



Design and Construction Progress Update

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Finance Committee and Board of Education
September 22, 2025

Agenda

- Overall Bidding and Design Schedule Updates
- Glenbard East Site Explorations
- Glenbard West Bidding Schedule and Design Considerations
- Glenbard South Interior Design
- Glenbard North Fine Arts Addition Updates
- Overall Budget Tracking



West Corridor/Commons



South Tower Corridor



East Classroom Corridor



North Fine Arts Corridor



Glenbard THSD 87

Schedule Updates

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	December 8, 2025
BR3	Phase I: Visitor Entrance/Cafeteria: E	May 2025	October 1, 2025	July 31, 2026
BR4	North - Music Addition / CIP 2026: N South - 2026 CIP Work: S	January 2026	April 2026	August 2027
BR5	Phase II: Commons/Curtainwall/ Classrooms: E	February 2026	April 2026	August 2027
BR6	Phase I: Addition/West Wing: W	January 2026	April 2026	August 2027
BR7	TBD	TBD	TBD	TBD
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	Biester Gym Addition: W	November 2028	March 2029	August 2029

*Bid Release 7 is now an open bid for future Capital improvement projects.
The Phase I work at North High School (Music Addition) is now to bid together in Bid Release 4 with the South HS Renovation Work

Glenbard SD 87 Phasing Schedule																			Gilbane		
09.09.25																					
			2025					2026													
			Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec		
Design / Bid Schedule																					
WEST			Referendum Design Schedule - West																		
BR1			2025 CIP Work: N-S-E-W																		
BR2			2025 Exterior Improvemente - N-S-W-E																		
BR6			Phase I: Addition/West Wing																		
EAST			Referendum Design Schedule - East																		
			BD																		
BR1			2025 CIP Work: N-S-E-W																		
BR2			2025 Exterior Improvemente - N-S-W-E																		
BR3			Phase I: Visitor Entrance/Cafeteria																		
BR5			Phase II: Commons/ CIP Curtainwall/ Classrooms																		
NORTH			Referendum Design Schedule - North																		
			95% BD																		
BR1			2025 CIP Work: N-S-E-W																		
BR2			2025 Exterior Improvemente - N-S-W-E																		
BR4			Phase I: Music Additon / CIP 2026																		
SOUTH			Referendum Design Schedule - South																		
			95% BD																		
BR1			2025 CIP Work: N-S-E-W																		
BR2			2025 Exterior Improvemente - N-S-W-E																		
BR4			2026 CIP Work: S																		

September 2025:

- Bidding BR-5 (East Phase 2 – Learning Commons & Renovations)

October 2025:

- Construction Start BR-3 (East Phase I – Cafeteria and Main Office Additions)

November 2025:

- Bidding BR-4 (South Renovations/ North Phase I Fine Arts Addition)

December 2025:

- Bidding BR-6 (West Phase I – Classroom/Commons Addition)



Gilbane



Performance
Services



East High School

Schedule and Site Updates

Upcoming Milestones

- 9/26/25 - Documents Issued for Bidding
- 10/21/25 - Bid Opening
- 11/10/25 - Finance Review/Recommend
- 11/24/25 - Board Approval

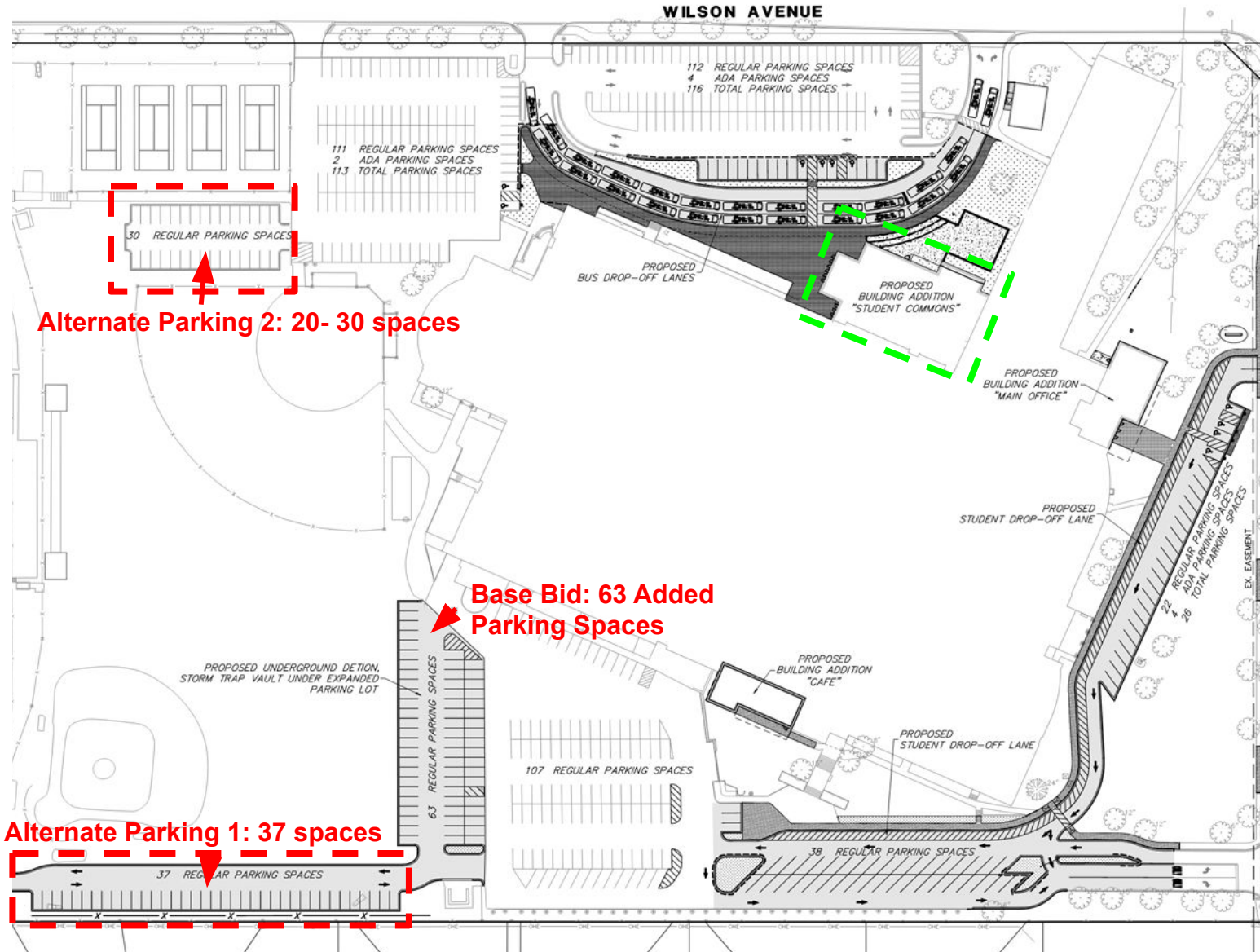
Additional Site Considerations

Tennis Courts require significant annual repair, 154 evaluations have begun for full replacement.

- Considerations as follows:
 - Global site configuration
 - Spectator viewing
 - Ideal additional parking configurations

Parking Alternates

- District is in talks with the Village of Lombard staff regarding an IGA for the additional parking proposed as a means of managing non-permit parking on Wilson
- Stormwater provisions have been calculated for future expansion, regardless of accepted alternates





Updated Timeline:

- Issue For Bid – December 12, 2025
- Bid Opening – January 14, 2026
- Finance Review/Recommend – January 26, 2026
- Board Approval – February 9, 2026
- Construction Start – March/April 2026
- Substantial Completion – August 2027

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This will conclude all Summer 2026 Capital Improvements and Referendum Phase I project bidding

Current Design Considerations:

- Considerations from Environmental Commission for planting types and construction impacts
- Plan options for bidding flexibility as it relates to available budget



West High School

Environmental Commission



Environmental Commission Considerations

- Included occupancy sensors and timers for interior lighting to limit internal lighting visible after hours
- Evaluating opportunities to align with local initiatives for Keystone Species Restoration
- Additional protection measures for mature growth vegetation before/during/after construction
- Evaluating glazing to limit impact for bird populations
- Evaluate possible relationships with arborists for long term/ routine maintenance before/after construction

Next Steps:

- Review construction logistics with environmental commission to ensure accuracy of site demolition and protection to account for replacement of keystone and supporting tree species.
- All recommendations/considerations are under further review for cost impact and feasibility before final determinations for implementation



Gilbane



**Performance
Services**

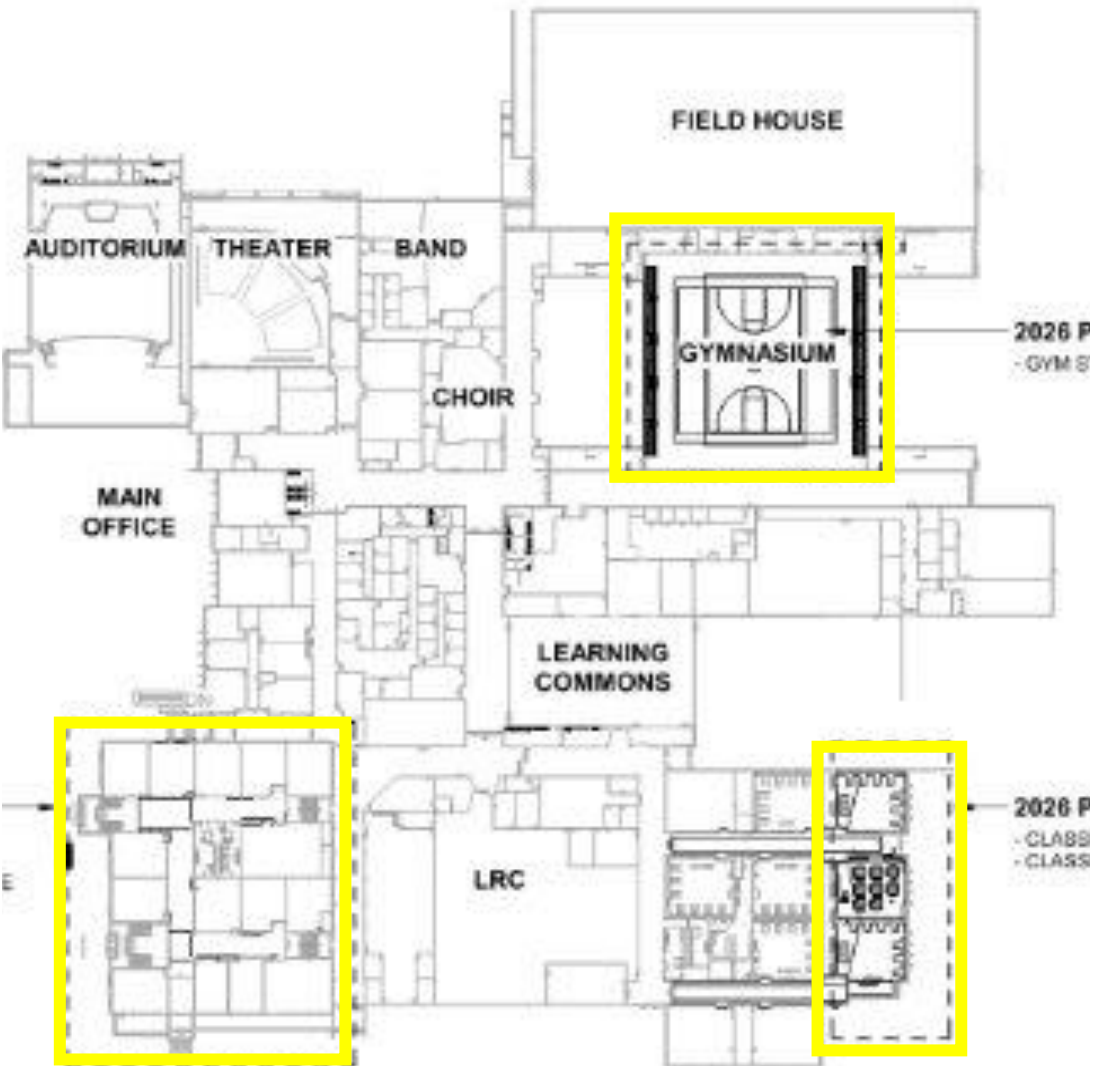


South High School

Scope of Work

- Gym Floor Refinish/Replacement
- Final Science Lab Renovations
- 100 level Tower Renovations
- Remaining Tower Windows

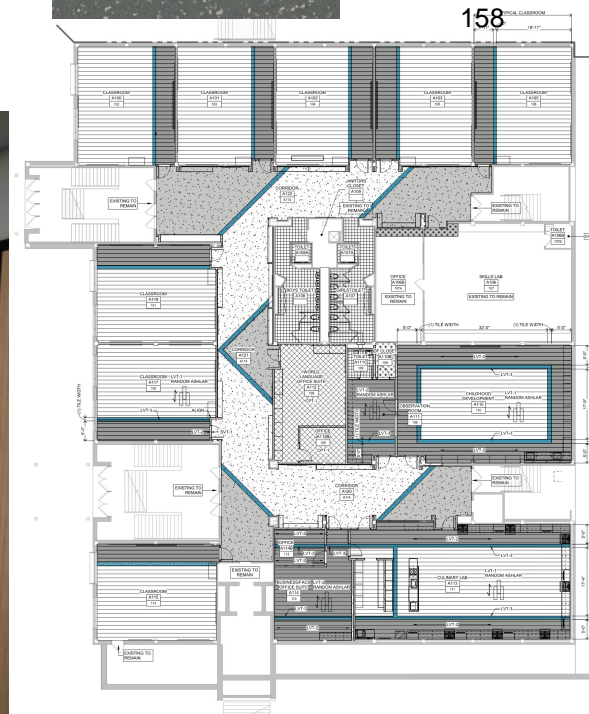
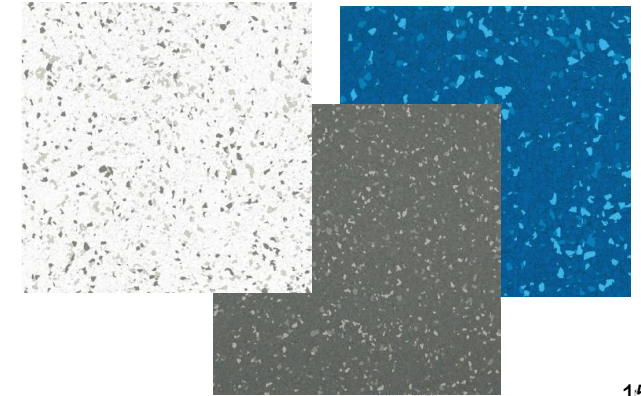
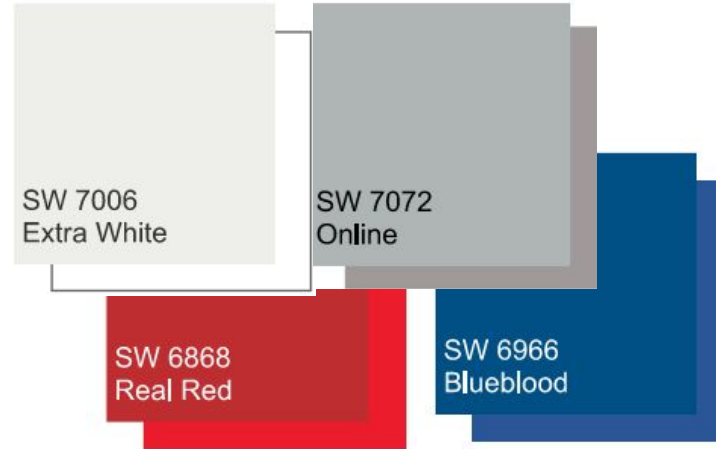
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South High School

Corridor Design





Culinary Lab



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Typical Classroom



SW 7006
Extra White

Paint



SW 6966
Blueblood



LVT-1 PEVTER

LVT-2 PEPPER

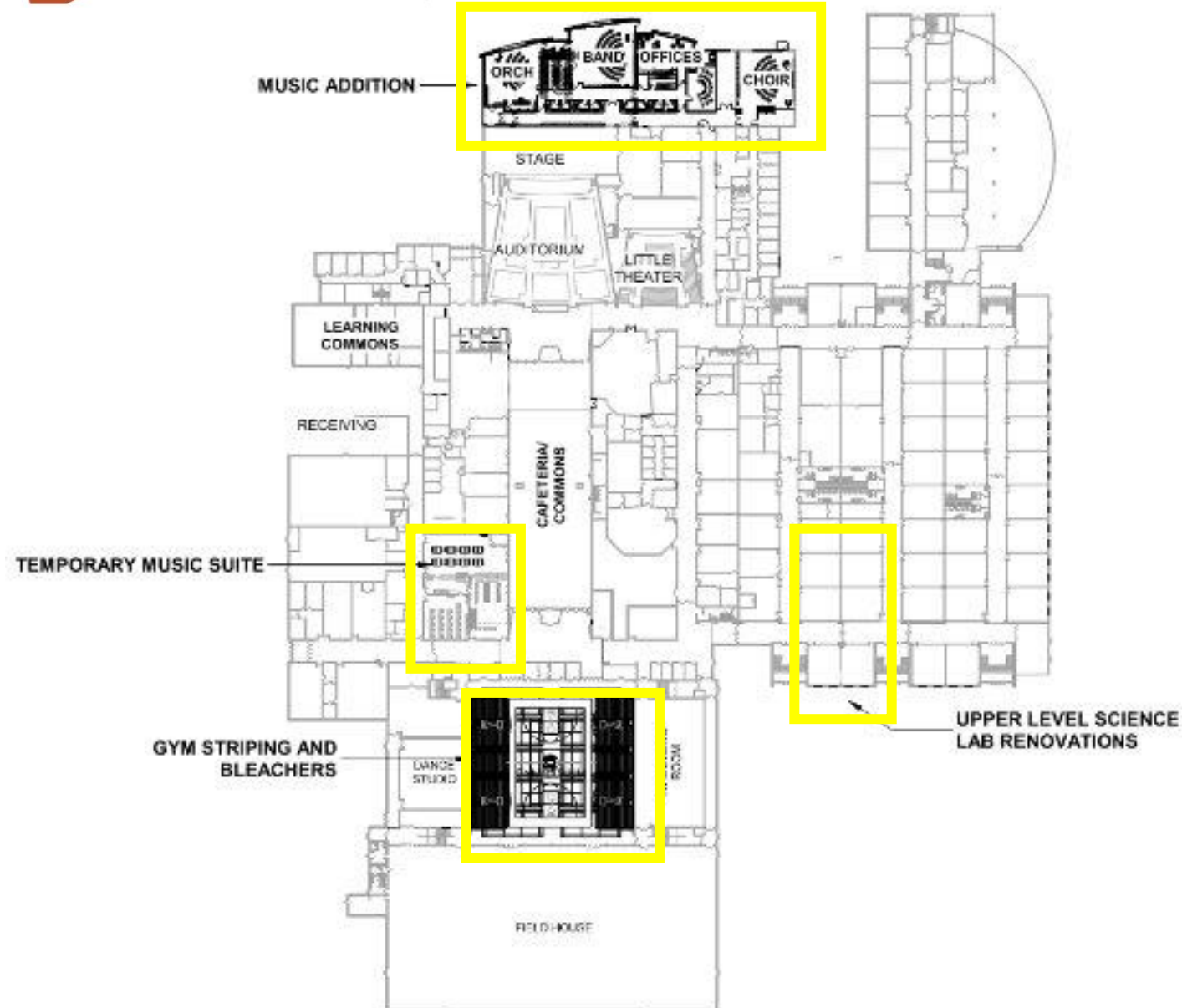
LVT-3 ROYAL BLUE

Flooring



North High School

Scope of Work



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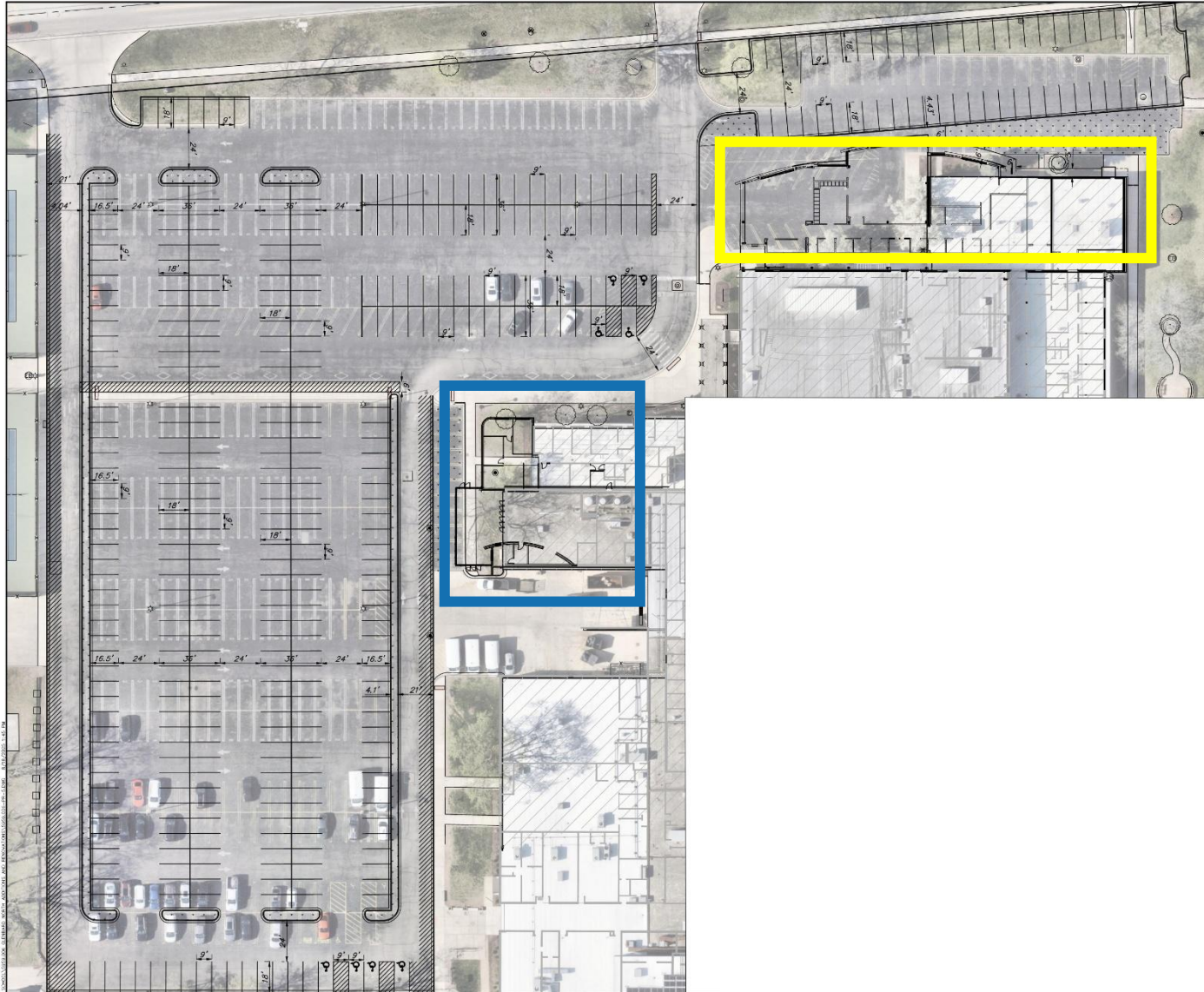


Science Lab Renovations



North High School

Site Concepts and Phasing

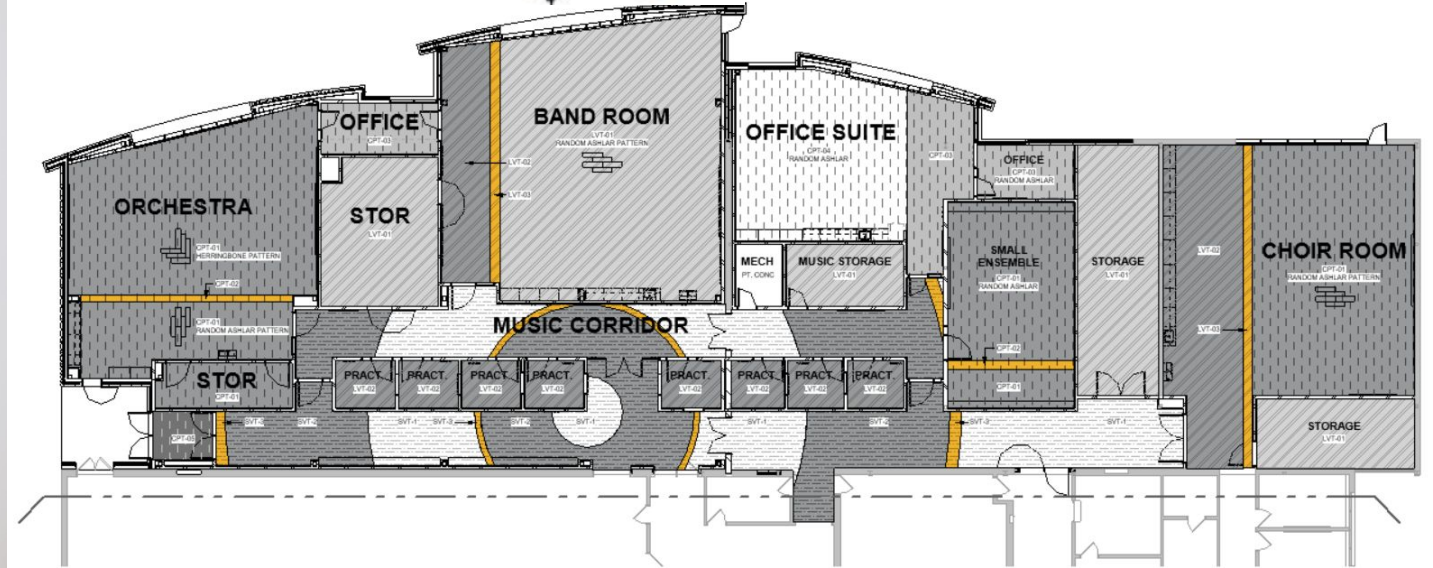


- Maintain parking quantity where possible
- Separate car line traffic from parking
- Align with new drop off main entrance point.
- **Bid Release 4** – Fine Arts Addition (Beginning Spring/Summer 2026)
- **Bid Release 8** – Main Entrance Addition (Beginning Summer 2027)

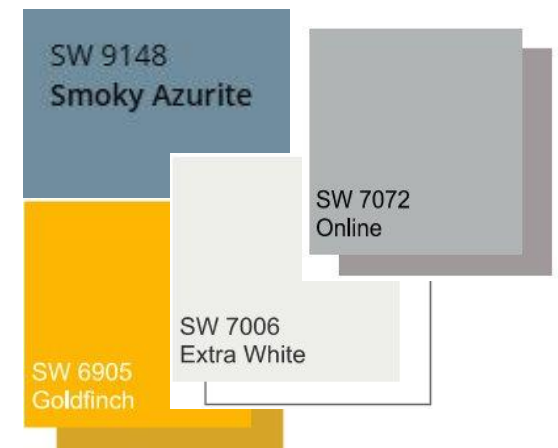


North High School

Fine Arts Addition



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North High School

Fine Arts Addition



Charcoal Brick

- Beldon Brick, Carbon Black Smooth

Beige Brick (Match Existing)

- Hebron Brick, Sea Gray #6

Metal Panel and Accents

- Dark Bronze



BUDGET TRACKING BY SCHOOL - BY LOCATION & BID RELEASE								September 2, 2025
BUDGET		Pre-Ref Budget	Post Ref Budget	CURRENT (AS OF AUGUST 2025)				
SCHOOL	REFERENDUM	\$312M	\$341M	CURRENT	CURRENT ESTIMATE	Over/Under MAX	Over/Under MIN	
WEST	29.5%	\$ 92,040,000	\$ 100,595,000	31.4%	\$ 106,109,466	\$ 14,069,466	\$ 5,514,466	
EAST	28.4%	\$ 88,608,000	\$ 96,844,000	28.8%	\$ 97,389,833	\$ 8,781,833	\$ 545,833	
NORTH	25.7%	\$ 80,184,000	\$ 87,637,000	24.6%	\$ 83,268,455	\$ 3,084,455	\$ (4,368,545)	
SOUTH	16.4%	\$ 51,168,000	\$ 55,924,000	15.1%	\$ 51,191,941	\$ 23,941	\$ (4,732,099)	
TOTAL		\$ 312,000,000	\$ 341,000,000	100%	\$ 337,959,694	\$ 25,959,694	\$ (3,040,306)	

SUMMARY OF ESCALATION & CONTINGENCIES INCLUDED ABOVE	
Escalation (4% per year)	\$12,479,658
Design & Estimating Contingency (1-8% Range)	\$11,930,401
Construction Contingency (2-7% Range)	\$7,504,359
Total Escalation & Contingency Included	\$31,914,418

- Current combined estimate is within target range
- Estimates are trending in a positive direction as design progresses
- Estimates continue to account for escalation & contingencies through construction.
- Current estimate accounts for BR5 (East) and BR6 (West) at the 95% CD level