer Group	Peer group has a need for new chair (approximately 80). The current chairs are mismatched and not mobile. Furniture replacement recommended.	\$20,000				\$20,000
GBN	Furniture Purchase - Resource Centers	The furniture in the resource centers consists of tables and chairs. To facilitate student collaboration as well as independent learning, it is recommended that modular, mobile furniture be added to these spaces. Furniture replacement recommended.	\$100,000				\$100,000
GBN	Locker Purchase - Womens Locker Room	Additional lockers are needed to accomodate the number of female coaches. Locker purchase recommended.	\$20,000				\$20,000
GBN	Furniture Purchase - Social Studies Offices	Soft seating would provide for a needed collaborative space. Furniture purchase recommended.	\$20,000				\$20,000
GBN	Furniture Purchase - Math office spaces	The desks are 30+ years old and do not accomodate the desire for collaborative and flexible space. Furniture purchase recommended.	\$50,000				\$50,000
Subtotal for All Project Areas			\$15,525,239	\$150,000	\$988,805	\$900,000	\$13,486,434
Fees/Construction Contingency			\$2,639,291	\$25,500	\$168,097	\$153,000	\$2,292,694
Grand Total			\$18,164,530	\$175,500	\$1,156,902	\$1,053,000	\$15,779,128

Glenbrook High School District 225 - Glenbrook Off Campus (GBO) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
Paving and Site Work							
OC	Paving - Parking Lot	As part of the district's preventative maintenance plan for parking lots, a 4 year crack-fill/sealcoating cycle is followed. The OC lot should be addressed the summer of 2020. Crack-fill/sealcoating recommended.	\$6,000	\$6,000			
Electrical							
OC	Lighting - Throughout the Building	The current lighting at OC is fluorescent and the overall light quality and energy efficiency is less than LED lighting. LED retrofit is recommended.	\$120,000				\$120,000
Flooring/Tiling							
OC	Flooring - Throughout the building	The carpeting is showing wear and pulling up in certain areas. It should be replaced in accordance with the district carpet replacement cycle. Carpet replacement recommended.	\$180,000				\$180,000
Architectural							
OC	Restroom Reconfiguration - Student Restrooms	There are four individual student bathrooms. It is recommended that individual partitions with lockable doors be added to each individual bathroom. This will allow the outer door to remain unlocked while still providing individual privacy. Add individual partitions to student bathrooms.	\$20,000		\$20,000		
Larger Purchases							
OC	Furniture - Classrooms	The classroom furniture is original to the off campus program and is not conducive to today's active learning environment. Furniture replacement recommended.	\$120,000		\$60,000	\$60,000	
OC	Soft Furniture/Blinds - Throughout	To facilitate collaborative learning and planning soft seating and other active learning furniture arrangements are recommended. Furniture purchase recommended.	\$40,000		\$20,000	\$20,000	
Subtotal for All Project Areas			\$486,000	\$6,000	\$100,000	\$80,000	\$300,000
Fees/Construction Contingency			\$82,620	\$1,020	\$17,000	\$13,600	\$51,000
Grand Total			\$568,620	\$7,020	\$117,000	\$93,600	\$351,000

Glenbrook High School District 225 - Glenbrook South High School (GBS) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
Roofing							
GBS	Roof Replacement - Scene Shop	The scene shop roof was installed in 1989 and will be 31 years old the summer of 2020. Over the last year the condition has worsened and there has been significant leaking and repair and patching is becoming difficult. A built up roof system will be used, which offers multiple layers of waterproofing and protection. The life expectancy of the new roof is 30+ years. Roof replacement recommended.	\$200,000	\$200,000			
GBS	Roof Replacement - Fieldhouse Lobby	The fieldhouse lobby roof was installed in 1989 and will be 31 years old the summer of 2020. Over the course of the last year there has been significant leaking and certain areas can no longer be patched and repaired. A built up roof system will be used, which offers multiple layers of waterproofing and protection. The life expectancy of the new roof is 30+ years. Roof replacement recommended.	\$220,000	\$220,000			
GBS	Roof Replacement - Music, Maintenance, CPA corridor, Dance Studio, IMC, CPA Stage, Industrial Arts	Several roof structures are 26+ years old and will be closely monitored over the next few years. Replacement of roofing recommended.	\$1,438,000			\$239,667	\$1,198,333
Paving and Site Work							
GBS	Paving - Full Parking Lot	Crack-filling and sealcoating is a preventative maintenance item that helps to maintain and extend the lifespan of an asphalt surface by preventing surface deterioration. The industry standard for this treatment is every three to four years, the district adopted a four year cycle. This preventative maintenance measure reduces weather damage and water penetration of the asphalt surface, resists effects from gas, oil and salts, seals and protects the asphalt surface from deteriorating effects, reduces freeze-thaw deterioration, and extends the service life of the pavement. Crack-filling and sealcoating involves cleaning and preparing the asphalt surface, installing joint sealant into prepared cracks, applying sealer and allowing it to cure, and applying pavement markings. Crack-fill/sealcoating recommended.	\$180,000	\$180,000			
GBS	Paving - West Student Lot	The west student lot was last replaced in 2001 and is beginning to show significant cracking. The lot will need to be replaced the summer of 2024 at which point it will be 23 years old. Replacement of west student lot recommended.	\$290,000				\$290,000

Glenbrook High School District 225 - Glenbrook South High School (GBS) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBS	Paving - Tennis Courts	The GBS tennis courts were last resurfaced the summer of 2015. It is recommended that they be resurfaced every 7 years. Work should be completed the summer of 2022. Crack repair and resurfacing will involve cleaning existing cracks and court surface, installation of “crack filler”, filling cracks with granular silica sand, and applying one coat of acrylic resurfacer and two coats of fortified acrylic tennis court color coating surface. Resurfacing of tennis courts recommended.	\$135,000			\$135,000	
GBS	Track Resurface - Stadium Track	The current stadium track was installed in 2004 and resurfaced in 2012 at the time the turf field was installed. It is recommended the track be resurfaced with a structural spray every 6-8 years to maintain the integrity of the track and expand the useful life. It will be eight years the summer of 2020. Once resurfaced, the track should last another 8 years before needing to be fully replaced in 2028. Apply a structural spray to the track.	\$110,000	\$110,000			
GBS	Track Replacement - Stadium Track	The stadium track was installed in 2004 and, with the resurfacing in 2020, would likely not need to be replaced until the summer of 2028. Stadium Track Replacement Recommended.	\$507,000				\$507,000
GBS	Field Turf Replacement - Stadium Field	The artificial turf field was installed in 2012. The top layer (carpet) needs to be replaced every 12-14 years. It is estimated the surface should be replaced the summer of 2026. Replacement of field surface recommended.	\$664,800				\$664,800
GBS	Field Netting - Baseball Field	The current fencing along the first and third baselines of the GBS baseball fields are not high enough to prevent foul balls from flying into adjacent fields and parking lots. Add 50 foot netting behind the backstop and the first and third baselines recommended.	\$190,000				\$190,000
GBS	Field Netting - Softball Field	The current fencing along the first and third baselines of the GBS softball field is not high enough to prevent foul balls from flying into adjacent fields. Add 50 foot netting behind the backstop and the first and third baselines recommended.	\$180,000				\$180,000
GBS	Bleacher and Press Box Replacement - Stadium	The bleachers were installed in the late 1970s. Although passing inspection, the underlying structure is slowly deteriorating and rusting. The recommended repairs due to wear and tear has been accumulating each year including seating replacement, welding and painting. The bleachers are not ADA compliant making it difficult for students, staff and community members to watch events with friends and family. The press box is also much smaller for today's needs which include broadcasting, filming etc. Storage is also a concern and can be added underneath the bleachers. Bleachers have good capacity (3,400 home and 1,125 away). Replacement of bleachers, press box recommended.	\$1,200,000				\$1,200,000

Glenbrook High School District 225 - Glenbrook South High School (GBS) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
Mechanical and Plumbing							
GBS	Building Automation System Software and Component Replacement - Throughout	GBS uses a building automation system (BAS) which was installed in 1992, to automate the many building mechanical systems. The current system and components (field panels, controllers) are considered obsolete and the system is ready for replacement. Existing wiring also needs to be rerun. Replace BAS system and components.	\$900,000			\$900,000	
GBS	Ejector Pump Replacement - Boiler	The large ejector/sump pump in the boiler room is original to the building and ready for replacement. Replace ejector pump.	\$60,000			\$60,000	
GBS	Restroom Renovation - State and Madison	The restrooms at State and Madison are original to the building and in need of renovation. The piping and fixtures are in need of replacement. The restroom space is not ADA compliant and as they are heavily utilized during the school day as well as in the evenings and on weekends they do not have adequate fixture count to handle the traffic. Restroom renovation recommended.	\$130,000				\$130,000
GBS	Restroom Renovation - Athletic Wing	The athletic restrooms are original to the building and in need of renovation. They are heavily utilized during the school day as well as in the evenings and on weekends. Renovate restrooms and ensure ADA compliance.	\$130,000				\$130,000
GBS	Ductwork Cleaning - Throughout (Pre-2008 areas)	The ductwork is old and has dust and residue building up, it needs to be cleaned to maintain air quality. Clean ductwork.	\$120,000				\$120,000
Electrical							
GBS	Lighting - Auditorium	The existing house lighting is inefficient incandescent and difficult to maintain. The stage lights were converted to LED in 2014. LED retrofit to house lighting is recommended.	\$300,000				\$300,000
GBS	Ceiling Tile and Lighting - Athletic Hallway (Titan Dome to Pool)	The corridor going from the natatorium to the fieldhouse and titan dome is a drop ceiling with fluorescent lighting. Over time the ceiling tiles have become quite worn and are ready for replacement. The existing grid will remain and be painted and the fluorescent lights will be changed to LED. It is a heavily utilized part of the building. Replace ceiling tile and update lighting to LED.	\$80,000				\$80,000
GBS	Lighting - Athletic Stadium	The existing athletic stadium fixtures are energy inefficient and high maintenance. Replace 400W metal halide light fixtures with energy efficient LED fixtures.	\$180,000				\$180,000
GBS	PA Front End Replacement - Main Office	The front end of the PA system was replaced ten years ago and the company has since been sold and went out of business. The current parts are no longer supported and the unit should be replaced. Replace the front end of the PA system.	\$80,000		\$80,000		

Glenbrook High School District 225 - Glenbrook South High School (GBS) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
GBS	Lighting and Dimmer System - 12 Science Classrooms LED	The dimming system for the lights in the science classrooms is failing and consistently flickers on and off at random times during the day. It is recommended that the lights and dimming system be replaced with LED lighting and a new dimming system. Six of the science rooms have been done and twelve remain. Upgrade 12 remaining science classrooms to LED lighting.	\$50,000		\$50,000		
Flooring/Tiling							
GBS	Abatement and Flooring - Fashion Studio (176) and Child Development classroom (181)	The flooring in the fashion studio needs abatement and install of new quartz tile. The Child Development classroom needs abatement and new carpet planks. Note: According to records, only 2 spaces remaining on 1st floor to abate: Foods classroom and bookstore Abatement and floor replacement recommended.	\$55,000		\$55,000		
GBS	Flooring - Old Pit, adjacent corridors, main corridor	The carpet in the old pit and adjacent corridors and main office corridor are next to be replaced on the building's carpet replacement cycle. The old pit carpeting will be replaced with LVT flooring to accommodate additional student seating. The corridors will be recarpeted. Flooring replacement recommended.	\$175,000				\$175,000
GBS	Flooring and Furniture - Math Office	The carpet in the math office is worn and in need of replacement. The furniture is original to the space and not conducive to team collaboration and student interaction. Redesign of Math Office and new flooring and furniture recommended.	\$75,000			\$75,000	
GBS	Flooring and Furniture - Social Studies Office	The carpet in the social studies office is worn and in need of replacement. The furniture is original to the space and not conducive to team collaboration and student interaction. Redesign of Social Studies Office and new flooring and furniture recommended.	\$75,000				\$75,000
GBS	Abatement, Flooring and Renovation - Foods Classroom	The foods classroom is in need up updating as it's appliances are now over 20 years old and the teaching / presentation stations are not meeting the needs of the curriculum. Tile would also be replaced and abatement is necessary. Abatement, Floor Replacement, Room Renovation Recommended.	\$180,000				\$180,000
GBS	Flooring - 4 Stairwell Towers	The stair treads on the four stairwell towers are worn and in need of replacement. Replacement of stairway flooring recommended.	\$80,000				\$80,000
GBS	Flooring - Pool Locker Rooms	The flooring in the boys and girls pe pool locker room is a concrete floor with an 1/8th inch epoxy coating which is constantly peeling. Replacement of pool locker room flooring recommended.	\$60,000				\$60,000
GBS	Flooring - Girls West Pool Shower Walls	The shower walls in the girls locker room of the new pool are painted cinder block and, due to the climate, continuously peel and need to be repainted. The shower walls need to be tiled.	\$60,000				\$60,000

Glenbrook High School District 225 - Glenbrook South High School (GBS) Master Facility Plan

School	Project & Area	Description of concern and recommended action	Cost Est. Total	Summer 2020	Summer 2021	Summer 2022	Deferred
<p>Replacement of girls west pool locker room shower tile recommended.</p>							
GBS	Flooring - Student Activity Center	The flooring in the Student Activity Center was installed as part of the 2008 referendum projects and overtime has become scratched and worn from the various room set ups and groups utilizing the room. It is recommended that the floor be replaced with new LVT flooring which is significantly more durable than the products available in 2008. Flooring replacement recommended.	\$75,000				\$75,000
GBS	Flooring - Auditorium Stage	The auditorium stage flooring is a soft maple which becomes worn overtime from the various stage sets that are screwed into the floor. There are many weak spots and a great deal of deflection underfoot. There is splintering, shearing and the potential for failure under heavy loads. The flooring is original and in need of replacement. Replacement of auditorium stage flooring recommended.	\$85,000				\$85,000
Architectural							
GBS	Door Replacement - Throughout Building	The Total Doors do not always properly latch and should be replaced. Replace Hallway Total Doors	\$300,000				\$300,000
GBS	Room Numbering - Throughout Building	The current room numbering at GBS is not ADA compliant as it lacks the required braille and is not installed at ADA required height. Additionally rooms should be numbered in a more meaningful way. Renumber the building and replace signage.	\$200,000				\$200,000
GBS	Nurses Office	The existing configuration of the nurses office is not conducive to the volume of students visiting the space on a daily basis. The layout is not efficient, doesn't provide sufficient privacy and lacks storage. Reconfiguration and renovation of nurses office recommended.	\$395,000	\$395,000			
GBS	Performing Arts Space	Performing arts consists of music, theater and dance. Scheduling the various practices, rehearsals and performances can be difficult due to the limited performance spaces; often after school dance clubs are forced into the cafeteria, hallways and classrooms which isn't ideal. Also, music and theater performances that are best suited in a medium sized venue are either scheduled into the large CPA or music and drama classrooms. Data is being collected and analyzed to determine the facility needs and recommendations. Additional Performing Arts Space(s) recommended.	\$2,000,000				\$2,000,000
Larger Purchases							
Subtotal for All Project Areas			\$11,159,800	\$1,105,000	\$185,000	\$1,409,667	\$8,460,133
Fees/Construction Contingency			\$1,897,166	\$187,850	\$31,450	\$239,643	\$1,438,223
Grand Total			\$13,056,966	\$1,292,850	\$216,450	\$1,649,310	\$9,898,356