

**BOARD OF EDUCATION
GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87
Glen Ellyn, Illinois**

Agenda Item: Discussion

Date: September 14, 2026

Subject: Quarterly Construction Update

Related Page(s): 30

Presented by: Seth Chapman
Craig Lamp

BRIEFING

TOPIC: Quarterly Construction Update

BACKGROUND INFORMATION:

In April 2024, the Glenbard District 87 received approval for a \$183 million referendum. This will contribute to at least \$312 million in capital project improvements over the next decade. We have received bids for projects through bid release 6. We will be bidding out bid releases 7, 8, and 9 later this fall. Our presentation will focus in on our progress to date, the design work for upcoming bid releases and an overview of our financial tracking of all projects. We will continue to present quarterly updates on our design and construction progress at the upcoming Finance and Facilities Committee meeting. All Board members are encouraged to attend.

Enclosed is a presentation reviewing our progress and timing for the upcoming projects on all four high school campuses

SUPERINTENDENT'S RECOMMENDATION:

I recommend that the Board receive this as information.



Design and Construction Progress Update

**Board of Education
September 14, 2026**

Agenda

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



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

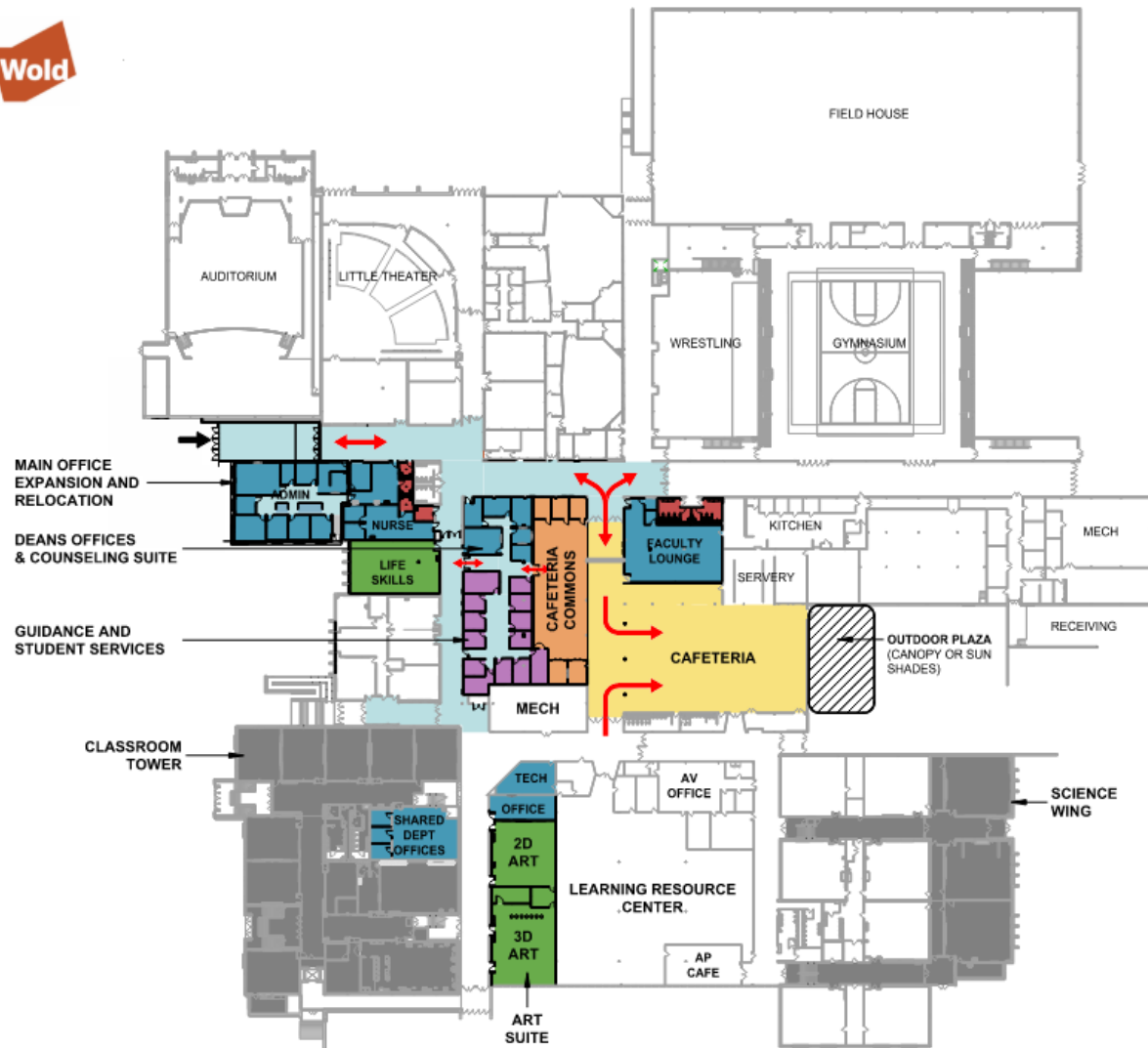


Refreshed Classroom



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

Commons – View to Student Services



Secure Vestibule



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



Gilbane



Performance
Services



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

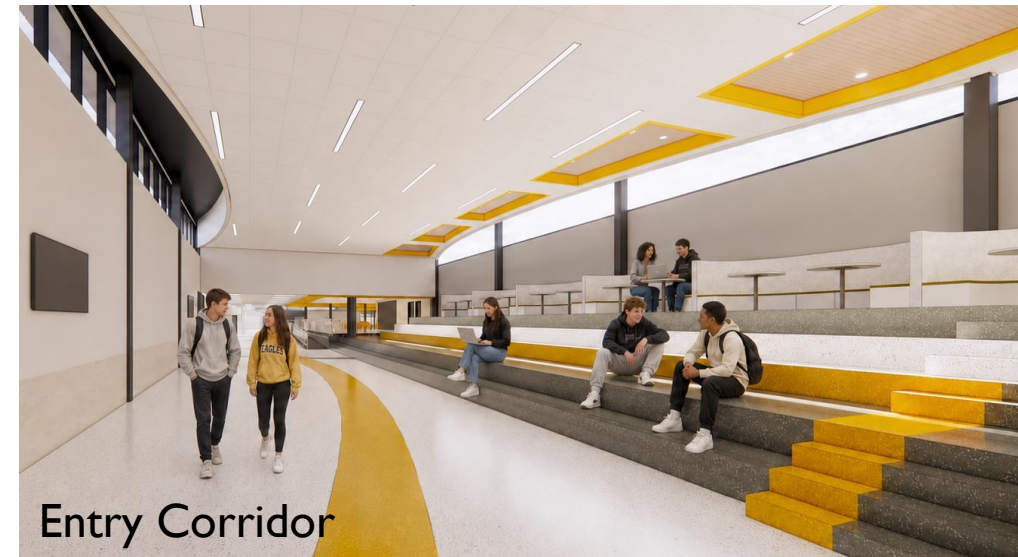
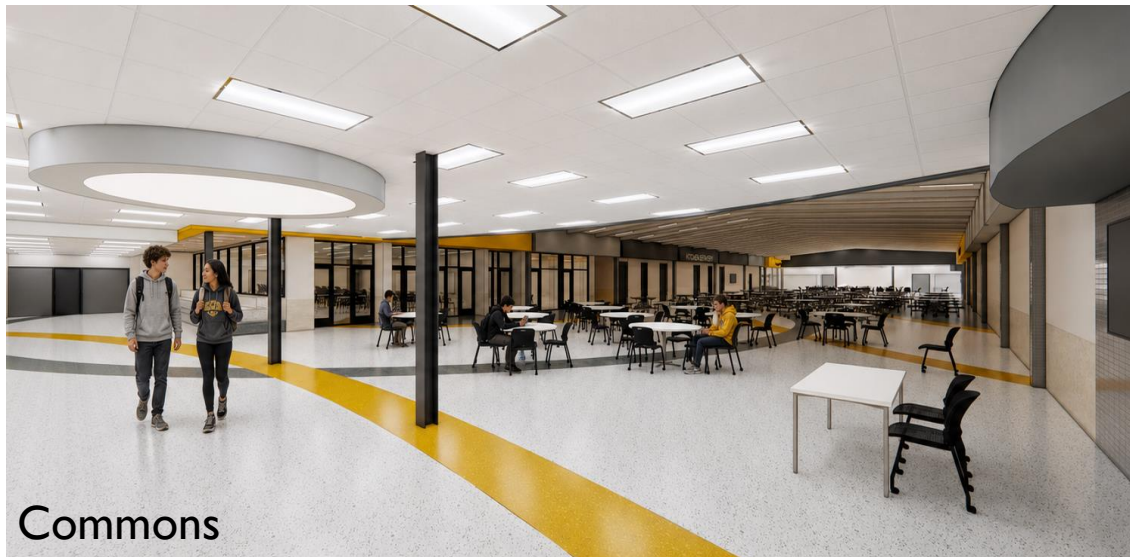


Upper Level



North High School

BR-8: Interior Design



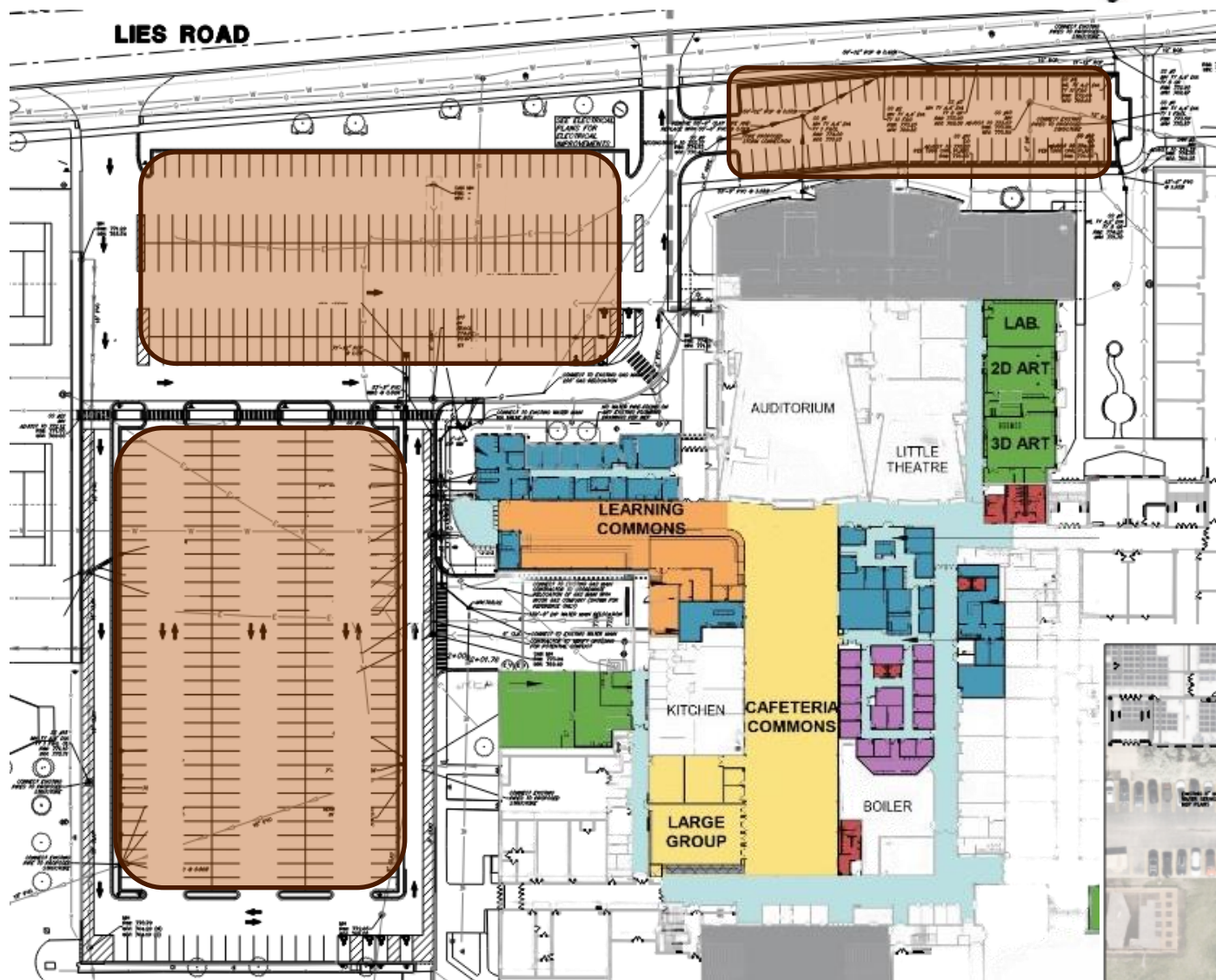


Gilbane



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



Glenbard THSD 87

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





- BR-6 (Phase I) Bidding Complete
- BR-10 Scheduled to begin design in 2027

Key Milestones:

- Addition Foundations Complete: Oct. 2026
- Addition Structure Complete: Dec. 2026
- Addition Construction Weathertight: Feb. 2026
- Addition Interior Finishes Begin: March 2027
- Final Sitework & Landscaping Begin: April 2027

Current Projections:

- L200 & L300 Substantial Completion - August 20, 2027
- L400 & Blackbox Substantial Completion - October 4, 2027
- First day of school for 2027/2028 school year - August 23, 2027



West High School

Schedule Update

Recovery Strategies Being Implemented Now:

- Regular check-ins & updates with District & West administration teams
- Extended Workdays/Workweeks for Concrete, Masonry, & Framing Contractors
 - Estimated \$25,000 OT Spend from allowance on Concrete (\$50,000 allowance included)
 - Estimated \$10,000 OT Spend from allowance on Masonry structure (\$100,000 allowance included)
 - Estimated \$35,000 OT spend from allowance on Masonry facebrick (\$100,000 allowance included)
 - Estimated \$20,000 OT spend from allowance on Exterior Framing (\$150,000 allowance included)
- Evaluating temporary wall bracing plan to allow earlier Learning Commons work
- Anticipate \$50,000 in winter concrete cost to be paid out of contingency

Items Under Consideration :

- Reviewing potential options for postponing portions of the 2027 renovation scope.
- Developing contingency plan should schedule performance fall below projections.
- Effective use of extended workweeks for interior buildout & finish trades
- Evaluating potential material and labor cost impacts from schedule delay.

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



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	31.9%	\$ 103,299,629	\$ 11,259,629	\$ 2,704,629	31.50%	\$103,299,629
EAST	28.4%	\$ 88,608,000	\$ 96,844,000	26.3%	\$ 85,155,713	\$ (3,452,287)	\$ (11,688,287)	25.70%	\$84,204,788
NORTH	25.7%	\$ 80,184,000	\$ 87,637,000	23.9%	\$ 77,241,491	\$ (2,942,509)	\$ (10,395,509)	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%	\$ 323,591,011	\$ 11,591,011	\$ (17,408,989)	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.
- Current cost projection includes bids for BR 1 - 6, DD level estimate for remaining at West & 95% CD level estimates for upcoming bids at North, South, & East



Glenbard THSD 87

Current Budget Summary

GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87					Color Coding Confidence Indicator Below:				
DISTRICT ADDITION & RENOVATION PROJECTS					Green = Bid Out / Awarded				
Glen Ellyn, IL					Blue = DD or 95% Estimate				
					Gray = 10 Year Matrix or SD Estimate				
CURRENT BUDGET SUMMARY - BY LOCATION & BID RELEASE								RO	
								August 25, 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	\$ -	\$ 2,950,925	\$ 1,899,964	\$ -	\$ 4,850,889	\$ 3,700,000	\$ 1,150,888.90	
BR 8	JUN 2028 - AUG 2028	\$ -	\$ -	\$ 35,468,661	\$ -	\$ 35,468,661	\$ 38,225,649	\$ (2,756,988.34)	
BR 9	JUN 2027 - AUG 2028	\$ -	\$ -	\$ -	\$ 21,889,061	\$ 21,889,061	\$ 21,083,787	\$ 805,273.55	
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	\$ 85,155,713	\$ 77,241,491	\$ 57,894,179	\$ 323,591,011	\$ 321,138,297	\$ 2,452,714	
% SPENDING BY SCHOOL									

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

Bid Package	Trade	Bid Total	Contract Total	SOUTH	EAST	NORTH	WEST
Bid Release 8							
02A.8 Demolition		\$1,047,878	\$1,047,878	\$0	\$0	\$1,047,878	\$0
03A.8 Building Concrete		\$742,993	\$742,993	\$0	\$0	\$742,993	\$0
04A.8 Masonry		\$465,882	\$465,882	\$0	\$0	\$465,882	\$0
05A.8 Structural Steel / Misc Metals		\$1,463,402	\$1,463,402	\$0	\$0	\$1,463,402	\$0
06A.8 General Carpentry		\$2,481,284	\$2,481,284	\$0	\$0	\$2,481,284	\$0
06B.8 Millwork & Casework		\$665,008	\$665,008	\$0	\$0	\$665,008	\$0
06C.8 Laboratory Casework		\$234,658	\$234,658	\$0	\$0	\$234,658	\$0
07A.8 Roofing		\$1,075,176	\$1,075,176	\$0	\$0	\$1,075,176	\$0
07C.8 Metal Panels		\$360,400	\$360,400	\$0	\$0	\$360,400	\$0
08A.8 Glass & Glazing		\$1,248,513	\$1,248,513	\$0	\$0	\$1,248,513	\$0
09A.8 Framing, Drywall & Acoustics		\$2,314,277	\$2,314,277	\$0	\$0	\$2,314,277	\$0
09B.8 Paint & Wall Coverings		\$269,496	\$269,496	\$0	\$0	\$269,496	\$0
09C.8 Carpet & Resilient Flooring		\$1,217,428	\$1,217,428	\$0	\$0	\$1,217,428	\$0
09D.8 Ceramic & Porcelain Tile		\$388,709	\$388,709	\$0	\$0	\$388,709	\$0
11A.8 Food Service Equipment		\$163,100	\$163,100	\$0	\$0	\$163,100	\$0
11C.8 Theater Seating		\$272,500	\$272,500	\$0	\$0	\$272,500	\$0
31A.8 Site Demo, Earthwork & Utilities		\$820,783	\$820,783	\$0	\$0	\$820,783	\$0
32A.8 Site Concrete & Paving		\$414,377	\$414,377	\$0	\$0	\$414,377	\$0
32B.8 Landscaping		\$66,382	\$66,382	\$0	\$0	\$66,382	\$0
99A.8 Site Services	Gilbane Building Company	\$1,100,000	\$1,100,000	\$0	\$0	\$1,100,000	\$0
Escalation @ 95% CD		\$1,008,735	\$1,008,735	\$0	\$0	\$1,008,735	\$0
Design & Estimating Contingency at 95% CD		\$356,420	\$356,420	\$0	\$0	\$356,420	\$0
Construction Hard Cost		\$18,177,401	\$18,177,401	\$0	\$0	\$18,177,401	\$0
Gilbane GCs (12%)			\$776,621	\$0	\$0	\$776,621	\$0
SDI (1.3%)			\$236,306	\$0	\$0	\$236,306	\$0
Gilbane P&P Bond (0.7%)			\$150,000	\$0	\$0	\$150,000	\$0
Fee (1.7%)			\$336,976	\$0	\$0	\$336,976	\$0
Insurance CCIP (2.39%)			\$481,803	\$0	\$0	\$481,803	\$0
PROJECTED GILBANE TOTAL			\$20,159,107	\$0	\$0	\$20,159,107	\$0
PSI COSTS							
PSI BRB Total Cost Based on CD Estimate			\$10,987,621	\$0	\$0	\$10,987,621	\$0
PROJECTED PSI TOTAL			\$10,987,621	\$0	\$0	\$10,987,621	\$0
OWNER/OTHER COSTS							
Bid Release 8 Estimated Owner Cost (18%)			\$3,271,932	\$0	\$0	\$3,271,932	\$0
BRB Owner Low Voltage Cabling Work			\$300,000	\$0	\$0	\$300,000	\$0
Construction Contingency (4%)			\$750,000	\$0	\$0	\$750,000	\$0
PROJECTED OWNER/OTHER TOTAL			\$4,321,932	\$0	\$0	\$4,321,932	\$0
BR 8 TOTAL			\$35,468,661	\$0	\$0	\$35,468,661	\$0
Percentage By School for Bid Releases Above				0%	0%	100%	0%
Percentage By School per Referendum				16.4%	28.4%	25.7%	29.5%
Note: Bid Total is the base bid amount for the listed Bid Package. Contract Total is the base bid amount plus alternates recommended for acceptance. Note: PSI's Price Listed Above Includes the Base Bid and the Alternate Cost for Replacing the Water & Fire Main From Under Slab to Above Ceiling.							

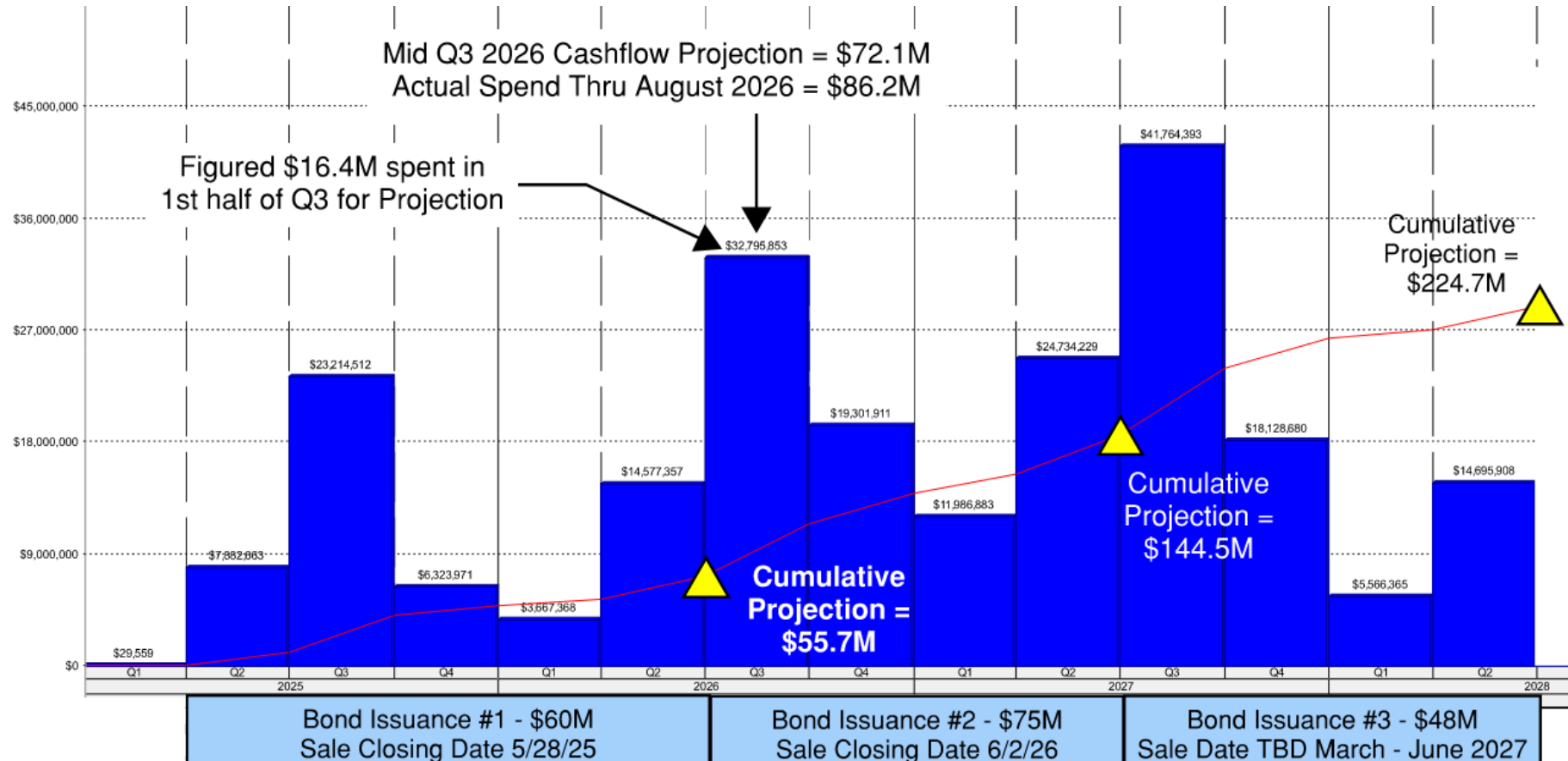
Total Project Cost Considerations:

- Takeoff & Pricing Performed
- Bid Packaging Strategy Determined
- Trade Allowances Determined
- Escalation Factored In
- Contingencies Accounted For
- IT/Low Voltage Needs Accessed
- Owner/Other Costs Estimated
- Fees & Insurances Estimated
- Cost Divided by Building



Glenbard THSD 87

Current Cashflow Projection Bond Issuance Review



* The goal is for the cumulative expenditure by 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	\$ 600,809.25	\$ 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

- Timelapse Construction Cameras
- Quarterly Community Updates – all Schools
- Village and Intergovernmental Coordination
- Quarterly Board Updates



COMPLETED AND IN PROGRESS WORK

ALL HIGH SCHOOLS

- Introduced ADA stations within all Science Rooms
- Gymnasium bleacher replacement accommodates accessible seating requirements
- At door alcoves along corridor, widening access width 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) comply with ADA requirements (will continue in Future Work)

EAST HS

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

NORTH HS

- Introducing ADA ramp access at elevated student cafeteria/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

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

NORTH HS

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

WEST HS

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



Glenbard THSD 87

District Wide Completion Stats

ORIGINAL SCIENCE LAB RENOVATIONS

- Current: 93%
- 2027: 100%

ROOF REPLACEMENT (Active Warranties)

- Current: 93%
- 2027: 98%

STUDENT RESTROOMS

- Current: 75%
- 2027: 82%