

**GLENBROOK HIGH SCHOOLS
District Business Office**

**TO: Dr. Mike Riggle
Hillarie Siena**

FROM: Kimberly L. Ptak

DATE: NOVEMBER 14, 2011

RE: CONSENT: FY 12/13 Roofing & Masonry Projects

Recommendation

It is recommended that the Board of Education approve \$973,319 for roofing and masonry work for the summer of 2012.




At the October 24, 2011 board meeting, additional information on the cost of the “A” building penthouse grill and roof replacement work at GBN was requested.



The “A” building has four mechanical penthouses that sit on the four corners of the roof. Each mechanical penthouse has a large grill where water has been infiltrating and creating wet spots on the roof area just adjacent to each grill. The cost to replace the grills and do associated duct work is \$85K. There is approximately 42,000 square feet of roof (or 14% of the “A” building roof) that needs to be replaced. The roof insulation is wet and damaged and the membrane has become blistered. The cost to replace this part of the roof is approximately \$230K. The total cost of the project is \$315K.

As requested at the facility committee meeting, the projects have been prioritized (priority #1 – due to leaks and wet spots, needs to be completed next summer, priority #2 – safety items recommended to be completed next summer, priority #3 – beyond useful life.) Priority #3 will be bid as an alternate. In the event bids are higher than estimated, these items will be deferred to the following summer

Background

Over the summer, ARCON roofing consultants reviewed all roof areas at GBN and GBS. As part of this work, infrared moisture surveys of roofs constructed prior to 2007 were conducted to help identify any “wet spots” and assess the overall conditions. In addition, plant operators were interviewed and identified all areas in the buildings that are prone to leaking. Based on this input, the following areas are recommended for summer 2012.

<p><u>GLENBROOK NORTH</u></p>	
<p>Areas 22.1, 22.8, 22.9 <u>PRIORITY #1</u> "A" Building penthouse replace wall grills and adjacent wet roof spots. The roof was replaced in 2002, however the grills were not replaced at that time. Water is infiltrating in through the grills resulting in wet spots on the adjacent roofing area.</p> 	<p>\$315,841</p>
<p>Areas 27.3, 27.4, 27.6 <u>PRIORITY #1</u> Replace roof in CPA north and south stairs and CPA lobby. The lobby roof is original (1977). This is an area where leaks have been experienced.</p> 	<p>\$172,354</p>
<p>Areas 22.9 and 22.8 <u>PRIORITY #3</u> IMC Outside Portico – these are masonry column wraps in the portico outside of the IMC (northeast corner). Several of the columns are in poor condition with open stone cap joints and deteriorated manornry. The scope is to reconstruct and redesign new column wraps for better drainage.</p> 	<p>\$62,400 (Alt).</p>
<p>Install new roof ladders at some locations; install ladder safety equipment at other ladder locations. <u>PRIORITY #2</u></p>	<p>\$42,328</p>

		
Auditorium House East Wall tuckpointing <u>PRIORITY #1</u>		\$90,068
Gymnasium wall masonry flashing repairs <u>PRIORITY #3</u>		\$84,600 (Alt).
<u>GLENBROOK SOUTH</u>		
Area 4.3 Swimming Pool Corridor: repair wet and blocked drain <u>PRIORITY #1</u>		\$5,000
Area 51.1 repair metal expansion joining <u>PRIORITY #1</u>		\$4,160
Area 31.0 Foyer at 2 nd floor repair metal wall panels <u>PRIORITY #1</u>		\$10,608
		
Install new roof ladders at some locations; install ladder safety equipment at other ladder locations. <u>PRIORITY #2</u>		\$33,488
<u>3801 W. Lake Ave</u>		
Limited wall repair of northwest corner and fascia repair <u>PRIORITY #2</u>		\$4,000
Total:		\$824,847
TOTAL with Fees & Contingencies		\$973,319

ROOFING AND MASONRY REPAIR

**NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225
FIVE YEAR MASTER ROOFING AND WALL REPAIR PLAN**

PROJECT NO. 11091
13 September 2011

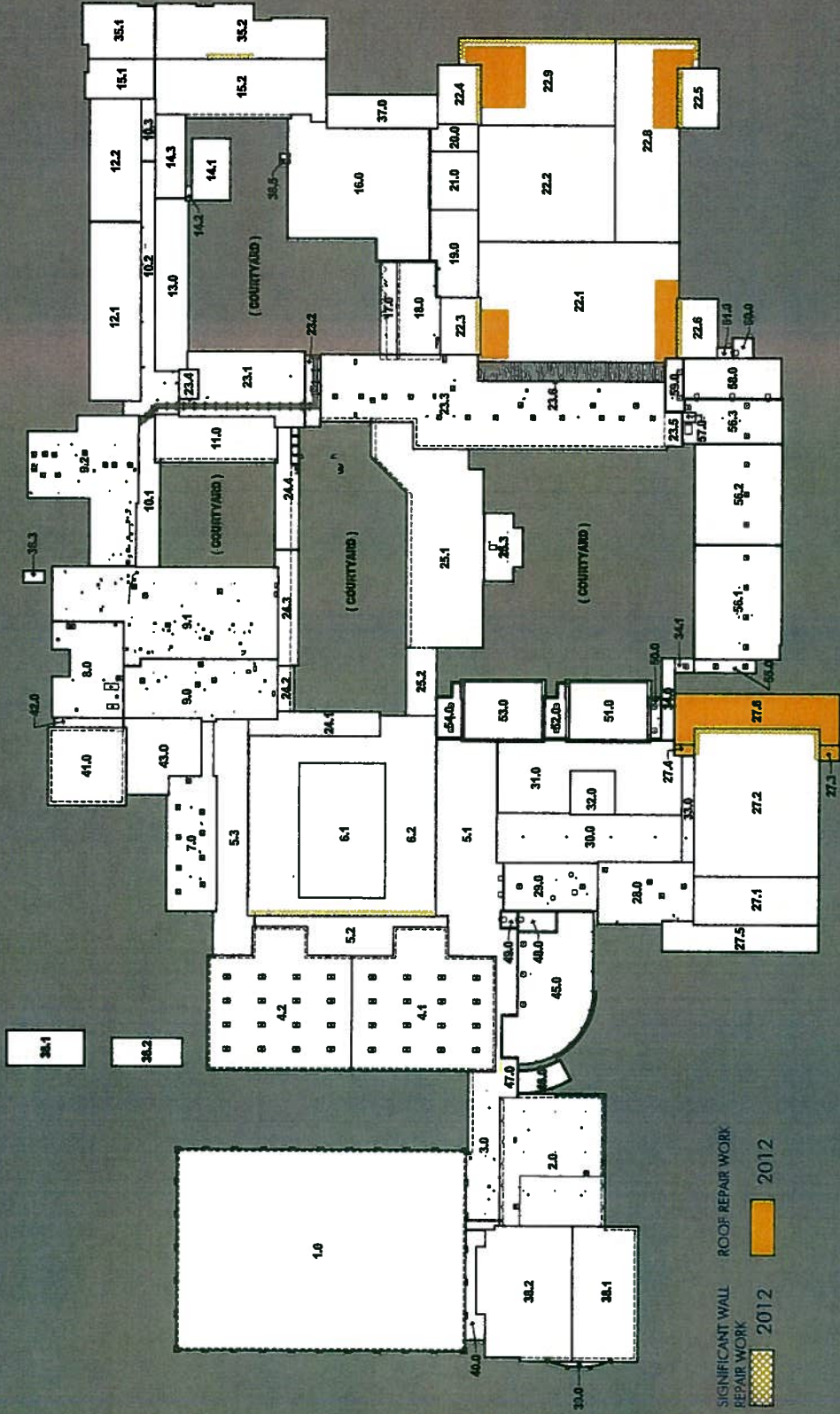
	Roof Area Area: (SF)	Roof Year	2012 Budget	2013 Budget	2014 Budget	2015 Budget	2016 Budget
GLENBROOK NORTH HIGH SCHOOL							
GBNORTH ROOFING REPAIRS:							
Area 5.1, Training Room, Locker: replace roof in 2016	11,800	1993	--	--	--	--	301,487
Area 5.3, Womens Locker: replace roof in 2014	4,600	1993	--	--	108,682	--	--
Area 10.2, Industrial Ed Corridor: replace roof in 2014	4,500	1995	--	--	47,582	--	--
Area 10.3, Industrial Ed Corridor: replace roof in 2014	800	1995	--	--	21,147	--	--
Area 22.1, "A" Building at NW, SW penthouse: replace and refash wall grills, doors and equipment, P1	17,600	2000	124,036	--	--	--	--
Area 22.8, "A" Building at NE penthouse: replace and refash wall grills, doors and equipment, replace P1	9,500	2000	82,155	--	--	--	--
Area 22.9, "A" Building at SE penthouse: replace and refash wall grills, doors and equipment, replace P1	8,400	2000	109,650	--	--	--	--
Area 27.2, CPA House: replace roof, 2014	13,000	1993	--	--	292,465	--	--
Area 27.3, CPA South Stair: replace roof 2012	200	1996	4,888	--	--	--	--
Area 27.4, CPS North Stair: replace roof 2012	150	1996	3,666	--	--	--	--
Area 27.6, CPA Lobby: replace roof 2012	4,500	1977	163,800	--	--	--	--
Area 31.0: Music: replace roof 2016	8,200	1996	--	--	--	--	234,449
Area 32.0: Music Penthouse: replace roof 2016	1,400	1996	--	--	--	--	40,028
Area 33.0: CPA Corridor: replace roof 2016	900	1977	--	--	--	--	30,660
Area 34.0, CPA Lobby/Corridor: replace roof 2016	800	1996	--	--	--	--	22,873
Area 37.0, Science Prep: replace roof 2016	2,700	1996	--	--	--	--	77,197
all areas: conduct contract preventive maintenance repairs on all roofs and flashings							
GBNORTH WALL REPAIRS:							
IMC Outside Portico: repair masonry and concrete wraps around columns	--	--	62,400	--	--	--	--
Area 22.8, 21.0 Corridor "A" South Wall: repair masonry; replace windows and sills to drain from the wall	--	--	--	--	64,095	--	--
Walls around Areas 10.1, 10.2, 23.1, 23.3, 23.4: tuckpointing and replace sealants on	--	--	--	--	78,358	--	--
Walls around Areas 31.0 an 32.0: tuckpointing and repair during roofing operations in the vicinity	--	--	--	--	--	--	79,995
Various wall locations: install new roof ladders at some locations; install ladder safety equipment at other existing ladder locations	--	--	--	--	--	--	--
Auditorium South Entrance Exterior Stairs: rebuild and repair damaged masonry and replace electrical service and fixtures	--	--	42,328	--	--	--	--
Auditorium House East Wall: tuckpointing and repair during roofing operations in the vicinity	--	--	--	--	33,746	--	--
Auditorium Stage House East Wall: tuckpointing and repair during roofing operations in the vicinity	--	--	90,068	--	--	--	--
Gymnasium walls: masonry flashing repairs on the west side	--	--	--	--	72,624	--	--
east wall along Area 15.2: further investigate and repair portions of the flashings, and metal panels	--	--	69,000	--	--	--	--
			15,600	--	--	--	--
Sub-totals Glenbrook North High School:			767,591	0	770,939	0	786,689

NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225
 FIVE YEAR MASTER ROOFING AND WALL REPAIR PLAN

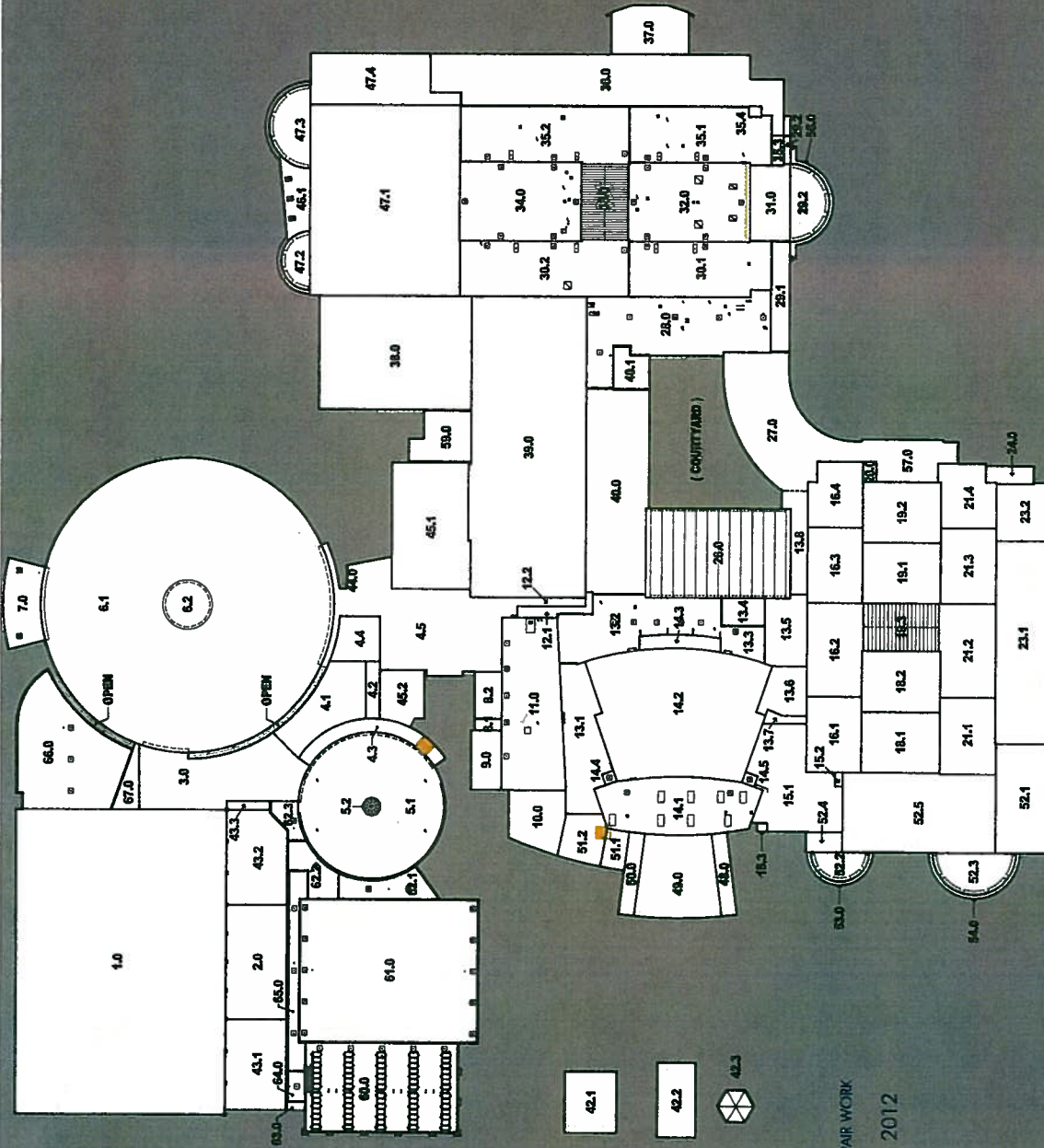
ROOFING AND MASONRY REPAIR

PROJECT NO. 11091
 13 September 2011

	Roof Area Area: (SF)	Roof Year	2012 Budget	2013 Budget	2014 Budget	2015 Budget	2016 Budget
<u>GLENBROOK SOUTH HIGH SCHOOL</u>							
<u>GBSOUTH ROOFING REPAIRS:</u>							
Area 4.3, Swimming Pool Corridor: repair wet and blocked drain	P1	1995	5,000	--	--	--	--
Area 13.1, Music Corridor: replace roof in 2015		1996	--	--	--	82,475	--
Area 23.1, Science Addition: replace wet spot around HVAC fans and units		1995	--	--	--	26,205	--
Area 26.0, IMC: p.m. work and recoat the granule roof surface		2007	--	--	--	15,091	--
Area 27.0, Classroom: replace wet spot and repair roof drain		2002	--	--	--	16,378	--
Area 39.0, Cafeteria: replace roof in 2015		1994	--	--	--	637,807	--
Area 47.1, English Classrooms: replace wet spot		2002	--	--	--	23,397	--
Area 50.0, Office, Practice: repair roof drain		2002	--	--	--	5,849	--
Area 51.1, Mechanical: repair metal expansion joint	P1	2002	4,160	--	--	--	--
all areas: conduct contract preventive maintenance repairs on all roofs and flashings		--	--	51,698	--	--	--
<u>GBSOUTH WALL REPAIRS:</u>							
Area 14.3, Projection Room metal housing: replace metal wall panels at south face and through wall		--	--	--	--	8,694	--
Area 31.0, Foyer at Second Floor: repair metal wall panels and through wall flashings	P1	--	10,608	--	--	--	--
Auditorium walls near Projection Room south wall: tuckpoint and seal the walls in this immediate area		--	--	--	--	15,235	--
Various wall locations: install new roof ladders at some locations; install ladder safety equipment at other existing ladder locations	P2	--	33,488	--	--	--	--
Sub-totals Glenbrook South High School:			53,256	51,698	0	831,131	0
<u>ADMINISTRATION BUILDING, 3801 W. LAKE:</u>							
Limited wall repair of northwest corner and fascia repair.	P1	--	4,000	--	--	--	--
Sub-totals Administration Building:			4,000	0	0	0	0
<u>OFF CAMPUS FACILITY, 1835 LANDWEHR ROAD:</u>							
no work		--	--	--	--	--	--
Sub-totals Off Campus Facility:			0	0	0	0	0
TOTALS with Fees and Contingencies			973,319	57,902	863,452	930,867	881,092



1 COMPOSITE ROOF PLAN - OLDBROOK NORTH H.S.



1 COMPOSITE ROOF PLAN - OLMBROOK SOUTH H.S.

SIGNIFICANT WALL REPAIR WORK 2012



42.1

42.2



42.3

(COURTYARD)

OPEN

OPEN