

GLENBROOK HIGH SCHOOLS
Board Meeting February 9, 2015

TO: Dr. Mike Riggle

FROM: Kimberly L. Ptak

DATE: FEBRUARY 9, 2015

RE: GBN Athletic/PE Renovation: Discussion of Alternate

Recommendation

It is recommended that the Board of Education approve creating an alternate in the bid specification for the GBN Athletic and PE Renovation Projection.

The alternate essentially accelerates HVAC replacement work in the back gyms that needs to be completed in the next 3-5 years. Addressing the HVAC systems in the back gyms in conjunction with the HVAC systems for the athletic/pe renovation project will accelerate approximately \$200,000 of cost, but is expected to save approximately \$75,000.

BASE OPTION (option 1)

One of the approved summer 2015 projects at GBN is to relocate the PE and athletic offices into the old weight room which is located off of the back gym hallway. Part of this project includes installing an HVAC system to heat and cool the renovated space. This new HVAC equipment (3 packaged roof-top units and 1 furnace with air cooled condensing unit) would be located outside on the roof. The cost estimate for this equipment is \$185,000 and is included in the overall project budget of \$780,000 which was previously approved by the Board.

ALTERNATE OPTION (option 2)

There is another option worthy of discussion that involves accelerating work that would be part of the next life safety survey and needs to be completed in the next 3-5 years. There is existing HVAC equipment serving the four back gyms at GBN that is original to the building, 57 years old and well beyond its useful life. The equipment is located in two penthouses. The cost estimate to eventually replace this equipment is \$275,000.

The alternate option worth discussing is to address all of the equipment this summer (equipment needed for the athletic renovation and equipment supporting the back gyms.) If all of the equipment in this area is replaced at the same time, the penthouses could be gutted of the existing equipment and all new equipment could fit inside the penthouse eliminating the need for outside packaged roof-top units.

By creating an alternate in the bid specification (option 2), the Board will be able to see actual pricing and consider increasing the scope of the work to realize an overall long-term savings as well as a better overall solution for the work to be completed in this area.

COST COMPARISON

Option 1

| | |
|---|-----------|
| Athletic/PE area HVAC equipment (summer 2015) | \$185,000 |
| (3) packaged rooftop units | |
| (1) furnace with air cooled condensing unit | |

| | |
|--|------------------|
| Back Gym HVAC replacement (summer 2017+) | <u>\$275,000</u> |
| (4) indoor air handling units | |

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|------------|-----------|
| Total Cost | \$460,000 |
|------------|-----------|

Option 2

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|---|-----------|
| Athletic/PE & Back Gym HVAC (summer 2015) | |
| (4) indoor air handling units | |
| (2) indoor air handling units with air cooled condensing unit | \$385,000 |

BENEFITS TO OPTION 2

1. All equipment is located indoors which is more convenient to service and the protection results in a longer life of the equipment.
2. Possible economies of scale resulting from doing everything now.
3. Less equipment to service (6 pieces vs 8 pieces).
4. Less roof penetrations.
5. Better control since hot water with modulating valves will be used for heating vs. on-off gas burners with rooftop equipment.
6. Quieter for offices since equipment will not be located on the roof directly above the occupied space.
7. Cost savings by having less equipment \$75,000.
8. Additional savings by having more efficient equipment, a longer life cycle for the equipment and better controls.