

To: Dr. Charles Johns
Board of Education

From: Dr. Kim Ptak
Dr. R.J. Gravel

Date: Monday, March 13, 2023

Re: Award of Bids for Summer 2023 Capital Projects

Recommendation

It is recommended that the Board of Education award the bids as presented in Table 1 for capital project work to be completed during the summer of 2023 for \$4,624,376.

It is recommended that the Board of Education reject the bid from Chicago Flyhouse for the Glenbrook North CPA rigging, drapery, and acoustical ceiling replacement work for \$1,545,763

Background

At the Monday, November 14, 2022 meeting, the Board of Education authorized Arcon Associates to create bid specifications for the recommended summer 2023 capital projects. These specifications were divided into two projects and made available to interested bidders on Monday, December 12, 2022 and Friday, February 10, 2023.

On Tuesday, January 10, 2023 and Wednesday, March 1, 2023, the school district opened the bids submitted. Overall, bid results are \$109,376, or 2.4%, more than the original cost estimate. Table 1 summarizes the lowest bids received by the trades.

Table 1
Lowest Bids Received by Trade

Trade	Contractor	Projects							Total Cost
		Site Work, Exterior Painting	Roofing and Masonry	Corridor Lighting, Ceiling	Student Rest Rooms	CPA Stage Floor	Exterior Doors	Science Labs	
General	R.B. Construction	\$110,000	\$215,000	\$119,000	\$317,000	\$125,000	\$855,000		\$1,741,000
Demo	Workplace Installation							\$48,000	\$48,000
Painting	Osterbaum Painting							\$90,500	\$90,500
Roofing	Riddiford Roofing		\$73,835						\$73,835
Site Work	Abbey Paving	\$732,268							\$732,268
Plumbing	Jensen's Plumbing				\$119,900			\$121,848	\$241,748
HVAC	DeKalb Mechanical		\$38,000	\$175,000	\$30,000				\$243,000
HVAC	Accomplished Mechanical							\$99,450	\$99,450
Electrical	Carey Electric			\$128,500	\$139,875				\$268,375
Flooring	Consolidated Flooring							\$283,700	\$283,700
Furniture	Forward Space							\$625,000	\$625,000
Furniture	VS America							\$125,000	\$125,000
Furniture	Interior Investments							\$52,500	\$52,500
Total Cost		\$842,268	\$326,835	\$422,500	\$606,775	\$125,000	\$855,000	\$1,445,998	\$4,624,376
Estimate		\$835,000	\$320,000	\$360,000	\$625,000	\$140,000	\$840,000	\$1,395,000	\$4,515,000
Overestimate/ Underestimate		\$7,268	\$6,835	\$62,500*	(\$18,225)	(\$15,000)	\$15,000	\$50,998	\$109,376

*includes alternate (p. 12-13)

2.4%

Due to the multiple projects being bid and an alternate bid to consider, the memo has been divided into the following parts:

- Glenbrook North CPA Capital Projects - Recommendation to Reject Bid (page 3);
- Student Bathrooms (page 4);
- Science Classrooms (pages 5-11); and
- Additional Capital Projects for Consideration - Recommendation to Approve Alternate Bid (pages 12-16).

Glenbrook North CPA Capital Projects - Recommendation to Reject Bid

Chicago Flyhouse was the only contractor to submit a bid for the CPA work, which included replacing the stage rigging system, stage drapes, and orchestra ceiling shell. The bid received was \$1,545,763 compared to the estimated \$890,000 (73.7% increase). A year ago, Chicago Flyhouse was the highest bidder for the Glenbrook South theater work.

In talking to other contractors who did not submit a bid, it was determined that their workloads could not accommodate our job. Several contractors indicated they are working on the second phase of large, multi-school projects this summer which they were awarded over a year ago. Another contractor indicated their material had an almost 52-week lead time, preventing them from submitting a bid.

It is recommended that this project be:

1. Deferred to the Summer of 2024; and
2. Rebid in April 2023, with the awarding of a bid in May 2023.

This revised timeline will increase the bidding competition and allow contractors with longer lead times the opportunity to bid. Bids will be sent to 9 rigging companies, of which at least four are expected to submit a bid.

The CPA stage floor was bid under the general trades package, and Monarch Construction was the lowest bidder for \$125,000, which is \$15,000 under the original estimate of \$140,000. Monarch has committed to holding this price until the summer of 2024, allowing this work to be done in the proper sequence with the rigging, drapery, and acoustical ceiling replacement.

The CPA calendar of scheduled events for 2024 is being reviewed to determine if access to the CPA can occur prior June 3, 2024. In the event work begins June 3, 2024 the timeline and sequencing as summarized in Table 2 will be followed.

Table 2
Timeline and Sequencing

Date	Activity
June 3, 2024	On-site Mobilization - site prep, equipment delivery
June 3, 2024 - June 19, 2024	Demolition of Existing Stage Rigging Equipment
June 20, 2024 - August 9, 2024	Installation of New Stage Rigging Equipment
August 12, 2024 - August 28, 2024	Installation of New Stage Flooring
August 29, 2024 - August 31, 2024	Installation of New Drapery
September 5, 2024	Estimated Date Stage is Available for Use

Student Bathrooms

Most student bathrooms in Glenbrook North and Glenbrook South are original and have not been renovated. This summer, a set of student bathrooms (girls/boys) in each school was recommended to be renovated and outfitted with standard fixtures, tile, and lighting. The selected bathrooms are:

- Glenbrook North - CTE Wing; and
- Glenbrook South - Athletic Hallway.

Images 1-4 illustrate the proposed design, including:

- Toilet partitions - Made of high-density polyethylene material, which resists dents, scratches, corrosion, graffiti, and mildew. Solid plastic with homogenous color throughout makes it possible to have graffiti and scratches buffed out.
- Faucets - Touchless and have all serviceable components above the deck. There is an integrated water supply shut-off, single-hole installation.
- Sinks - Non-porous molded basins with no seams, making the surfaces easier to clean.
- Soap and hand towel dispensers - are touchless and standard throughout the district and will not use proprietary products.
- Tile and grout - Nonporous, making cleaning easier. Floor tile and grout are a darker color and of a larger scale, reducing the number of grout lines. Tiles selected will be standard throughout the district, with a variation of color on one accent wall to match school colors.
- Vinyl graphic wallcovering - Offers additional school branding applied to the top 2 feet of the sink wall. The graphic is digitally printed on heavy-duty vinyl and is a material often used in healthcare and hotel environments.
- Lighting and ceiling grid will follow the building classroom LED standard.

Image 1 - GBN bathroom rendering



Image 2 - GBN bathroom rendering



Image 3 - GBN bathroom rendering



Image 4 - GBN bathroom rendering



Science Classrooms

Given the unique nature of science classrooms (e.g., classroom and lab sections in a single space), additional time was necessary to develop a modern plan for these spaces. Before the 2022-23 school year, our science instructional supervisors and a team of teacher leaders worked through a design process to create a “pilot” classroom at each school. These pilot classrooms were showcased during the Board’s facility tour on Monday, August 22, 2022, and are illustrated in the following images.

Existing Science Classrooms

Image 5 - Glenbrook North



Image 6 - Glenbrook North



Image 7 - Glenbrook South



Image 8 - Glenbrook South



Pilot Science Classrooms
Image 9 - Glenbrook North



Image 10 - Glenbrook North



Image 11 - Glenbrook North



Image 12 - Glenbrook North



Image 13 - Glenbrook South



Image 14 - Glenbrook South



Image 15 - Glenbrook South



Image 16 - Glenbrook South



Throughout the school year teachers and students have experienced the modernized learning spaces and offered feedback. The feedback collection process helped define the final furniture, flooring and vertical space recommendation.

Flooring

Due to the nature of science classrooms, a modular, luxury vinyl floor tile (LVT) is being recommended rather than carpet planks which were selected by other departments. LVT planks requires lower maintenance because damaged pieces can easily be removed and replaced as needed. The LVT planks selected for both schools are from the same durable and environmentally friendly line of flooring and only differ slightly in the color pallet. The construction and rubber backing provides necessary acoustical benefits and an orthopedic benefit for teachers and staff who are typically standing in the classrooms for most of the day.

Image 17 - Glenbrook North LVT



Image 18 - Glenbrook South LVT



Paint

The schools have selected a standardized palette of paint colors to be used in all classrooms across all disciplines. These colors include both accent and standard wall colors. In addition to the colors being selected due to preference, color theory suggests that yellow tones may increase student attention and creativity while blue and green tones help students feel calmer and more peaceful.

The accent wall colors are displayed below:



The field wall color will be “wish” at both Glenbrook North and Glenbrook South:



Vertical Writing and Projection Surfaces

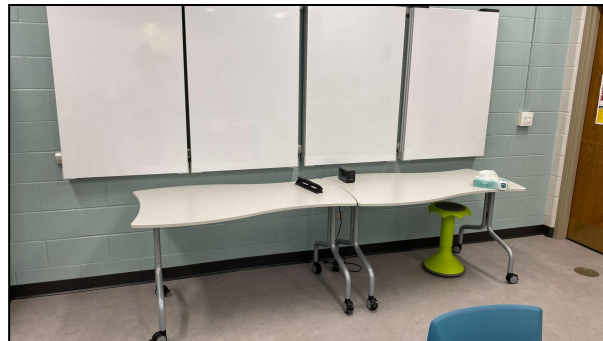
All departments heavily use vertical writing and projection surfaces (e.g., dry erase boards) which are an important component of the Total Classroom environment. The vertical writing spaces will be 96”-192” wide by 60” high and placed on 2 walls per classroom. The width of the boards varies based on other classroom physical components, such as windows and casework. The placement and height of the vertical spaces will also be ADA compliant, unlike the current whiteboards in the classrooms. Additionally mobile boards that hang on a track will be used to help facilitate project work.

Images 19 and 20 illustrate the size and placement of the vertical surfaces and project boards.

Image 19
Vertical Space Example



Image 20
Project Writing Board Example



Furniture

Associate Principals for Administrative Services, Ms. Lauren Bonner and Mr. Casey Wright, led a process of meeting with a team of teacher leaders and the science instructional supervisor to gather feedback on the classroom pilots. Through this process, they selected the furniture pieces and classroom design that best met their needs.

Each school drew from the same furniture pieces being used in other departments. The two schools will standardize on the teacher items, student seating and whiteboards with the desk surface differing between buildings - GBN selecting individual desks and GBS selecting two person tables.

All furniture items have been grouped into two (2) categories:

1. Teachers items; and
2. Student items.

Teacher Items

Every classroom will have consistent and standard pieces of furniture for the teachers, including a mobile storage unit(s), teacher stool, and mobile teacher desk/podium.

Teacher Storage

A portion of the built-in casework is being removed from the classrooms and replaced with mobile storage systems. The configuration of the systems varies slightly by science discipline but all have the same characteristics of being mobile and providing shelving and bin space. The units are standing height which allows the top surface to be used for teacher and/or student material. The back of the unit is a writable surface.

Standard cabinet color: gray.



Teacher Stool

The stool selected for the teacher is the same as the student stool and chair, except it has a cushioned seat.

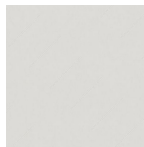
Standardized frame color: dark gray.
Standardized fabric color: blue or green.



Teacher Podium/Desk

The teacher podium/desk serves as a spot for teachers to set their laptop and move throughout the classroom. There are two sizes depending on the need for a demo station.

Standardized base color: platinum.
Standardized top color: folkstone gray.



Student Items

Student seating has been standardized across both buildings with a balanced focus on engagement and ergonomics. Student table and desk selections vary by school.

Student Chair or Stool

The shortcut chair and stool with a 5-star base were selected as the standard student seating option based on its overall footprint, comfort for students of all sizes, mobility, price, and ability to enhance student sight lines due to the 360-degree movement. To provide maximum flexibility and the ability to adjust based on the changing needs of the curriculum, casters or glides will be available.

The student chair and stool are the same as the teacher stool, except it does not have a cushioned seat simply due to the higher maintenance associated with a fabric seat.

The student seating will come in three colors to facilitate student groupings in each classroom.

Standardized frame colors: dark gray, lagoon (blue), and olivine (green).



Flexible Student Seating

Each classroom will have two mobile seats which allow for an easy seating solution for a student or teacher wanting to quickly join another student group.



Lab Stools

Stools can stack and tuck easily into the lab to maximize space for student experiments.



Chevron Two-Person Table

The two-person table has a slight chevron shape allowing for an easy division between classmates while maximizing the opportunity for collaboration. The chevron also provides for the greatest individual width closest to the student.

The table has hooks on the side for personal whiteboards, which can also hang on a wall track within the space for display. The whiteboard also serves as a divider between the two students to assist with testing.



Standing Height Two-Person Table

The two-person standing tables allow students to sit on a stool or to stand. They are also slightly deeper, allowing a group of students to comfortably work collaboratively.



Round Tables - Sit/Stand with Writable Surface

These tables are suitable for group work and for a teacher to work with a student one-on-one or with a small group. The tops of these tables have a writable surface, and they rise to standing height.



Individual Desks

The individual desks allow students to have individual space for testing and pair easily with another student or create a pod. Some can be stacked to allow for more space within the room.



Additional Capital Projects**Student Activity (SA) Hall at GBN**

The leadership team has been working with Arcon Associates to improve the overall student experience by identifying student common areas throughout the buildings to modernize and elevate. The Student Activity hallway at Glenbrook North has been identified as a prime area based on its high volume of student traffic, the natural light from the courtyard, its proximity to the Student Activity Center, and the sheer number of students congregating in the space between classes.

To create a student-centered space that has character and a unique identity the recommended design concept incorporates the following components. If the project is approved, an actual design and bid specifications will be created.

- Ceiling and Lighting - As part of the recommended Summer 2023 capital projects, the SA ceiling and lighting are slated for replacement. The base bid includes the replacement of the original spline ceiling and fluorescent lighting with a traditional drop ceiling grid system and LED lighting. An alternate bid was created for a slim profile grid system with large proportion tiles and linear lighting to give the overall space less of an institutional look. The alternate bid is an addition of \$52,500 and is included in the bid results shown in Table 1.
- Furniture - Creates seating options that appeal to various student interests, offer choices such as a place to perch for a few minutes, sit alone to engage in focused study and create clusters for groups of various sizes to work together.
- Flooring - Uses flooring to create permeable boundaries and define seating areas.
- Acoustical panels - Gives visual interest while providing acoustical properties.
- Branding - Includes the use of graphics throughout the space.
- Alumni Recognition - Updates and enhances the recognition of our alumni.

Table 3 summarizes the lowest bids received by the trades, and an estimate for other items/trades that have not yet been bid.

Table 3
Project Bid and Estimates by Trade

Trade	Previously Bid Included in Table 1		To Be Bid	Total Cost	Lead Time
	Base Bid	Alternate Bid*	Estimate		
Ceiling Tile	\$65,450	\$22,500		\$87,950	4 weeks
Lighting	\$70,675	\$30,000		\$100,675	5 weeks
HVAC	\$175,000			\$175,000	Due:late July
Flooring			\$95,000	\$95,000	6 weeks
Radiator Covers			\$35,000	\$35,000	8 weeks
Painting			\$22,000	\$22,000	n/a
Acoustical Panels			\$42,000	\$42,000	4-6 weeks
Furniture			\$120,000	\$120,000	8-10 weeks
Graphics			\$19,000	\$19,000	3 weeks
Total Cost	\$311,125	\$52,500	\$333,000	\$696,625	

* Incremental Cost

Images 21 and 22 show the current SA hallway. Images 23-26 are inspirational renderings.

Image 21 - Existing SA hallway



Image 22 - Existing SA hallway



**Image 23 - Inspirational Rendering 1
Alternate Bid Ceiling**



**Image 24 - Inspirational Rendering 2
Base Bid Ceiling**



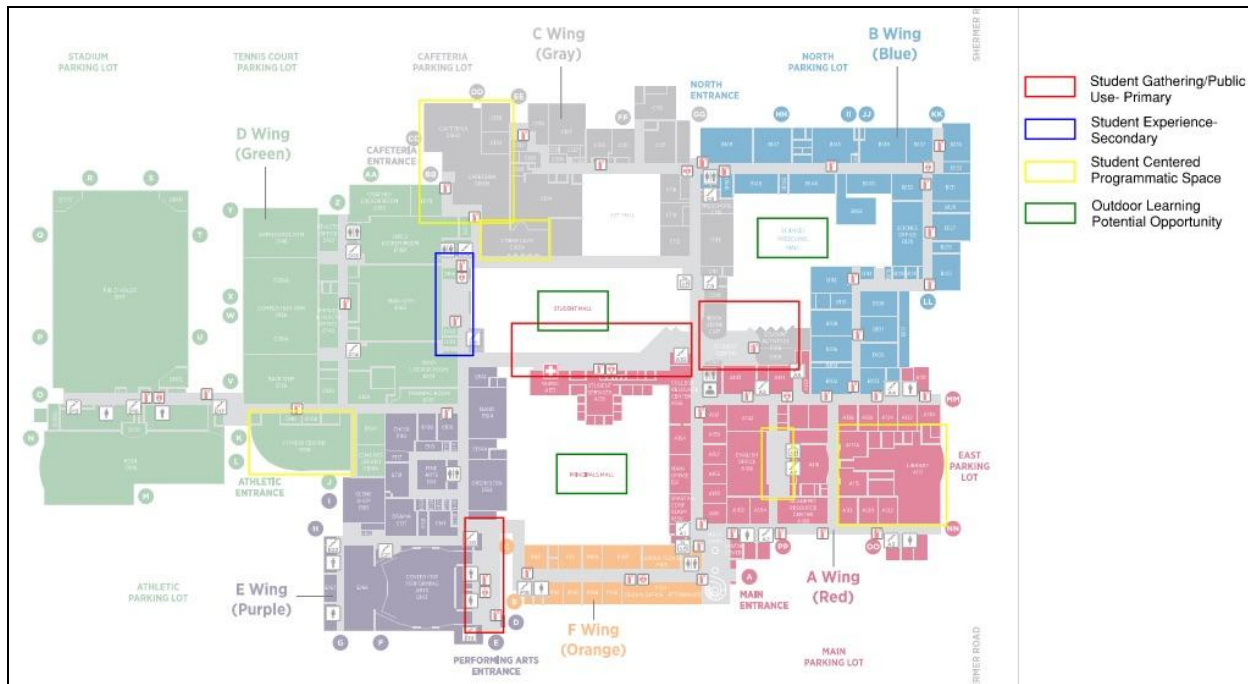
Image 25 - Inspirational Rendering 3



Image 26 - Inspirational Rendering 4



During the Facilities Committee meeting on Tuesday, March 6, 2023, it was requested that the administration identify other student-centered spaces for potential modernization at Glenbrook North. Image 27 offers this illustration. The leadership team continues to work with Arcon to identify the areas with some level of hierarchy to provide differentiation in order to show that each could be addressed differently, working within elements of the established design palette.

Image 27 - Student-Centered Spaces at Glenbrook North

Each area identified in Image 27 is classified using a key to the right of the rendering. The following are definitions for each type of student-centered space identified:

- **Student Gathering/Public Use- Primary**
These would be the key areas that could be elevated and refreshed to support student gathering and collaboration. They would be the most public spaces in the building, where the proposed alternate ceiling would be appropriate (limited areas).
- **Student Experience- Secondary**
Heavily trafficked areas that are utilized by students and visitors, but where opportunities for seating are limited (students utilize for shorter and less frequent duration). Certain elements of the interior design palette (i.e. graphics, color, flooring) would be incorporated, but a standard ceiling would be appropriate.
- **Student Centered Programmatic Space**
These areas are more internal and more targeted towards existing programmatic use, but are areas that serve a large portion of the student population and should be treated as spaces unique to the classroom experience. Elements of the interior design palette (i.e. flooring, furniture, color) would be incorporated, but the ceiling treatment would likely vary from that proposed in the first category (i.e. exposed structure in fitness).
- **Outdoor Learning**
The exterior courtyards are areas also utilized by a large portion of the student population and could continue to be developed to create unique outdoor learning and gathering zones to support student needs. A framework could be developed to guide future outdoor improvements.

District Office Suite Renovation

The district office, formerly known as the Passport Plaza building, was purchased in 2009. At the time of the purchase, various local businesses occupied the building. As the tenants moved out, their spaces were renovated to support district-wide operations. Glenview Family Dental was the last tenant to leave and remained in the building until 2015.

The former dental suite occupies approximately 3,000 square feet and was never renovated or tied into the updated HVAC system. There are a series of existing, temporary walls which are below the ceiling grid. Additionally, there are existing window HVAC units which have been utilized as a pathway for wildlife to enter the building. During the extreme cold experiences in our area this winter, it was identified that the dentist suite has a significant amount of plumbing throughout the suite, without adequate heating due to (1) the lack of integration into the building's HVAC system, and (2) the existence of walls without proper ventilation except for the window air conditioning units.

The proposed plan, as shown in Image 1 below, would address the HVAC concerns, and also join the current superintendent's suite with the unoccupied space creating an area for the Communications department. The connection would be accomplished by opening up the existing conference room and creating a pass-through workroom, while not impacting other areas of the building previously renovated. Image 28 offers an illustration of the proposed construction.

Image 28
Proposed Construction (Former Dentist Suite)



The estimated construction cost is \$85,000 and furniture \$28,000. The project is being bid and actual costs will be brought to the Board in an updated memo on Monday, March 20, 2023.