

Glenbrook District 225 Facility Committee Minutes – October 27, 2010

Members Present: J. Bezanes, B. Boron, S. Caliendo, J. Finan, G. Freund, K. Ptak, M. Riggle, S. Shein, H. Siena, B. Wegley

Also Present: Paul Connor (AMSCO), Mike Sauer (ARCON), Karen Geddeis

The meeting was called to order at 7:30 a.m.

K. Ptak began the meeting by walking through a facility binder which houses historical facilities information. Binders were created for the board members on the facility team and documents will be on the district web-site.

\$10M Life Safety/Infrastructure List

GBN has four steam boilers all 50+ years in age. The boilers are currently functioning well and require minimal repair and maintenance. Currently a placeholder of \$1M is set aside in year three for full boiler replacement. Boiler testing was recently conducted by Team Industrial Services, to help assess the current conditions of the boilers. Measurements of the boiler shell thickness were taken at 36 locations as well as measurements of 20% of the tubes in each boiler. Results were analyzed by AMSCO Engineering and show the boilers to be in good condition. It is the recommendation of AMSCO that the \$1M for boiler replacement be removed from the \$10M life safety infrastructure and added to the deferred list. The committee had consensus agreement. The \$1M will be added to general contingency funds until other items are prioritized and added to the list.

Replacement of the GBN CPA A/H unit is scheduled for this summer and is on the \$10M list. Testing and balancing of this unit was performed to confirm the need for replacement. The report indicates that the air flows are within the original design specifications for the unit and supply and return fans are operating properly. The report further indicates that there is an issue with the chilled water flow in that it is only operating at the 52% level. The coil circulation pump is not operational and the electrical feed to the pump has been removed. Before recommending a pump replacement and reconnection, additional testing will be done to see if the chiller water flow is impacted due to the nonoperational pump blocking the flow. Results will be shared at the next facility meeting.

There was discussion as to whether or not there is a financial benefit to the district in buying HVAC equipment directly from the manufacturer as opposed to including it in the mechanical trade bid package. It was decided to include this in the overall bid package to clearly define the responsibilities.

An independent review of our mechanical recommendations was conducted by 2010 Engineering Group. Mr. Boron and Mr. Shein asked that a more in-depth review, including a site-walk through, be conducted on three of the items – GBN main gym AH, GBS Auditorium AH and GBS Music AH. Results will be shared at the December 14, 2010 facility committee meeting.

FY 11/12 GBN, GBS and District Small Building Projects

The buildings brought forward a list of construction projects they wish to complete with funds from their building operating budgets. The amount they are allowed to spend must fall under \$200,000 allocation per building. This year, GBN is recommending remodeling the coaches' locker room and GBS is recommending remodeling the interior space of the library. The coaches' locker room was renovated in 2008 from the ceiling up (HVAC, ceiling grid and lights); the perimeter of the GBS library was renovated in 2009.

GBN and GBS Future Priority Lists

G. Freund and J. Finan reviewed their future priority lists. Lists are organized by items that would require district funding, future small building projects and capital outlay.

Energy Committee Update

K. Ptak reviewed energy benchmark data for electric and natural gas going back to 2003. The data shows the impact of initiatives implemented in 2006 and 2007 as well as the impact of construction. G. Freund and J. Finan have formed energy committees to discuss energy conservation strategies. Strategies already implemented include:

- Establishing temperature set points
- Establishing temperature schedules and defining "off" hours
- Lighting – GBS has all classrooms on sensors and GBN has all classrooms tied into automation system
- Facility scheduling – the buildings have educated our facility schedulers on which areas of the building operate the most efficiently from an energy standpoint.

1835 Landwehr Construction Update

K. Ptak explained that she and Dr. Riggle attend bi-weekly meetings at 1835 for a site walk-through and overall construction status update. Construction is on-time and is scheduled for completion late December. Off campus would move during first semester finals week which is the week of January 17, 2011.

Next Meeting

The next meeting is scheduled for Tuesday December 14, 2010 at 7:30a.m. in room 128 at GBS.