

DESIGN & CONSTRUCTION UPDATE

Glenbard THSD 87 – Board of Education
June 16, 2025

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1. Current Construction Updates

2. Design Progress Updates

A. North HS

B. South HS

C. East HS

D. West HS

3. Bidding Schedules and Budget Updates



Glenbard THSD 87

Construction Status Updates

South Progress Update

- Classroom demo complete for windows
- Window openings in progress
- Roof replacement ongoing
- Gym bleacher demo complete
- Gym floor refinishing beginning
- Tennis court construction starting mid-June following permit approval
- Dugout replacement starting in August





Glenbard THSD 87

Construction Status Updates

North Progress Update

- Interior demolition complete
- Overhead MEP underway
- New window openings being cut in exterior wall
- Roof curb install & flashing ongoing
- Wall layout & framing underway
- Dugout & press box to start mid-June



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Glenbard THSD 87

Construction Status Updates

West Progress Update

- Window replacement over 50% complete
- Roof tear-off complete, new install ongoing
- Masonry tuckpointing in progress
- Interior abatement complete
- 400 level science lab demo complete
- Overhead MEP rough-in ongoing for labs
- Wall layout, framing, & finishing underway for labs
- Biester gym bleachers removed
- Biester gym floor refinishing underway
- Site demolition at Biester parking lot has started
- Detention excavation & retaining wall install upcoming at Biester lot

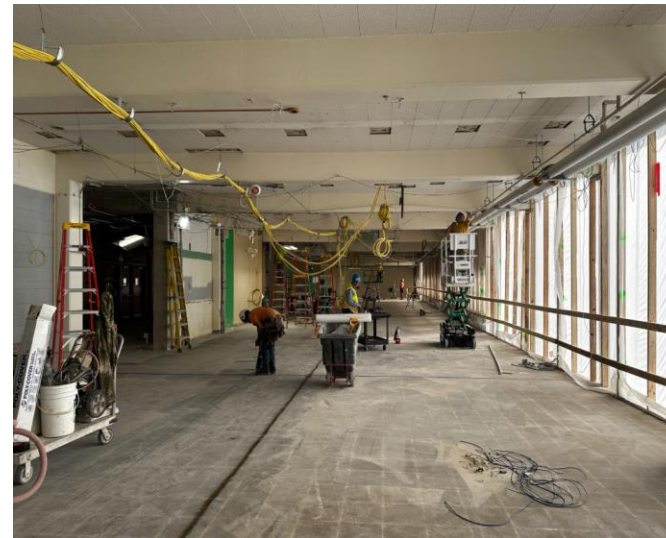


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East Progress Update

- Temporary exterior wall built
- Curtainwall abatement 75% complete
- New steel & curtainwall install underway
- Exterior framing to start late June
- Interior abatement & demo complete
- Layout & framing of new walls is underway
- Classroom entrance rework has started
- Overhead MEP install underway by PSI
- Roof replacement ongoing
- Smoke hatch install ongoing at tower





North High School

Summer 2026 and Design Updates

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DESIGN DEVELOPMENT

- Science Room Renovations (3)
- Art Room Renovations
- Fine Arts Addition
- Exterior Design Progress (Phase I and 2)
- Gym Floor Refinish/Restriping
- Bleacher Replacement
- South Elevation Windows



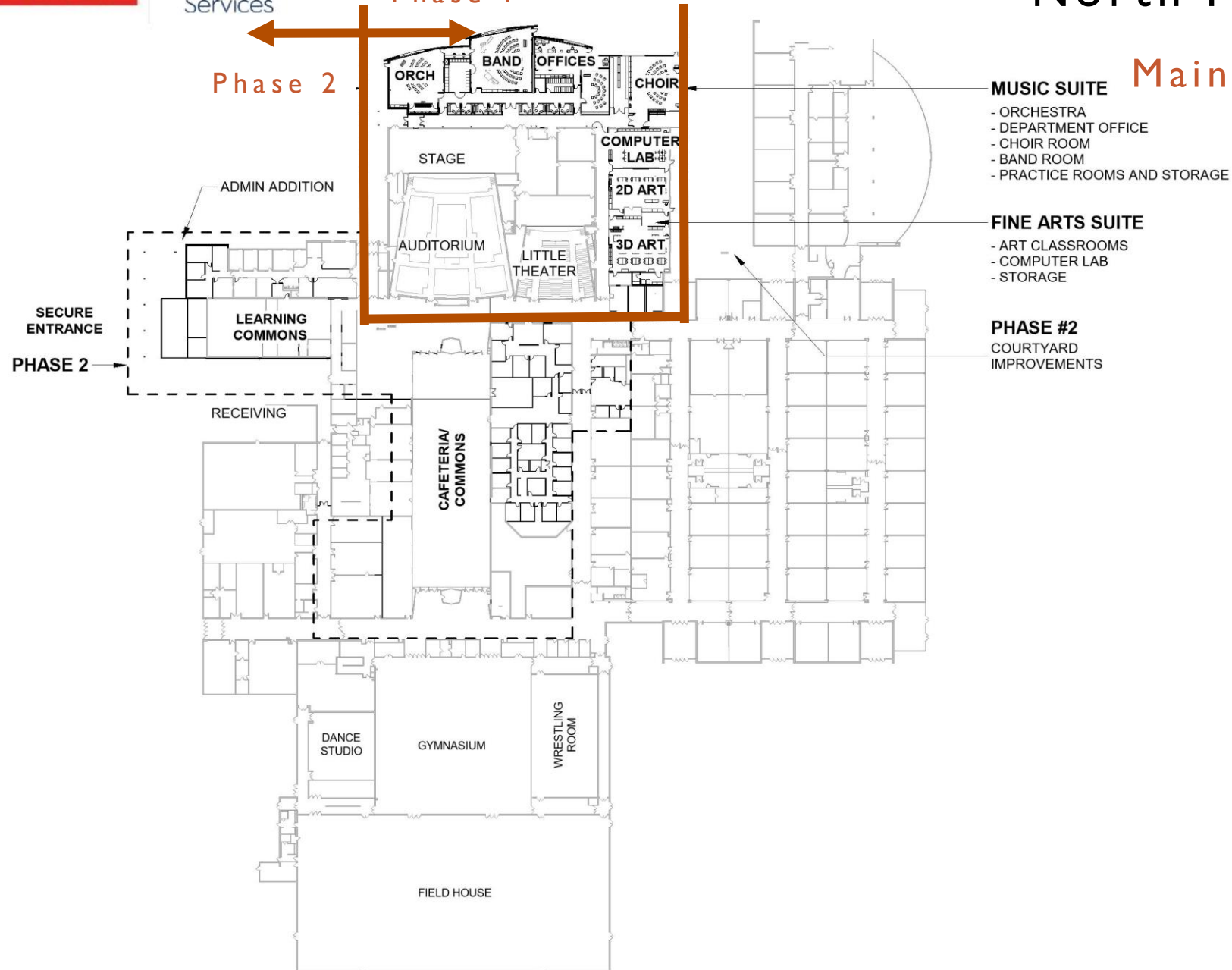
Performance
Services

Phase I

Phase 2

North High School

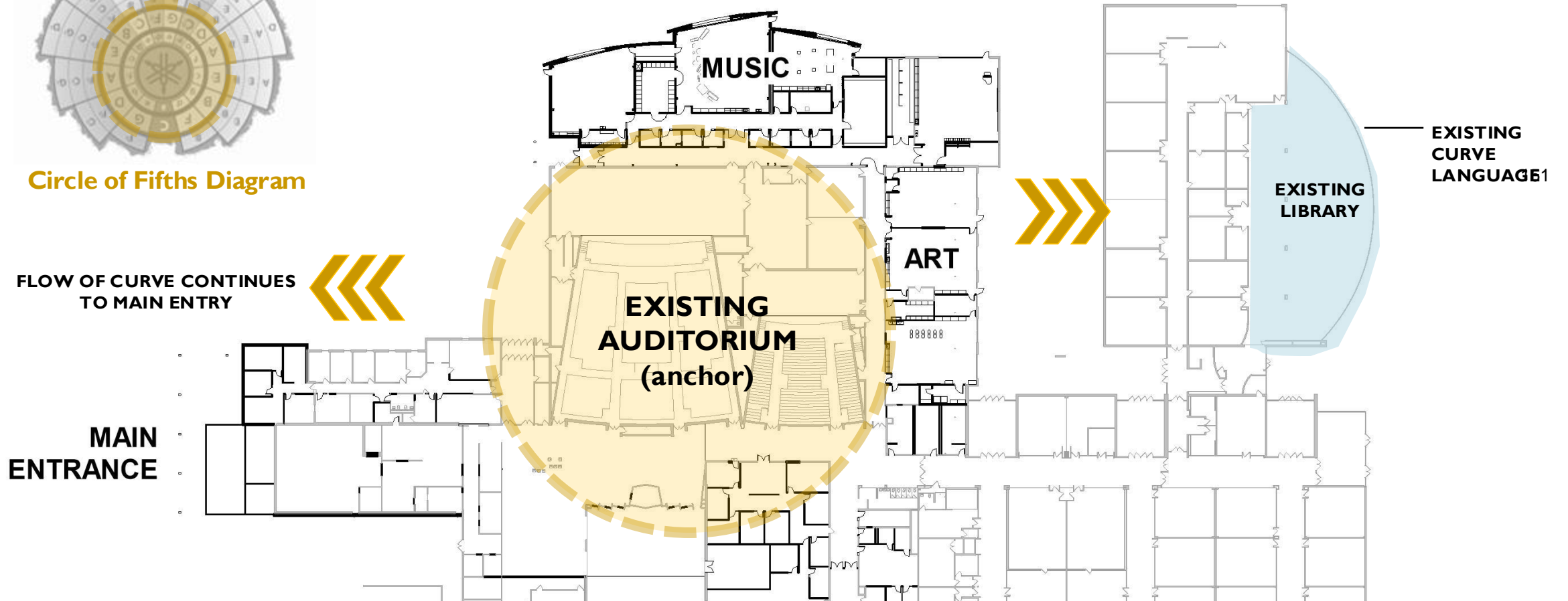
Main Level - Plan





Circle of Fifths Diagram

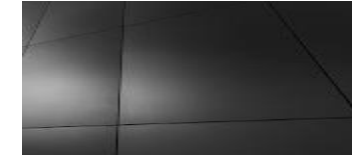
Fine Arts Wing Music & Art Suites anchored to the Auditorium



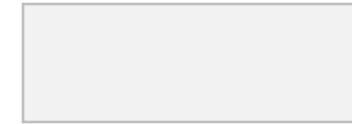
North High School

Exterior Concepts – Fine Arts Addition

EXTERIOR MATERIAL CONCEPT



Metal Panel



Paint / Metal Accent



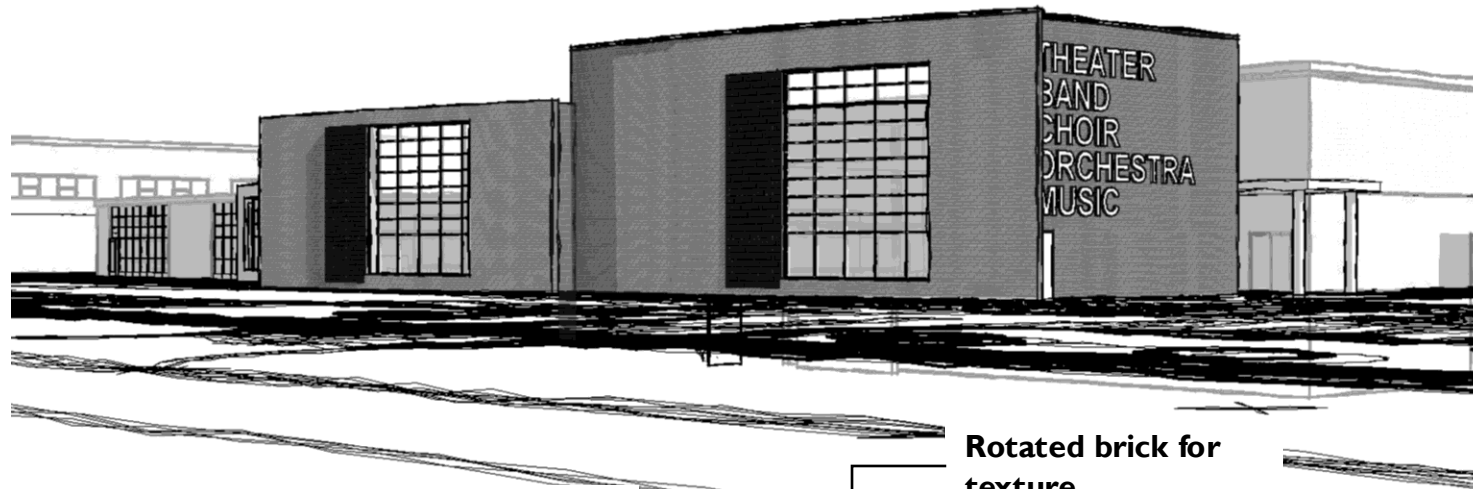
Grey Brick Stain 152



Contrasting, Black Brick



Existing Brick

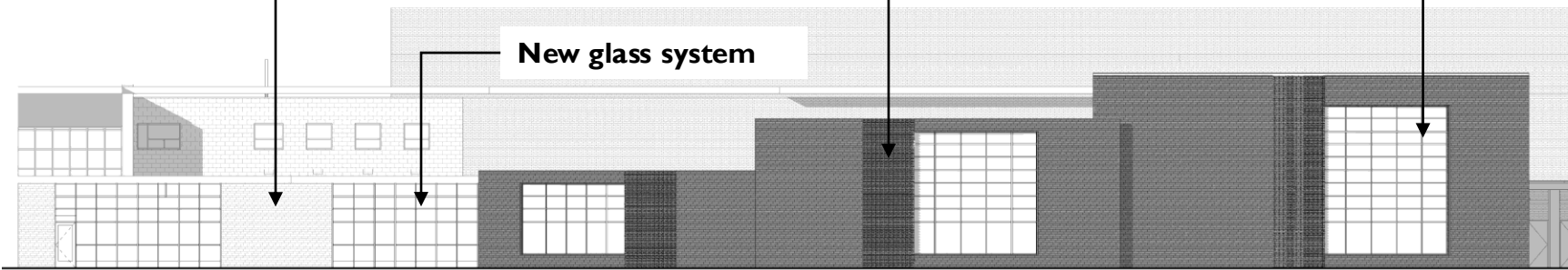


Existing brick to remain or stained

Rotated brick for texture

Large glass openings

New glass system



North High School

Design Progress

Exterior Concepts

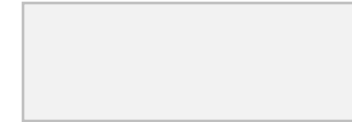
View from Parking Lot / Tennis



View from Parking Lot / Tack and Field Side



Metal Panel



Paint / Metal Accent



Wood Look Metal Cladding

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Grey Brick



Existing Brick



South High School

Summer 2026 – Scope of Work

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DESIGN DEVELOPMENT

- Science Room Finish Updates (3 Labs)
- Tower 1st Floor – Classroom Refresh
 - Corridor updates – locker removal
 - Classroom Finishes, Lighting Upgrades
 - Classroom Door and Hardware (Security/ADA Compliance)
 - Remaining Windows (N/S Elevations)



South High School

Window Design Update

WEST ELEVATION - 2025 CAPITAL IMPROVEMENTS





South High School

Elevation Concepts







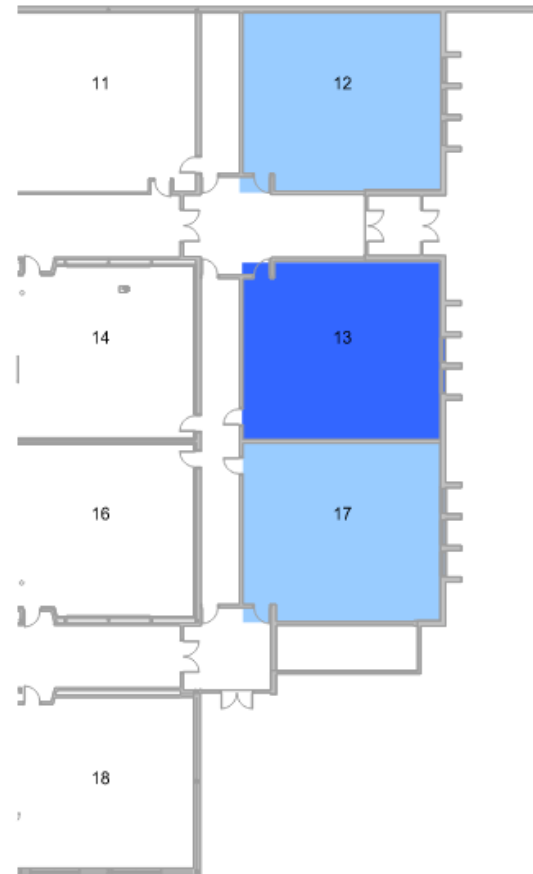
Northwest Corner



MAIN LEVEL - TOWER

2026 SCOPE LEGEND

-  SCOPE NOT INCLUDED SUMMER 2026
-  RENOVATIONS INCLUDING INFRASTRUCTURE CHANGES
-  FINISH REFRESH ONLY
-  RENOVATIONS FOR ADA COMPLIANCE



SCIENCE WING

- Classroom Door/Hardware Replacement
 - ADA Compliance
 - Security Hardware Upgrades
- Classroom Finish Renovations
 - Including flooring, lighting, ceilings, paint, and windows where applicable
- Corridor Updates – Locker Removal
- Culinary Lab Updates
- Preparation for Future Phase Work
- Science Resource Renovation



West High School

Summer 2026 and Design Updates

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DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS

- Science Lab Renovations (2 labs)
- Phase I – Construction Documents and Bidding
 - Regulatory Review ongoing



Gilbane

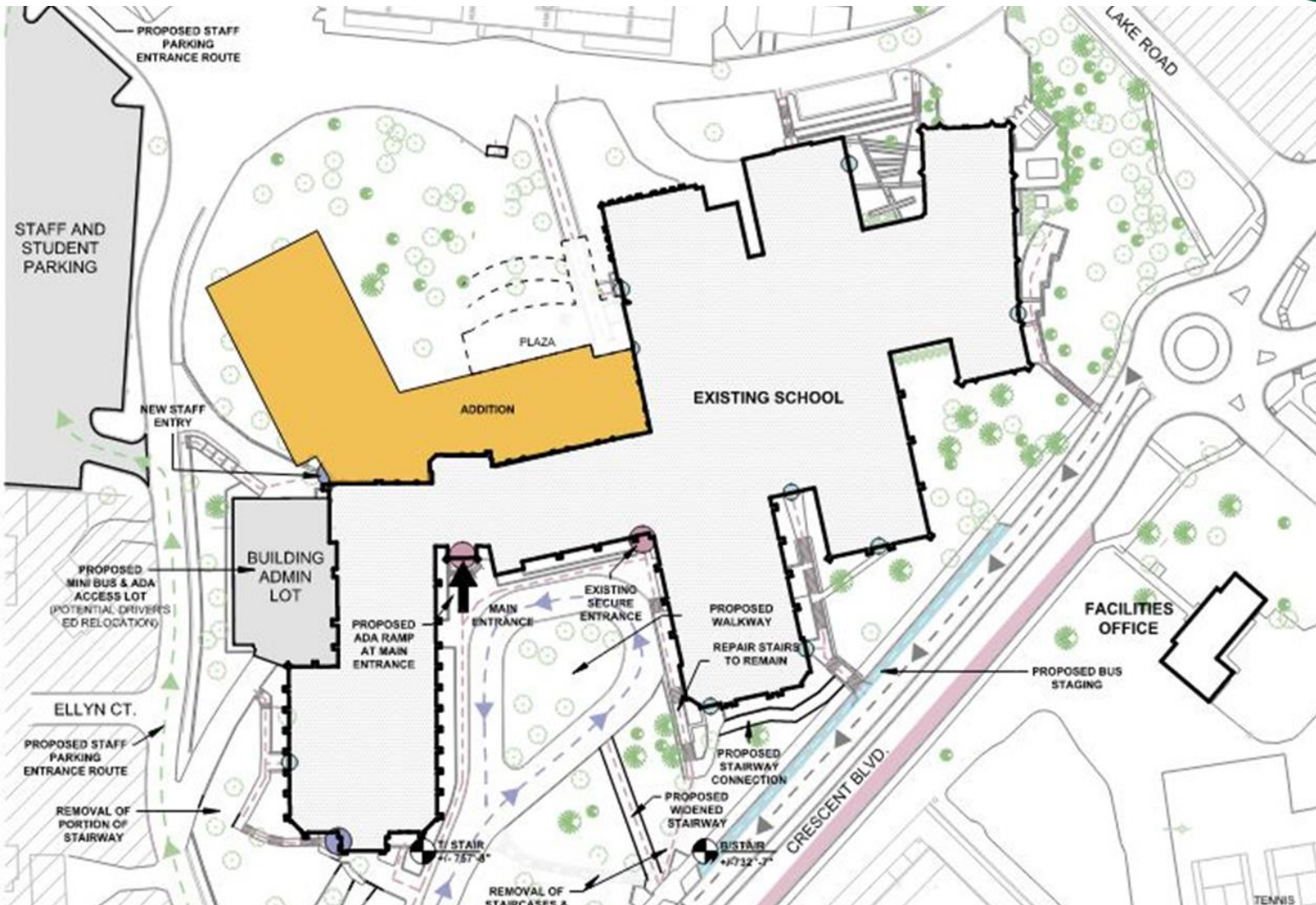


**Performance
Services**



West High School

Village Review Process



- Public Hearing and Planning Commission Review – 5/22/25
- Supplemental Hearing and Planning Commission Review – 6/26/25
- Village Board Review – 7/14/25 159
- Permit Review Begins – July 2025



Gilbane

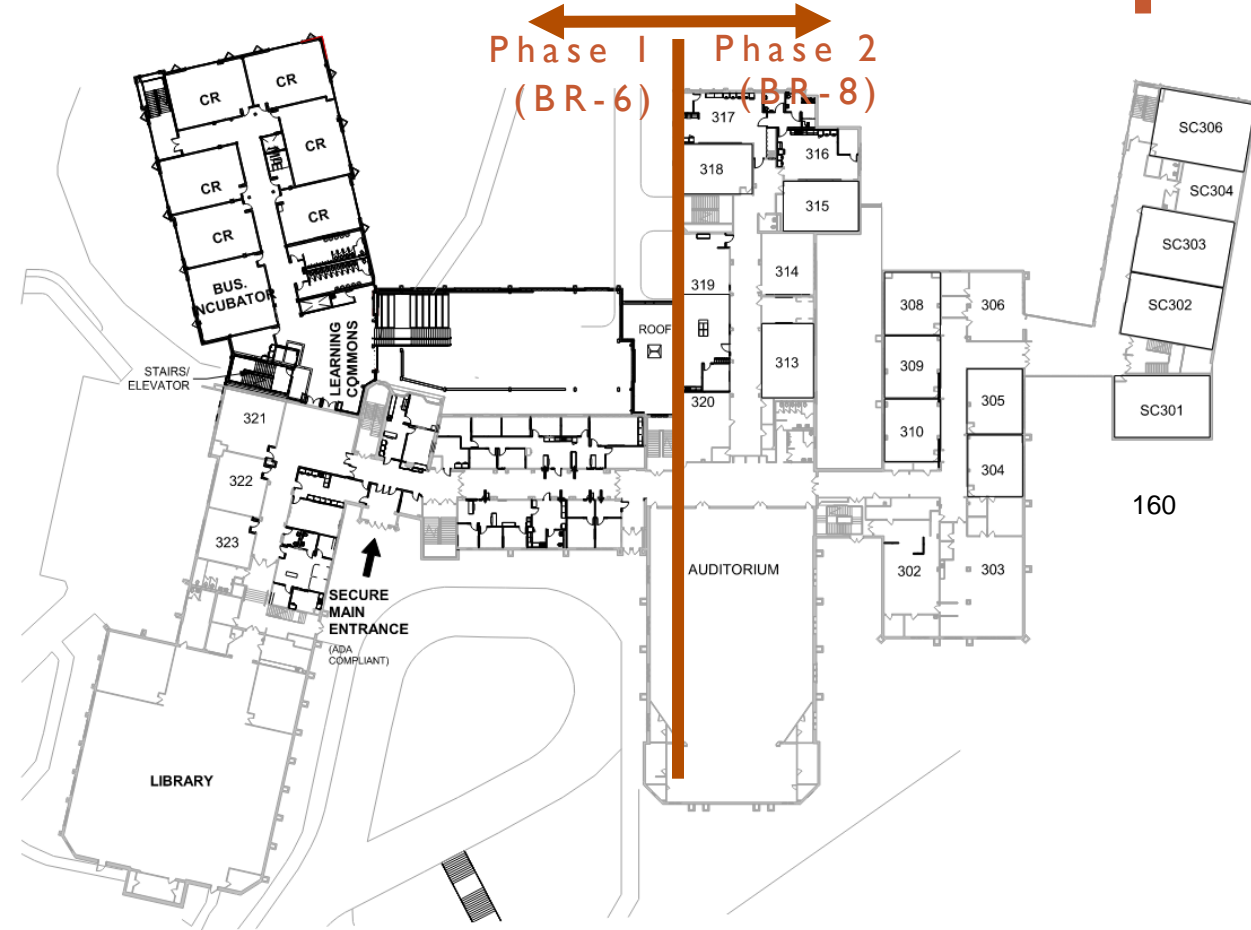
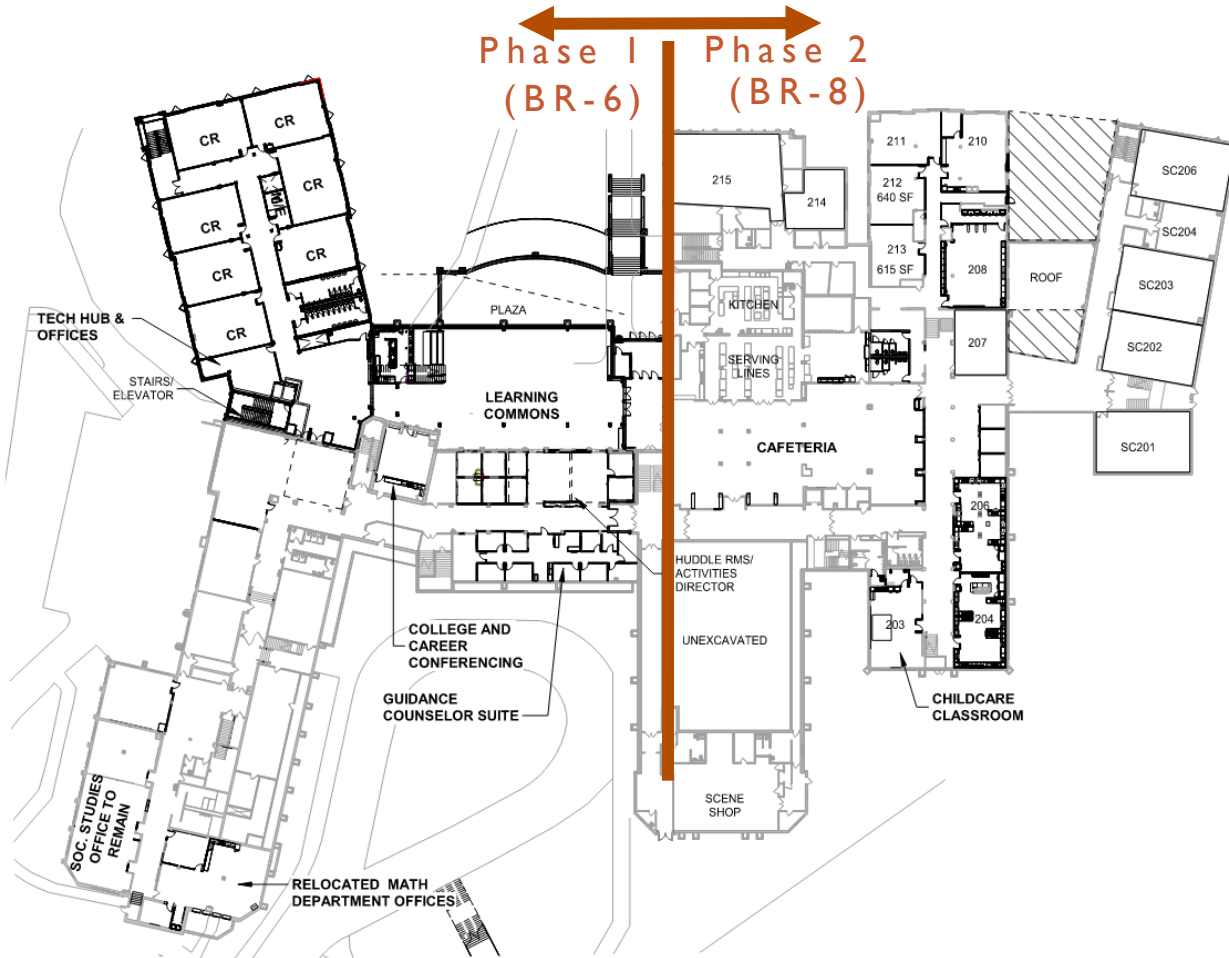


Performance
Services



West High School

Phase I Floor Plans



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Performance
Services



West High School

Final Exterior Concepts

NORTH VIEW OF COMMONS AND CLASSROOM ADDITION





GATHER SPACES

Student Commons



Student Commons at New Addition

Small Commons



Small Commons (200/300 level)



Corridors

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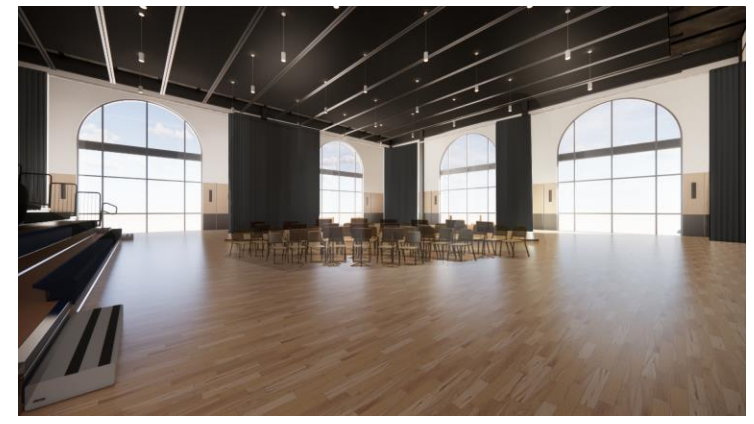
BREAK OUT HUDDLE SPACES



Large Huddle (Renovated Space)



Counseling Suite – Renovated Space



“Black Box” at New Addition



East High School

Summer 2026 and Design Updates

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DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS / CONSTRUCTION

2026 Improvements

- Gym Floor Restriping
- AHU Replacement

Phase I (Bid Release 3) – Bidding complete and moving to construction and regulatory review

Phase 2 – Construction Documents – Regulatory review, systems coordination,

- Includes Curtainwall and Unit Vent Replacement for remaining original elevations

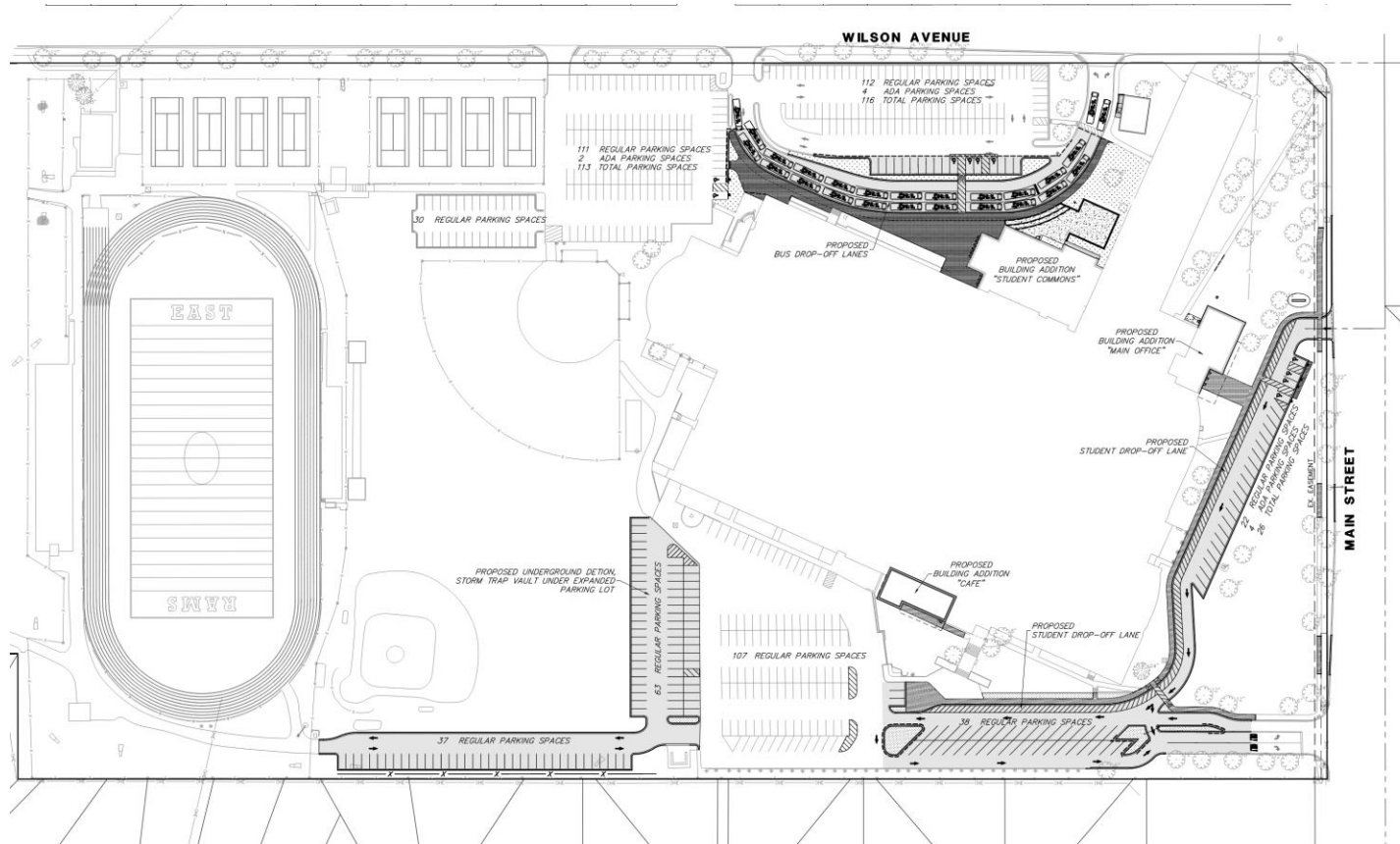


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East High School

Village Review Process



- Pre-Engineering review since February 2025
- Pre-Application Submission Complete June 6, 2025
- July 8 – Community Forum at East HS (Village Recommendation)
- July 21st – Anticipated Public Hearing and Plan Commission at Village of Lombard
- August Village Board Meeting



East High School

Final Exterior Imagery – Phase I



CAFETERIA ADDITION



VISITOR ENTRANCE



East High School

Final Exterior Imagery – Phase 2



STUDENT LEARNING COMMONS



East High School

Interior Imagery – Phase 2





East High School

Interior Imagery – Phase 2



TOP OF LEARNING STAIRS



LEARNING STAIRS



Glenbard THSD 87

Bidding Schedule

Bid Release	Description of Work	Bid Award	Construction Start	Construction Completion
BR1	2025 CIP Work: N-S-E-W	November 11, 2024	May 24, 2025	August 1, 2025
BR2	2025 CIP Exterior Improvements: N-S-W-E	February 24, 2025	March 31, 2025	September 29, 2025
BR3	Phase I: Visitor Entrance/Cafeteria: E	May 2025	October 1, 2025	July 31, 2026
BR4	2026 CIP Work: S	November 2025	May 2026	August 2026
BR5	Phase II: Commons/Curtainwall/ Classrooms: E	December 2025	March 2026	August 2027
BR6	Phase I: Addition/West Wing: W	September 2025	November 2025	April 2027
BR7	Phase I: Music Additon / CIP 2026: N	January 2026	March 2026	August 2027
BR8	Phase II: Entrance/Commons/ Cafeteria: N	November 2026	June 2027	August 2028
BR9	Entrance/LRC/Commons/Band: S	December 2026	June 2027	August 2028
BR10	Phase II: Cafeteria/East Wings: W	May 2027	March 2028	August 2028
BR11	Gym and Stadium: E-W	November 2028	March 2029	August 2029



Communication and Looking Ahead

Budget Updates

GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87
DISTRICT ADDITION & RENOVATION PROJECTS
Glen Ellyn, IL

Color Coding Confidence Indicator Below:

Green = Bid Out / Awarded
Blue = DD or 95% Estimate
Gray = 10 Year Matrix or SD Estimate



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CURRENT BUDGET SUMMARY - BY LOCATION & BID RELEASE

June 10, 2025

BID RELEASES	CONSTRUCTION DATES	GLENBARD WEST HIGH SCHOOL	GLENBARD EAST HIGH SCHOOL	GLENBARD NORTH HIGH SCHOOL	GLENBARD SOUTH HIGH SCHOOL	TOTAL	10 YEAR MATRIX ESTIMATE	Variance: Current vs 10 YR
BR 1	MAY 2025-AUG 2025	\$ 6,035,724	\$ 11,546,340	\$ 3,876,852	\$ 5,460,593	\$ 26,919,509	\$ 29,539,903.00	\$ (2,620,394.28)
BR 2	MAR 2025- SEPT 2025	\$ 575,976	\$ 52,833	\$ 215,436	\$ 4,552,657	\$ 5,396,902	\$ 1,916,858	\$ 3,480,043.94
BR 3	OCT 2025 - AUG 2026	\$ -	\$ 12,525,400	\$ -	\$ -	\$ 12,525,400	\$ 8,691,098	\$ 3,834,301.93
BR 4	JUN 2026 - AUG 2026	\$ -	\$ -	\$ -	\$ 7,822,641	\$ 7,822,641	\$ 7,714,329	\$ 108,312.00
BR 5	MAR 2026 - AUG 2027	\$ -	\$ 51,892,310	\$ -	\$ -	\$ 51,892,310	\$ 46,276,089	\$ 5,616,221.56
BR 6	MAR 2026 - JUL 2027	\$ 81,919,838	\$ -	\$ -	\$ -	\$ 81,919,838	\$ 55,352,979	\$ 26,566,859.00
BR 7	MAR 2026 - AUG 2027	\$ -	\$ -	\$ 22,274,431	\$ -	\$ 22,274,431	\$ 20,263,189	\$ 2,011,242.00
BR 8	JUN 2028 - AUG 2028	\$ -	\$ -	\$ 49,640,424	\$ -	\$ 49,640,424	\$ 43,536,508	\$ 6,103,916.00
BR 9	JUN 2027 - AUG 2028	\$ -	\$ -	\$ -	\$ 31,277,105	\$ 31,277,105	\$ 30,191,552	\$ 1,085,553.00
BR 10	MAR 2028 - AUG 2029	\$ 9,419,965	\$ -	\$ -	\$ -	\$ 9,419,965	\$ 10,846,302	\$ (1,426,337.00)
BR 11	MAR 2029 - AUG 2029	\$ 5,495,100	\$ -	\$ -	\$ 15,770,398	\$ 21,265,498	\$ 4,131,750	\$ 17,133,748.00
CIP	UNALLOCATED	\$ 12,266,877	\$ 20,808,366	\$ 11,145,180	\$ 7,884,306	\$ 52,104,729	\$ 52,104,729	\$ -
TOTAL PROJECT COST		\$ 115,713,480	\$ 96,825,249	\$ 87,152,323	\$ 72,767,700	\$ 372,458,752	\$ 310,565,286	\$ 61,893,466



Communication and Looking Ahead

Budget Updates

% SPENDING BY SCHOOL

SCHOOL	REFERRENDUM	SD	DD	CD	CURRENT
WEST	29.5%	36.3%	27.4%		31.1%
EAST	28.4%	28.1%	26.0%		26.0%
NORTH	25.7%	20.0%	24.6%		23.4%
SOUTH	16.4%	15.6%	22.0%		19.5%

**Only includes SD estimate numbers BR 3-11, no CIP Matrix.*

**Includes DD estimate numbers for West BR 6 & 10 and East BR5, the BR 1, 2, & 3 Awarded and SD estimates for North and South, no CIP Matrix.*

** Includes DD estimate numbers for all West, DD estimate for East BR 5, BR 1, 2, & 3 Awarded, SD estimates for North and South, and CIP Allocated and Unallocated amounts.*

SUMMARY OF ESCALATION & CONTINGENCIES INCLUDED ABOVE	
Escalation (4% per year)	\$14,128,290
Design & Estimating Contingency (1-8% Range)	\$14,339,077
Construction Contingency (2-7% Range)	\$5,771,893
Total Escalation & Contingency Included	\$34,239,260