

Glenbrook District 225 Facility Committee Minutes – September 28, 2016

Members Present: Boron, Doughty, Finan, Freund, Gravel, Ptak, Riggle, Shein, Tarver

Also Present: Erin Miler (ARCON), Paul Connor (AMSCO), Jeff Zurlinden (Nicholas & Associates), Chet Bachula (GBS), Dan Whisler (GBN), and Steve Rockrohr (GBS)

The meeting began at 7:30 am.

1. Off Campus Recommended Mechanical Work

K. Ptak opened the meeting by informing the attendees that they would like to add the Off Campus boilers to the list of projects recommended for the summer of 2017. This project is part of the \$15M Life Safety amendment. The recommendation calls for the existing boilers to be removed and replaced with new high efficiency condensing boilers. The cost estimate is \$190,000, (a small percentage of which will be covered by a grant). The estimated life of the new boilers is 30-35 years with an estimated energy savings of \$2,500 per year.

2. GBN Mechanical Option

K. Ptak presented two options to the committee.

Option #1: Vertical Unit Ventilators. This option, which was discussed at the September 14th facility committee meeting, involves removing existing unit ventilators and installing new vertical unit ventilators with corresponding duct work and ceiling diffusers. The cost estimate of this option is \$560,000.

Option #2: Combination of a Rooftop Unit and Vertical Unit Ventilators. This option would replace the 12 conventional unit ventilators on the 2nd floor of GBN, as well as the unit ventilators serving the principal's office space and Spartan Conference Room, with a VAV rooftop unit. Six classrooms on the first floor would be served by vertical unit ventilators. The cost estimate of this option is \$675,000

Option #3: After great discussion, the three board members requested a 3rd option which would convert a small classroom into a mechanical room to house an air handler, The board requested a follow-up facilities committee meeting, on Wednesday, October 5th, to discuss these three options and associated costs in greater detail.

3. GBN Classroom Reconfiguration

M. Riggle discussed in the September 14th facility committee meeting the fact that classrooms, in need of unit ventilators, are 525 square feet, the norm back in 1953, but no longer up to the current standards of other GBN and GBS classrooms, (average size 675 square feet). M. Riggle suggested before approving the unit ventilators, (Agenda Item #2, above), in these classrooms that the board examine whether or not to consider enlarging the spaces to provide more adequate classroom space.

M. Riggle and K. Ptak outlined two options regarding increasing the footprint of these classrooms. Option #1: Convert eight 575 square foot classrooms into six 775 square foot classrooms. The cost estimate is \$485,000 with a savings of \$50,000, by eliminating mechanical in two classrooms, for a total cost estimate of \$435,000. Option #2: Convert four 655 square foot classrooms into three 885 square foot classrooms. The cost estimate is \$260,000, with a savings of \$25,000, by eliminating mechanical in one classroom, for a total cost estimate of \$235,000.

M. Riggle and the board agreed on Option #1 with a cost estimate of \$485,000. They agreed that \$50,000 of this work, (ceiling and lighting), can come out of the life safety work, and the remaining \$435,000 would be paid with capital funds. Because the GBN classroom reconfiguration and the mechanical options are so closely tied together, this option will be discussed in more detail at the October 5th facility committee meeting.

4. GBS Booster Club Donation

As discussed at the September 14th facility committee meeting there has been strong interest from the GBS Booster Club to construct a concession stand and bathroom facility at the stadium. Currently there is a mobile concession stand and students, parents and community visitors use portable bathroom facilities. S. Rockrohr, GBS Athletic Director, explained to the committee that the GBS Booster Club has raised \$200,000 towards this initiative and would like to continue a capital campaign to support this effort of raising additional funds.

The district is working with two design build contractors on obtaining price estimates for this 1,400 square foot facility. If the project moves forward, the district will be required to formally bid out the project since the GBS Booster Club funds sit in a District 225 bank account. The estimated cost of this 1,400 square foot facility is \$350,000, plus an additional \$140,000 for site utility work.

M. Riggle shared some historical information with the committee. He explained that originally GBS had a 500 square foot concession stand. When the parking lots were expanded a few years ago, the district had to demolish the concession stand to make room for more parking. A district contribution of \$120,000 was discussed, which would make GBS whole, by assisting in the cost of the replacement of the original concession stand that had to be demolished.

5. Corporate Sponsorships

M. Riggle explained that advertising panels have been used on the stadium scoreboard at GBN and GBS as a means of collecting corporate sponsorship funds to help fund the turf fields at GBN and GBS. After this fiscal year, GBS will have collected all \$200,000 of its obligation and GBN will have collected \$155,000. The discussion today revolved around should corporate sponsorships continue and if so, what purpose should they serve? Could they be used to partially fund the GBS concession stand? This topic will be brought up with the Board of Education at a future meeting.

6. **Other**

The committee agreed to a follow-up meeting on Wednesday, October 5th, at 7:30 am to discuss the mechanical options and GBN classroom reconfiguration.

Meeting adjourned at 9:10 am