

# **District 23 Buildings & Sites Committee Meeting**

Tuesday, July 18, 2023 10:00 AM

Grodsky Administration Building, 700 N Schoenbeck Rd, Prospect Heights, IL  
60070

## **I. Call to Order**

## **II. Discussion Items**

II.A. Discussion of Summer 2024 Work - Windows,  
Siding & Door Replacements

II.B. Summer 2023 Construction Update

II.C. Review of Remaining 2023 Planned Projects

## **III. Old Business**

III.A. Lost Time - Overtime Report

## **IV. New Business**

## **V. Adjournment**

EXISTING CONDITIONS



NICHIHA - VINTAGE WOOD  
FIBER CEMENT BOARD PANELING EXAMPLES



OPTION A - SCHOOL ENTRANCE CANOPIES



# OPTION A - BETSY ROSS & ANNE SULLIVAN ELEMENTARY SCHOOLS



EACH ENTRANCE HAS NEW CANOPY WITH SIMILAR ARCHITECTURE,  
NEW LETTERING, AND EACH HAS ITS SCHOOL LOGO

BASE BID - BETSY ROSS & ANNE SULLIVAN ELEMENTARY SCHOOLS



NEW PANELING OVER EXISTING BRICK AT EACH SCHOOL ENTRANCE



OPTION A - BETSY ROSS ELEMENTARY SCHOOL



MAIN ENTRANCE / CANOPY IMPROVEMENTS  
-ALTERNATE BID

BUILDING SIGNAGE  
-ALTERNATE BID

NEW PANELING OVER EXISTING BRICK AT SCHOOL ENTRANCE AND  
NEW CANOPY WITH LETTERING & SCHOOL LOGO



EXISTING SCHOOL ENTRANCE



BASE BID - BETSY ROSS ELEMENTARY SCHOOL



NEW PANELING OVER EXISTING BRICK AT SCHOOL ENTRANCE



EXISTING SCHOOL ENTRANCE



# OPTION A - BETSY ROSS ELEMENTARY SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION, NEW WINDOW TYPE, AND NEW WINDOW FENESTRATION



EXISTING EAST ELEVATION



BASE BID - BETSY ROSS ELEMENTARY SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION AND NEW WINDOW TYPE



EXISTING EAST ELEVATION



# OPTION A - BETSY ROSS ELEMENTARY SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION, NEW WINDOW TYPE, AND NEW WINDOW FENESTRATION



EXISTING EAST ELEVATION



BASE BID - BETSY ROSS ELEMENTARY SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION AND NEW WINDOW TYPE



EXISTING EAST ELEVATION



# OPTION A - ANNE SULLIVAN ELEMENTARY SCHOOL



MAIN ENTRANCE / CANOPY IMPROVEMENTS  
-ALTERNATE BID

BUILDING SIGNAGE  
-ALTERNATE BID

NEW PANELING OVER EXISTING BRICK AT SCHOOL ENTRANCE AND  
NEW CANOPY WITH LETTERING & SCHOOL LOGO



EXISTING SCHOOL ENTRANCE



BASE BID - ANNE SULLIVAN ELEMENTARY SCHOOL



NEW PANELING OVER EXISTING BRICK AT SCHOOL ENTRANCE



EXISTING SCHOOL ENTRANCE



OPTION A - ANNE SULLIVAN ELEMENTARY SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION, NEW WINDOW TYPE, AND ENLARGED WINDOW FENESTRATION



EXISTING EAST ELEVATION



# BASE BID - ANNE SULLIVAN ELEMENTARY SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION AND NEW WINDOW TYPE



EXISTING EAST ELEVATION



BASE BID - GRODSKY ADMINISTRATION CENTER



REMOVE PANELING ON ADMIN CENTER ELEVATION AND REPLACE WITH NEW WINDOW TYPE



EXISTING EAST ELEVATION

BASE BID - GRODSKY ADMINISTRATION CENTER



REMOVE PANELING ON ADMIN CENTER ELEVATION AND REPLACE WITH NEW WINDOW TYPE



EXISTING WEST ELEVATION



# OPTION A - GRODSKY ADMINISTRATION CENTER



REMOVE PANELING ON ADMIN CENTER ELEVATION AND REPLACE WITH NEW WINDOW TYPE



EXISTING EAST ELEVATION

OPTION A - GRODSKY ADMINISTRATION CENTER



REMOVE PANELING ON ADMIN CENTER ELEVATION AND REPLACE WITH NEW WINDOW TYPE



EXISTING WEST ELEVATION

OPTION A - MACARTHUR MIDDLE SCHOOL



MAIN ENTRANCE / CANOPY IMPROVEMENTS  
-ALTERNATE BID

BUILDING SIGNAGE  
-ALTERNATE BID

NEW PANELING OVER EXISTING BRICK AT SCHOOL ENTRANCE AND  
NEW CANOPY WITH LETTERING & SCHOOL LOGO



EXISTING NORTH ELEVATION



BASE BID - MACARTHUR MIDDLE SCHOOL



NEW PANELING OVER EXISTING BRICK AT SCHOOL ENTRANCE



EXISTING NORTH ELEVATION



OPTION A - MACARTHUR MIDDLE SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION AND NEW WINDOW TYPE



EXISTING NORTH ELEVATION

BASE BID - MACARTHUR MIDDLE SCHOOL



NEW PANELING REPLACES OLD PANELING ON SCHOOL ELEVATION AND NEW WINDOW TYPE



EXISTING NORTH ELEVATION





**MASTER BUDGET / ESTIMATE (REV. 7/6/23)**

<b>WINDOW AND SIDING REPLACEMENT</b>		<b>EST. DATED</b>	<b>BD. MTG.</b>	<b>N-A ORIG.</b>
<b>GRODSKY, SULLIVAN, ROSS, MACARTHUR</b>		<b>5/17/2023</b>	<b>10/12/2022</b>	<b>BUDGET</b>
GRODSKY	\$336,818	\$422,081	\$466,735	
SULLIVAN	\$690,909	\$646,409	\$913,325	
ROSS	\$623,636	\$651,162	\$1,066,253	
MACARTHUR (2025 COST)	\$1,204,834	\$1,303,430	\$1,440,712	
<b>SUBTOTAL</b>	<b>\$2,856,198</b>	<b>\$3,023,082</b>	<b>\$3,887,025</b>	<b>\$2,784,680</b>
DESIGN CONTINGENCY	\$142,810	\$151,154	\$388,703	\$0
5% ADD'L DESIGN CONTINGENCY (MAC ONLY)	\$60,242	\$65,172	\$0	\$0
CONST. CONTINGENCY	\$142,810	\$151,154	\$388,703	\$150,000
GC/CM FEES, OH&P	\$471,273	\$498,809	\$699,665	\$498,157
<b>ANTICIPATED BASE BID VALUE</b>	<b>\$3,673,332</b>	<b>\$3,889,371</b>	<b>\$5,364,095</b>	<b>\$3,432,837</b>
A/E FEES (N-A ORG. BASED ON COMBINED WITH EISENHOWER ADDITION)	\$284,683	\$301,426	\$415,717	\$212,764
ENTRANCE CANOPIES		\$243,638		
<b>WINDOW TREATMENTS (BY OWNER)</b>				
GRODSKY		\$56,000		
SULLIVAN		\$112,850		
ROSS		\$119,400		
MACARTHUR		\$160,700		
SUBTOTAL		\$448,950		
CONTINGENCY (20%)		\$89,790		
<b>SUBTOTAL</b>	<b>\$75,000</b>	<b>\$538,740</b>	<b>N/A</b>	<b>N/A</b>
<b>SECURITY CAMERAS (BY OWNER)</b>				
CAMERAS	\$200,000			
<b>SUBTOTAL</b>	<b>\$200,000</b>	<b>N/A</b>		
<b>SUBTOTAL (ALL IN)</b>	<b>\$3,958,015</b>	<b>\$4,190,797</b>	<b>\$5,779,812</b>	<b>\$3,645,601</b>
<b>ALL-IN WITH CAMERAS</b>	<b>\$4,158,015</b>	<b>\$4,390,797</b>	<b>\$5,564,095</b>	<b>\$3,845,601</b>
<b>ALL-IN W/WINDOW TREATMENTS &amp; CAMERAS</b>	<b>\$4,233,015</b>	<b>\$5,173,175</b>	<b>\$6,318,552</b>	<b>\$4,384,341</b>



**COST REDUCTION OPTIONS**

<b>SULLIVAN</b>		EST. VALUE
HARDIE BOARD		(\$52,382)
REPAIR LIBRARY CLERSTORY WINDOWS		(\$43,832)
<b>SULLIVAN SUBTOTAL</b>		<b>(\$96,215)</b>
<b>ROSS</b>		EST. VALUE
HARDIE BOARD		(\$26,413)
<b>ROSS SUBTOTAL</b>		<b>(\$26,413)</b>
<b>MACARTHUR</b>		EST. VALUE
HARDIE BOARD		(\$30,125)
<b>MACARTHUR SUBTOTAL</b>		<b>(\$30,125)</b>
<b>GRODSKY</b>		EST. VALUE
ALTERNATIVE DESIGN		(\$138,442)
GLASS BLOCK TO BRICK		(\$39,727)
<b>GRODSKY SUBTOTAL</b>		<b>(\$178,168)</b>
<b>SUBTOTAL BID VALUE</b>		<b>(\$330,921)</b>
<b>SUBTOTAL ALL-IN</b>		<b>(\$356,567)</b>
<b>SUBTOTAL BID VALUE (W/REDUCTIONS)</b>		<b>\$3,342,411</b>
<b>SUBTOTAL W/ARCH FEE AND REDUCTIONS</b>		<b>\$3,601,448</b>
<b>SUBTOTAL WITH CAMERAS &amp; REDUCTIONS</b>		<b>\$3,801,448</b>
<b>SUBTOTAL W/SHADES, CAMERAS &amp; REDUCTIONS</b>		<b>\$3,876,448</b>



**ALTERNATE BID LIST**

<b>MACARTHUR</b>	EST. VALUE	
ENTRANCE CANOPY	\$114,102	
OPERABLE WINDOWS	\$66,786	
MASCOT SIGNAGE	\$13,225	
<b>MACARTHUR SUBTOTAL</b>		<b>\$194,113</b>

<b>SULLIVAN</b>	EST. VALUE	
ENTRANCE CANOPY	\$68,221	
ADDITIONAL WINDOWS (INCL. SHADES)	\$215,177	
OPERABLE WINDOWS	\$49,335	
DOOR/HARDWARE REPLACEMENT	\$25,553	
SOFFITS (NORTH CANOPY ONLY)	\$4,478	
MASCOT SIGNAGE	\$12,650	
<b>SULLIVAN SUBTOTAL</b>		<b>\$375,414</b>

<b>ROSS</b>	EST. VALUE	
ENTRANCE CANOPY	\$68,221	
ADDITIONAL WINDOWS (INCL. SHADES)	\$226,119	
OPERABLE WINDOWS	\$49,335	
DOOR/HARDWARE REPLACEMENT	\$39,987	
SOFFITS (SHEET METAL)	\$8,855	
MASCOT SIGNAGE	\$12,650	
<b>ROSS SUBTOTAL</b>		<b>\$405,167</b>

<b>GRODSKY</b>	EST. VALUE	
AREA WELL GRATES	\$8,855	
EXTERIOR DOOR REPLACEMENT	\$14,864	
<b>GRODSKY SUBTOTAL</b>		<b>\$23,719</b>

<b>ALTERNATE BIDS TOTAL</b>	<b>\$998,413</b>
A/E FEE FOR ALL ALTERNATES (IF NONE AWARDED)	\$61,902
A/E FEE FOR ALL ALTERNATES (IF ALL AWARDED)	\$77,377

**ALL-IN GRAND TOTALS**

<b>WITH ALL REDUCTIONS, NO ALTERNATES</b>	<b>\$3,663,350</b>
<b>WITH CAMERAS, ALL REDUCTIONS, NO ALTERNATES</b>	<b>\$3,863,350</b>
<b>WITH CAMERAS, SHADES, ALL REDUCTIONS, NO ALTERNATES</b>	<b>\$3,938,350</b>



**SAMPLE BUDGET / ESTIMATE (REV. 7/6/23)**

<b>WINDOW AND SIDING REPLACEMENT</b>		<b>EST. DATED</b>	<b>BD. MTG.</b>	<b>N-A ORIG.</b>	
<b>GRODSKY, SULLIVAN, ROSS, MACARTHUR</b>		<b>5/17/2023</b>	<b>10/12/2022</b>	<b>BUDGET</b>	
GRODSKY	\$336,818	\$422,081	\$466,735		
SULLIVAN	\$690,909	\$646,409	\$913,325		
ROSS	\$623,636	\$651,162	\$1,066,253		
MACARTHUR (2025 COST)	\$1,204,834	\$1,303,430	\$1,440,712		
<b>SUBTOTAL</b>	<b>\$2,856,198</b>	<b>\$3,023,082</b>	<b>\$3,887,025</b>	<b>\$2,784,680</b>	
<b>COST REDUCTIONS</b>					
HARDIE BOARD	-\$86,103				
GRODSKY ALT. DESIGN	-\$125,856				
GRODSKY GLASS BLOCK / BRICK	-\$39,727				
<b>SUBTOTAL</b>	<b>-\$251,686</b>				
<b>SUBTOTAL</b>	<b>\$2,604,512</b>				
DESIGN CONTINGENCY	\$130,226	\$151,154	\$388,703	\$0	
5% ADD'L DESIGN CONTINGENCY (MAC ONLY)	\$60,242	\$65,172	\$0	\$0	
CONST. CONTINGENCY	\$130,226	\$151,154	\$388,703	\$150,000	
GC/CM FEES, OH&P	\$429,744	\$498,809	\$699,665	\$498,157	
<b>ANTICIPATED BASE BID VALUE</b>	<b>\$3,354,950</b>	<b>\$3,889,371</b>	<b>\$5,364,095</b>	<b>\$3,432,837</b>	
A/E FEES	\$260,009	\$301,426	\$415,717	\$212,764	
A/E FEES (ALTERNATES NOT AWARDED)	\$61,902				
ENTRANCE CANOPIES		\$243,638			
<b>WINDOW TREATMENTS (BY OWNER)</b>					
GRODSKY		\$56,000			
SULLIVAN		\$112,850			
ROSS		\$119,400			
MACARTHUR		\$160,700			
SUBTOTAL		\$448,950			
CONTINGENCY (20%)		\$89,790			
<b>SUBTOTAL</b>	<b>\$75,000</b>	<b>\$538,740</b>	<b>N/A</b>	<b>N/A</b>	
<b>SECURITY CAMERAS (BY OWNER)</b>					
CAMERAS	\$200,000				
<b>SUBTOTAL</b>	<b>\$200,000</b>	<b>N/A</b>			
<b>SUBTOTAL (ALL IN)</b>		<b>\$3,676,860</b>	<b>\$4,190,797</b>	<b>\$5,779,812</b>	<b>\$3,645,601</b>
<b>ALL-IN WITH CAMERAS</b>		<b>\$3,876,860</b>	<b>\$4,390,797</b>	<b>\$5,564,095</b>	<b>\$3,845,601</b>
<b>ALL-IN W/WINDOW TREATMENTS &amp; CAMERAS</b>		<b>\$3,951,860</b>	<b>\$5,173,175</b>	<b>\$6,318,552</b>	<b>\$4,384,341</b>



**SUMMER 2024 BUDGET / ESTIMATE (REV. 7/6/23)**

<b>WINDOW AND SIDING REPLACEMENT</b>			
<b>GRODSKY</b>			
SIDING	\$96,818		
WINDOWS	\$165,000		
MISC	\$75,000		
SUBTOTAL		\$336,818	
<b>SULLIVAN</b>			
SIDING	\$225,909		
WINDOWS	\$390,000		
MISC	\$75,000		
SUBTOTAL		\$690,909	
<b>ROSS</b>			
SIDING	\$193,636		
WINDOWS	\$355,000		
MISC	\$75,000		
SUBTOTAL		\$623,636	
<b>SUBTOTAL</b>		<b>\$1,651,363</b>	
5% DESIGN CONTINGENCY		\$82,568	
5% CONST. CONTINGENCY		\$82,568	
GC FEES, OH&P		\$272,475	
<b>ANTICIPATED BID VALUE</b>		<b>\$2,088,975</b>	
ORIGINAL BUDGET - \$2,220,798			
A/E FEES		\$161,896	
<b>WINDOW TREATMENTS</b>			
GRODSKY			
SULLIVAN			
ROSS			
SUBTOTAL			
CONTINGENCY (20%)			
<b>SUBTOTAL</b>		<b>\$75,000</b>	
<b>ALL-IN TOTAL</b>		<b>\$2,325,870</b>	



**ALTERNATE BID LIST**

<b>SULLIVAN</b>	EST. VALUE	
ENTRANCE CANOPY	\$48,197	
ADDITIONAL WINDOWS (INCL. SHADES)	\$215,177	
OPERABLE WINDOWS	\$39,000	
ADDITIONAL WINDOWS - OPERABLE	\$11,385	
DOOR/HARDWARE REPLACEMENT	\$25,553	
SOFFITS (SHEET METAL & PLASTER)	\$4,478	
MASCOT SIGNAGE	\$12,650	
<b>SULLIVAN SUBTOTAL</b>		<b>\$343,789</b>

<b>ROSS</b>	EST. VALUE	
ENTRANCE CANOPY	\$68,221	
ADDITIONAL WINDOWS (INCL. SHADES)	\$226,119	
OPERABLE WINDOWS	\$49,335	
ADDITIONAL WINDOWS - OPERABLE	\$5,427	
DOOR/HARDWARE REPLACEMENT	\$39,987	
SOFFITS (SHEET METAL)	\$19,898	
MASCOT SIGNAGE	\$12,650	
<b>ROSS SUBTOTAL</b>		<b>\$408,987</b>

<b>GRODSKY</b>	EST. VALUE	
AREA WELL GRATES	\$8,855	
EXTERIOR DOOR REPLACEMENT	\$14,864	
<b>GRODSKY SUBTOTAL</b>		<b>\$23,719</b>

<b>MACARTHUR</b>	EST. VALUE	
MASCOT SIGNAGE	\$13,225	
<b>MACARTHUR SUBTOTAL</b>		<b>\$13,225</b>

**ALTERNATE BIDS GRAND TOTAL** **\$789,720**

A/E FEE FOR ALL ALTERNATES (IF NONE AWARDED) \$48,963

A/E FEE FOR ALL ALTERNATES (IF ALL AWARDED) \$61,203

<b>GRAND TOTAL ALL-IN (NO ALTS. W/SECURITY &amp; SHADES)</b>	<b>\$2,574,833</b>
<b>GRAND TOTAL ALL-IN (W/ALL ALTS., SECURITY &amp; SHADES)</b>	<b>\$3,376,794</b>



**Manko Window Systems – Windows and Budgeting**

**Date:** June 21, 2023

**Project:** Multiple Schools – see scopes for details  
Prospect Heights, IL

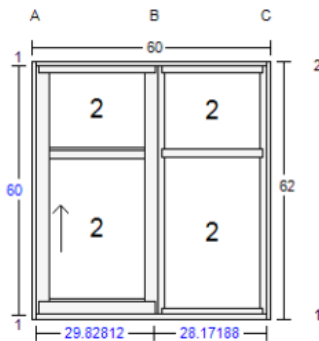
**AluSpec Recommendations for Replacement Program Budgets:**

**Ross School:**

**AW rated aluminum fixed and single hung windows - Design Basis Manko Model 3135xpt SH**

Note: one sliding window used for egress opening – all others assumed to be SH. A few fixed windows were budgeted using 3232xpt fixed units (from our projection compatible selections) due to stacking/sightline configurations.

**Total window contractor budget – remove existing windows and install new windows = \$355,00.00**



Sample elevation of operable SH next to a fixed lites window. Note – the actual window opening may need to be adjusted to equal sash (in lieu of oriel style in drawings) to achieve desired egress sizes.