

Glenbrook District 225 Facility Committee Minutes – June 7, 2016

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

Also Present: Rick Cozzi (ARCON), Erin Miller (ARCON), Dale Johnson (AMSCO), Paul Connor (AMSCO), Vicki Tarver (District), Chet Batula (GBS), Dan Whisler (GBN)

The meeting began at 4:00 pm.

1. Life Safety Amendment & Associated Projects

M. Riggle and R. Gravel opened the meeting by explaining that the district will be bringing forth for discussion, at the June 13, 2016 board of education meeting, the issuance of a \$15M bond for life safety projects within the Glenbrook North, Glenbrook South and Off Campus facilities.

K. Ptak explained that every ten years public school districts in the State of Illinois are required to have a Life Safety Survey completed by a licensed architect. The survey identifies life safety code violations throughout the buildings. This survey must be on file with the Illinois State Board of Education (ISBE) and the updated survey is due December 2016. In order to issue \$15M of Life Safety Bonds, a Life Safety Amendment must be filed. Items on the Life Safety Amendment must be completed within a 5 year period per Life Safety code requirements. However, due to arbitrage rules when issuing bonds, the work would need to be completed within 3 years of the bond issuance.

K. Ptak outlined the Roofing projects, which include the Training Room/Locker Room, as well as the Fieldhouse at GBN and the Roof Replacements at the Fieldhouse and Wrestling at GBS. D. Johnson (AMSCO) further explained that the field house roof at GBN was part of new construction dating back to 1989. There are significant issues with insulation, specifically, that the membrane of the roofing has deteriorated over 27 years, which has the potential to allow water to enter the fieldhouse.

K. Ptak explained the Architectural projects, which includes floor replacement at GBN and floor/bleacher replacement at GBS. At GBN the flooring in the four back gyms is original to the building and has reached the end of its useful life. The bleachers in the main gym at GBS are over 40 years old and are in need of replacement. The lower level running track at GBS is original to the building and is cracking and deteriorating. It is recommended that the existing floor be encapsulated and overlaid with a new floor.

Carpet replacement was discussed at both GBN & GBS as there are several areas in the building with carpeting that is 30+ years old and contains asbestos underneath. At GBS there are 39 known classes with deteriorating carpet with asbestos underneath.

K. Ptak pointed out that the windows at 1835 Landwehr Road, the building that houses both Off-Campus and Evening School, are original to the building. The windows leak air and water and are not energy efficient.

C. Bacula (GBS) explained that there are various issues with the electrical system at GBS, and as a result the school experiences several false fire alarms. C. Bacula explained that transformers are original to the building, (50 - 60 years old), and in difficult to get to locations, i.e., janitor closets. P. Connor (AMSCO) explained that the transformers lose circuits, which causes power outages within the building. The recommendation is to replace transformers and include a centrally located transformer with distribution panel.

D. Johnson (AMSCO) spoke to upgrading the fire alarm system and replacing fire alarm devices and wiring at GBS. He explained that GBS is a hybrid, a mix of old and new fire alarm devices. The old devices are zoned and the new are addressable. All need to be upgraded to the newer addressable devices. It was pointed out that GBN is fully addressable.

M. Riggle addressed the needed repair to the GBN intercom system. The current system is unreliable causing overall communication and connection issues. The recommendation is for repair only, as a full replacement would be at least four times the cost of repair. The recommendation is to repair certain components and replace the clock system with a wireless system.

K. Ptak then moved onto the mechanical issues. She explained that at GBN, six of the mechanical items on this current Life Safety Amendment, were deferred items as far back as 2007, that have just now made their way to this priority list of life safety projects. D. Whisler (GBN), explained that there is a great need to provide new VAV systems. The current unit ventilators have original controls making it difficult to maintain the proper temperature control in the classrooms. Additionally, because of the nature of the units there is considerable noise, affecting the classroom, students and teachers.

D. Whisler (GBN) described the replacement/retrofit of the pool's dehumidification system. The current Dectronics system, which provides dehumidification and temperature control in the natatorium is in need of replacement. The current unit still uses R22 freon, (has been phased out in newer units), which is very costly to repair. Both GBN and GBS are in need of replacing their pools' filtration systems. This project provides a new pool filtration system and surge tank.

S. Shein noticed that GBN boilers are on the deferred list. K. Ptak explained that inspections on the boilers are done every two years, and receive a thorough inspection at that time.

K. Ptak explained that there are approximately \$6M of projects each on the life safety deferred lists for GBN and GBS, that are not being recommended at this time. These items include projects such as doors, LED work, energy conservation, missing tiles, and various non-priority items. Some of the items are small enough in cost that they can be covered out of the small building budgets, allotted to each school.

2. **Other**

Elizabeth Hennessey, the district's financial advisor, will be in attendance at the June 13, 2016 board of education meeting to discuss the merits of a \$15M bond issuance for life safety projects.

Meeting adjourned at 5:30 pm.