

**Glenbrook District 225**  
**Facility Committee Minutes – February 27, 2013**

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

Also Present: Jeff Zurlinden (Nicholas & Assoc), Mike Calucci (GBS), Dean Krock (GBS), Dan Whisler (GBN),

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

**FY 13/14 Building Budget Allocation**

GBN's FY 13/14 building budget allocation is \$2,375,413 and has been reduced by \$125,000 as its first contribution of a \$250,000 commitment to the artificial turf field. GBS's FY 13/14 building budget allocation is \$3,045,037 and will begin its artificial turf contributions in FY 14/15. S. Shein asked how the years for the turf contribution were decided. G. Freund indicated that a five year period was given to make a \$250,000 contribution and GBS selected years where small building project needs would be lighter.

H. Siena discussed the methodology for calculating the building budget allocation and reviewed a 10-year history.

**FY 13/14 Bid Results**

K. Ptak reviewed the FY 13/14 bid results. Overall bids were 3.57% or \$101,260 higher than budget. The bids are broken out into the following categories –

GBN Artificial Turf Field and Track Replacement –

Total bids were \$2,228 or .14% under budget. The detention for the project is being done in conjunction with the Village of Northbrook. A total of 3.6 Acre Feet of detention will be gained, of which 21% will be used by the Village and 79% by the District.

Life Safety and Infrastructure –

Bids were \$8,131 over budget or 1.28%. Light bulbs and fixtures are being retrofitted with LED lighting. The LED lighting is 3 times more efficient and is expected to save \$32,000 per year. The district has applied for a grant and is expecting to receive \$30,000-\$50,000. Payback without the grant is 3.4 years and with the grant 2.5 years.

The new bleachers at GBN will be brought into ADA compliance.

Paving Concrete and Fencing –

Bids were \$15,636 or 3.9% under budget.

One of the projects bid is to create a three lane egress out onto Pfingsten Ave. The paving portion was bid and the low bidder was \$20,500. IDOT is still reviewing the enhancements to the traffic light and will have feedback in the next couple of months.

GBN Projects-

GBN's small building project primarily consisted of painting the main gymnasium. Bids came in at estimate.

### GBS Projects –

GBS plans to create a 1,350 square foot addition to the loading dock area. This project came in \$115,000 or 57% over budget. A large piece of the overage is due to the existing infrastructure. Many utilities feed into the building dock area at GBS. There is a gas line that needs to be relocated, sewer structures that need to be removed and a sewer line that needs to be removed.

S. Martin commented that the total projects came in 4% over budget and asked about funding of the overage. H. Siena discussed the Build America Bonds and recommended that the site utility work be funded by those and G. Freund said he was reducing his capital outlay requests to cover the additional overage.

### **Build America Bonds –**

K. Ptak stated of the \$10M of issued Build America Bonds, there will be \$185,000 left to spend by the end of the summer of 2013. It was recommended that the funds cover GBS asbestos abatement (\$30,000) and the GBS site utility work needed for the maintenance addition (\$55K). The rest will be held for any construction contingencies and if not needed, it will be used to fund the paving work that is already scheduled.

H. Siena discussed the impact of possible sequestration. In August 2011, Congress voted for the threat of “sequestration” of certain federal funds, which means automatic across-the-board cuts in certain categories of federal spending as a mechanism to force itself to act on deficit reduction. This includes cuts to payments that are scheduled to be made by the federal government to issuers of Build America Bonds. The impact to District 225 could be around \$20K/year for the life of the bonds. A vote is occurring this week and more information will be shared.

### **FY 13/14 Capital Outlay Projects**

Every year as part of the budgeting process, capital outlay requests are submitted by each building for approval by the Board of Education. The district’s established threshold for a single item to be considered a capital outlay is \$2,500. Requests range based on need and typically do not exceed \$135,000.

Included in the GBS list is a used fork lift for the new dock area. M. Calucci was asked for the price of a new fork list and indicated it was approximately \$40,000 or \$25,000 higher than a used one. He feels based on the needs and use, a used will last them another 20 years.

M. Calucci stated they will now be able to change bulbs in the gym, field house, parking lot and pool area with the recommended scissor lift.

S. Shein asked if OSHA training and certification will be needed for the operators of the scissor lift and fork lift. GBS will be working with the SSCRMP risk manager to ensure proper training and certification is obtained.

### **Retro-commissioning Update**

K. Ptak provided an update on the retro-commissioning initiative. Grants for retro-commissioning audit services were given to GBN and GBS. At GBN a total of \$31,300 of measures were implemented with an anticipated savings of \$69,515 or a 5 month payback. At GBS, \$10,000 of measures were implemented with anticipated savings of \$19,098 or a 6 month payback.

## **Security Enhancements**

Dr. Riggle discussed continuous efforts being made to enhance security in the buildings. Various mechanisms for locking classroom doors from inside the classroom were discussed as well as films made to protect the glass on classroom doors and sidelights.

Dr. Riggle discussed an enhancement to the district's automated door FOB system, which would allow a button to be pressed or a reader to be swiped to automatically lock all exterior doors operated by the key-fob system.

S. Martin indicated he was in favor of any enhancement that are low cost and don't negatively impact operations being pursued. He requested that high dollar enhancements be brought to the board level for more discussion.

The meeting adjourned at 9:10am. The next meeting is TBD.