



Design and Construction Progress Update

Board of Education
April 13, 2026

Agenda

- Design Schedule and Status Updates by Building
- Budget Tracking and Cash Flow
 - Planning Matrix Overview
 - Next Steps
- Construction Progress
- Community Communications





Glenbard THSD 87

Schedule Updates

Glenbard SD 87 Phasing Schedule



4.2.26

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	May 1, 2026
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 1, 2026	May 3, 2027
BR5	Phase II: Commons/Curtainwall/ Classrooms: E	November 2025	March 30, 2026	August 10, 2027
BR6	Phase I: Addition/West Wing: W	February 2026	March 30, 2026	August 10, 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: S	December 2026	May 2027	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.



South High School

Construction Beginning – Phase I

Tower Corridor



Culinary Lab



Classroom

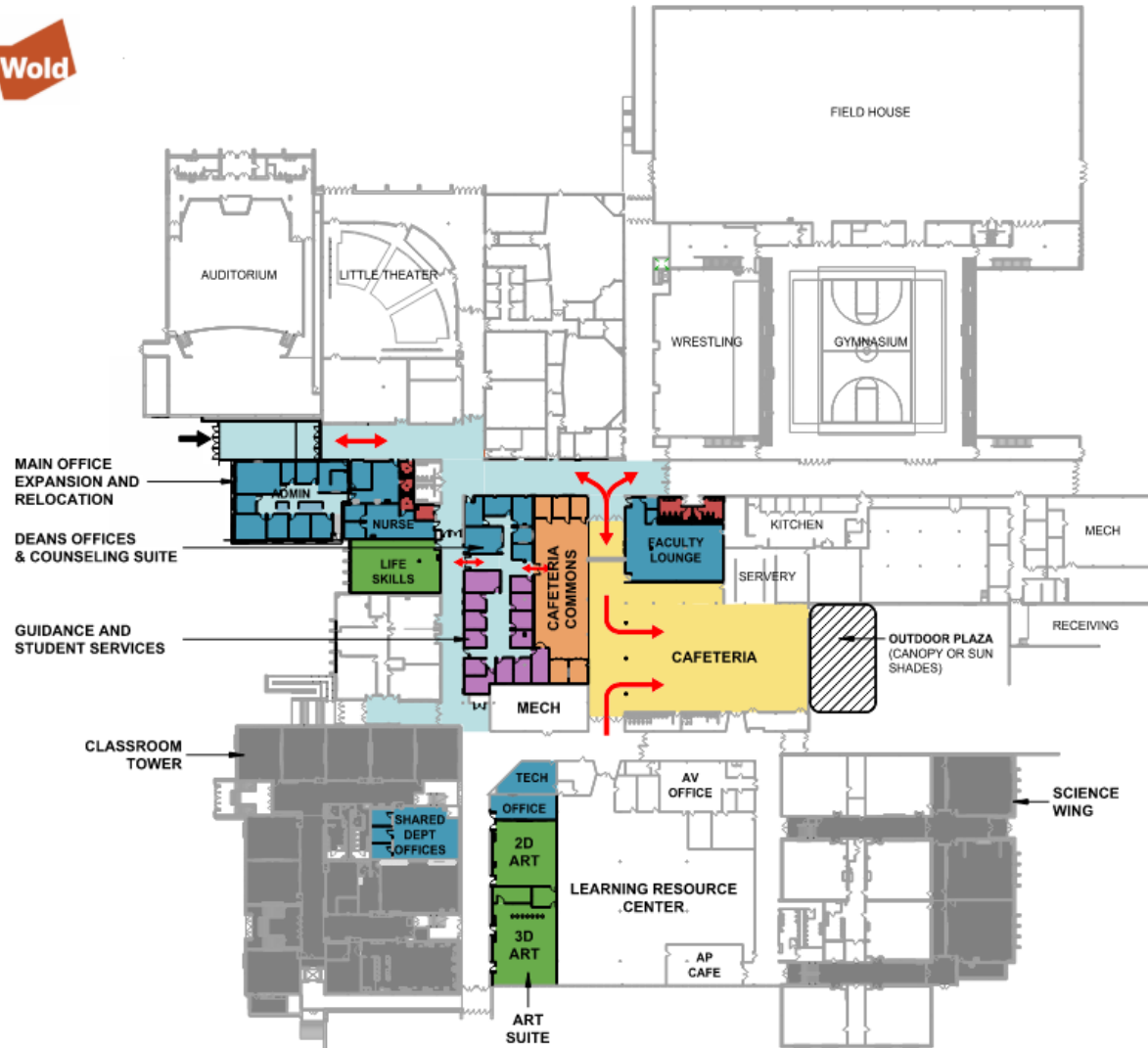


North Window Additions



Tower Corridor - Stairwell Entry



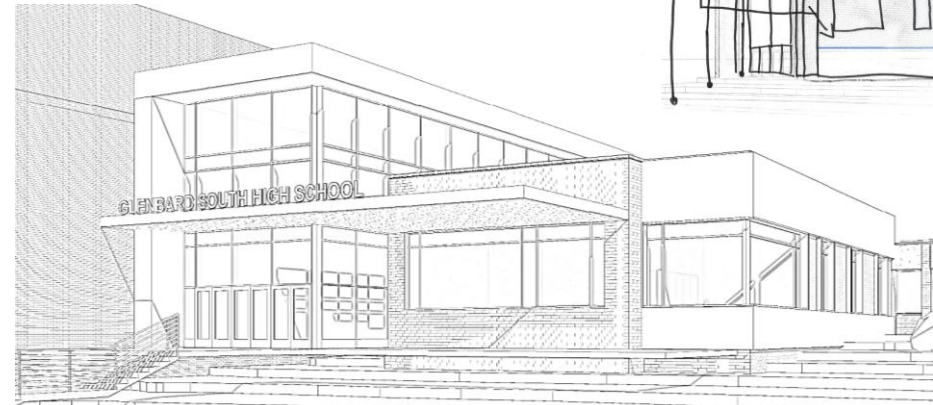
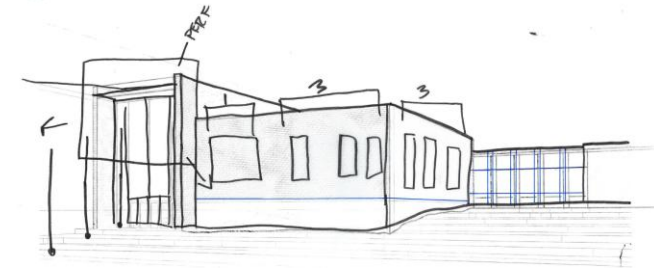
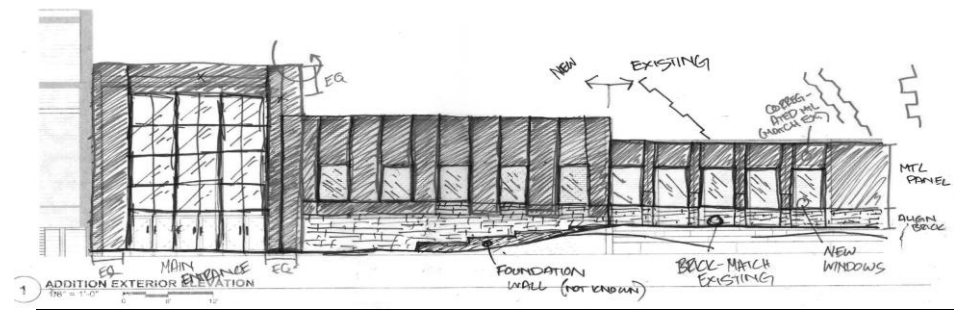
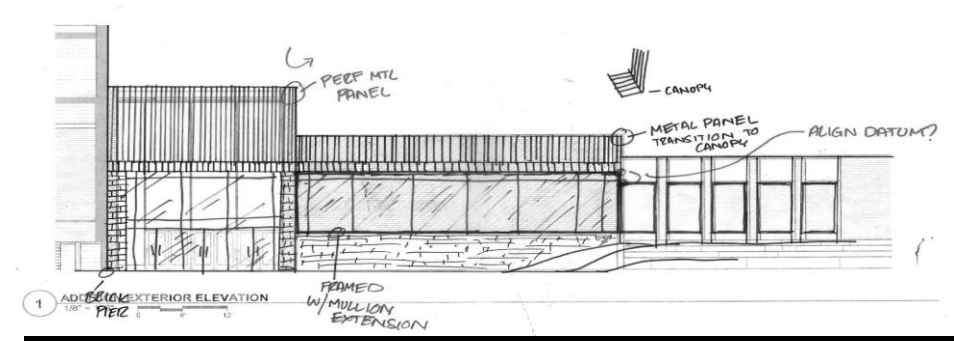
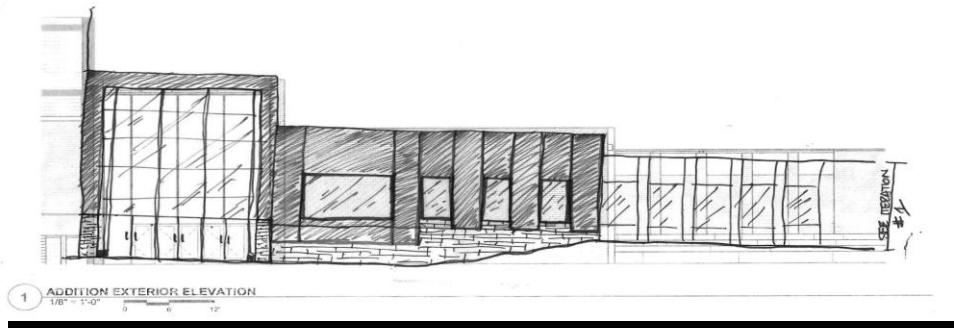


Status and Next Steps:

- BR-4 (Summer 2026 Renovations) Bidding Complete
- ROE Permit received
- Design Development Phase - Addition and Renovations Scope for 2027 (Bid Release #9) BR-9 Bidding Fall 2026

Upcoming Key Milestones:

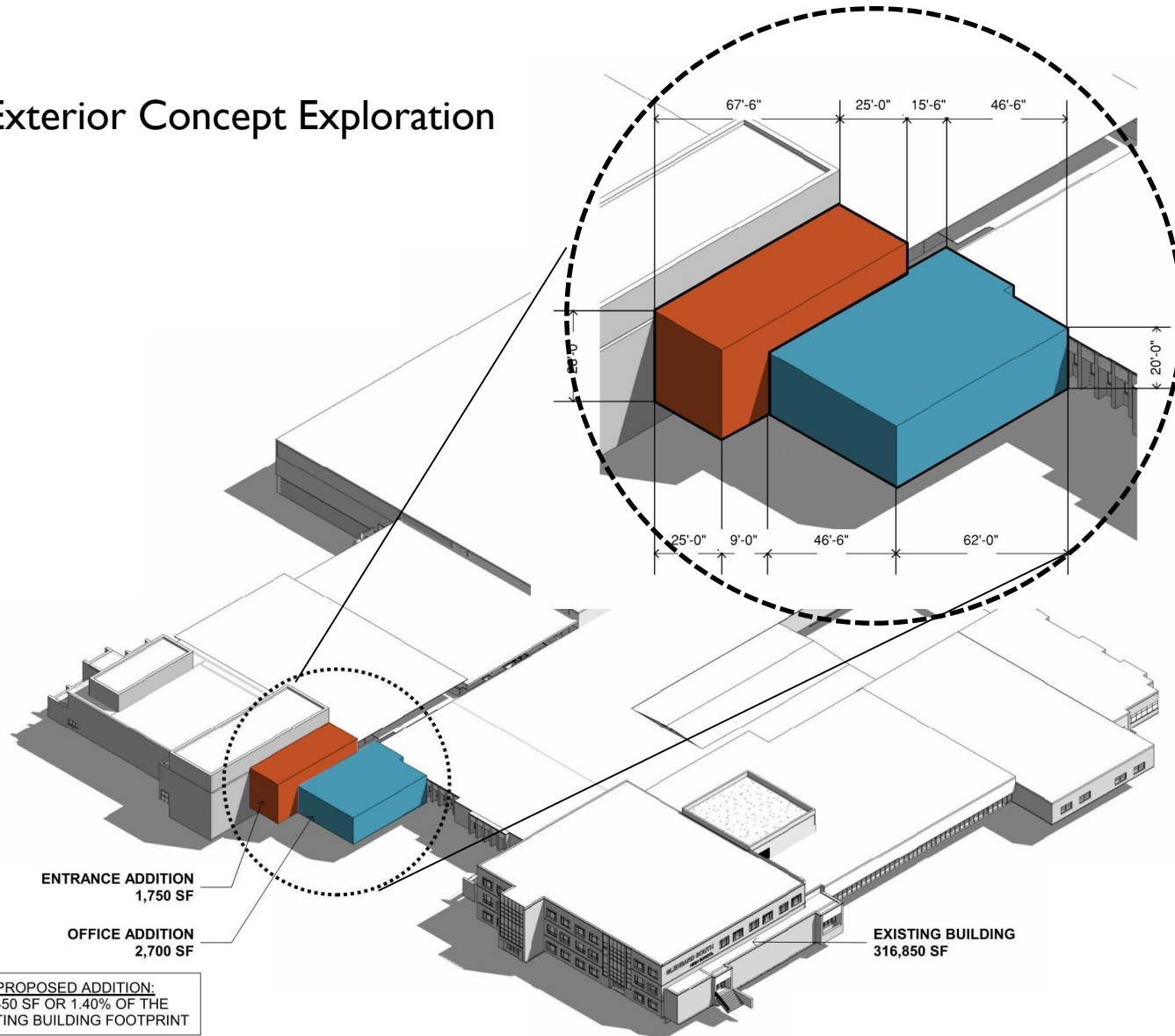
- March/April – User Input Session (BR-9)
- May 23– Summer Construction Start
- May 29 – DD Milestone complete for estimating



Concept Exploration:

- Incorporate Tower-Window Design Language, whether that's Mullion Design or Extended Frame
- Utilize Existing Materials (Brick, Metal, Glass) as well as New Materials
- The Design Should Stand Out as the Site is situated in the corner of the existing School

Exterior Concept Exploration

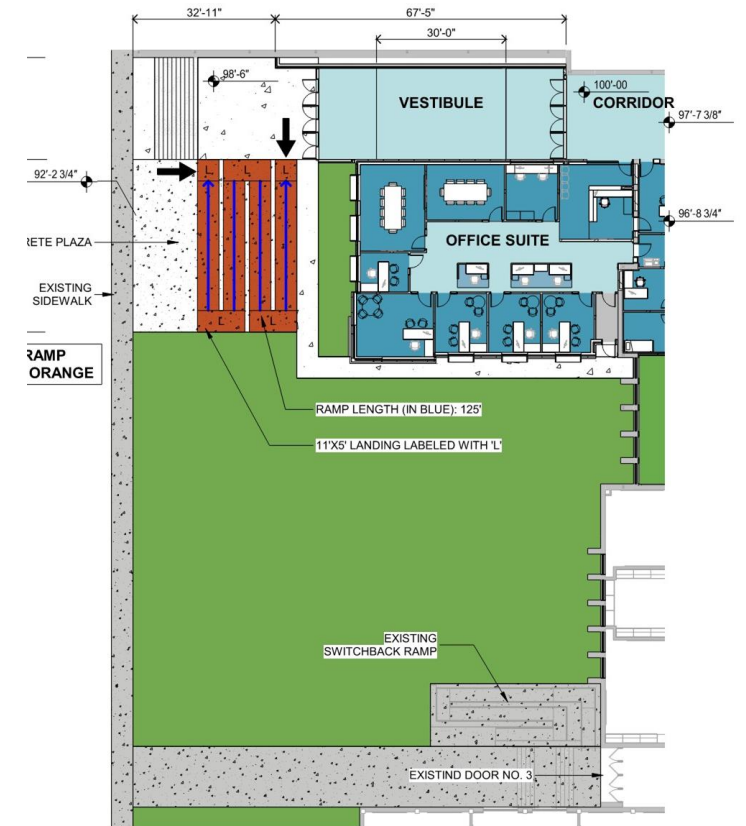
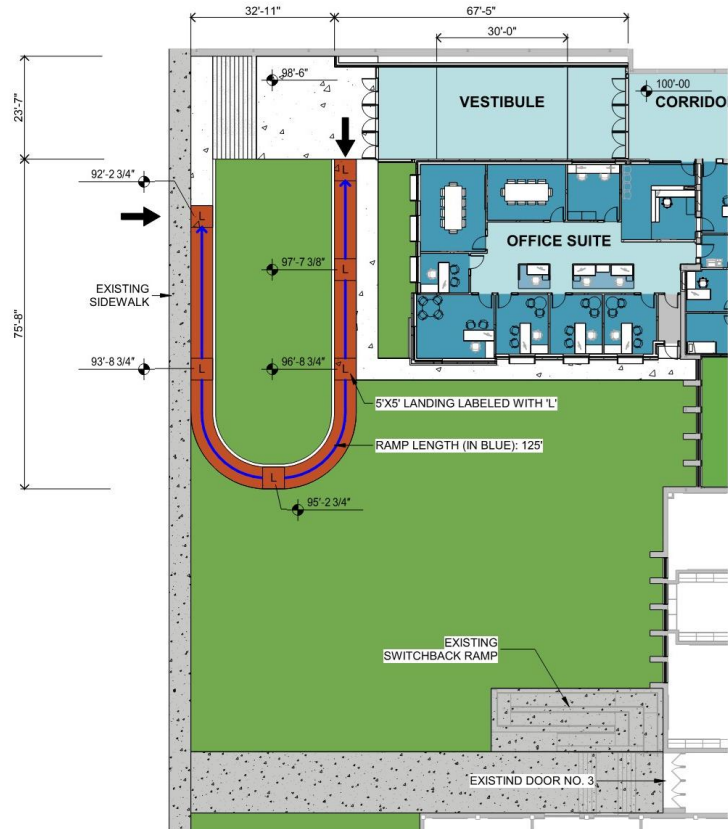
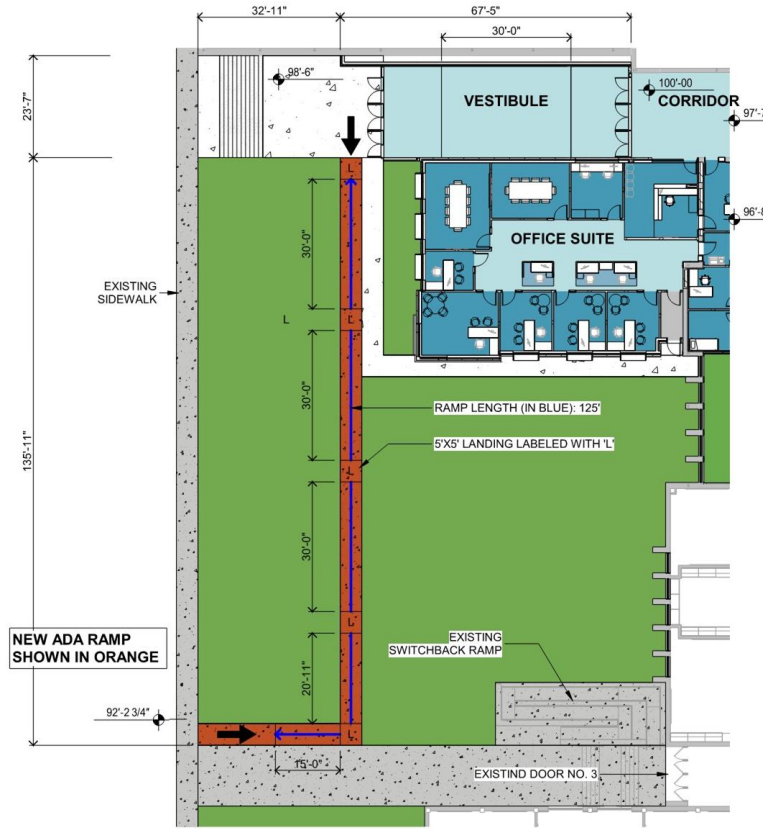


Exterior Draft Concept Studies



South High School

Design Concept Explorations – Phase 2



Accessible Entry Studies



North High School Construction Beginning – Phase I

Science Lab



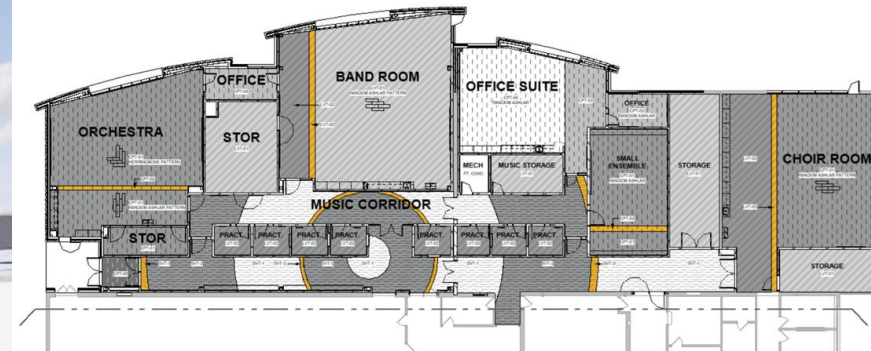
Orchestra Room

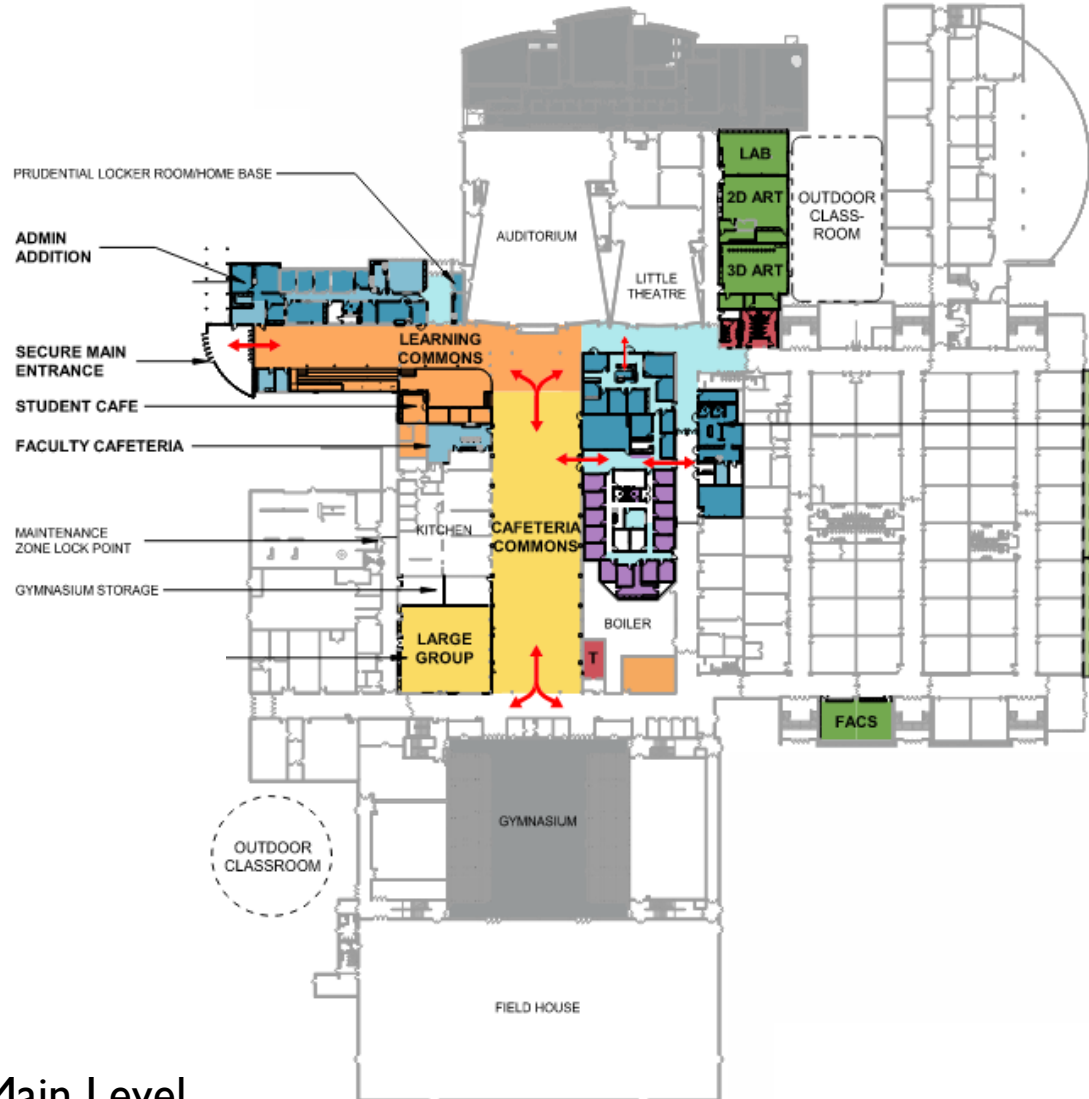


Fine Arts Corridor



Fine Arts Addition





Main Level

Status and Next Steps:

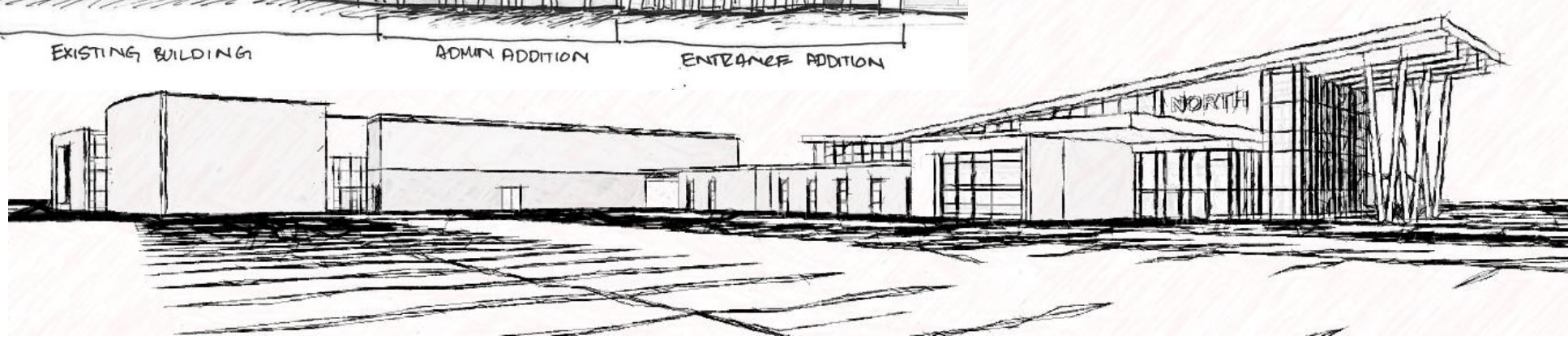
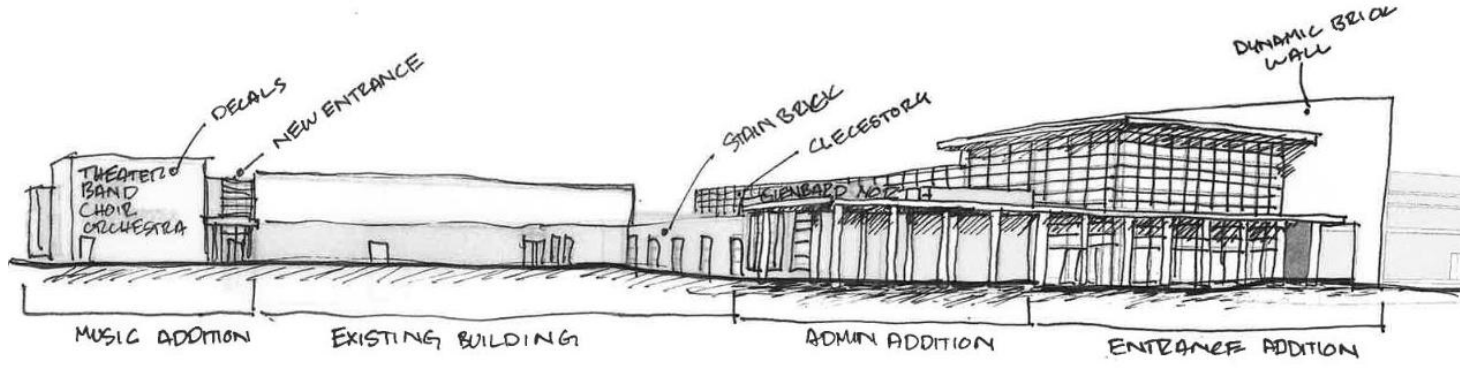
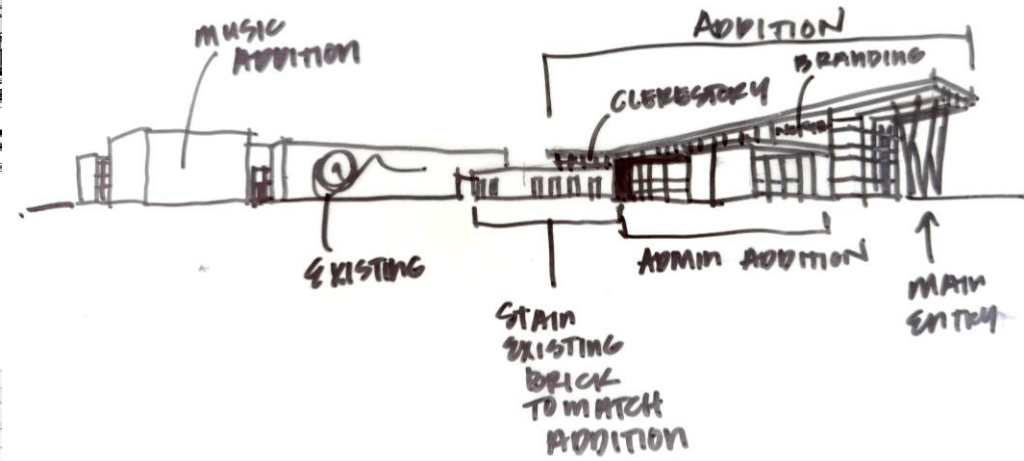
- Spring 2026 – Construction Begins for BR 4 Music Addition
- Design beginning for Entry Addition and Renovations Scope for 2027 (Bid Release #8) beginning February 2026
- Design beginning for Tennis Court Replacement/Site Improvements (Bid Release #7) April 2026
- BR-7 Bidding Fall 2026
- BR-8 Bidding Fall 2026

Key Milestones:

- Village of Carol Stream – Approval Received
- Mobilization for Music Addition: May 1, 2026
- Mobilization for Summer Renovations: May 26, 2026
- Summer Construction Complete: August 3, 2026
- Music Addition Structure Complete: September 2026
- Music Addition Construction Weathertight: November 2026
- Music Addition & Sitework Complete: May 3, 2027



Exterior Concept Explorations



Exterior Draft Concept Studies



North High School

Design Concept Explorations – Phase 2

Exterior Concept Exploration
View from Parking Lot / Tennis



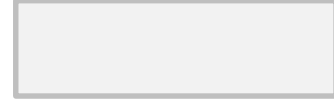
View from Parking Lot / Track and Field Side



Metal Panel



Metal Panel



Paint / Metal Accent



Wood Look Metal Cladding



Grey Brick



Existing Brick

Conceptual Material Board



West High School Construction Beginning – Phase I



Classroom Addition



Learning Commons



Huddle Rooms



Small Group Areas



Classroom

Status and Next Steps:

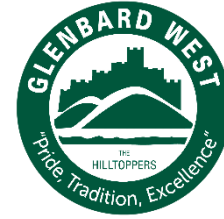
- BR-6 (Phase I) Bidding Complete
- BR-10 Scheduled to begin design in 2027
- Tree preservation initiated and ongoing

Key Milestones:

- Mobilized for Addition: March 28, 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



Level 200 – Plan



West High School

Tree Preservation Activities

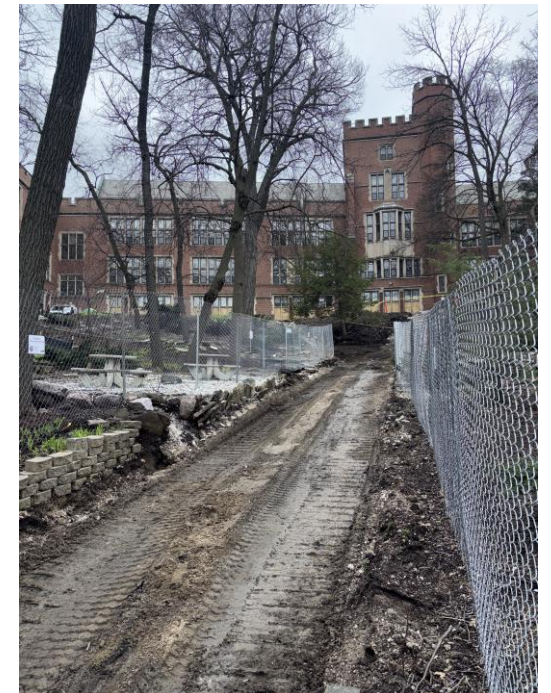
Updates:

- 3/23 – Tree protection fencing
- 3/24 – Village inspection of tree protection fencing
- 3/26 – Beginning of Bartlett tree preservation activities



Construction Updates:

- 3/30 - Construction Fencing, Salvaging of Existing Items, Concrete Stair Demo, & Tree Trimming Began
- 4/3 - Tree Removal Begins
- Week of 4/6 - Foundation Excavation beginning
- Earth Retention to be installed late April
- Concrete foundations begin early May

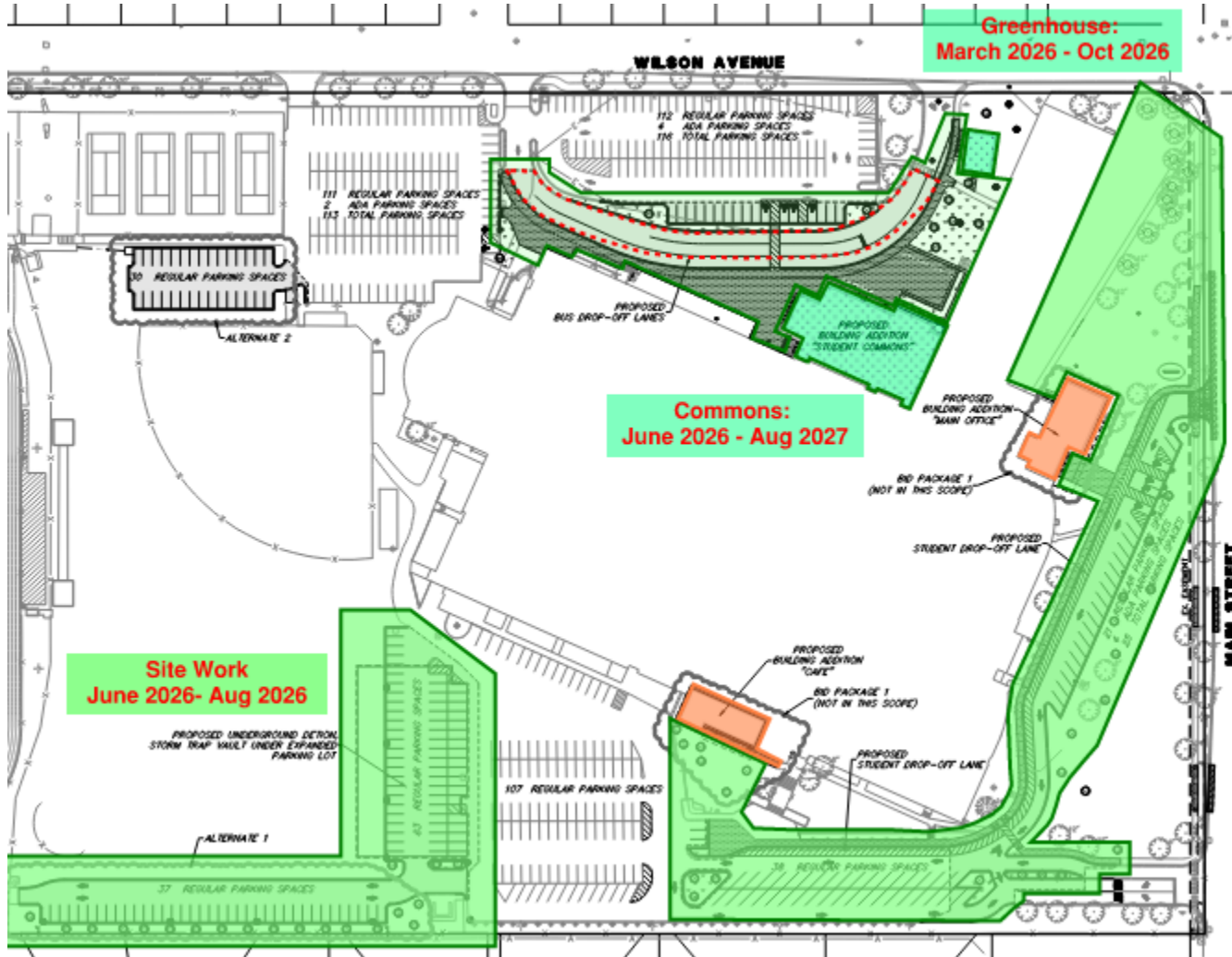




East High School

Status Update



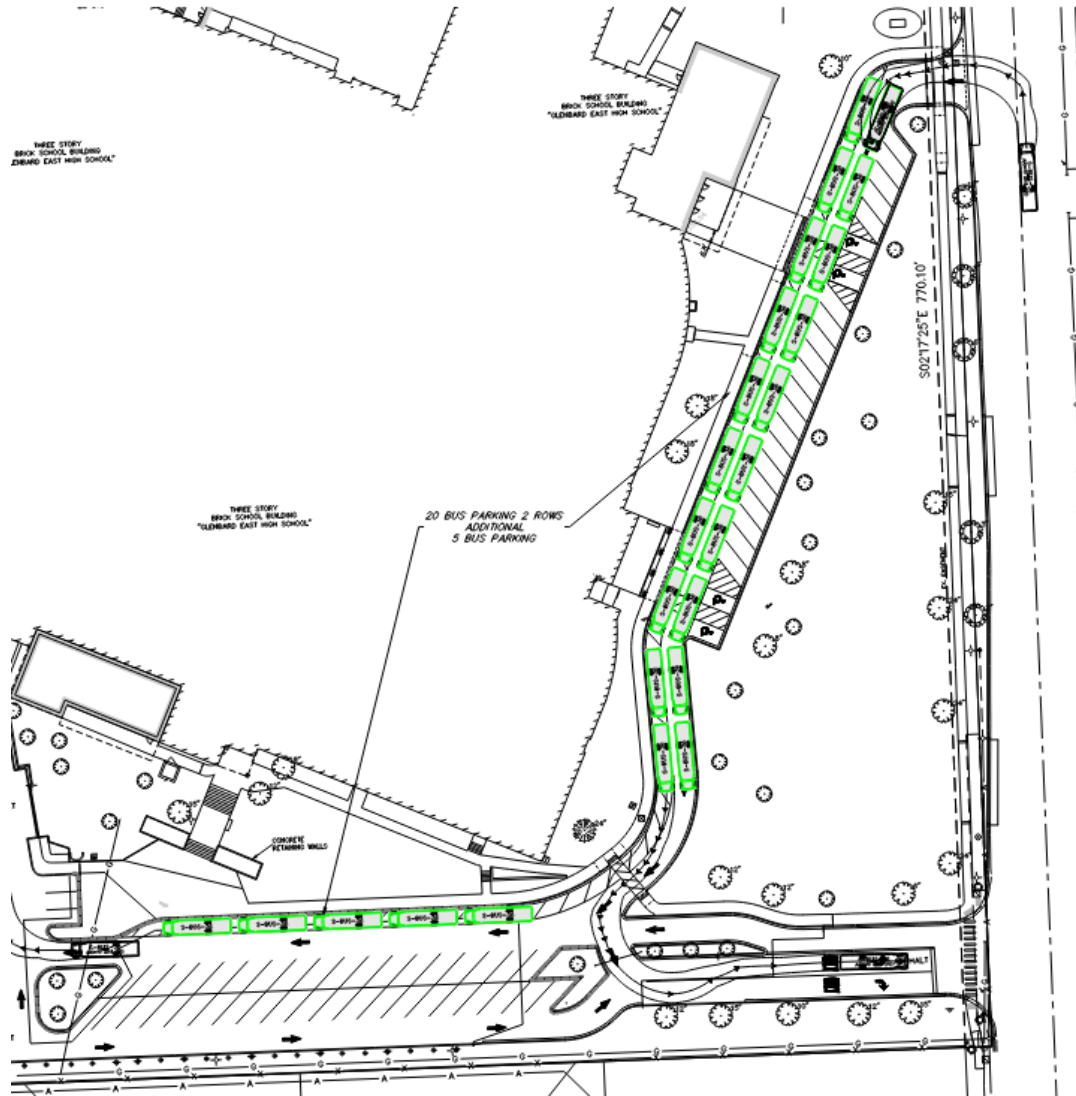


Status & Next Steps

- BR-3 (Main Office and Cafeteria Additions) – Construction Underway
- BR-5 (Learning Commons Addition) – Construction Began March 30, 2026
- Design begins on tennis court replacement (Bid Release #7) April 2026
- BR-7 (Tennis Courts) – Bidding Fall 2026

Key Milestones:

- Greenhouse Demo & Enabling Work: Complete
- Visitor/Admin Addition Complete May 12, 2026
- Mobilization for 2026 Addition & Renovations: May 26, 2026
- 2026 Summer Construction Complete: August 3, 2026
- Commons Addition Structure Complete: Sept. 2026
- Commons Addition Construction Weathertight: Nov. 2026
- Mobilization for 2027 Summer Renovations: May 25, 2027
- Commons Addition Complete: July 28, 2027
- 2027 Summer Construction Complete: August 10, 2027



Traffic Phasing

- August 2026 – South lot and Main St. Driveways complete
 - Includes added stadium drive and extension of staff lot (100 parking spots)
- 2026/2027 School Year – Bus drop off queuing along Main Street
 - Enough queuing for all 25 buses
- Phased parking reduction on Wilson in collaboration with Village
- August 2027 all sitework complete – all on-site parking open

2026-2027 School Year – Bus Queueing (Temporary)



BR 3 Progress & Upcoming Milestones:

- Both Additions are construction weathertight
- Windows, Roofing, & Metal Panel Work ongoing on Visitor exterior
- Overhead rough in complete with drywall taping ongoing inside Visitor
- Finish painting, flooring, & trim out work starting late April at Visitor
- Concrete slabs poured, exterior brick & roofing work ongoing at Cafeteria
- Cafeteria Windows & Metal panel work to start in late April
- Admin on track for June 1, 2026 Turnover
- Cafeteria on track for July 31, 2026 Completion



Gilbane



East High School Construction Update



BR 5 Progress & Upcoming Milestones:

- Topsoil removed & footings excavated for new Greenhouse
- Greenhouse foundations & concrete slab to be complete in April
- Existing Greenhouse demolished to prepare for curtainwall demo at start of summer.
- Stone pad being built for summer construction.

Process and Goals:

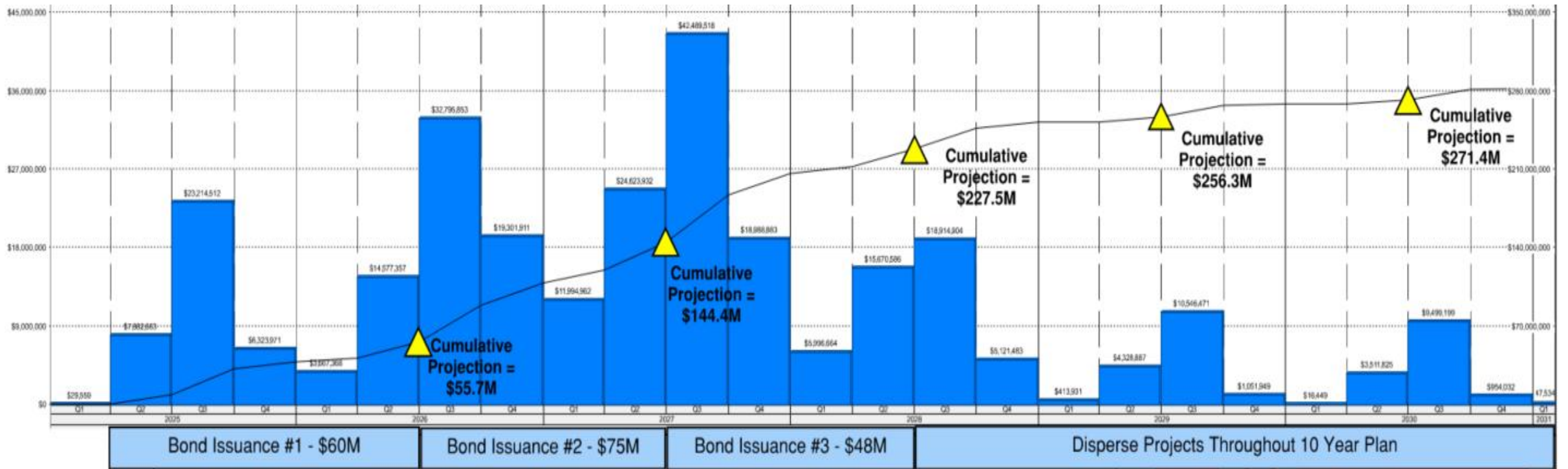
- (2) meetings with each building administration team
- Align annual scopes of work with available cash-flow targets through 2028 and annual budget for following years
- Begin identifying alternates to maximize annual work with ideal bid day results.

Next Steps

- Building walkthroughs to confirm identified scope through 2028: Scheduled to be complete mid-April
- Annual Review of remaining unallocated Priority I scope
- Continue to identify alternates for bid releases 7-9, 12 based on next available budget data (June 2026)

SCHOOL	TOTAL OF PRIOR AWARDED PROJECTS	2027	2028	2029	2030
GLENBARD SOUTH HS	\$ 19,173,435	\$ 10,442,774	\$ 10,867,520	\$ 4,722,172	\$ 4,324,506
GLENBARD NORTH HS	\$ 14,482,765	\$ 35,266,947	\$ 5,726,611	\$ 3,833,069	\$ 3,225,010
GLENBARD EAST HS	\$ 72,204,168	\$ 4,489,686	\$ 1,636,646	\$ 2,389,720	\$ 3,525,429
GLENBARD WEST HS	\$ 64,350,756	\$ 150,000	\$ 6,820,315	\$ 4,491,307	\$ 2,906,560
SUBTOTAL BY CATEGORY	\$ 170,211,123	\$ 50,349,406	\$ 25,051,092	\$ 15,436,268	\$ 13,981,505

2031	2032	2033	2034	REMAINING PRIORITY 1 SCOPE OF WORK	TOTAL PRIORITY 1 BY SCHOOL
\$ 3,161,360	\$ 3,938,321	\$ 1,775,841	\$ -	\$ 39,232,494	\$ 58,405,929
\$ 2,789,345	\$ 4,159,870	\$ 5,269,696	\$ 463,666	\$ 60,734,215	\$ 75,216,980
\$ 3,071,028	\$ 2,795,843	\$ 1,964,189	\$ 220,000	\$ 20,092,541	\$ 92,296,709
\$ 4,446,092	\$ 2,577,112	\$ 2,692,952	\$ 6,783,586	\$ 30,867,924	\$ 95,218,680
\$ 13,467,825	\$ 13,471,147	\$ 11,702,678	\$ 7,467,253	\$ 150,927,175	\$ 321,138,298



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



Glenbard THSD 87


Budget Tracking

BUDGET TRACKING BY SCHOOL - BY LOCATION & BID RELEASE								April 2, 2026	
	BUDGET	Pre-Ref Budget	Post Ref Budget	CURRENT (AS OF APRIL 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	31.5%	\$ 103,299,629	\$ 11,259,629	\$ 2,704,629	31.40%	\$106,109,466
EAST	28.4%	\$ 88,608,000	\$ 96,844,000	25.7%	\$ 84,204,788	\$ (4,403,212)	\$ (12,639,212)	28.80%	\$97,389,833
NORTH	25.7%	\$ 80,184,000	\$ 87,637,000	23.8%	\$ 78,088,602	\$ (2,095,398)	\$ (9,548,398)	24.60%	\$83,268,455
SOUTH	16.4%	\$ 51,168,000	\$ 55,924,000	19.0%	\$ 62,432,752	\$ 11,264,752	\$ 6,508,752	15.10%	\$51,191,941
TOTAL		\$ 312,000,000	\$ 341,000,000	100%	\$ 328,025,771	\$ 16,025,771	\$ (12,974,229)	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

GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87 DISTRICT ADDITION & RENOVATION PROJECTS Glen Ellyn, IL						Color Coding Confidence Indicator Below:			RO		
						Green = Bid Out / Awarded					
						Blue = DD or 95% Estimate					
						Gray = 10 Year Matrix or SD Estimate					
CURRENT BUDGET SUMMARY - BY LOCATION & BID RELEASE								April 2, 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	\$ -	\$ -	\$ 14,970,576	\$ -	\$ 14,970,576	\$ 10,746,718	\$ 4,223,858.27			
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	\$ 61,299,342	\$ -	\$ -	\$ -	\$ 61,299,342	\$ 55,728,339	\$ 5,571,002.77			
BR 7	March 2027 - AUG 2027	\$ -	\$ 2,000,000	\$ 1,700,000	\$ -	\$ 3,700,000	\$ 3,700,000	\$ -			
BR 8	JUN 2028 - AUG 2028	\$ -	\$ -	\$ 36,515,736	\$ -	\$ 36,515,736	\$ 38,225,649	\$ (1,709,913.00)			
BR 9	JUN 2027 - AUG 2028	\$ -	\$ -	\$ -	\$ 26,427,634	\$ 26,427,634	\$ 21,083,787	\$ 5,343,847.00			
BR 10	MAR 2028 - AUG 2029	\$ 9,190,506	\$ -	\$ -	\$ -	\$ 9,190,506	\$ 6,206,374	\$ 2,984,132.00			
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	\$ 23,566,520	\$ 16,183,388	\$ 20,808,565	\$ 18,148,707	\$ 78,707,180	\$ 78,707,180	\$ -			
TOTAL PROJECT COST		\$ 103,299,629	\$ 84,204,788	\$ 78,088,602	\$ 62,432,752	\$ 328,025,771	\$ 321,138,297	\$ 6,887,474			

* Bid Release 1 – 6 total award value is \$169,575,562 and is equal to 52% of total projected cost.



Glenbard THSD 87

Owner Cost Tracking

INVOICES PAID BY BID RELEASE AND VENDOR

Description	Status	Bid Release	1 Gilbane	2 Wold	3 PSI	OWNER OTHER	Total Spent	Gilbane Original Contract	PSI Original Contract	Original Contract Total	Gilbane Contract To Date	PSI Contract To Date	Contract To Date Total
			\$ -		\$ -	\$ -	\$ -						
EAST/WEST/NORTH/SOUTH: Summer 2025 (BR1) & Exterior Project (BR2)	Substantially Complete	1	\$ 19,827,851.13	\$ 1,157,400.75	\$ 8,632,721.00	\$ 1,730,575.83	\$ 31,348,548.71	\$ 19,675,711.00	\$ 8,291,966.00	\$ 27,967,677.00	\$20,863,209.00	\$8,632,721.00	\$ 29,495,930.00
		2		\$ 3,169.19		\$ -	\$ 3,169.19			\$ -			\$ -
EAST: Cafe/Admin Addition	October Start	3	\$ 3,046,617.53	\$ 1,133,399.02	\$ 1,625,028.79	\$ 118,741.75	\$ 5,923,787.09	\$ 7,092,217.00	\$ 4,270,667.00	\$ 11,362,884.00	\$ 7,171,943.00	\$4,270,667.00	\$ 11,442,610.00
NORTH/SOUTH: Windows/Fine Arts Addition /Science 101	May 1, 2026 Start	4		\$ 1,048,077.36		\$ 30,221.26	\$ 1,078,298.62			\$ -			\$ -
EAST: Main Entrance/Commons Addition	In Progress	5	\$ 369,978.77	\$ 321,336.70	\$ 1,010,467.58	\$ 5,700.00	\$ 1,707,483.05	\$ 22,235,445.00		\$ 22,235,445.00	\$22,235,445.00		\$ 22,235,445.00
WEST: Classroom & Commons Addition	January 2026	6		\$ 1,856,763.46		\$ 55,430.00	\$ 1,912,193.46			\$ -			\$ -
NORTH/EAST: Tennis Courts/Turf Field	April 2027 Start	7				\$ 5,150.00	\$ 5,150.00			\$ -			\$ -
NORTH: Student Entrance/Classroom Renovation	May 2027 Start	8		\$ 127,216.44		\$ -	\$ 127,216.44			\$ -			\$ -
SOUTH: Main Entrance/Classroom Renovation	May 2027 Start	9		\$ 218,626.43		\$ 750.00	\$ 219,376.43			\$ -			\$ -
WEST: Main Entrance/Classroom Addition	March 2028 Start	10				\$ -	\$ -			\$ -			\$ -
WEST: Beister Secure Vestibule	March 2029 Start	11				\$ -	\$ -			\$ -			\$ -
PSI 2027 Mechanical Upgrads	May 2027 Start	12				\$ -	\$ -			\$ -			\$ -
All Bids		99	\$ 1,948,776.18		\$ 7,490.00	\$ 134,670.00	\$ 2,090,936.18	\$ 7,129,660.00	\$ 13,311,756.00	\$ 20,441,416.00	\$ 7,129,660.00	\$13,311,756.00	\$ 20,441,416.00
Grand Total			\$ 25,193,223.61	\$ 5,865,989.35	\$ 11,275,707.37	\$ 2,081,238.84	\$ 44,416,159.17			\$ 82,007,422.00			\$ 83,615,401.00

Glenbard THSD 87

Community Communications



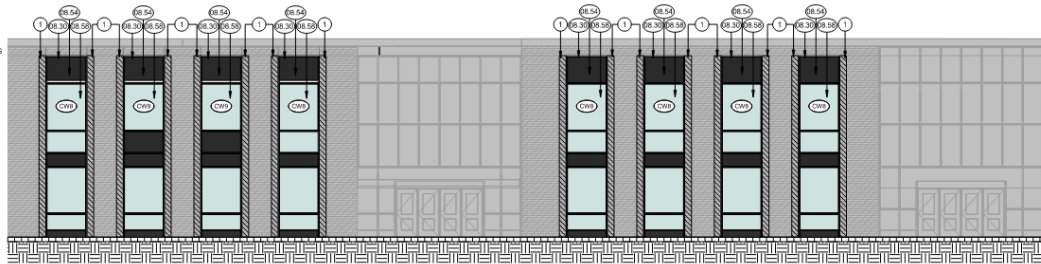
- **Timelapse Construction Cameras**
 - East live
 - North and West upcoming
- **Quarterly Community Updates – all Schools**
 - East and South Scheduled in April
- **Village Meetings and Updates**
 - East: Parking and traffic phasing updates
 - West: Temporary parking collaboration
- **Groundbreaking Ceremonies**
 - South: March 19, 2025
 - East: September 30, 2025
 - West: March 24, 2026
 - North: April 14, 2026





North

- (3) Science Lab Renovations
- South Façade Windows
- Temporary Art Relocation

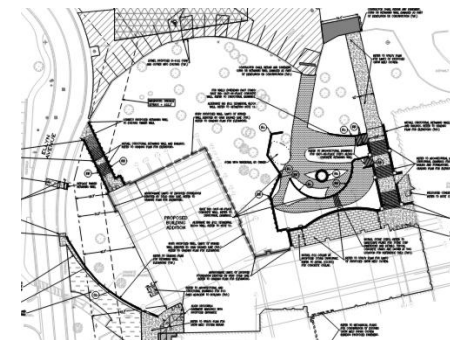
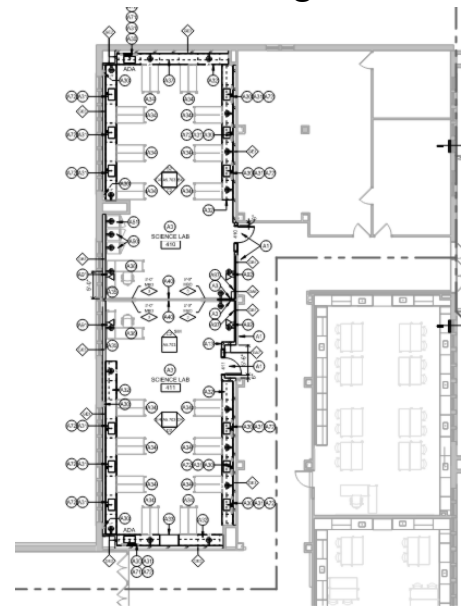


East

- Visitor Entrance Open
- Cafeteria Addition and Renovations Complete
- North Wing Curtainwall & Classroom Renovations Complete

South

- Remaining Tower Windows
- 100 Level of Tower renovated (classrooms, bathrooms, corridors)
- Science Lab Refresh



West

- Science lab renovations
- Classroom door hardware upgrades (phase I)
- Ongoing addition construction