

To: Facilities Committee

From: Kimberly Ptak

Date: Wednesday, October 18, 2017

Re: GBN Capital Project

Recommendations

It is recommended that the Board of Education:

1. Authorize the District architect, ARCON & Associates, to develop bid specifications for the recommended Summer 2018 Paving and Concrete work as outlined below.
2. Authorize the District architect, ARCON & Associates, to develop bid specifications for the recommended Summer 2018 GBN Back Gym Renovation work as outlined below.

Background

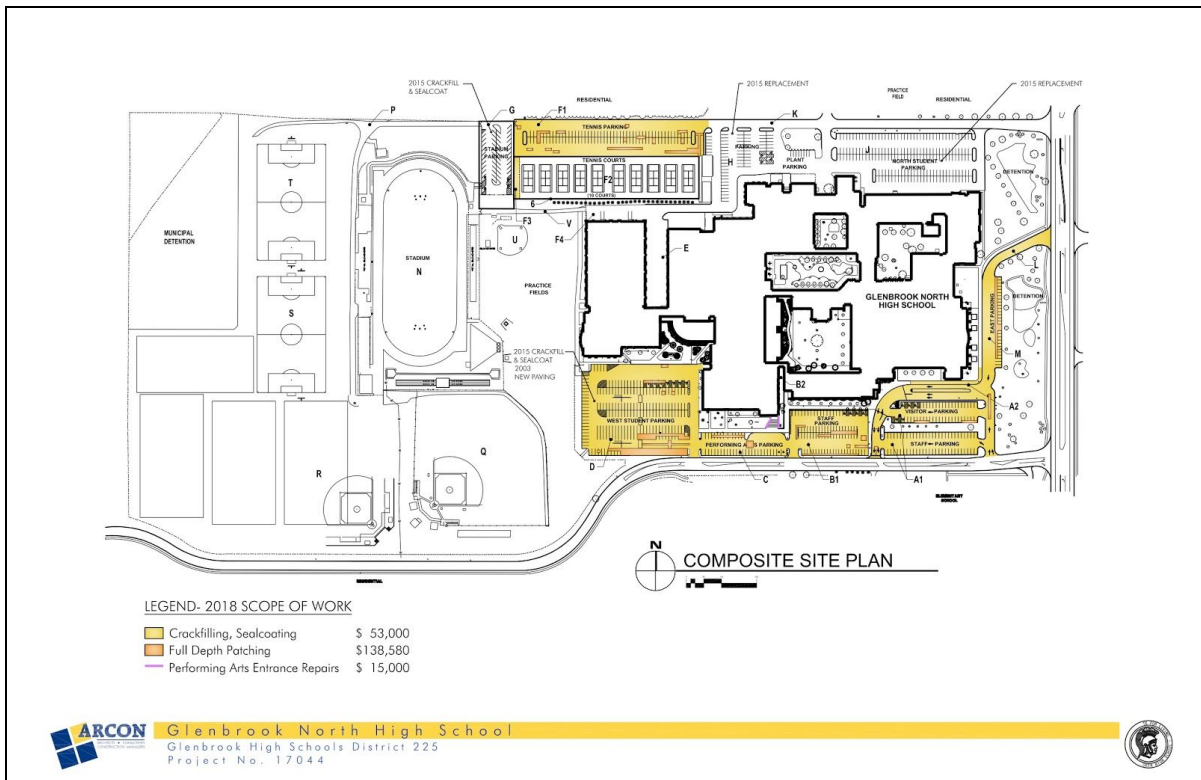
Every fall, district and building administration recommend capital projects to the Facility Committee and Board of Education for consideration and approval. Once projects are approved in concept, the district architect (ARCON) develops detailed bid specifications for each project. Projects are put out to bid and actual costs are brought to the Facility Committee and Board of Education for discussion and approval. Projects are typically completed during the summer months. Capital projects are built into the overall annual budget and funded on a "pay as you go" method. The proposed projects for the summer of 2018 will be paid from the 2018-2019 budget.

Paving and Concrete

The district maintains a master paving schedule that plans for parking lot replacement every 15 years and general maintenance every 3 years. Planned summer of 2018 work includes seal coating various parking lots in accordance with the master schedule as well as the repair of various concrete paths and tuckpointing of the masonry around the GBN CPA stairs.

Paving and Concrete

Building	Description	Estimate
GBN	Crack Filling and Sealcoating	\$53,000
GBN	Full Depth Patching	\$138,580
GBN	Masonry Tuckpointing by CPA Stairs	\$15,000
		\$206,580
7.5% architectural fee		\$15,494
7.5% construction management fee		\$15,494
2% contingency		\$4,132
Total Cost of Paving and Concrete Work		\$241,700



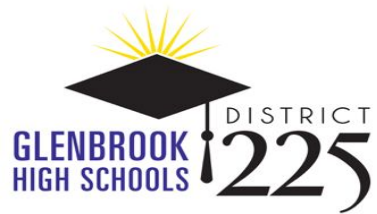
GBN Back Gym Reconfiguration

As part of the planned summer of 2018 life safety work, the gym floors in the four back gyms at GBN are to be replaced, the interior walls and ceilings are to be painted and existing light fixtures will be retrofitted to LED. The cost of this life safety work is estimated at \$480,000. The four back gyms are used daily (all blocks) for Physical Education classes. In addition, the back gyms are used for boys and girls volleyball, basketball and gymnastics as well as wrestling, cheerleading, color guard, intramural programs, Glenbrook United, Glenbrook Aquatics, feeder programs and various Northbrook Park District Events.

The physical size of each back gym is 5,200 square feet and while they work nicely for daily PE and athletic practices, the size limits the experience of participants and spectators attempting to view the various athletic competitions. The existing size of the gymnasiums limits the types of competitions that can be held. To accommodate spectators at events, folding chairs are placed along the sides of the court. However only 75 people can be accommodated in each gym which often leaves 30+ people trying to view events from the hall. The distance from the wall to the court is approximately 4 feet which means the spectators are sitting very close to the out of bound lines. It is difficult to have small children at the events due to the proximity to the courts.

Sports Currently Holding Competitions in Back Gyms	Number of Annual Competitions
Boys Basketball	15 competitions
Girls Basketball	15 competitions
Boys Volleyball	21 competitions
Girls Volleyball	18 competitions





By removing the wall between two of the back gyms (D104 and D106), one large open space can be created that is similar in size to the high ceiling space built at GBS in 2008 as part of the referendum, which is 8,600 s.f. Having an open space would allow for more flexibility in hosting larger games and competitions and allow for seating up to 330 for a single event. The new space would allow for events that can't currently be hosted in the back gyms such as dual wrestling meets, two major gymnastics invites, badminton practice, feeder district competitions, park district competitions, clinics and tryouts.

The larger competition space would be designed to have flexibility through the use of a dividing curtain to still allow for two separate spaces as needed for PE during the day and practices after school.

Item Description	Cost Estimate
<u>District-level Funds</u>	
Wall Removal and New Steel Support	\$170,000
Electrical Upgrade for New Gym Equipment	\$15,000
Basketball Goals (14) Ceiling Mounted	<u>\$105,000</u>
	\$290,000
7.5% Architect Fee	\$21,750
7.5% Construction Management Fee	\$21,750
2% Contingency	<u>\$5,800</u>
Total District-level funds	\$339,300
<u>Building-level Funds</u>	
Dividing Gym Curtain	\$10,000
Portable Bleachers	<u>\$75,000</u>
Total Building-level Funds	\$85,000
	\$424,300