



Design and Construction Progress Update

Board of Education
January 26, 2026

Agenda

- Team Roles and Responsibilities
- Design Schedule and Status Updates by Building
- Bidding Results and Next Phase of work
- Budget Tracking and Cash Flow
 - Next Steps
- Community Communications



Glenbard SD 87 Phasing Schedule				
1.15.26				
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	May 2026	August 2027
BR5	Phase II: Commons/Curtainwall/ Classrooms: E	November 2025	April 2026	August 2027
BR6	Phase I: Addition/West Wing: W	February 2026	April 2026	August 2027
BR7	North & East Tennis Court Reconstruction	October 2026	April 2027	August 2027
BR8	Phase II: Entrance/Commons/ Cafeteria: N	November 2026	May 2027	August 2028
BR9	Entrance/LRC/Commons/Band: S	December 2026	May 2028	August 2028
BR10	Phase II: Cafeteria/East Wings: W	October 2027	March 2028	August 2028
BR11	Biester Gym Addition: W	October 2028	March 2029	August 2029
BR12	PSI 2027 Mechanical Upgrades	Fall 2026	May 2027	August 2027

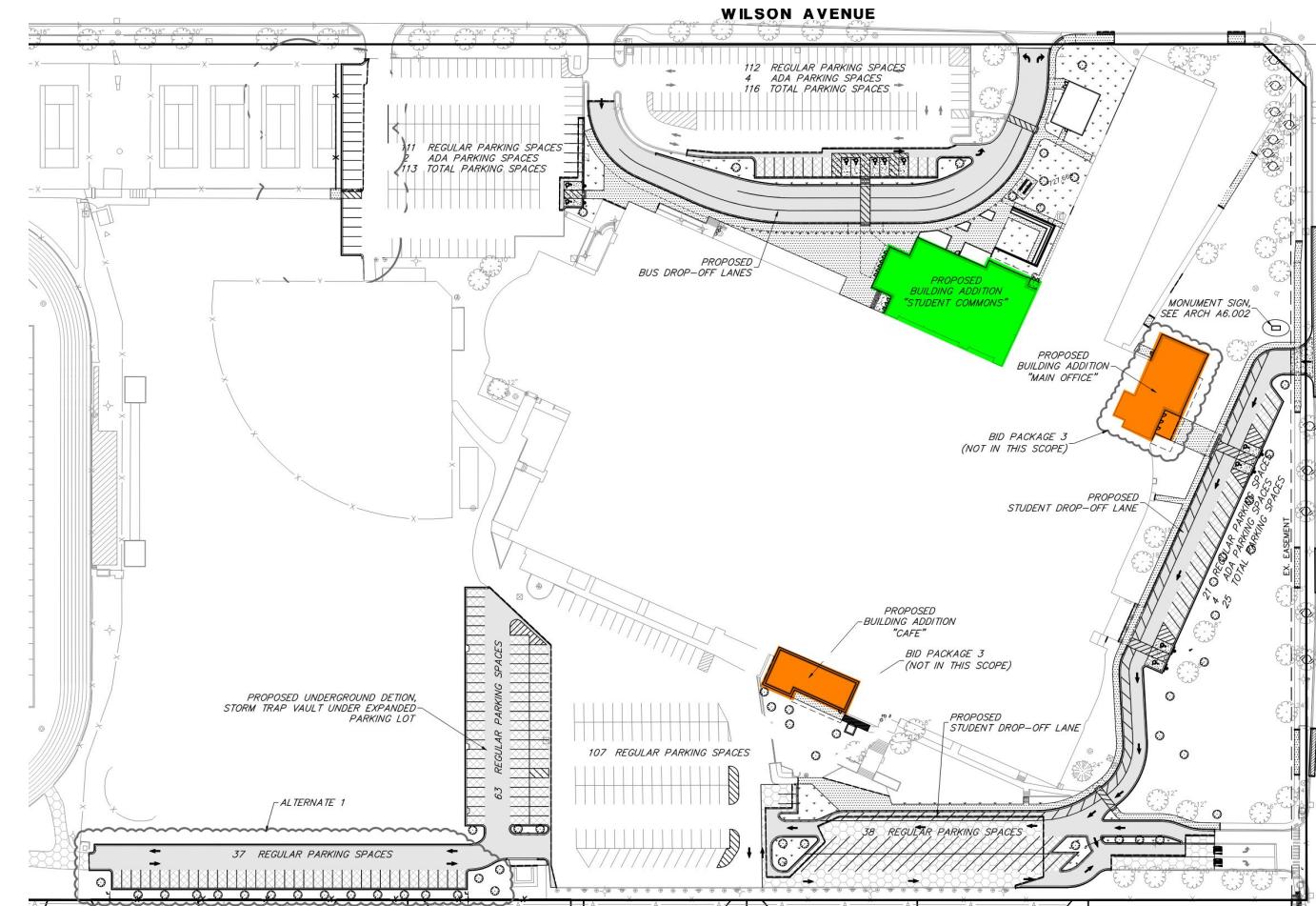
* Tentative schedule subject to change for BR8 thru BR12. Additional bid releases to be determined.



East High School

Status Update





Status & Next Steps

- BR-3 (Main Office and Cafeteria Additions) – Construction Underway
- BR-5 (Learning Commons Addition) – Construction begins Spring Break 2026
- Design begins on tennis court replacement (Bid Release #7) February 2026
- BR-7 (Tennis Courts) – Bidding Late Summer 2026

Key Milestones:

- Greenhouse Demo & Enabling Work Start: March 30, 2026
- Mobilization for Commons Addition: May 26, 2026
- Mobilization for 2026 Summer Renovations: May 26, 2026
- Commons Addition Structure Complete: Sept. 2026
- Commons Addition Construction Weathertight: Nov. 2026
- 2026 Summer Construction Complete: August 3, 2026
- Mobilization for 2027 Summer Renovations: May 25, 2027
- Commons Addition Complete: July 28, 2027
- 2027 Summer Construction Complete: August 10, 2027



East High School Construction Update



Progress & Upcoming Milestones:

- Foundations Complete
- Admin/Visitor Steel Installed & Exterior Framing Underway
- Underground Plumbing & Site Utilities Installed
- Steel Starting at Cafeteria Week of 1/19
- Both Additions Weather Tight In February
- Admin on track for June 1, 2026 Turnover
- Cafeteria on track for July 31, 2026 Completion

Tower Corridor



Culinary Lab



Classroom

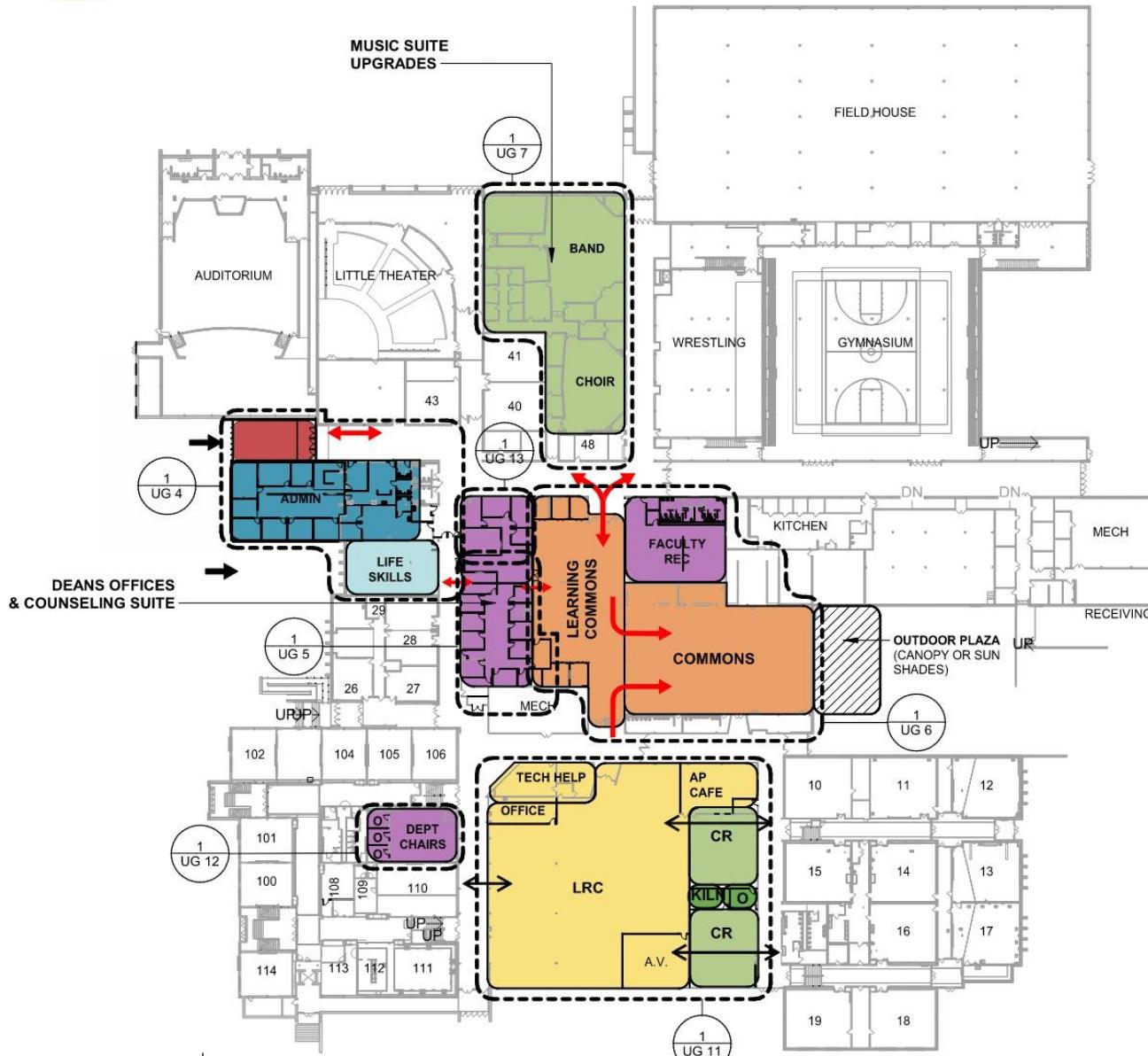


North Window Additions



Tower Corridor - Stairwell Entry





South High School

Status Update

Status and Next Steps:

- BR-4 (Summer 2026 Renovations) Bidding Complete
- Permitting through DuPage ROE
- Design beginning for Addition and Renovations Scope for 2027 (Bid Release #9) beginning February
- BR-9 Bidding Fall 2026

Upcoming Key Milestones:

- Soccer Field Sod Complete: Spring 2026
- Discus Rotation Complete: March 2026
- Summer Renovations Begin: May 26, 2026
- Tennis Court Painting Complete: June 2026
- Summer Renovations Complete: August 3, 2026



North High School

Status Update

Science Lab



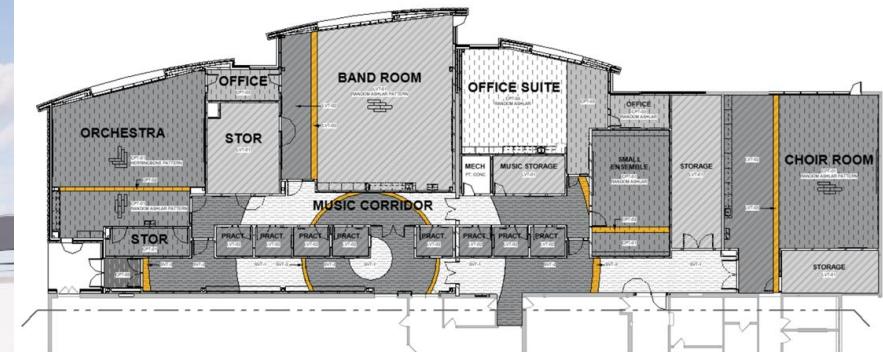
Orchestra Room

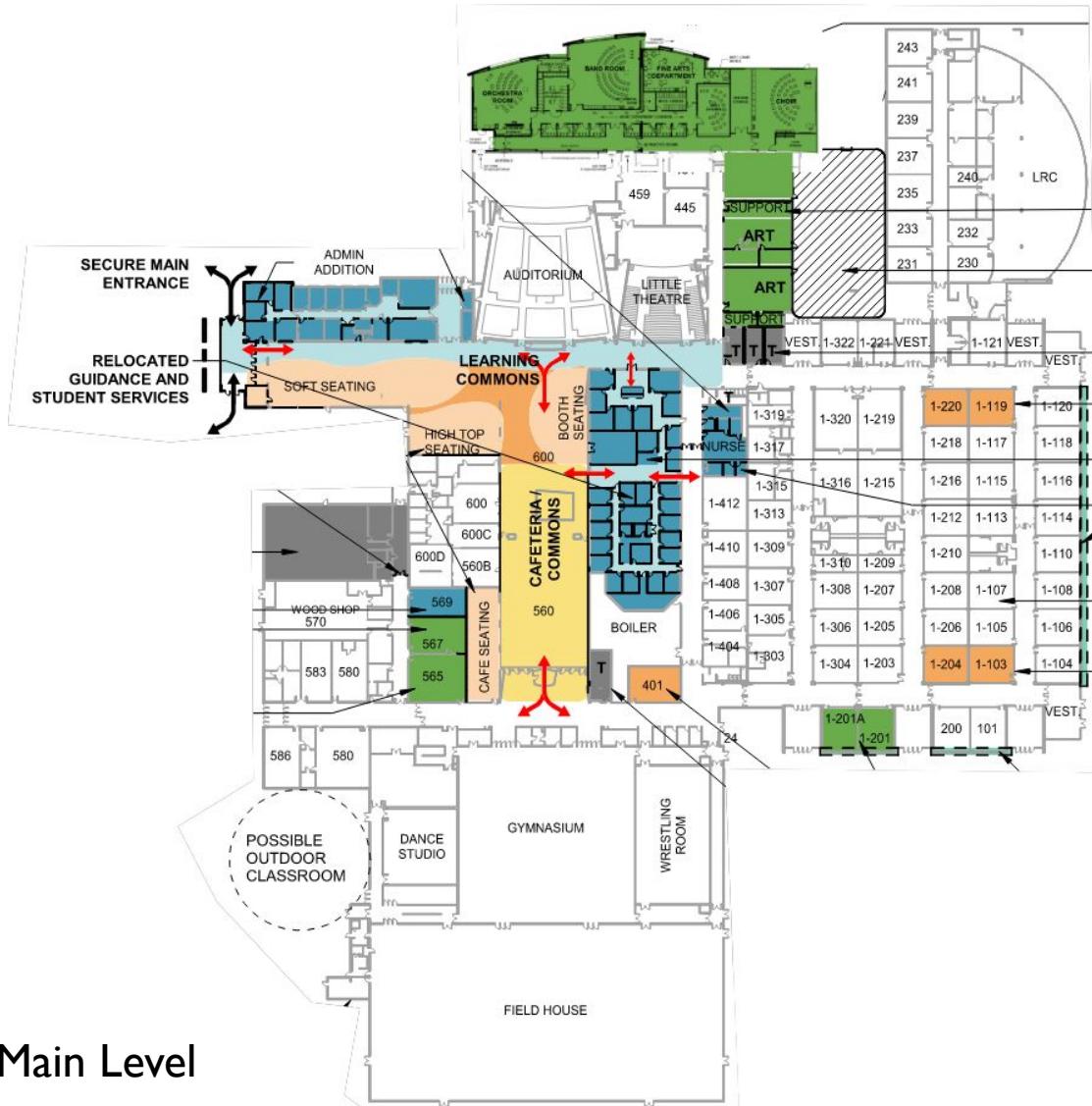


Fine Arts Corridor



Fine Arts Addition





Status and Next Steps:

- BR-4 (Fine Arts Addition and Summer 2026 Renovations) Bidding Complete
 - 1/19 – Engineering Permit Submission (Village)
 - 1/26 – Planning and Zoning Public Hearing at Village of Carol Stream
 - February – Village of Carol Stream Board Approval (Anticipated)
 - Spring 2026 – Construction Begins
 - Design beginning for Entry Addition and Renovations Scope for 2027 (Bid Release #8) beginning February 2026
 - Design beginning for Tennis Court Replacement/Site Improvements (Bid Release #7) Beginning February 2026
- BR-7 Bidding Late Summer 2026
- BR-8 Bidding Fall 2026

Key Milestones:

- Mobilization for Music Addition: May 1, 2026
- Mobilization for Summer Renovations: May 26, 2026
- Music Addition Structure Complete: September 2026
- Music Addition Construction Weathertight: November 2026
- Summer Construction Complete: August 3, 2026
- Music Addition & Sitework Complete: May 3, 2027



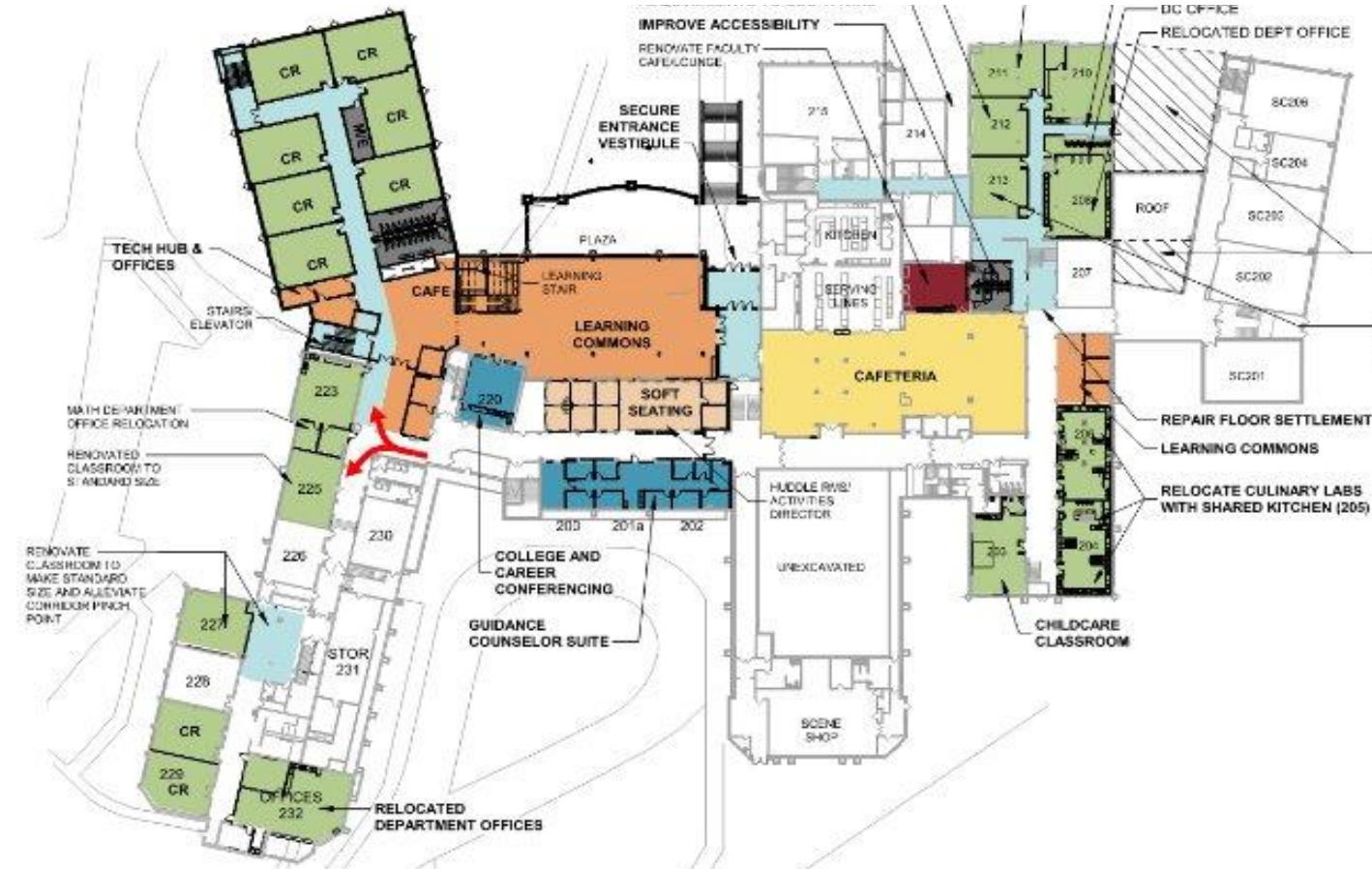
West High School

Village Communication



Updates:

- Ongoing communication with the Village regarding permitting review
- Ongoing coordination with Village Staff and PD for construction logistics and parking considerations
- Communication sent to Glen Ellyn Environmental Commission with considerations taken by the District in relation to raised comments/concerns
 - Lighting
 - Tree/Habitat Preservation
 - Construction Logistics
 - Bird Glass



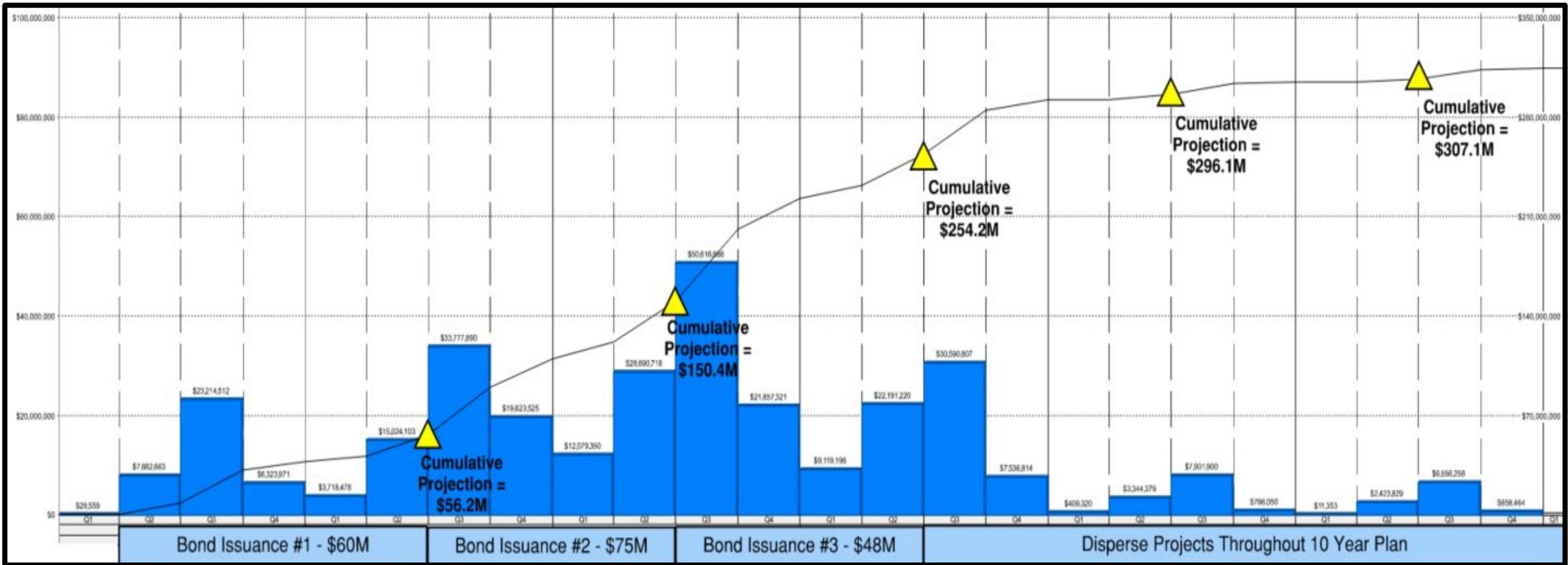
Status and Next Steps:

- BR-6 (Phase 1) Bidding Complete
- Bid Release 10 renovations currently scheduled to design and bid in 2026

Key Milestones:

- Mobilization for Addition: March 30, 2026
- Mobilization for 2026 Summer Renovations: May 26, 2026
- Addition Foundations Complete: July 2026
- 2026 Summer Construction Complete: August 3, 2026
- Addition Structure Complete: Sept. 2026
- Addition Construction Weathertight: Dec. 2026
- Addition Interior Finishes Begin: January 2027
- Final Sitework & Landscaping Begin: April 2027
- Mobilization for 2027 Summer Renovations: May 25, 2027
- Addition Complete: August 10, 2027
- 2027 Summer Construction Complete: August 10, 2027

Current Cashflow Projection



* The goal is to reduce the cumulative expenditure by end of Q2 2028 to \$230M or less.

Current Budget Summary

GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87 DISTRICT ADDITION & RENOVATION PROJECTS Glen Ellyn, IL								Color Coding Confidence Indicator Below:		Gilbane	
								Green = Bid Out / Awarded	Blue = DD or 95% Estimate	Gray = 10 Year Matrix or SD Estimate	
CURRENT BUDGET SUMMARY - BY LOCATION & BID RELEASE								January 19, 2026			
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	\$ 6,038,204	\$ 11,549,387	\$ 3,878,177	\$ 5,463,085		\$ 26,928,853	\$ 35,871,893.00	\$	(8,943,039.80)	
BR 2	MAR 2025- SEPT 2025	\$ 1,205,057	\$ 52,860	\$ 215,548	\$ 5,113,742		\$ 6,587,207	\$ 1,916,858	\$	4,670,349.36	
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	\$ -	\$ -	\$ -	\$ 7,279,584		\$ 7,279,584	\$ 7,789,169	\$	(509,585.34)	
BR 4	MAY 2026 - AUG 2027	\$ -	\$ -	\$ 14,106,194	\$ -		\$ 14,106,194	\$ 10,746,718	\$	3,359,476.27	
BR 5	MAR 2026 - AUG 2027	\$ -	\$ 39,984,600	\$ -	\$ -		\$ 39,984,600	\$ 49,467,049	\$	(9,482,449.11)	
BR 6	MAR 2026 - JUL 2027	\$ 65,500,000	\$ -	\$ -	\$ -		\$ 65,500,000	\$ 58,442,292	\$	7,057,707.67	
BR 7	March 2027 - AUG 2027	\$ -	\$ 2,000,000	\$ 1,700,000	\$ -		\$ 3,700,000	\$ 3,700,000	\$	-	
BR 8	JUN 2028 - AUG 2028	\$ -	\$ -	\$ 49,842,899	\$ -		\$ 49,842,899	\$ 53,051,589	\$	(3,208,690.00)	
BR 9	JUN 2027 - AUG 2028	\$ -	\$ -	\$ -	\$ 28,712,168		\$ 28,712,168	\$ 31,088,066	\$	(2,375,898.00)	
BR 10	MAR 2028 - AUG 2029	\$ 9,190,506	\$ -	\$ -	\$ -		\$ 9,190,506	\$ 8,338,747	\$	851,759.00	
BR 11	MAR 2029 - AUG 2029	\$ 2,000,000	\$ -	\$ -	\$ -		\$ 2,000,000	\$ 1,095,030	\$	904,970.00	
BR 12	JUN 2027 - AUG 2027	\$ -	\$ 1,909,153	\$ -	\$ -		\$ 1,909,153	\$ 1,909,153	\$	-	
CIP	UNALLOCATED	\$ 11,523,408	\$ 16,527,837	\$ 9,468,677	\$ 8,561,859		\$ 46,081,781	\$ 46,081,781	\$	-	
TOTAL PROJECT COST		\$ 95,457,175	\$ 84,549,237	\$ 79,211,495	\$ 55,130,438		\$ 314,348,345	\$ 318,189,443	\$	(3,841,098)	

* Bid Release 1 – 6 total award value is \$172,911,838 and is equal to 55% of total projected cost.

BUDGET TRACKING BY SCHOOL - BY LOCATION & BID RELEASE

January 19, 2026

BUDGET		Pre-Ref Budget	Post Ref Budget	CURRENT (AS OF JANUARY 2026)				PREVIOUS (AS OF AUGUST 2025)	
SCHOOL	REFERENDUM	\$312M	\$341M	CURRENT	CURRENT ESTIMATE	Over/Under MAX	Over/Under MIN	PREVIOUS %	PREVIOUS ESTIMATE
WEST	29.5%	\$ 92,040,000	\$ 100,595,000	30.4%	\$ 95,457,175	\$ 3,417,175	\$ (5,137,825)	31.40%	\$106,109,466
EAST	28.4%	\$ 88,608,000	\$ 96,844,000	26.9%	\$ 84,549,237	\$ (4,058,763)	\$ (12,294,763)	28.80%	\$97,389,833
NORTH	25.7%	\$ 80,184,000	\$ 87,637,000	25.2%	\$ 79,211,495	\$ (972,505)	\$ (8,425,505)	24.60%	\$83,268,455
SOUTH	16.4%	\$ 51,168,000	\$ 55,924,000	17.5%	\$ 55,130,438	\$ 3,962,438	\$ (793,562)	15.10%	\$51,191,941
TOTAL		\$ 312,000,000	\$ 341,000,000	100%	\$ 314,348,345	\$ 2,348,345	\$ (26,651,655)	100%	\$ 337,959,694

CURRENT SUMMARY OF ESCALATION & CONTINGENCIES INCLUDED ABOVE

Escalation (4% per year)	\$8,469,901
Design & Estimating Contingency (1-8% Range)	\$6,146,073
Construction Contingency (2-7% Range)	\$5,149,243
Total Escalation & Contingency Included	\$19,765,217

AUGUST 2025 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 remains within target range
- Bids & Estimates continue trending in a positive direction as design & construction progress
- Estimates continue to account for escalation & contingencies through construction.
- Current cost projection includes bids for BR 1 - 6, DD level estimate for remaining at West, & SD level estimate for remaining work at North & South



Future Scope and Budget Alignment:

- Reviewing Capital Improvements Matrix with Each School Administration. (1/26 & 1/27)
 - Confirming Scope and Priorities
 - Establishing proper alignment with timing of available funds
 - Finalizing bidding scopes for Fall 2026 at applicable schools

2025 Summary and Community Communications



2025 Summary:

- # of Bid Packages: **90+**
- # of Classrooms Impacted: **40**
- Solar panel implementation nearing completion
- District wide Exterior Hardware Updates
- # of Windows Installed: **320+**
- HVAC and Infrastructure Upgrades

Community Communications:

- Timelapse Construction Cameras
- Quarterly Community Updates – all Schools
- Video Updates on Completed construction (East)
- Video updates on upcoming construction (West)
- Village Meetings and touch points
- Groundbreaking Ceremonies at South and East
- Ribbon Cutting Ceremony (East LLRC)