



Design and Construction Progress Update

**Board of Education
September 14, 2026**



Glenbard THSD 87

Agenda

Agenda

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



West Corridor/Commons



South Tower Corridor



East Classroom Corridor



North Fine Arts Corridor



Glenbard THSD 87

Schedule Updates

Glenbard SD 87 Phasing Schedule

8.25.26



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	April, 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	April, 20 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	December 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 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	December 2026	May 2027	August 2027

* Tentative schedule subject to change for BR10 thru BR12. Additional bid releases to be determined.



South Progress Update



Culinary Lab Complete



Glenbard THSD 87

Construction Status Updates



Childhood Development Classroom



South Progress Update



Glenbard THSD 87

Construction Status Updates



Refreshed Classroom

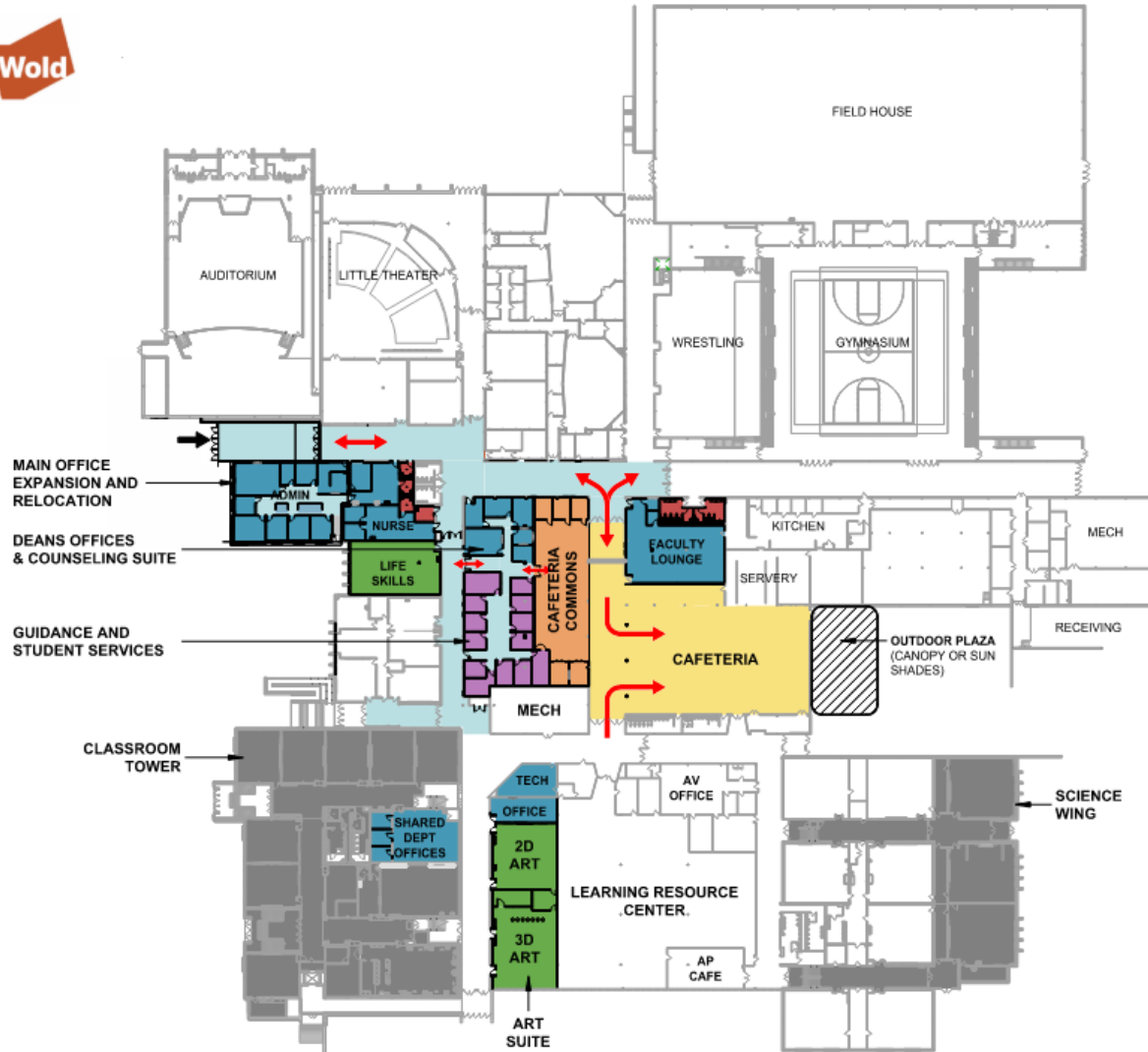


New Windows Installed



South High School

Bid Release 9 – Scope and Status



Scope:

- Accessible secure entrance addition
- Life Skills renovation
- Student Services renovations
- Cafeteria/Commons renovations
- Art room relocation
- Staff lounge and relocated department offices
- Full depth parking lot repair and replacement

Upcoming Key Milestones:

- Issue 95% CD drawings for estimate – September 18
- Issue for Bid – October 21
- Bid Opening – November 20
- Board Review – November 30
- Board Approval – December 14



South High School

Design Update – Bid Release 9

Secure Vestibule



Commons – View to Student Services



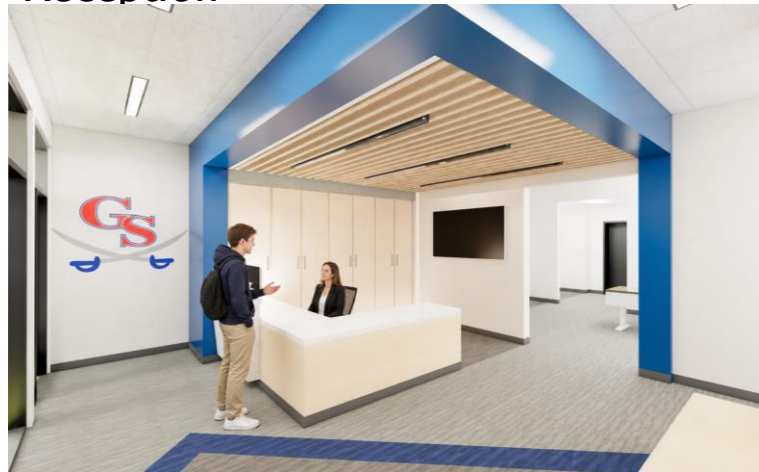
Cafeteria Commons



Staff Lounge



Reception



Cafeteria Commons





South High School

Design Update – Bid Release 9



VIEW FROM PARKING



ELEVATION VIEW (FROM STADIUM)



SOUTH VIEW FROM RAIDER LANE



North Progress Update



Completed Science Labs



Glenbard THSD 87

Construction Status Updates



Gym Floor & Bleachers Complete



North Progress Update



Music Addition Progress



Glenbard THSD 87

Construction Status Updates



Music Addition Structure Topped Out



North High School

Bid Release 8 – Scope and Status

Scope:

- Secure Entrance Addition
- Learning Commons and Cafeteria Renovations
- Art Renovations
- Relocated Maintenance Area
- FACS and Business Incubator Renovations
- Student Services Renovations
- (3) Remaining Science Lab Renovations
- New Classroom Windows (E/N)

Key Milestones:

- Issue for bid: September 23
- Bid Opening: October 16
- Board Review: October 26
- Board Approval: November 16



Main Level

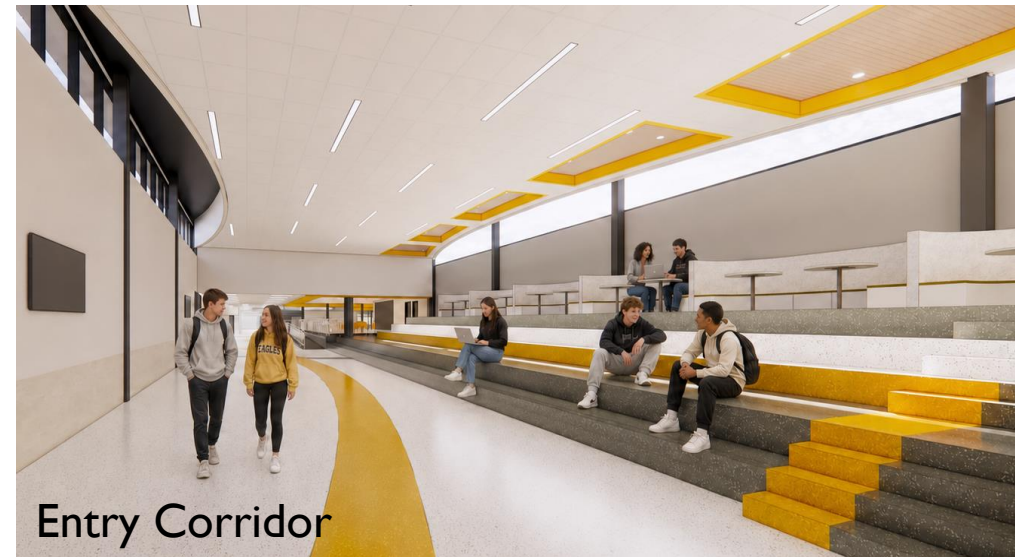
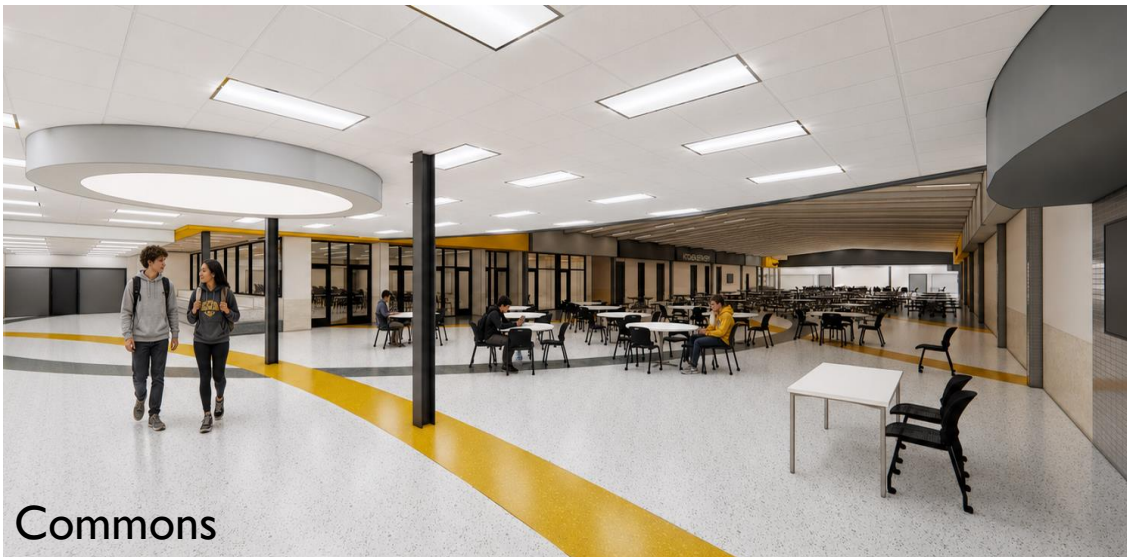


Upper Level



North High School

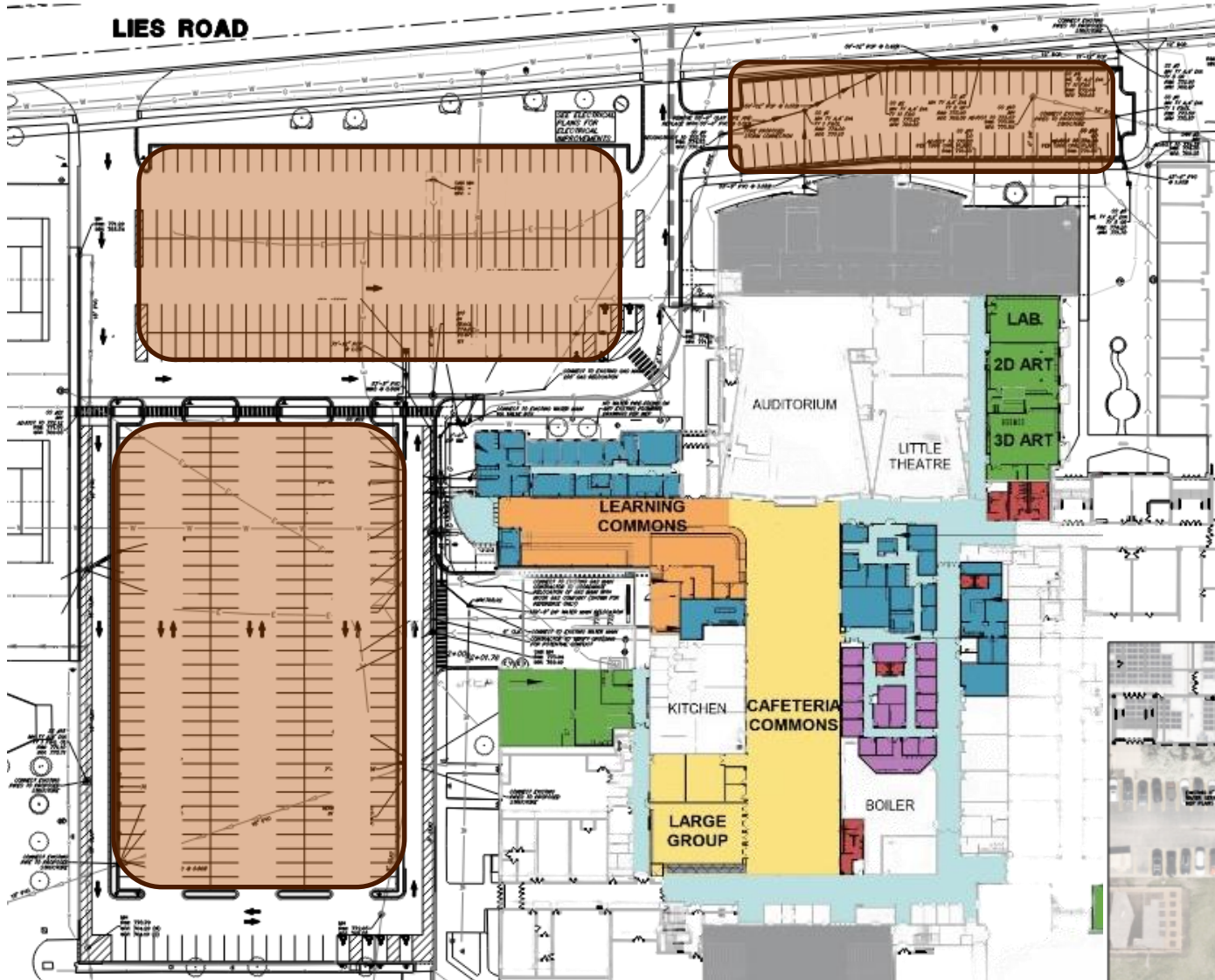
BR-8: Interior Design





North High School

Site Plan



PARKING COUNT:

Standard: 522

ADA: 12

Bus: 12

Total Parking: 546

Net Change for revised traffic flow:

-11



North High School

BR-8: Exterior Design

Secure Entrance Addition





West Progress Update



Science Lab Renovations Complete



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Construction Status Updates



Rammed Aggregate Piers Installed



West Progress Update



Earth Retention System Complete



Glenbard THSD 87

Construction Status Updates



Classroom Wing Footings In Progress



West High School

Construction Beginning – Phase I





West High School

Schedule Update

Recovery Strategies Being Implemented Now: All costs included in existing contracts

- Regular check-ins & updates with District & West administration teams
- Allowance: Extended Workdays/Workweeks for Concrete, Masonry, & Framing Contractors
 - Estimated \$25,000 OT Spend from allowance on Concrete (\$50,000 allowance included, \$0 spent to date)
 - Estimated \$10,000 OT Spend from allowance on Masonry structure (\$100,000 allowance included, \$10,000 spent to date)
 - Estimated \$35,000 OT spend from allowance on Masonry facebrick (\$100,000 allowance included, \$10,000 spent to date)
 - Estimated \$20,000 OT spend from allowance on Exterior Framing (\$150,000 allowance included, \$0 spent to date)
- Contingency: Anticipate \$50,000 in winter concrete blend (Original balance \$1.3M, approximately \$1.0M remaining)

Items Under Consideration (Estimate \$ TBD):

- Evaluating temporary wall bracing plan to allow earlier Learning Commons work
- Effective use of targeted extended workweeks for interior buildout & finish trades
- Evaluating potential material and labor cost impacts from schedule delay.
- Developing contingency plan should schedule performance fall below projections.



East Progress Update

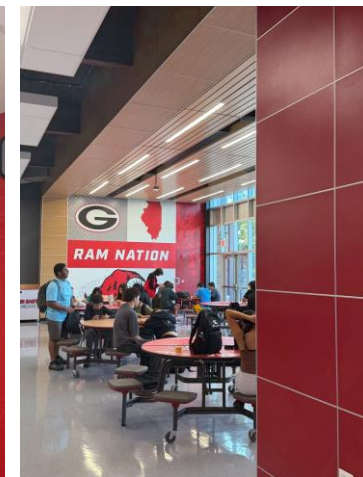


Greenhouse Nearing Completion



Glenbard THSD 87

Construction Status Updates



Cafeteria Renovation Complete



East Progress Update



West Curtainwall Replacement



Glenbard THSD 87

Construction Status Updates



Learning Commons Addition



East High School

BR-5 Learning Commons





Glenbard THSD 87

District Wide Accessibility Improvements

ADA COMPLETED/IN PROGRESS WORK

ALL HIGH SCHOOLS

- Introduced ADA work stations within all Science Rooms
- Gymnasium bleacher accessible seating requirements
- Widening door alcove access for compliance with ADA clearances
- New and renovated restrooms (student and staff) will fully comply with ADA requirements

SOUTH HS

- New and renovated level 1 tower restrooms (student and staff-will continue in Future Work)

EAST HS

- New Visitor Entrance includes adjacent ADA parking and level access path into school

NORTH HS

- ADA ramp access at elevated student cafe /learning stairs

WEST HS

- Reconfigured ADA parking in the West parking area with barrier-free entrance to school and direct access to new elevator
- New elevator within Addition allowing access from ADA parking entrance to floor levels 1-4

FUTURE ACCESSIBLE IMPROVEMENTS

ALL HIGH SCHOOLS

- At door alcoves along corridor, widening access width for compliance with ADA clearances

SOUTH HS

- New Main Entrance with exterior ADA ramp to negotiate grade change and internal ramp within vestibule

EAST HS

- Proposed Stair Lifts at West Wing classrooms to supplement accessibility where lacking proximity to the elevator

NORTH HS

- New Visitor Entrance includes adjacent ADA parking and level access path into school

WEST HS

- Proposed accessible ramp access from floor level 2 to the lower-level Music Wing (improving safety of stairwell clearances)
- Proposed accessible seating upgrades within the Auditorium



Glenbard THSD 87

District Wide Completion Stats

STUDENT RESTROOMS

- Current: 75%
- 2027: 82%

ROOF REPLACEMENT (Active Warranties)

- Current: 93%
- 2027: 98%

ORIGINAL SCIENCE LAB RENOVATIONS

- Current: 93%
- 2027: 100%



Glenbard THSD 87

Budget Tracking

BUDGET TRACKING BY SCHOOL - BY LOCATION & BID RELEASE									August 25, 2026
	BUDGET	Pre-Ref Budget	Post Ref Budget	CURRENT (AS OF AUGUST 2026)				PREVIOUS (AS OF APRIL 2026)	
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	32.0%	\$ 103,299,629	\$ 11,259,629	\$ 2,704,629	31.50%	\$103,299,629
EAST	28.4%	\$ 88,608,000	\$ 96,844,000	26.2%	\$ 84,604,144	\$ (4,003,856)	\$ (12,239,856)	25.70%	\$84,204,788
NORTH	25.7%	\$ 80,184,000	\$ 87,637,000	23.8%	\$ 76,928,648	\$ (3,255,352)	\$ (10,708,352)	23.80%	\$78,088,602
SOUTH	16.4%	\$ 51,168,000	\$ 55,924,000	17.9%	\$ 57,894,179	\$ 6,726,179	\$ 1,970,179	19.00%	\$62,432,752
TOTAL		\$ 312,000,000	\$ 341,000,000	100%	\$ 322,726,600	\$ 10,726,600	\$ (18,273,400)	100%	\$ 328,025,771

CURRENT SUMMARY OF ESCALATION & CONTINGENCIES INCLUDED ABOVE	
Escalation (4% per year)	\$6,314,267
Design & Estimating Contingency (1-8% Range)	\$4,295,417
Construction Contingency (2-7% Range)	\$5,414,396
Total Escalation & Contingency Included	\$16,024,080

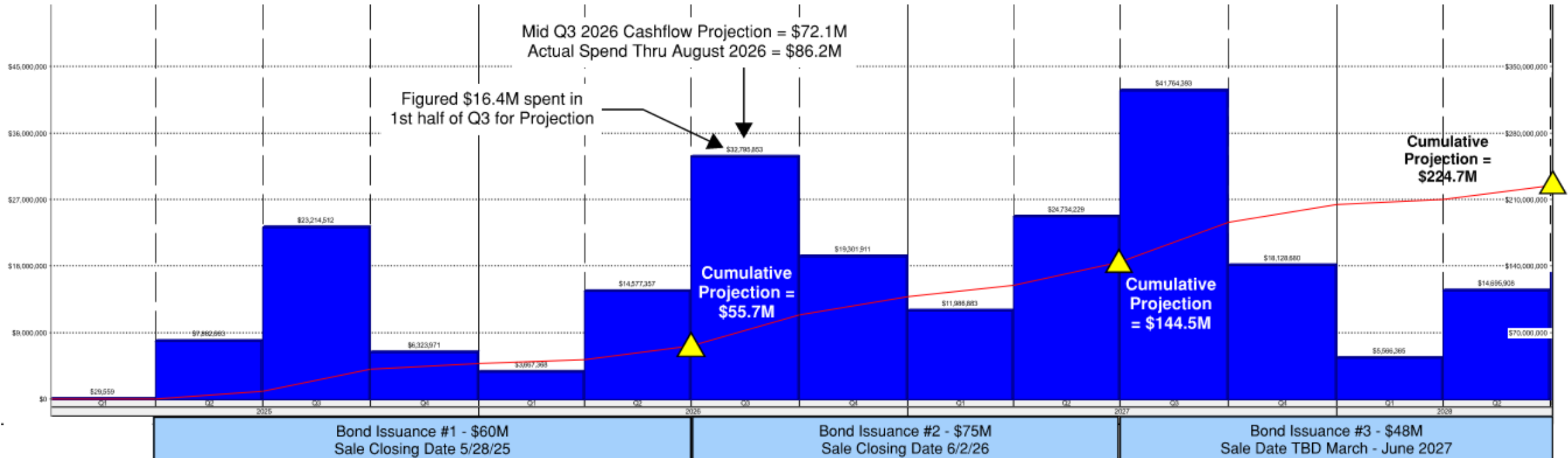
APRIL 2026 SUMMARY OF ESCALATION & CONTINGENCIES INCLUDED ABOVE	
Escalation (4% per year)	\$8,469,901
Design & Estimating Contingency (1-8% Range)	\$6,146,073
Construction Contingency (2-7% Range)	\$5,149,243
Total Escalation & Contingency Included	\$19,765,217

- 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.



Glenbard THSD 87

Current Cashflow Projection Bond Issuance Review



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



Glenbard THSD 87

Owner Cost Tracking

INVOICES PAID BY BID RELEASE AND VENDOR

Description	Status	Bid Release	1 Gilbane	2 Wold	3 PSI	4 OWNER OTHER	Total Spent	Gilbane Original Contract	PSI Original Contract	Budgeted Owner/Other Costs per Gilbane's 18% Estimate	Original Contract Total	Gilbane Contract To Date	Wold Contract To Date	PSI Contract To Date	Contract To Date Total
EAST/WEST/NORTH/SOUTH: Summer 2025 (BR1) & Exterior Project (BR2)	Substantially Complete	1	\$ 20,712,221.35	\$ 1,069,967.61	\$ 8,632,721.00	\$ 1,743,170.83	\$ 32,158,080.79	\$ 19,675,711.00	\$ 8,291,966.00	\$ 3,325,200.66	\$ 31,292,877.66	\$20,863,209.00	\$1,074,320.00	\$8,632,721.00	\$ 30,570,250.00
		2				\$ -	\$ -				\$ -				\$ -
EAST: Cafe/Admin Addition	Substantial Completion 7/31/2026	3	\$ 6,680,994.60	\$ 497,777.86	\$ 3,498,703.44	\$ 735,773.58	\$ 11,413,249.48	\$ 7,092,217.00	\$ 4,270,667.00	\$ 1,331,643.58	\$ 12,694,527.58	\$ 7,171,943.00	\$1,418,700.00	\$4,270,667.00	\$ 12,861,310.00
NORTH/SOUTH: Windows/Fine Arts Addition /Science 101	South substantial Completion 8/3/2026	4	\$ 5,347,138.54	\$ 1,125,043.85	\$ 5,039,254.33	\$ 292,748.51	\$ 11,804,185.23	\$ 11,867,173.00	\$ 108,313.00	\$ 2,335,983.88	\$ 14,311,469.88	\$11,867,173.00	\$1,981,365.15	\$2,870,812.00	\$ 16,719,350.15
EAST: Main Entrance/Commons Addition	In Progress	5	\$ 8,064,516.68	\$ 1,180,853.69	\$ 6,281,816.50	\$ 922,166.84	\$ 16,449,353.71	\$ 22,235,445.00	\$ 13,311,756.00	\$ 4,378,419.30	\$ 39,925,620.30	\$22,235,445.00	\$3,024,800.00	\$13,311,756.00	\$ 38,572,001.00
WEST: Classroom & Commons Addition	In Progress	6	\$ 4,290,377.01	\$ 2,251,773.52	\$ 3,242,159.65	\$ 401,433.78	\$ 10,185,743.96	\$ 34,835,832.00	\$ 28,422,078.00	\$ 8,158,658.38	\$ 71,416,568.38	\$35,332,003.00	\$ 219,715.00	\$18,235,269.00	\$ 53,786,987.00
NORTH/EAST: Tennis Courts	April 2027 Start	7		\$ 112,090.90		\$ 19,100.00	\$ 131,190.90				\$ -		\$1,418,700.00		\$ 1,418,700.00
NORTH: Student Entrance/Classroom Renovation	May 2027 Start	8		\$ 506,361.65		\$ -	\$ 506,361.65				\$ -		\$1,170,715.00		\$ 1,170,715.00
SOUTH: Main Entrance/Classroom Renovation	May 2027 Start	9		\$ 549,490.57		\$ 8,295.00	\$ 557,785.57				\$ -		\$3,024,800.00		\$ 3,024,800.00
WEST: Main Entrance/Classroom Addition	March 2028 Start	10				\$ -	\$ -				\$ -				\$ -
WEST: Beister Secure Vestibule	March 2029 Start	11				\$ -	\$ -				\$ -				\$ -
PSI 2027 Mechanical Upgrades	May 2027 Start	12				\$ -	\$ -				\$ -				\$ -
All Bids		99	\$ 2,594,283.53		\$ 7,490.00	\$ 600,809.28	\$ 3,202,582.78	\$ 7,129,660.00	\$ -		\$ 7,129,660.00	\$ 7,129,660.00		\$ -	\$ 7,129,660.00
Grand Total			\$ 47,689,531.71	\$ 7,293,359.65	\$26,702,144.92	\$ 4,723,497.79	\$86,408,534.07			\$ 19,529,905.80	\$176,770,723.80				\$ 165,253,773.15



Glenbard THSD 87

Current Budget Summary

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		
CURRENT BUDGET SUMMARY - BY LOCATION & BID RELEASE				August 25, 2026
BID RELEASES	CONSTRUCTION DATES	TOTAL	10 YEAR MATRIX ESTIMATE	Variance: Current vs 10 YR
BR 1	MAY 2025-AUG 2025	\$ 26,928,853	35,871,893.00	\$ (8,943,039.80)
BR 2	MAR 2025- SEPT 2025	\$ 6,587,207	\$ 1,916,858	\$ 4,670,349.36
BR 3	OCT 2025 - AUG 2026	\$ 12,525,400	\$ 8,691,098	\$ 3,834,301.93
BR 4	JUN 2026 - AUG 2026	\$ 7,279,584	\$ 7,789,169	\$ (509,585.34)
BR 4	MAY 2026 - AUG 2027	\$ 14,970,576	\$ 10,746,718	\$ 4,223,858.27
BR 5	MAR 2026 - AUG 2027	\$ 39,984,600	\$ 49,467,049	\$ (9,482,449.11)
BR 6	MAR 2026 - JUL 2027	\$ 61,299,342	\$ 55,728,339	\$ 5,571,002.77
BR 7	March 2027 - AUG 2027	\$ 3,986,477	\$ 3,700,000	\$ 286,477.29
BR 8	JUN 2028 - AUG 2028	\$ 35,468,661	\$ 38,225,649	\$ (2,756,988.34)
BR 9	JUN 2027 - AUG 2028	\$ 21,889,061	\$ 21,083,787	\$ 805,273.55
BR 10	MAR 2028 - AUG 2029	\$ 9,190,506	\$ 6,206,374	\$ 2,984,132.00
BR 11	MAR 2029 - AUG 2029	\$ 2,000,000	\$ 1,095,030	\$ 904,970.00
BR 12	JUN 2027 - AUG 2027	\$ 1,909,153	\$ 1,909,153	\$ -
CIP	UNALLOCATED	\$ 78,707,180	\$ 78,707,180	\$ -
TOTAL PROJECT COST		\$ 322,726,600	\$ 321,138,297	\$ 1,588,303

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

** Unallocated projects are those that are in our 10-year plan but not assigned to a specific bid release yet



Case Study: Bid Release 8 – North Addition & Renovation

Bid Package	Trade	Contract Total	NORTH
Bid Release 8			
02A.8 Demolition		\$1,047,878	\$1,047,878
03A.8 Building Concrete		\$742,993	\$742,993
04A.8 Masonry		\$465,882	\$465,882
05A.8 Structural Steel / Misc Metals		\$1,463,402	\$1,463,402
06A.8 General Carpentry		\$2,481,284	\$2,481,284
06B.8 Millwork & Casework		\$665,008	\$665,008
31A.8 Site Demo, Earthwork & Utilites		\$820,783	\$820,783
32A.8 Site Concrete & Paving		\$414,377	\$414,377
32B.8 Landscaping		\$66,382	\$66,382
99A.8 Site Services	Gilbane Building Company	\$1,100,000	\$1,100,000
Escalation @ 95% CD		\$1,008,735	\$1,008,735
Design & Estimating Contingency at 95% CD		\$356,420	\$356,420
Construction Hard Cost		\$18,177,401	\$18,177,401
Gilbane GCs (12%)		\$776,621	\$776,621
SDI (1.3%)		\$236,306	\$236,306
Gilbane P&P Bond (0.7%)		\$150,000	\$150,000
Fee (1.7%)		\$336,976	\$336,976
Insurance CCIP (2.39%)		\$481,803	\$481,803
PROJECTED GILBANE TOTAL		\$20,159,107	\$20,159,107
PSI COSTS			
PSI BR8 Total Cost Based on CD Estimate		\$10,987,621	\$10,987,621
PROJECTED PSI TOTAL		\$10,987,621	\$10,987,621
OWNER/OTHER COSTS			
Bid Release 8 Estimated Owner Cost (18%)		\$3,271,932	\$3,271,932
BR8 Owner Low Voltage Cabling Work		\$300,000	\$300,000
Construction Contingency (4%)		\$750,000	\$750,000
PROJECTED OWNER/OTHER TOTAL		\$4,321,932	\$4,321,932
	BR 8 TOTAL	\$35,468,661	\$35,468,661
	Percentage By School for Bid Releases Above		100%
	Percentage By School per Referendum		25.7%

Total Project Cost Considerations:

- Takeoff, Pricing & Trade Allowances
- Bid Packaging Strategy Determined
- Escalation & Contingencies Included
- IT/Low Voltage, Owner & Other Costs
- Fees, Insurances & Cost by Building



Glenbard THSD 87 Community Communications

- Timelapse Cameras
- Quarterly Community Updates – all Schools
- Open House Events
 - South 9/23 @5pm
 - East 10/6 @ 5pm
 - North/West - TBD
- Intergovernmental Coordination
- Quarterly Board Updates

