

**GLENBROOK HIGH SCHOOLS
District Business Office**

**TO: Dr. Riggle
Hillarie Siena**

FROM: Kimberly L. Ptak

DATE: August 27, 2012

RE: FY 13/14 Roofing Projects

Recommendation

It is recommended that the Board approve \$18,000 of roofing work as it relates to the GBS maintenance expansion project.

Background

Last 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 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, recommended roofing and masonry work was planned over a rolling 5-year period. Priority work was completed this past summer. Little work is planned for summer of 2013, and will resume again summer of 2014.

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

PROJECT NO. 11091

Roof Area	Summer School Host:	North	South	North	South	North	South	North
Area: (SF)	Roof Year	13/14	14/15	15/16	16/17	17/18		
GLENBROOK SOUTH HIGH SCHOOL								
GBSOUTH ROOFING REPAIRS:								
Area 4.3, Swimming Pool Corridor: repair wet and blocked drain	1995							
Area 13.1, Music Corridor: replace roof in 2015	1996							
Area 23.1, Science Addition: replace wet spot around HVAC fans and units	1996			81,603				
Area 26.0, IMC: p.m. work and recoat the granule roof surface	2007			20,742				
Area 27.0, Classroom: replace wet spot and repair roof drain	2002			12,841				
Area 39.0, Cafeteria: replace roof in 2015	1994			18,936				
Area 47.1, English Classrooms: replace wet spot	2002			631,061				
Area 50.0, Office, Practice: repair roof drain	2002			18,520				
Area 51.1, Mechanical: repair metal expansion joint	2002			4,977				
Area 1.0, Fieldhouse, replace roof	1989							
45,500								
Recommended maintenance expansion	new	15,000						1,233,837
1,300								
Area 14.3, Projection Room metal housing: replace metal wall panels at south face and through wall flashings								
Area 31.0, Foyer at Second Floor: repair metal wall panels and through wall flashings				8,172				
Auditorium walls near Projection Room south wall: tuckpoint and seal the walls in this immediate area								
Various wall locations: install new roof ladders at some locations; install ladder safety equipment at other existing ladder locations				14,320				
Sub-totals Glenbrook South High School:								
		15,000		806,172				1,233,837
ADMINISTRATION BUILDING, 3801 W. LAKE:								
Limited wall repair of northwest corner and fascia repair.								
OFF CAMPUS FACILITY, 1835 LANDWEHR ROAD:								
no work								
Sub-totals Administration Building:								
		0	0	0	0			0
Sub-totals Off Campus Facility:								
GLENBROOK NORTH HIGH SCHOOL								
GBNORTH ROOFING REPAIRS:								
Area 5.1, Training Room, Locker: replace roof in 2016	1993							
Area 5.3, Womens Locker: replace roof in 2014	1993		122,360					288,298
Area 10.2, Industrial Ed Corridor: replace roof in 2014	1995		47,078					
Area 10.3, Industrial Ed Corridor: replace roof in 2014	1995		20,924					
Area 22.1, "A" Building at NW, SW penthouse: replace and refash wall grills, doors and equipment, replace wet roof	2000							
Area 22.8, "A" Building at NE penthouse: replace and refash wall grills, doors and equipment, replace wet roof spots	2000							
Area 22.9, "A" Building at SE penthouse: replace and refash wall grills, doors and equipment, replace wet roof spots	2000							
Area 27.2, CPA House: replace roof, 2014	2000							
Area 27.3, CPA South Stair: replace roof 2012	1993		269,260					
Area 27.4, CPA North Stair: replace roof 2012	1996							
Area 27.6, CPA Lobby: replace roof 2012	1996							
Area 31.0: Music: replace roof 2016	1977							
Area 32.0: Music Penthouse: replace roof 2016	1996							
Area 33.0: CPA Corridor: replace roof 2016	1996							231,969
Area 34.0, CPA Lobby/Corridor: replace roof 2016	1977							39,605
Area 37.0, Science Prep: replace roof 2016	1996							25,460
all areas: conduct contract preventive maintenance repairs on all roofs and flashings	1996							22,631
IMC Outside Porficio: repair masonry and concrete wraps around columns								
Area 22.8, 21.0 Corridor "A" South Wall: repair masonry, replace windows and sills to drain from the wall								
Walls around Areas 10.1, 10.2, 23.1, 23.3, 23.4: tuckpointing and repair during roofing operations on counterflashings								
Various wall locations: install new roof ladders at some locations; install ladder safety equipment at other existing ladder locations								
Sub-totals IMC Outside Porficio:								
								68,068

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

PROJECT NO. 11091

	Summer School Host:		North	South	North	South	North
	Roof Area	Roof Year					
Auditorium South Entrance Exterior Stairs: rebuild and repair damaged masonry and replace electrical service and fixtures			13,714	14/15	15,715	16/17	17/18
Auditorium House East Wall: tuckpointing and repair during roofing operations in the vicinity				28,715			
Auditorium Stage House East Wall: tuckpointing and repair during roofing operations in the vicinity							
Gymnasium walls: masonry flashing repairs on the west side				61,796			
east wall along Area 15.2: further investigate and repair portions of the flashings, and metal panels							
Various wall locations on original building and additions: miscellaneous wall repairs; replace sealants on surface							
Sub-totals Glenbrook North High School:				723,053		755,911	
TOTALS (no contingencies or fees):			15,000	723,053	806,172	755,911	1,293,837
TOTALS with Fees & Contingencies			18,000	867,664	967,406	907,093	1,552,604