



To: Dr. Charles Johns
Board of Education

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

Date: Monday, April 10, 2023

Re: Award of Bids for the Expanded Glenbrook North Student Activity Hallway Renovations

Recommendation

It is recommended that the Board of Education award the bids as presented in Table 1 for renovations to the Glenbrook North Student Activity Hallway to be completed during the summer of 2023 for \$358,150.

Background

At the Monday, March 13, 2023 meeting, expanded renovations to the Glenbrook North student activity hallway were discussed. Renovations include new carpeting, upgraded lighting and ceiling tile, new radiator covers, furniture, acoustical panels, and theming design. Bid specifications were sent to prospective vendors on Tuesday, March 21, 2023, and bids were opened on Thursday, March 30, 2023. Overall, bid results are \$30,350, or 8% less than the original estimate. As a reminder, bids for items included in the original scope, which included standard ceiling tile, standard lighting, and HVAC upgrades, were awarded at the March 20, 2023, meeting for \$311,125.

Table 1
Lowest Bids Received by Trade

Trade	Contractor	Total Cost
Demolition	Johler Demolition	\$15,850
General Trades	RB Construction	\$38,000
Painting	May Decorating	\$3,800
Electrical	Carey Electric	\$30,000
Mechanical	DeKalb Mechanical	\$38,000
Flooring	Johnson Flooring	\$48,000
Acoustical Panels/Graphics	MDC Solutions	\$52,000
Furniture	Interior Investments	\$132,500

Total Cost: \$358,150

3/20/23 Estimate: \$388,500

Total (under) Estimate: (\$30,350)

Glenbrook North Student Activity Hallway

The leadership team has been working with Arcon Associates to improve the overall student experience by identifying common student 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.

The recommended design concept incorporates the following components to create a student-centered space with character and a unique identity:

- Ceiling and Lighting - As part of the recommended Summer 2023 capital projects, the SA ceiling and lighting are slated for replacement. The base bid, awarded on March 20, 2023, included the replacement of the original spline ceiling and fluorescent lighting with a traditional drop ceiling grid system and LED lighting, and HVAC upgrades.

An alternate bid was created to capture the incremental cost of upgrading the ceiling tile and lighting. This includes maintaining the standard 2x2 ceiling grid but using an upgraded ceiling tile with a cleaner, smoother finish. Additionally, upgraded linear lighting is recommended to give the overall space less of an institutional look.

- 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 acoustic properties.
- Branding - Includes the use of graphics throughout the space.

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



Image 24 - Inspirational Rendering 2



Image 25 - Inspirational Rendering 3



Image 26 - Inspirational Rendering 4

