



**Board of Education - Facilities Committee Meeting
District Office (Viti Building)
445 Sheridan Rd.
Highwood, IL 60040**

Tuesday, March 3, 2026 6:00 PM

Mission

North Shore School District 112 is a transformative learning organization where curiosity inspires minds, innovation shapes the future, and students, staff, and families engage to create a kind and connected community that is committed to excellence.

Agenda

1. Call to Order/Roll Call (6:00 p.m.)
2. Approval of Agenda
3. Construction Updates on Sherwood, Braeside & Wayne Thomas (*Wight, Gilbane & Trane*)
4. Public Comments
5. Other
6. Adjournment



NSSD Update:
Sherwood, Braeside & Wayne Thomas
March 2026



NSSD Timeline



North Shore School District 112 Construction Schedule



	2024									2025								2026								2027																	
	2nd Qtr			3rd Qtr			4th Qtr			1st Qtr		2nd Qtr		3rd Qtr		4th Qtr		1st Qtr		2nd Qtr		3rd Qtr		4th Qtr																			
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D										
INDIAN TRAIL	Construction Activity (Jul 23 - Sep 24)						★ Nov 24																																				
RAVINIA	Construction Activity (Dec 23 - May 25)									★ Aug 25																																	
SHERWOOD	Design			Bid/Award			Construction Activity (Feb 25 - May 26)									★ Aug 26																											
BRAESIDE							Design			Bid/Award			Construction Activity (Aug 25 - Nov 26)									★ Jan 27																					
WAYNE THOMAS										Design			Bid/Award			Construction Activity (Jul 26 - Sep 27)									★ Nov 28																		
ELM PLACE	Students from Indian Trail						Students from Sherwood									Students from Wayne Thomas																											
GREEN BAY SCHOOL	Students from Ravina									Students from Braeside																																	

★ Students return to school

NSSD Phase 2 Program Costs

NSSD 112									
NORTH SHORE SD 112 - LONG RANGE FACILITY PLANNING - PHASE 2									
PROGRAM ESTIMATE									
Highland Park, IL									R24.0

ESTIMATE TRACKING	March 3, 2026								
--------------------------	----------------------	--	--	--	--	--	--	--	--

BUILDING - DESCRIPTION	CONSTRUCTION START	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)	BASE BUDGET (\$M)
		R18 – February 25, 2025	R19 – March 31, 2025	R20 – April 30, 2025	R21 – June 30, 2025	R22 – October 7, 2025	R24 – March 3, 2026
Ravinia - Renovation & Expansion	Start 2024	36.0	36.0	36.0	36.0	36.0	36.3
Indian Trail - Renovation	Start 2023	24.3	24.3	24.2	24.2	24.2	24.2
New Central Kitchen - Indian Trail Campus	Start 2023	0.0	0.0	0.0	0.0	0.0	0.0
Sherwood - Renovation & Expansion	Start 2024	29.2	29.5	29.5	29.5	29.1	29.2
Braeside - Renovation	Start 2025	27.7	27.3	27.3	26.6	26.3	28.1
Wayne Thomas - Renovation	Start 2026	22.4	22.4	22.4	24.2	24.2	23.8
SUBTOTAL COST		\$139.6M	\$139.5M	\$139.4M	\$140.5M	\$139.8M	\$141.6M
Ravinia - Reroof Building (Not in initial referendum budget)		5.1	5.1	5.1	5.1	5.1	5.1
Northwood - Kitchen Upgrades		0.0	0.0	0.0	0.0	0.0	0.0
Edgewood - Kitchen Upgrades		0.0	0.0	0.0	0.0	0.0	0.0
Indian Trail - Out of Scope Changes		0.0	0.0	0.0	0.0	0.0	0.0
Sherwood -HVAC (Removed from Referendum Scope)		3.7	3.5	3.5	3.9	3.9	4.1
Sherwood - Reroof Building Scope (Moved to Base Bid)		0.0	0.0	0.0	0.0	0.0	0.0
Braeside - Reroof Building Scope (Removed from Referendum Scope)		0.0	0.0	0.0	0.0	0.0	0.0
Braeside – HVAC Mechanical System Scope (Removed from Referendum S		4.0	4.0	4.0	4.3	4.2	4.4
Wayne Thomas - Reroof Building Scope (Removed from Referendum Scope)		0.0	0.0	0.0	0.0	0.0	0.0
Wayne Thomas – HVAC Mechanical System Scope (Removed from Referen		3.6	3.6	3.6	4.0	4.0	4.5
TOTAL PROJECT COST		\$156.M	\$155.7M	\$155.6M	\$157.8M	\$157.M	\$159.7M

NSSD Phase 2 Program Costs

Cost Updates - October 2025 to March 2026		
Ravinia	Added Parking Scope	\$ 289,123
Sherwood	Cooling Tower Change	\$ 236,739
	Added Owner Soft Costs	\$ 79,475
		\$ 316,214
Braeside	Additional Contingency for Structural and Fire Pump issues	\$ 687,497
	Additional Contingency for Remaining of Project	\$ 508,102
	Contingency Reallocation & Schedule Extension	\$ 226,274
	Additional ductwork	\$ 209,318
	Additional abatement and removal of hazardous materials	\$ 372,004
		\$ 2,003,195
Wayne Thomas	Reduction of Escalation & Contingency Budgets	\$ (399,638)
	Additional mechanical scope for server and library	\$ 542,559
		\$ 142,921
TOTAL		\$ 2,751,453

Risks:

- Sherwood Contingency
- Braeside Windows
- Wayne Thomas Bid Results

Sherwood Update

Sherwood Project Overview

Work In Progress

- Roofing Completions
- Exterior Envelope
- Interior Finishes – Paint, Tile, Ceiling Tiles, Interior Lighting
- Mechanical System Start Up

Upcoming Work

- Continue interior finishes – Flooring & Casework
- Complete exterior site work
- Geothermal

Issues / Constraints

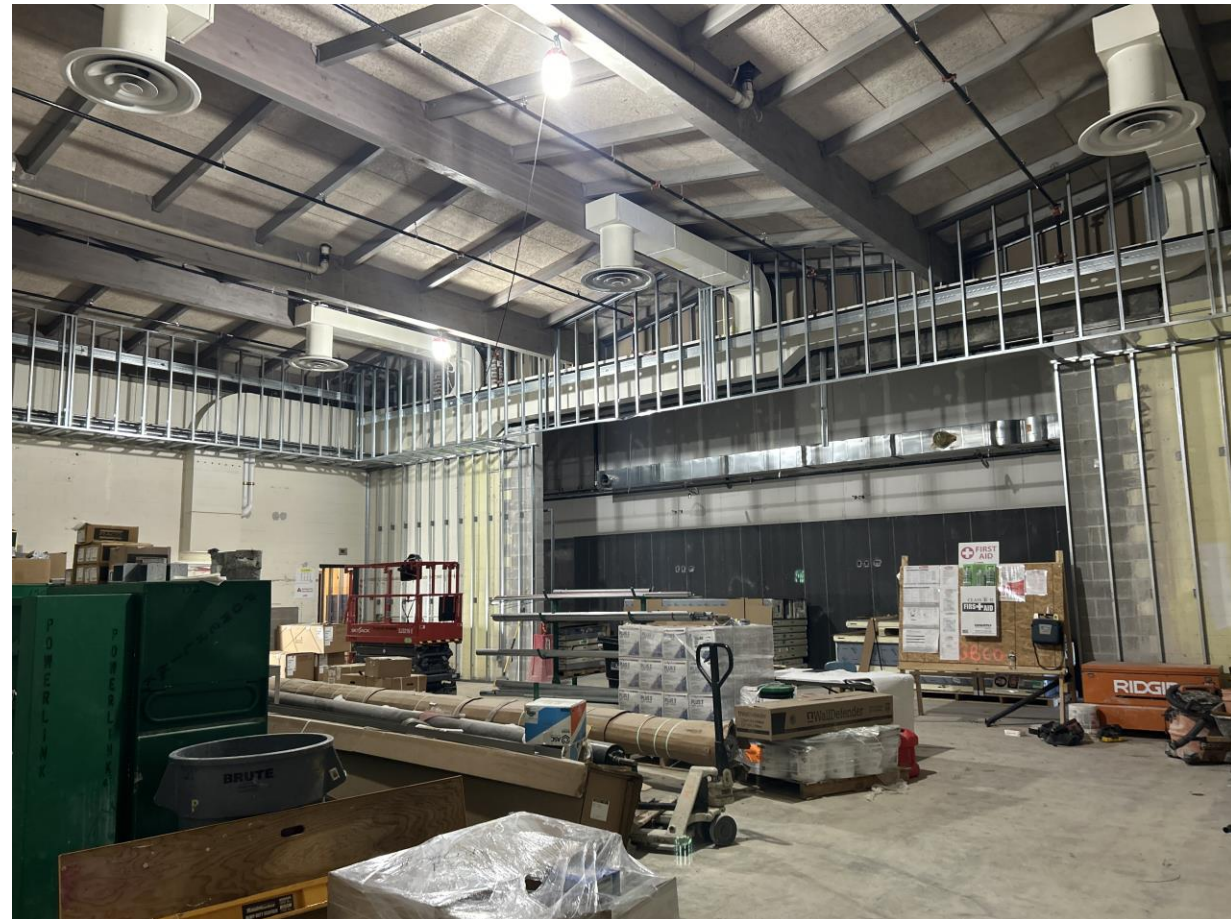
- Weather tight
- Permanent Gas

Sherwood Progress Photos













Sherwood Budget Summary



NSSD 112 SHERWOOD ADDITIONS & RENOVATIONS
FINANCIAL SUMMARY
 Current as of February Pay App



	<i>Forecasted Amounts</i>	<i>Baseline Amounts</i>	<i>Forecasted vs. Baseline</i>
Current Trades + Site Services	\$22,087,064	\$21,106,538	\$980,526
Potential Contingency Usage	\$74,241	\$0	\$74,241
Remaining Construction Contingency	\$168,862	\$1,005,384	(\$836,522)
Gilbane CM Costs	\$2,901,628	\$2,821,067	\$80,561
Total	\$25,231,795	\$24,932,989	\$298,806
A/E Costs (included in Soft Cost)	\$0	\$0	\$0
Owner Soft Costs (as of 01/29/2026)	\$3,949,980	\$5,200,341	(\$1,250,361)
23A Mechanical Work - Equipment, Labor, Temperature Control (TRANE discount included as of 02/10/2026)	\$4,130,923	\$3,677,704	\$453,219
TOTAL:	\$33,312,698	\$33,984,315	(\$671,617)
Budget:	\$33,811,034	\$33,811,034	\$0
(Under) / Over Budget:	(\$498,336)	\$173,281	(\$671,617)

February Pay App: 75% Complete

Sherwood Schedule

Sherwood Elementary School - February 2026 Update		478	144	03-Oct-24 A	24-Aug-26
Milestone Summary		406	144	20-Jan-25 A	24-Aug-26
MS-1030	Gilbane Mobilization	0	0	20-Jan-25 A	
MS-1205	Start of Construction	0	0	17-Feb-25 A	
MS-1160	Permanent Power Established	0	0		19-Dec-25 A
MS-1210	Spring 2026 Site Work Start	0	0	02-Mar-26*	
MS-1110	Full Enclosure Complete	0	0		10-Apr-26
MS-1170	Building Systems Ready for Commissioning	0	0		28-May-26
MS-1201	Forecast Building Occupancy	0	0		16-Jun-26
MS-1180	Commissioning Complete	0	0		25-Jun-26
MS-1190	Forecast Substantial Completion	0	0		26-Jun-26
MS-1191	Contractual Substantial Completion (OCO-03)	0	0		29-Jun-26*
MS-1200	Punchlist Complete	0	0		01-Jul-26
MS-1220	Final Completion	0	0		24-Aug-26

Braeside Update

Braeside Project Overview

Work In Progress

- Interior demolition
- MEPFP rough in
- Structural repairs

Upcoming Work

- Elevator foundations
- New drywall framing
- New roofing

Issues / Constraints

- Unforeseen conditions
- Window Fabrication

Braeside Project Overview

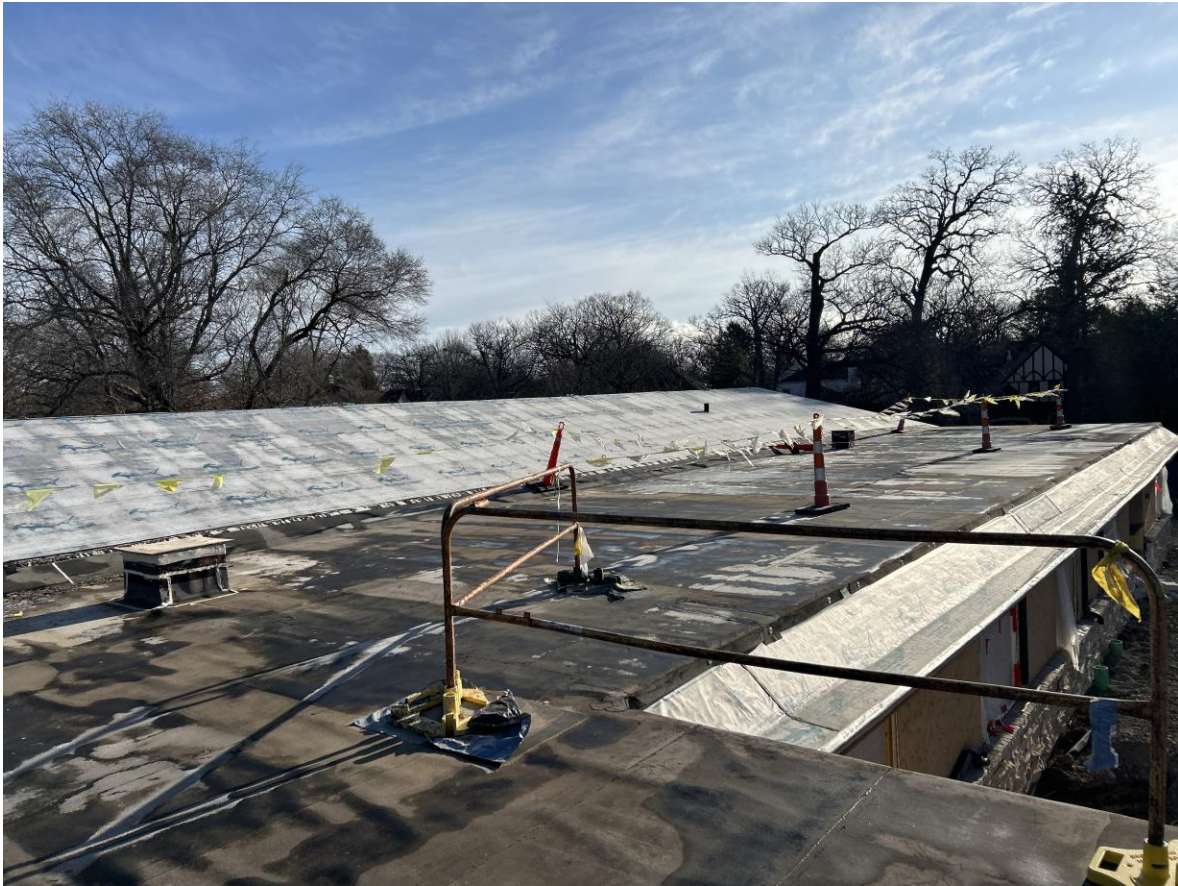














Braeside Budget Summary



NSSD 112 BRAESIDE ELEMENTARY RENOVATIONS FINANCIAL SUMMARY AS OF 2.26.2026



	<i>Forecasted Amounts</i>	<i>Baseline Amounts</i>	<i>Forecasted vs. Baseline</i>
Current Trades + Site Services	\$19,487,513	\$18,825,015	\$662,497
Potential Contingency Usage	\$1,041,604	\$0	\$1,041,604
Remaining Construction Contingency	-\$792,251	\$941,251	(\$1,733,502)
Gilbane CM Costs	\$2,693,230	\$2,663,829	\$29,401
Total Gilbane Contract Value	\$22,430,095	\$22,430,095	\$0
OCO-1 Schedule Delays & Contingency Replenishment	\$1,421,872	\$0	\$1,421,872
A/E Costs (included in Soft Cost)	\$0	\$0	\$0
Owner Soft Costs (as of 02/04/2026)	\$4,264,904	\$4,216,283	\$48,621
23A Mechanical Work - Equip, Labor, Temp Control (TRANE discount included; 2/11/26)	\$4,389,270	\$4,281,551	\$107,719
PROJECT TOTAL:	\$32,506,141	\$30,927,929	\$1,578,212
Final Gilbane Estimate Budget:	\$31,299,116	\$31,299,116	
(Under) / Over Budget:	\$1,207,025	(\$371,187)	\$1,578,212

Braeside Schedule

Braeside Elementary Renovation		602	31-Jan-25 08:00 A	22-Mar-27 08:00
Milestone Summary		481	22-Jul-25 16:00 A	05-Mar-27 16:00
MS-1000	Notice to Proceed	0		22-Jul-25 16:00 A
MS-1010	Gilbane Contract Executed	0		29-Jul-25 16:00 A
MS-1030	Mobilization	0	25-Aug-25 08:00	
MS-1020	Construction Summary	369	25-Aug-25 08:00	08-Jan-27 16:00
MS-1150	Building Temporarily Enclosed - Roof Vapor Barrier Installed	0		14-Nov-25 16:00
MS-1040	Foundations Start	0	26-Feb-26 08:00	
MS-1120	Interior Start (rough-in)	0	20-Apr-26 08:00	
MS-1060	Structure Start - Elevator Shaft	0	07-May-26 08:00	
MS-1050	Foundations Ready for Vertical Structure	0		02-Jun-26 16:00
MS-1055	Foundations Complete	0		04-Jun-26 16:00
MS-1130	Finishes Start	0	09-Jul-26 08:00	
MS-1070	Structure Top-Out Achieved - Elevator Shaft	0		24-Jul-26 16:00
MS-1080	Elevator Start	0	03-Aug-26 08:00	
MS-1100	Elevator Complete	0		27-Oct-26 16:00
MS-1170	Building Systems Ready for Commissioning	0		30-Oct-26 08:00
MS-1210	Contractual Substantial Completion	0		30-Oct-26 16:00*
MS-1110	Final Building Weathertight - Roof & Window Scope Complete	0		05-Nov-26 16:00
MS-1180	Commissioning Complete	0		01-Dec-26 16:00
MS-1200	Punch List Complete	0		09-Dec-26 16:00
MS-1190	Forecast Substantial Completion	0		08-Jan-27 16:00
MS-1220	Final Completion	0		05-Mar-27 16:00

Wayne Thomas Update

Wayne Thomas Project Overview

Work In Progress

- Out to bid – bids due 03/06/26 – potentially extend date

Upcoming Work


- RTA – April 2026
- Trade Contract Agreements – May 2026
- Abatement – June 2026
- Mobilization – June 2026

Issues / Constraints

- Unknown bid results
- ComEd

Bid Process

Project split into 26 bid packages

 **Gilbane** | Gilbane Building Company J06919.900 - Wayne Tho... | Project Tools Bidding | Search [Ctrl K] | Favorites | Apps Select an App

Bid Packages

Bid Packages (1) Recycle Bin (1)

Search 

Status ▾

Number	Bid Package	Due Date	Bid Invitations Sent	Will Bid	Bids Received	Status
	Bid Release 1	Fri, Mar 6, 2026 at 2:00 PM CST Due next week	438	92 (21%)	1 (0%)	Open



Trane/SD112 HVAC Turnkey Projects, Geothermal, and IRA Tax Credit Updates

March 3rd, 2026

Trane Team

1. Introductions

1. Patrick Heneberry—Account Executive
2. Ken Quinonez, PE, CEM, BCxP—Project Developer/Engineer



Ravinia/Sherwood/Braeside/Wayne Thomas Project Updates

Ravinia

- Base Building complete with Commissioning
- Geothermal HX Wells Filled
- Geothermal Commissioning and Loop Testing over the next few weeks
- Geothermal system will be in complete operation by April 1st
- Service team introductions and kick off next Friday March 6th

Sherwood

- 75% of Rough in Complete
- All major equipment is installed in the boiler plant and on the roof with the exception of the cooling tower which will be installed in April/May
- 75% of the Low voltage BAS wiring and BAS installation is complete
- Geothermal well drilling is complete
- Directional boring from the wells to the building will be done by the first week of March
- Startup of the equipment and the well system expected in the Spring of 2026



Ravinia/Sherwood/Braeside/Wayne Thomas Project Updates Cont...

Braeside

- BIM Coordination in progress and nearing completion
- Demo, Cut, Cap, Make Safe is complete
- VAV Box installation is in progress
- All major equipment is sitting in storage/delivered and is awaiting installation when the time is right

Wayne Thomas

- Pre-Evaluation of Geothermal Underground In Progress with Geologist/Engineers
- Final proposal presented to the district and signed off on
- Issued for permit plans have been submitted
- Equipment is being ordered
- Construction: June 2026 – July 2027



Recap/Project Details/Next Steps

1. The Ravina, Sherwood, Braeside, and Wayne Thomas projects will qualify for the IRA Tax Credits
2. 40-50% tax credit is expected on the interdependent components of the project
 1. This also includes the power/distribution
 2. 40% is the baseline based on the interdependent components of each project
 3. 10% extra is earned if Trane and Baker Tilly can prove domestic content on the equipment installed on the project that qualifies
 4. Baker Tilly has started the filing for Ravinia and Sherwood as both will be complete before this fiscal year ends
 5. Trane is working with the Baker Tilly Domestic Content team currently and supplying them with everything they need to complete the filings
3. ComEd incentives are being pursued on each project
 1. Pre-applications have been submitted for any equipment and controls that apply for Ravinia and Sherwood
 2. Final application for Ravinia will be submitted soon
 3. Pre-application for Braeside will be submitted soon
4. A prepayment discount can also be applied to all projects if funds for the project are paid up front
 1. Ravinia ADP Discount Value: \$244,200
 2. Sherwood ADP Discount Value: \$133,800
 3. Braeside ADP Discount Value: \$101,600
 4. Wayne Thomas ADP Discount Value: \$123,800
 5. Discount Total: \$603,400



Tax Credit Next Steps as Outlined by Baker Tilly

1. Cost segregation study to document the eligible basis for the tax credit. This will track all eligible and ineligible costs necessary to document a project basis along with incorporating any other eligible soft costs incurred. We would issue a separate scope of work (SOW) for each project.
2. Tax credit documentation package. This will provide the remaining substantiation for documenting and filing the tax credit. It includes a comprehensive overview memo, election statements, required statements, tax forms, and assistance with pre-registration process. The overview memo will document important milestones, facts, and supporting documents. This will include beginning of construction under the law, placed in service, energy community verification, eligibility of the energy property, and full discussion of applicable laws. We would issue a separate scope of work (SOW) for each project.
3. If seeking Domestic Content bonus credit, we offer the certification service that calculates the final eligible percentage of manufactured equipment produced in USA. This includes vendor training and management along NDAs that allow sharing of direct materials cost and direct labor costs between the vendor and BT. All manufactured equipment must be accounted in the calculation. There are best practices used to produce the calculations and report necessary to claim the 10% bonus credit. We would issue another separate scope of work (SOW) for each project.
4. Tax return compliance filing of Form 990-T. Filing includes preparation and review of the tax return. Inclusion of required elections and statements along with tax forms needed to claim the direct pay tax credit. Given that projects are being placed in service in different years, there will be an annual SOW issued for this service.





NORTH SHORE SCHOOL DISTRICT 112 | **WAYNE THOMAS ELEMENTARY
SCHOOL: RENOVATIONS**

DESIGN UPDATE 03.03.2026



A REVITALIZATION

Preserving and celebrating history while providing a modern student experience



Wayne Thomas Elementary is located within the North Shore community and embodies the notion of the neighborhood school. Their passion to empower students in becoming life long learners is felt throughout the community. The operation of a teaching facility should reflect the mission, passion and contemporary teaching strategies of its faculty and students. Thus, Wayne Thomas Elementary is due for significant renovations in all areas of the building, including accessibility, for all students and faculty to maintain their mission.

PROJECT GOALS:

CREATE A RESPONSIBLE 'FIRST CLASS' DESIGN BY CAPITALIZING ON LESSONS LEARNED FROM PAST PROJECT AND ENGAGING IN APPROPRIATE PROACTIVE PLANNING AND INVESTIGATION.

CREATE A LIGHT, SPACIOUS, AND FLEXIBLE SCHOOL ENVIRONMENT WHERE OPPORTUNITIES FOR LEARNING AND ENGAGING WITH STUDENTS ARE ABUNDANT.

CREATE OPTIMIZED LEARNING ENVIRONMENTS THAT APPROPRIATELY INTEGRATE TECHNOLOGY AND EMBRACE FURNITURE AS A KEY COMPONENT.

EFFECTIVELY PLAN FOR STORAGE SOLUTIONS SO THAT THE RIGHT TYPES OF STORAGE ARE IN THE RIGHT LOCATIONS.

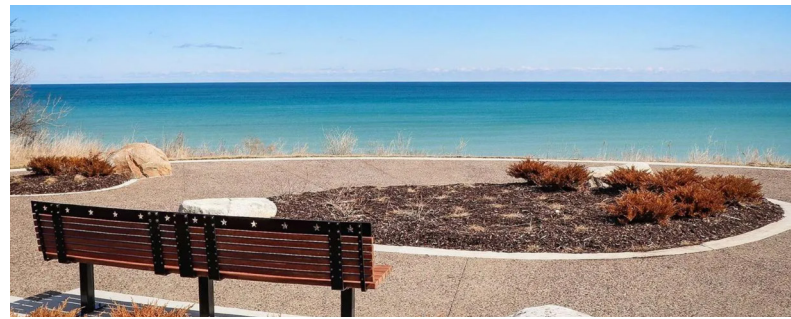
PROVIDE NEW SYSTEMS THAT NOT ONLY ARE FUNCTIONAL, SAFE, AND LONG-LASTING, BUT CONTRIBUTE TO A COMFORTABLE AND CONDUCIVE LEARNING ENVIRONMENT.

ESTABLISH EFFECTIVE STANDARDIZATION AND EQUITY ACROSS MULTIPLE SCHOOLS WITHIN THE DISTRICT.

CREATE A RENEWED SENSE OF PRIDE AND EXCITEMENT ABOUT THE RENOVATIONS AND NEW SPACES.

PROPOSED FIRST AND SECOND FLOOR PLAN





Prairie Social
 Inspired by the natural and social biomes of the North Shore of Lake Michigan.

Where landscape meets lifestyle featuring Earth-toned colors, textures, and natural materials.

05 INTERIOR DESIGN CONCEPTS
PROPOSED FIRST AND SECOND FLOOR PLAN

WILDCAT PRIDE



THE PARK



THE BEACH

ARTS DISTRICT



ARTS



DOWNTOWN



THE LOOKOUT



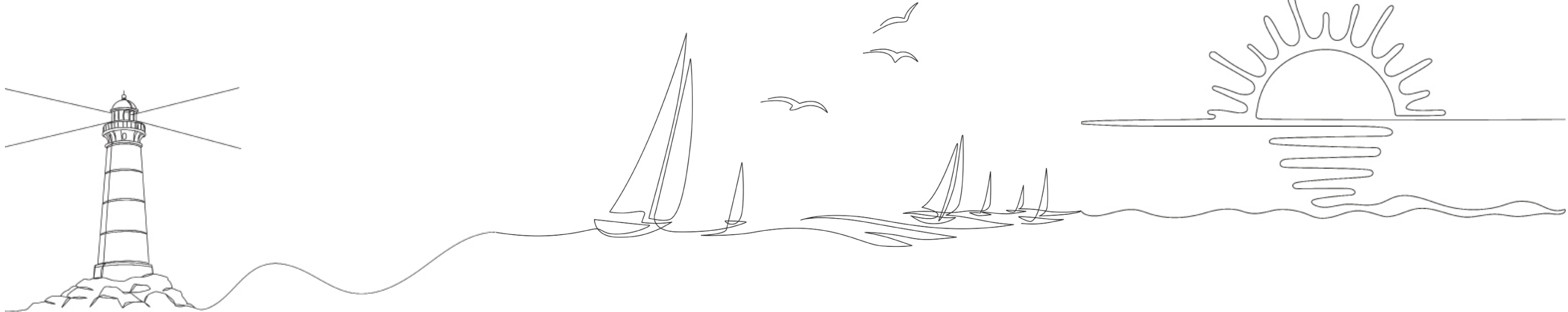
TIGER PRIDE
MAIN ENTRY



TIGER PRIDE
MAIN ENTRY



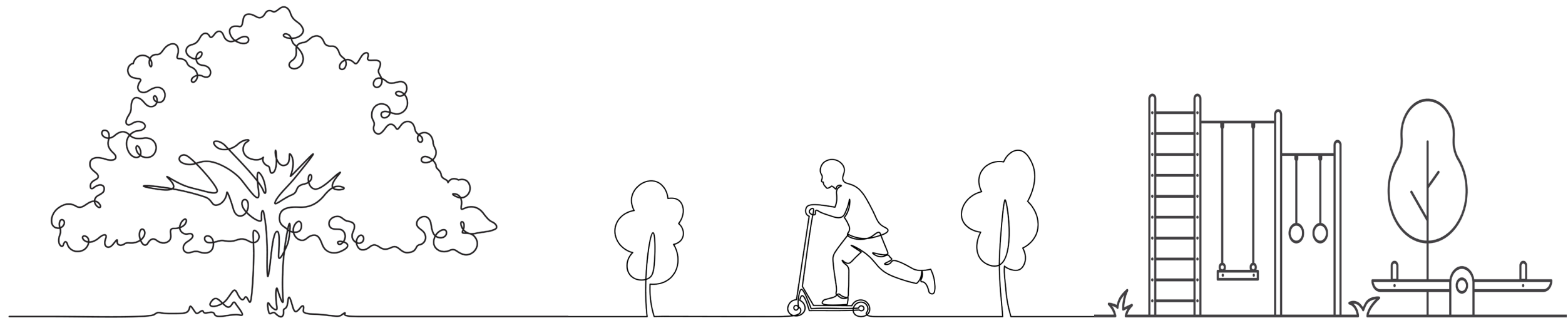
THE BEACH
KINDERGARTEN / 1ST / 2ND GRADE CORRIDOR



THE BEACH
1ST / 2ND GRADE CLASSROOM



THE PARK
3RD / 4TH GRADE CORRIDOR



DOWNTOWN
5TH GRADE OPEN COLLABORATION



HIGHWOOD MURAL EXAMPLES



THE ARTS DISTRICT MUSIC CLASSROOM



THE ARTS DISTRICT
ART CLASSROOM





THE LOOKOUT LIBRARY

