

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

Agenda Item: Master Facility Plan

Date: November 13, 2023

Subject: Discussion

Related Page(s): 49

Submitted by: Seth Chapman
Marta McCullough

DISCUSSION

TOPIC: Master Facility Plan

BACKGROUND INFORMATION:

This past year Glenbard 87 has been working with Wold Architects & Engineers to develop a new 10-year master facility plan. The last 10-year facility plan concluded with the summer 2023 capital projects. The district exceeded its commitment to the community by providing \$154 million worth of improvements (the original target was \$100 million).

Investing in our community assets is exceptionally important. Glenbard 87 maintains approximately 1.6 million square feet of space and continues to demonstrate fiscal stewardship demonstrated by the low amount of the total budget allocated towards debt payments (roughly 2.2%).

Administration, along with Dan Krita of Wold Architect & Engineers, will provide a brief summary presentation and discuss the plans for ensuring our capital improvement plan successfully supports our instructional objectives and aligns with the Glenbard Profile of a Graduate.

SUPERINTENDENT'S RECOMMENDATION:

I recommend the board accept this report as information.



Glenbard 87 10 Year Facility Master Plan

Board Presentation

November 13th, 2023



GLENBARD HSD 87

AGENDA

- I. Purpose of 10 Year Facility Master Plan**
- II. Process of Assembling the Necessary Data**
- III. Considerations and Impacts of the 10 Year Facility Master Plan**
- III. Conclusion and Next Steps**



GLENBARD HSD 87

PURPOSE OF A 10 YEAR FACILITY MASTER PLAN

- **Identify Short and Long-Term Facility Infrastructure Needs**
 - Focus on Warm, Safe and Dry Projects
 - Establish Life Cycle Replacements for Annual Improvement Funding
 - Proactive Upgrades Prior to Becoming Urgent Needs
- **Address Safety and Access Enhancements**
- **Continuation of Renovations to Modernize**
 - Science Labs
 - Restrooms
 - Auditoriums
 - Outdoor Facilities
- **Seek Opportunities for Operational Efficiency Gains**



GLENBARD HSD 87

PURPOSE OF A 10 YEAR FACILITY MASTER PLAN

- **Establish Educational Program Space Needs**
 - Aligned with Profile of a Graduate Learning Experiences
 - Ease of Access to Student Resources
 - Diverse and Flexible Learning Spaces to Support Instruction
 - Create Areas for Project Development and Presentations
 - Allow Seamless and Efficient Access to Technology and Tools
- **Resolve Overcrowding Issues Where Present**
- **Develop Annual Budgets to Implement Prioritized Improvements**
- **Determine Funding Sources to Address Priorities**



GLENBARD HSD 87

PROCESS OF ASSEMBLING NECESSARY DATA



An Informed Facility Master Plan Process Starts with the FACTS





10 YEAR PLAN PROPOSED IMPROVEMENTS

IMPROVEMENT CATEGORY	GLENBARD WEST	GLENBARD EAST	GLENBARD SOUTH	GLENBARD NORTH
BUILDING ENVELOPE				
Doors and Hardware	✓	✓	✓	✓
Masonry	✓	✓	✓	✓
Roofing	✓	✓	✓	✓
Siding		✓	✓	✓
Windows	✓	✓	✓	✓
BUILDING SYSTEMS				
Electrical Distribution	✓	✓	✓	✓
Electrical Lighting	✓	✓	✓	✓
Energy Management/ Generator		✓		
Fire Alarm	✓		✓	✓
Mechanical (HVAC, Boilers, Chillers)	✓	✓	✓	✓
Plumbing	✓	✓	✓	✓
Wood Shop Dust Collection				✓
Sound Systems	✓	✓		✓
RENOVATIONS				
ADA Upgrades	✓	✓	✓	
Doors and Hardware	✓	✓	✓	✓
Classroom/General Renovations	✓	✓	✓	✓
Science Lab Renovations	✓	✓	✓	✓
Office Renovations		✓	✓	
Auditorium/Theater Improvements	✓	✓	✓	✓
Band/Choir Room Renovations		✓	✓	
Cafeteria/Commons	✓	✓	✓	✓
Circulation/Entrances	✓	✓	✓	✓
Collaborative/Versatile Learning Spaces	✓	✓	✓	✓
Gymnasiums	✓	✓	✓	✓
Student Lockers	✓	✓		
Locker Rooms		✓		
Learning Resource Center	✓	✓		
Restrooms	✓	✓	✓	✓
OUTDOOR FACILITIES				
Masonry		✓	✓	✓
Fencing/Retaining Walls		✓	✓	✓
Paving/Site Concrete	✓	✓	✓	✓
Painting/Storage/Landscaping	✓	✓	✓	✓
Press Boxes/Concessions	✓	✓	✓	
Tennis Courts		✓	✓	
Stadium Turf		✓	✓	
Track		✓	✓	
Bleachers	✓	✓	✓	✓
Water Main/Drainage/Utilities	✓	✓	✓	
Site Lighting/Field Lighting	✓	✓	✓	✓
Security Lighting	✓	✓	✓	✓

GLENBARD HSD 87

VALIDATION OF PREVIOUS 10 YEAR FACILITY PLAN

- Verified accuracy of Infrastructure Needs and cross-checked with current cost metrics

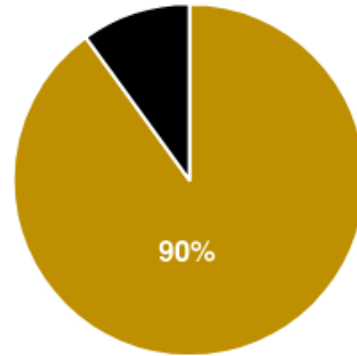




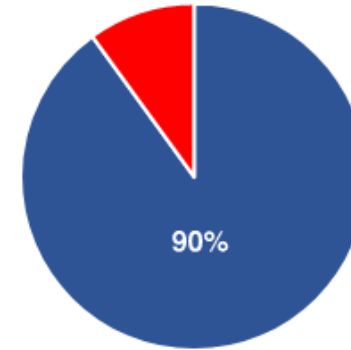
GLENBARD HSD 87

COORDINATION WITH PSI ON SYSTEM NEEDS

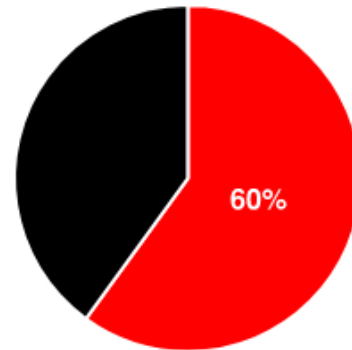
Glenbard North High School
HVAC System Replaced



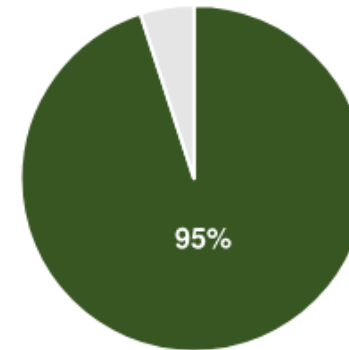
Glenbard South High School
HVAC System Replacement



Glenbard East High School
HVAC System Replacement



Glenbard West High School
HVAC System Replacement



HVAC System Replacement After 2024





GLENBARD HSD 87

FACILITY CHALLENGES DISCUSSED WITH PRINCIPALS & APOs

- **Stakeholder Involvement** started with Each High School's Principal and Asst. Principal of Operations
- Focused on Functional, Educational and Infrastructure **Challenges**
- Collaborated on Opportunity Concepts to address **Priority Needs**
- **Multiple Meetings** throughout Process starting in April 2023 – building on previous assessments

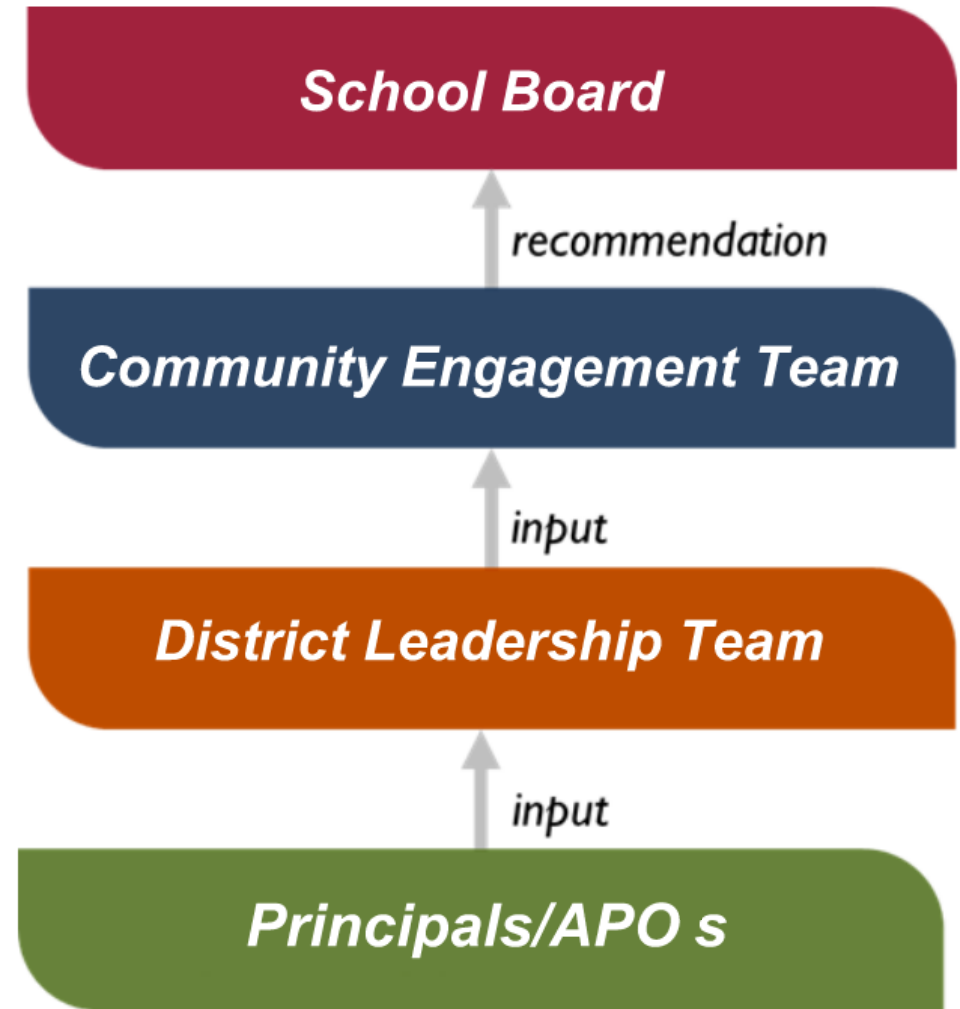




GLENBARD HSD 87

COMMUNITY-INVOLVED PROCESS

- **Community Involvement** began in June 2023 with the initial Community Engagement Team meeting
- Students, parents, community members, educators and District leaders formed the Team to **discuss the future** of Glenbard SD 87
- Community Forums were held in September at each school to allow **community members to learn** about the planning process



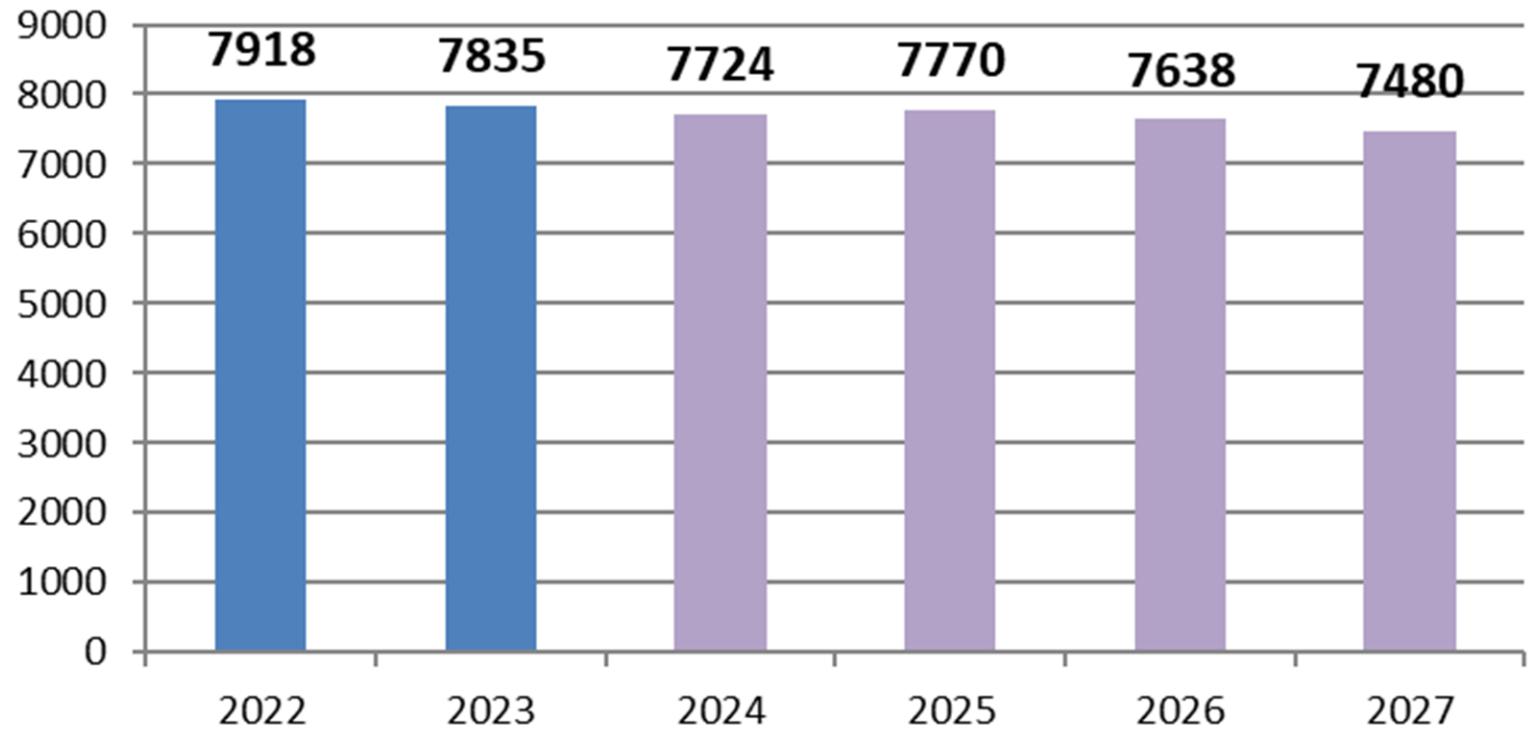


GLENBARD HSD 87

COMPARED UTILIZATION/CAPACITIES WITH PROJECTIONS

- Regional declining birth rate affects enrollment
- Current and Projected Enrollments establish potential space needs and availability based on capacities

Kasarda Enrollment Projection





CONSIDERATIONS AND IMPACTS OF 10 YEAR FACILITY PLAN

Includes:

- Category
- Description
- Responsibility
- Project Cost
- Anticipated Year with Escalation
- “Live” Document

Type	Category	Description	Lead Responsibility	SUMMER 2024	SUMMER 2025	SUMMER 2026
Wold						
Capital Improvement Projects						
	Masonry	Tuckpointing - Tower (North, South, East faces)	Wold	\$ 295,724		
	Roofing	Roof Area 5 - Remove and Replace	Wold		\$ 303,701	
	Roofing	Roof Area 6 - Remove and Replace	Wold		\$ 278,544	
	Roofing	Roof Area 7 - Remove and Replace	Wold		\$ 337,503	
	Roofing	Roof Area 8 - Remove and Replace	Wold		\$ 309,175	
	Mechanical	Replace RTU-1 South Corridor	PSI	\$ 104,442		
	Outdoor Facilities	Retaining walls - Door 13 Wall Replacement	Wold	\$ 543,098		
	Outdoor Facilities	Stadium Turf Replacement	Wold	\$ 1,155,825		
	Electrical Distribution	Switchgear Replacement	PSI	\$ 400,000		
	Electrical Lighting	Band Room Light Replacement	PSI		\$ 75,000	
	Renovation - Band Room	Remove Tiers to Flatten Floor	Wold		\$ 500,000	
	Renovation - Theater	Carpet Replacement	Wold	\$ 87,971		
	Doors and Hardware	Interior Door Replacement	Wold		\$ 494,000	
	Electrical Distribution	Generator Replacement (Blue)	PSI			\$ 325,000
	Controls	Replace remaining JCI Controls	PSI	\$ 100,000		
	Electrical Lighting	Fieldhouse, Gym, and Cafeteria LED lighting	PSI		\$ 500,000	
	Outdoor Facilities	Stadium Track Replacement	Wold	\$ 494,000		
	Outdoor Facilities	Student Lot Paving Improvements	Wold			
	Outdoor Facilities	Parking Lot Light Poles Replacement	PSI	\$ 203,637		
	Plumbing	Replace Cast Iron Pipe Domestic Water Lines	PSI			
	Renovation - Main Office	Flooring Replacement	Wold			
	Building Envelope	Plaster siding and Fieldhouse Metal Panel replacement	Wold			
	Roofing	Roof Area 9 - Remove and Replace	Wold		\$ 402,696	
	Roofing	Roof Area 10 - Remove and Replace	Wold		\$ 276,537	





5 Guiding Questions to Initiate the Prioritization Process

1) How can we maintain equitable resources for our students?

2) How has student learning changed since the original plan?

3) What capital improvements are needed first?

4) What new projects should be added?

5) What can we afford given other budgetary constraints?

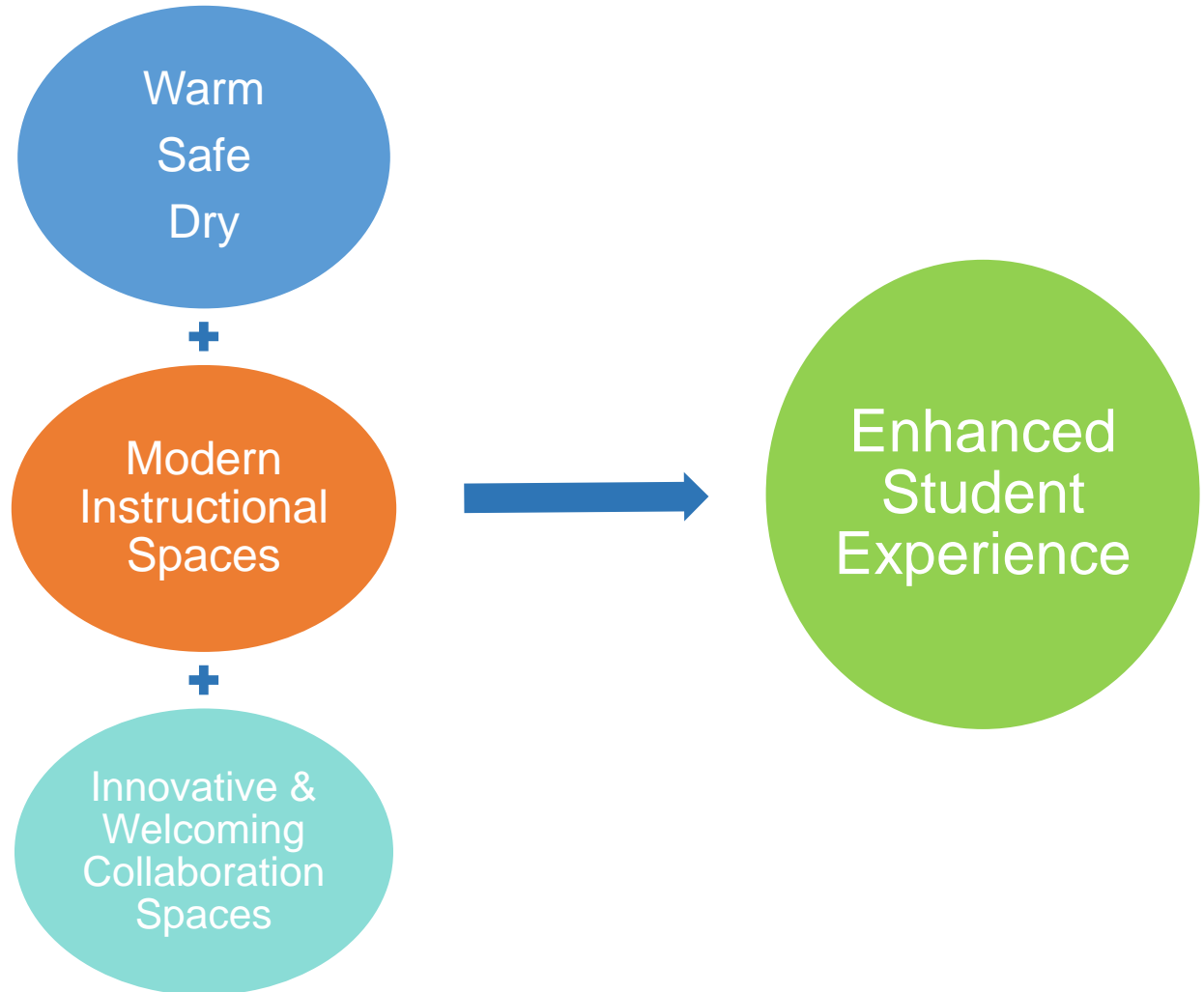




IDENTIFYING PRIORITIES OVER A 10 YEAR CYCLE

Warm – Safe – Dry +

- **Safety** – Investment in doors, hardware and vestibule Improvements
- **Instruction** – Ensure Science Lab work is accelerated while improving fine arts and athletic spaces
- **SEL / Belonging** – Welcoming entrances along with supports and resources for various needs that are accessible throughout the day

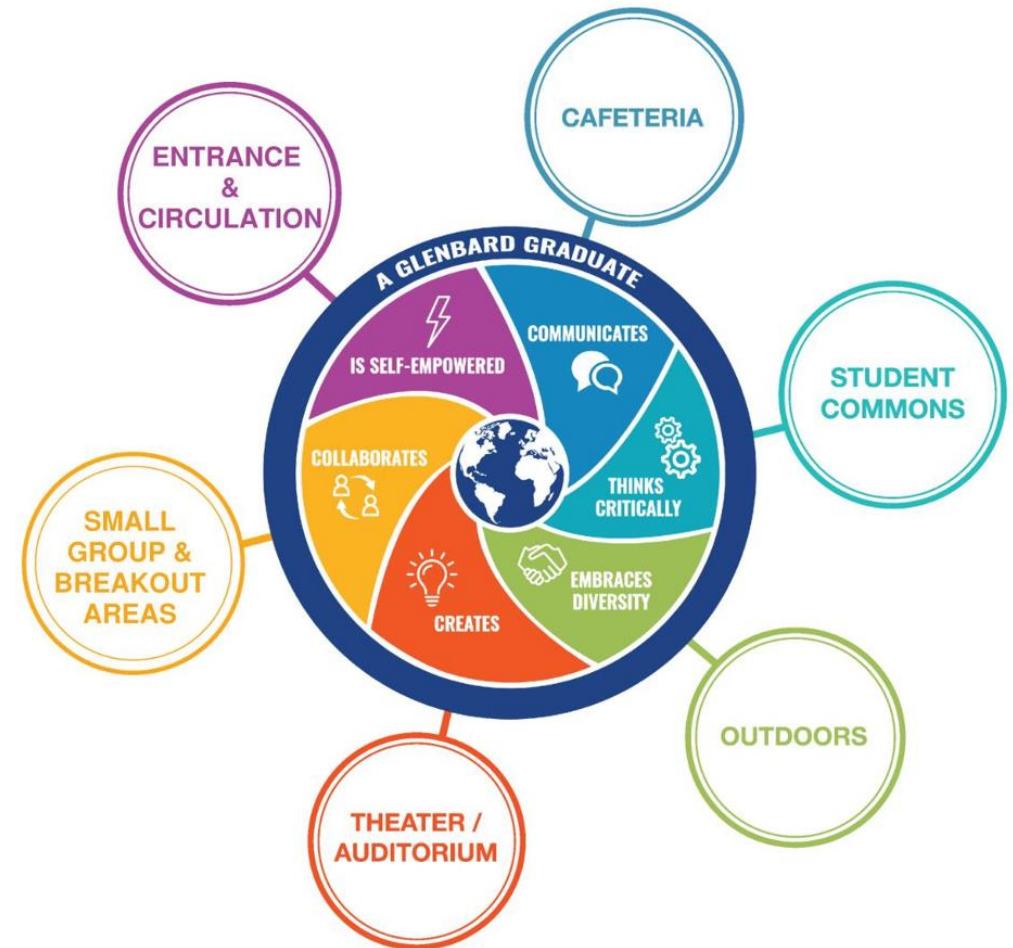




IDENTIFYING PRIORITIES OVER A 10 YEAR CYCLE

Instructional Influences for Prioritizing Improvements:

- Spaces that reflect **educational best practice** in all classroom environments
- A greater need for **flexible student work spaces**
- **Convenient and versatile spaces** for after-school clubs and community usage
- Multiple and diverse places for **real-world and self-guided learning**
- Easier **access to student resources and supports**, including college and career counseling





GLENBARD HSD 87 – WEST HIGH SCHOOL

FACILITY CHALLENGES – 200 LEVEL

STUDENT ENTRANCE FROM BUS DROP-OFF RELIES ON A STEEP WALKWAY TO THE SCHOOL AND LACKS A VESTIBULE, FOR A SAFER MORE EFFICIENT ENTRY POINT

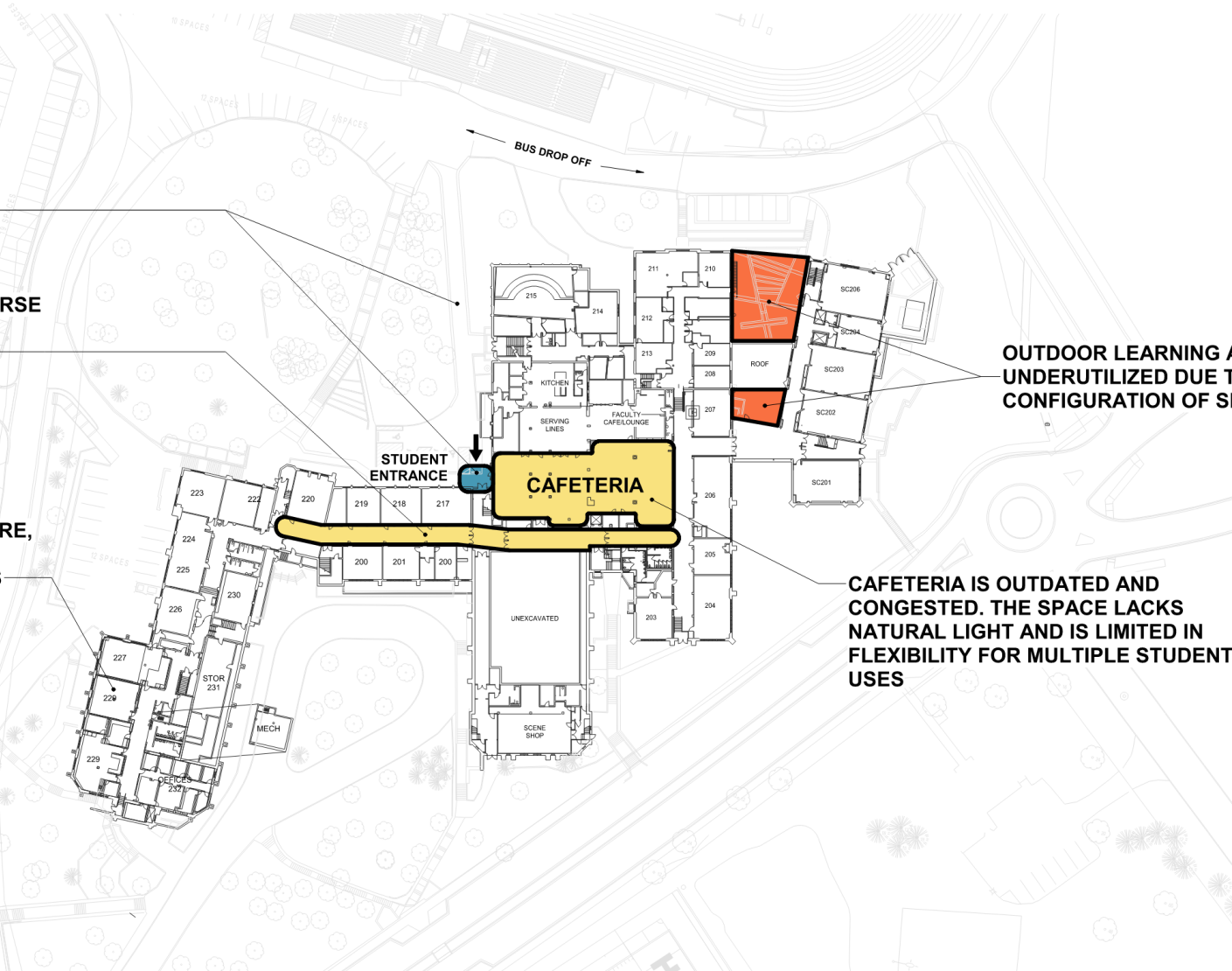
CORE OF ACADEMIC AREAS LACK DIVERSE SETTINGS FOR COLLABORATION AND SELF-DIRECTED LEARNING

TYPICAL CLASSROOMS RELY ON TRADITIONAL AMENITIES AND FURNITURE, RESTRICTING STUDENT CHOICE AND REAL-WORLD LEARNING EXPERIENCES

BUS DROP OFF

OUTDOOR LEARNING AREAS ARE UNDERUTILIZED DUE TO POOR CONFIGURATION OF SPACE

CAFETERIA IS OUTDATED AND CONGESTED. THE SPACE LACKS NATURAL LIGHT AND IS LIMITED IN FLEXIBILITY FOR MULTIPLE STUDENT USES



LEGEND

- ENTRANCE CHALLENGES
- INTERIOR CHALLENGES
- EXTERIOR CHALLENGES



GLENBARD HSD 87 – WEST HIGH SCHOOL

FACILITY CHALLENGES – 300 LEVEL

CORE OF ACADEMIC AREAS LACK DIVERSE SETTINGS FOR COLLABORATION AND SELF-DIRECTED LEARNING

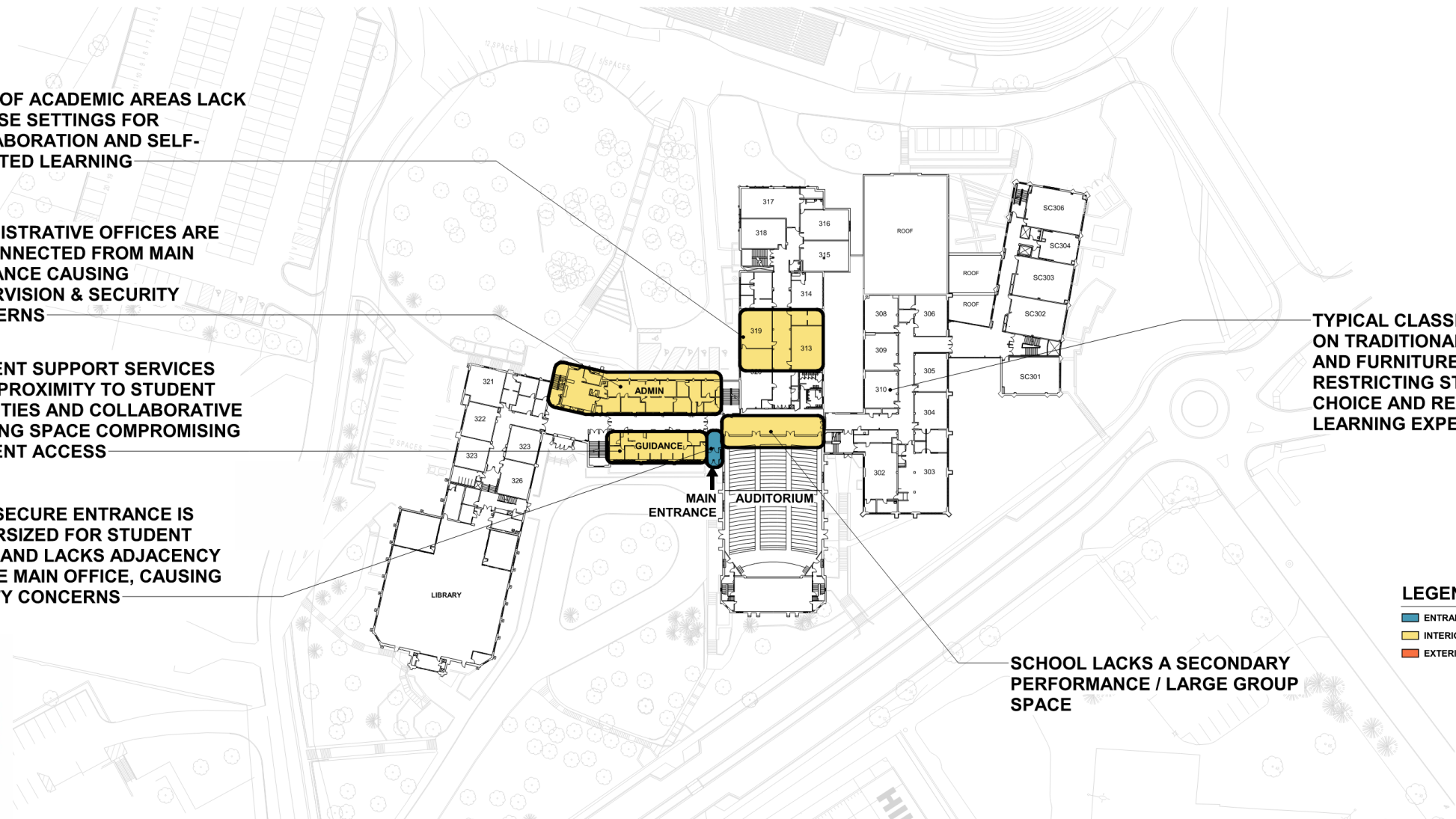
ADMINISTRATIVE OFFICES ARE DISCONNECTED FROM MAIN ENTRANCE CAUSING SUPERVISION & SECURITY CONCERNS

STUDENT SUPPORT SERVICES LACK PROXIMITY TO STUDENT ACTIVITIES AND COLLABORATIVE MEETING SPACE COMPROMISING STUDENT ACCESS

MAIN SECURE ENTRANCE IS UNDERSIZED FOR STUDENT FLOW AND LACKS ADJACENCY TO THE MAIN OFFICE, CAUSING SAFETY CONCERNS

TYPICAL CLASSROOMS RELY ON TRADITIONAL AMENITIES AND FURNITURE, RESTRICTING STUDENT CHOICE AND REAL-WORLD LEARNING EXPERIENCES

SCHOOL LACKS A SECONDARY PERFORMANCE / LARGE GROUP SPACE



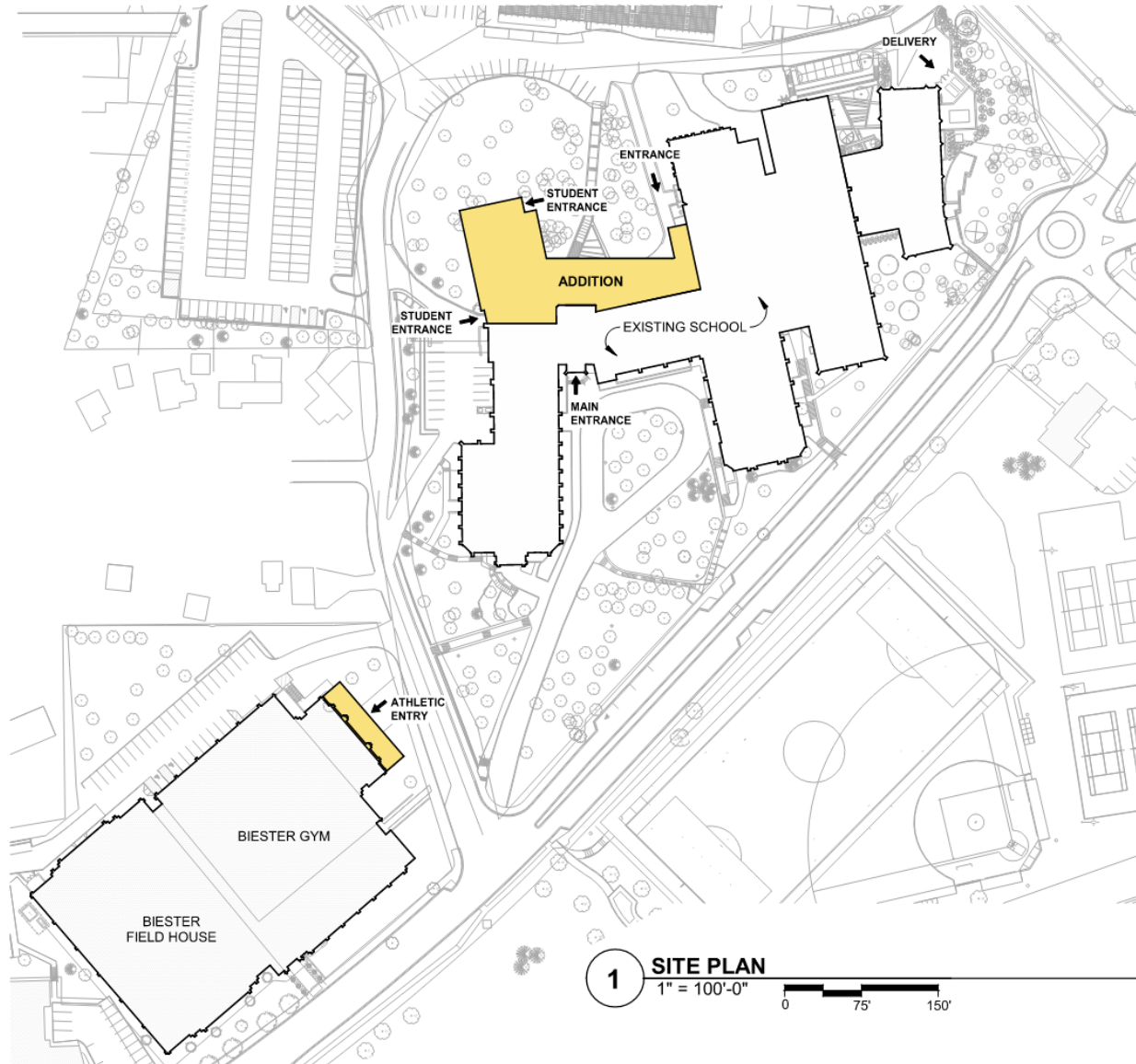
LEGEND

- ENTRANCE CHALLENGES
- INTERIOR CHALLENGES
- EXTERIOR CHALLENGES



GLENBARD HSD 87 – WEST HIGH SCHOOL

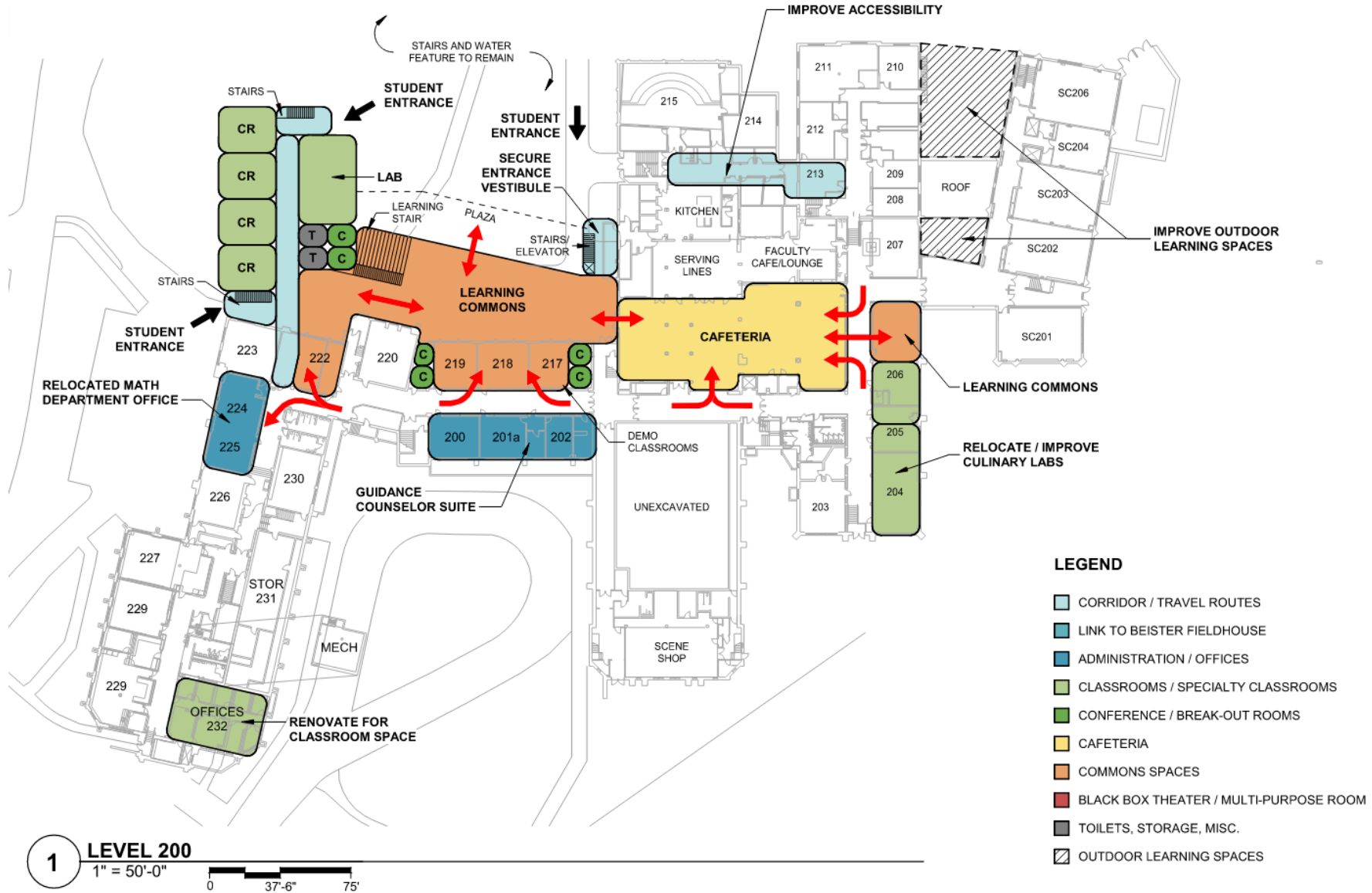
PRELIMINARY OPPORTUNITY DIAGRAMS – SITE





GLENBARD HSD 87 – WEST HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – 200 LEVEL





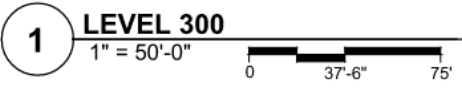
GLENBARD HSD 87 – WEST HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – 300 LEVEL



LEGEND

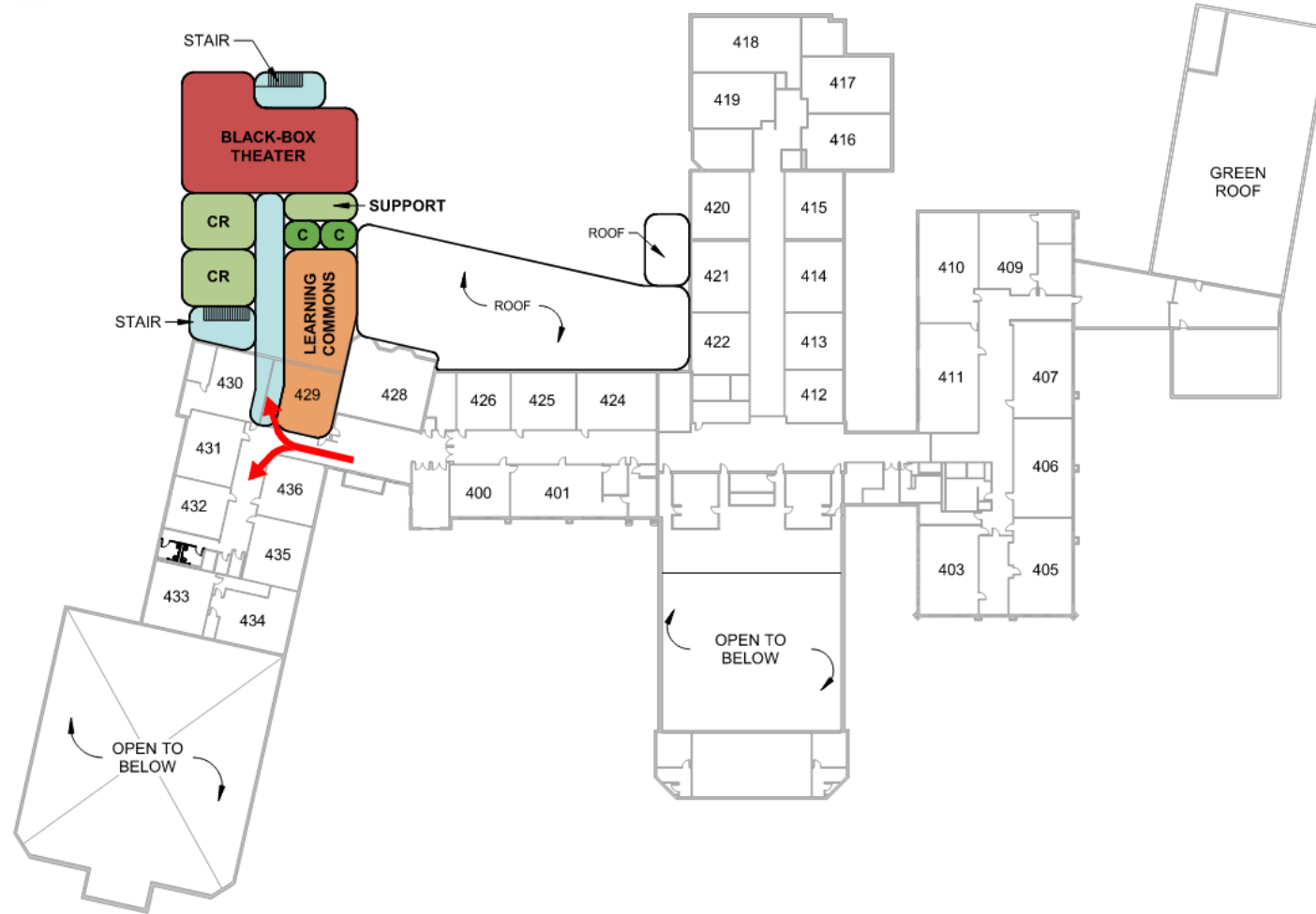
- CORRIDOR / TRAVEL ROUTES
- LINK TO BEISTER FIELDHOUSE
- ADMINISTRATION / OFFICES
- CLASSROOMS / SPECIALTY CLASSROOMS
- CONFERENCE / BREAK-OUT ROOMS
- CAFETERIA
- COMMONS SPACES
- BLACK BOX THEATER / MULTI-PURPOSE ROOM
- TOILETS, STORAGE, MISC.
- OUTDOOR LEARNING SPACES





GLENBARD HSD 87 – WEST HIGH SCHOOL

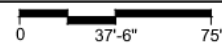
PRELIMINARY OPPORTUNITY DIAGRAMS – 400 LEVEL



LEGEND

- CORRIDOR / TRAVEL ROUTES
- LINK TO BEISTER FIELDHOUSE
- ADMINISTRATION / OFFICES
- CLASSROOMS / SPECIALTY CLASSROOMS
- CONFERENCE / BREAK-OUT ROOMS
- CAFETERIA
- COMMONS SPACES
- BLACK BOX THEATER / MULTI-PURPOSE ROOM
- TOILETS, STORAGE, MISC.
- OUTDOOR LEARNING SPACES

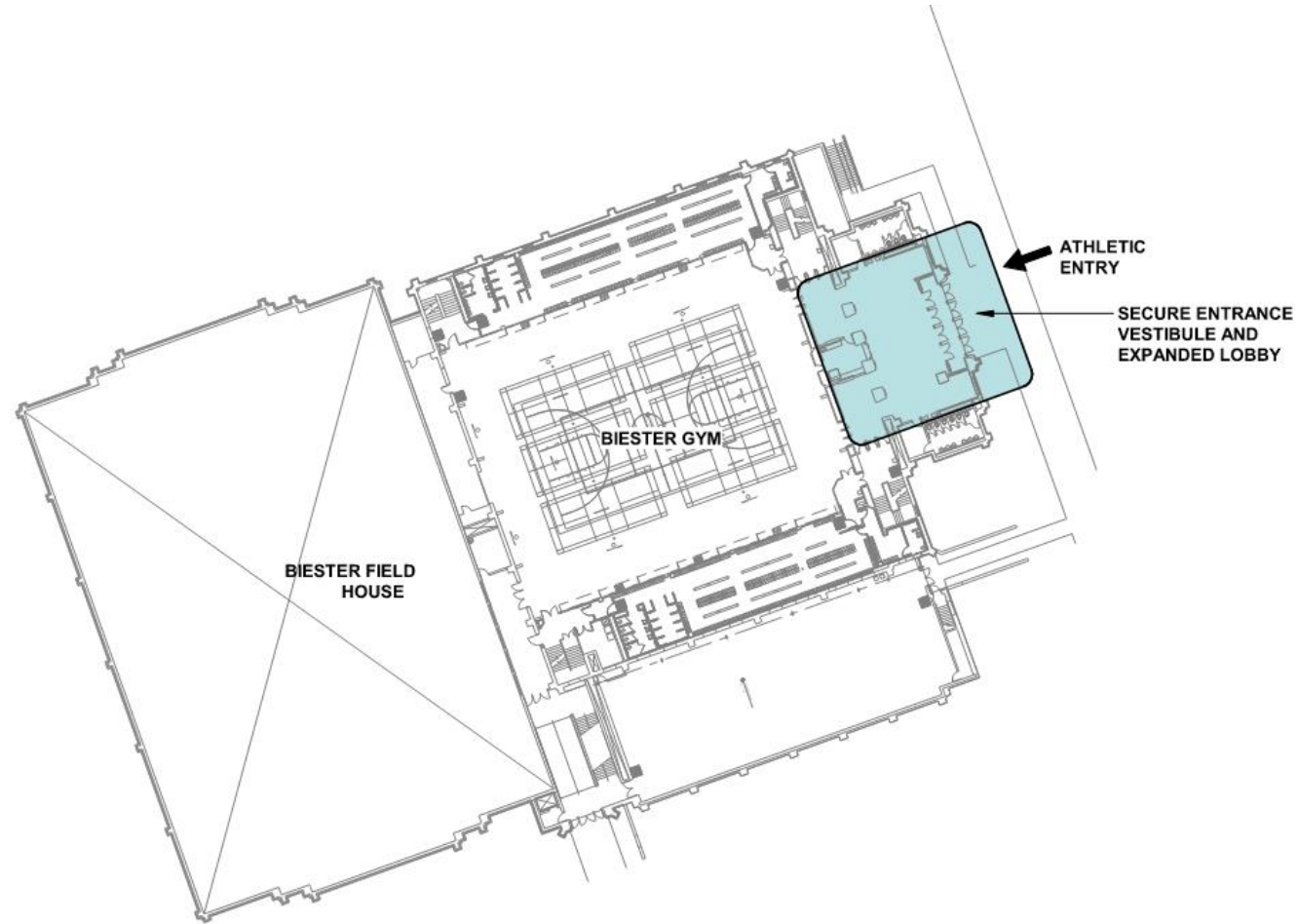
1 LEVEL 400
1" = 50'-0"





GLENBARD HSD 87 – WEST HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – BIESTER FIELD HOUSE



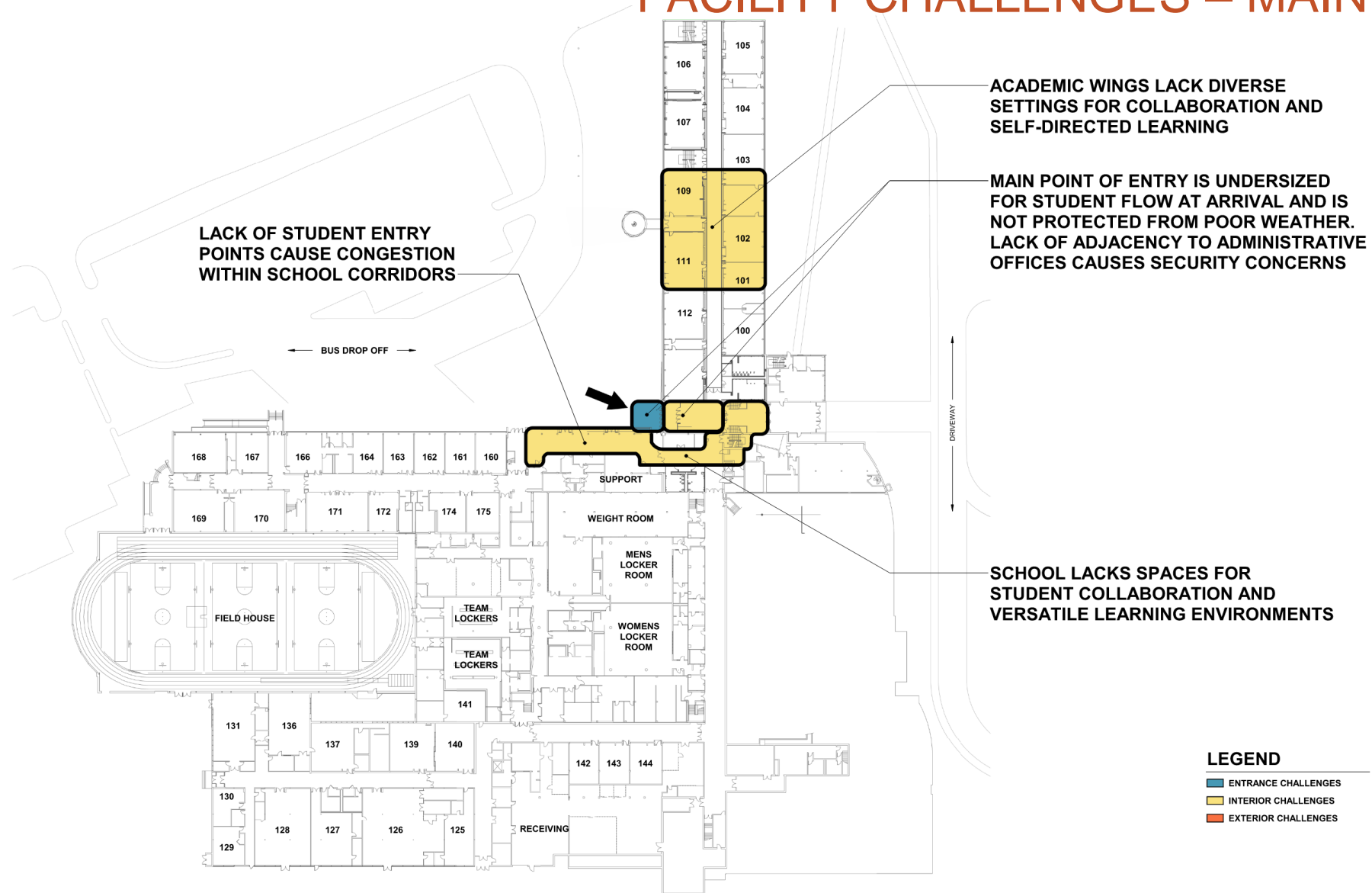
1 GROUND LEVEL - BIESTER FIELD HOUSE
1" = 50'-0"
0 37'-6" 75'





GLENBARD HSD 87 – EAST HIGH SCHOOL

FACILITY CHALLENGES – MAIN LEVEL





GLENBARD HSD 87 – EAST HIGH SCHOOL

FACILITY CHALLENGES – SECOND LEVEL

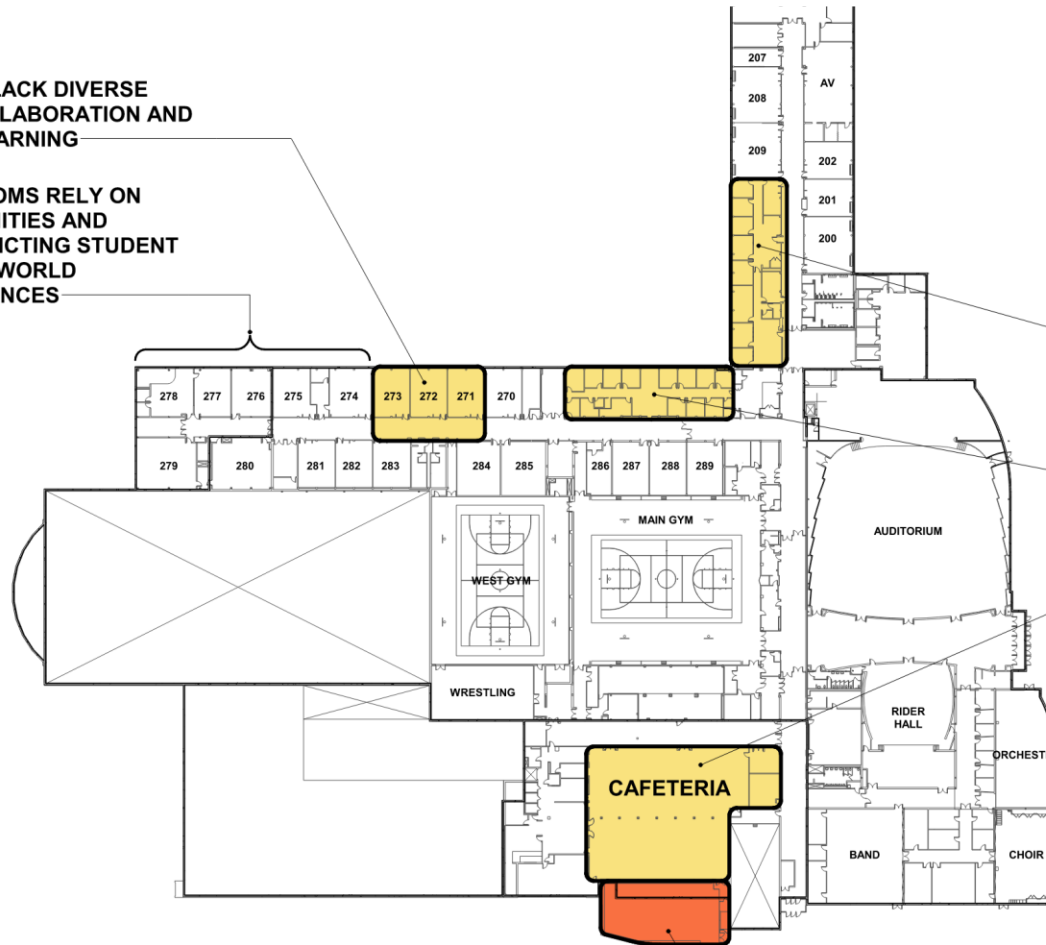
ACADEMIC WINGS LACK DIVERSE SETTINGS FOR COLLABORATION AND SELF-DIRECTED LEARNING

TYPICAL CLASSROOMS RELY ON TRADITIONAL AMENITIES AND FURNITURE, RESTRICTING STUDENT CHOICE AND REAL-WORLD LEARNING EXPERIENCES

ADMINISTRATIVE OFFICES ARE CONGESTED AND DISCONNECTED FROM MAIN ENTRANCE CAUSING SECURITY CONCERNS

STUDENT SUPPORT SERVICES LACK PROXIMITY TO STUDENT ACTIVITIES AND COLLABORATIVE MEETING SPACE COMPROMISING STUDENT ACCESS

CAFETERIA IS UNDERSIZED AND LACKS FLEXIBILITY TO SERVE MULTIPLE STUDENT ACTIVITIES



LEGEND

- ENTRANCE CHALLENGES
- INTERIOR CHALLENGES
- EXTERIOR CHALLENGES

SECOND LEVEL FLOOR PLAN

1" = 40'-0"
0 30 60

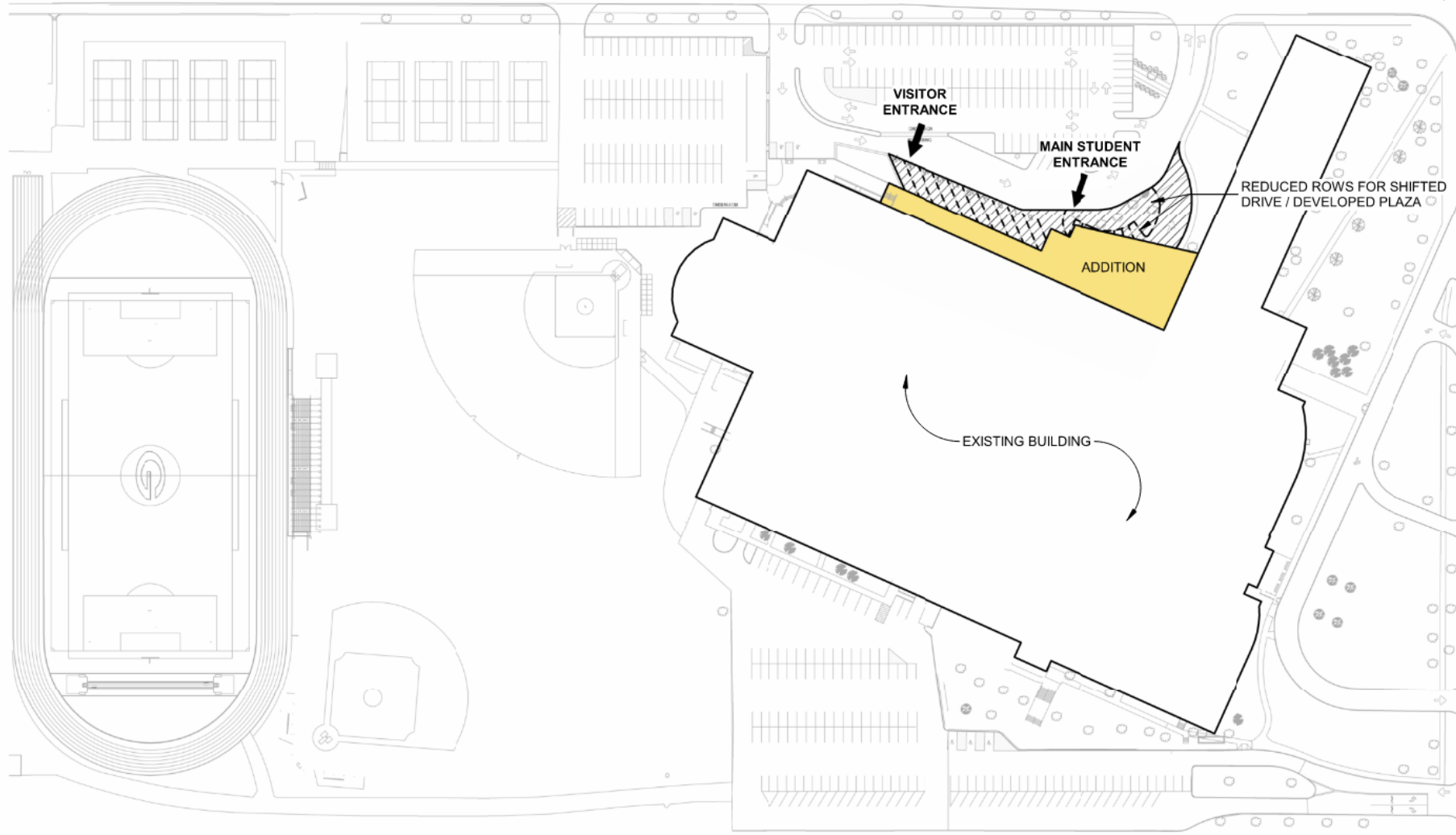
OUTDOOR AREA IS LIMITED IN PROVIDING VERSATILE SPACE FOR STUDENTS





GLENBARD HSD 87 – EAST HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – SITE



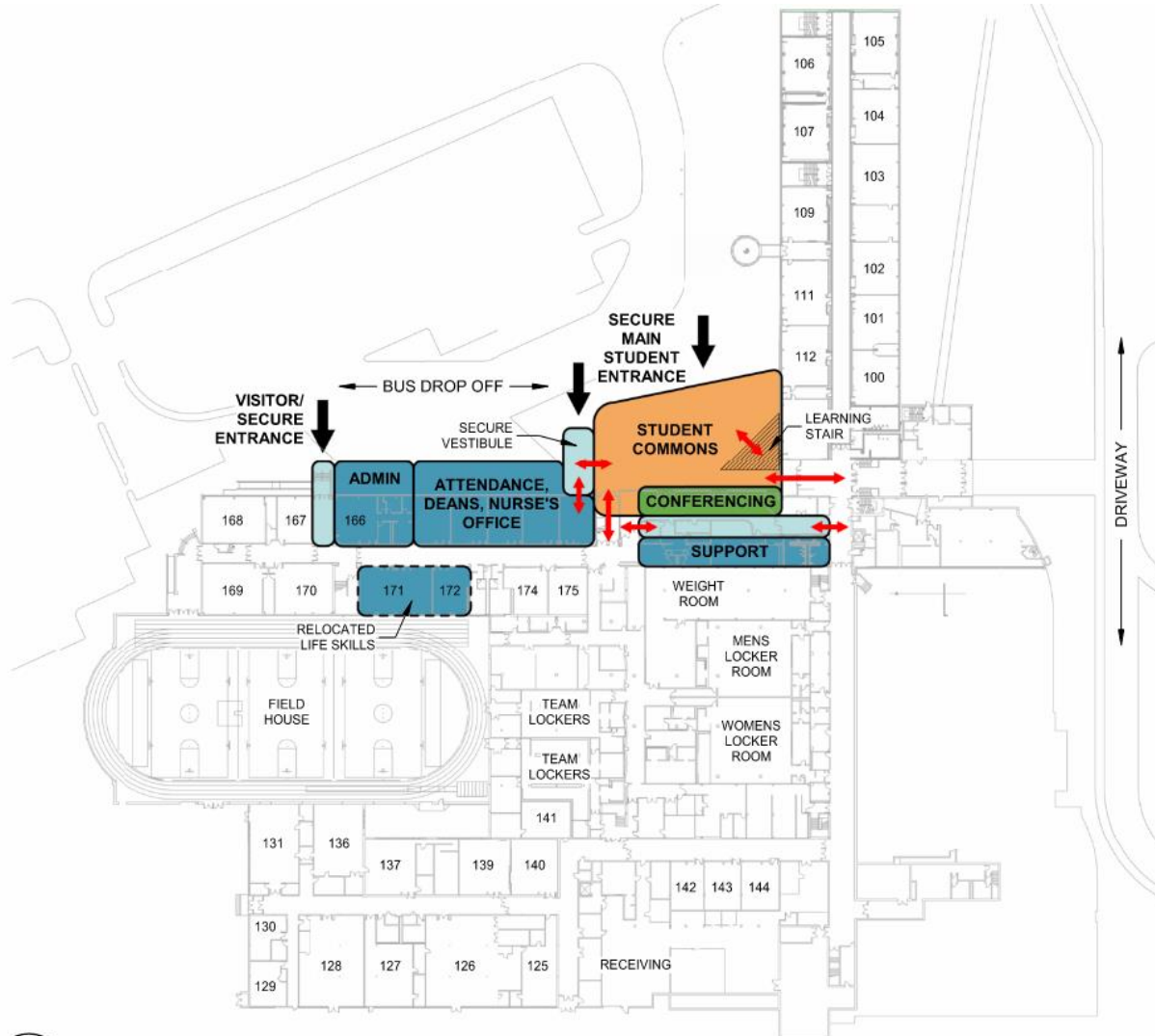
1 SITE PLAN

1" = 100'-0"
0 75 150'



GLENBARD HSD 87 – EAST HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – MAIN LEVEL



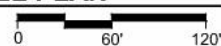
LEGEND

- CORRIDOR / TRAVEL ROUTES
- ADMINISTRATION AND FACULTY
- CLASSROOMS
- CONFERENCE / BREAKOUT SPACES
- COMMON SPACES
- CAFETERIA
- TOILETS, STORAGE, MISC.
- OUTDOOR SPACES



1 FIRST LEVEL PLAN

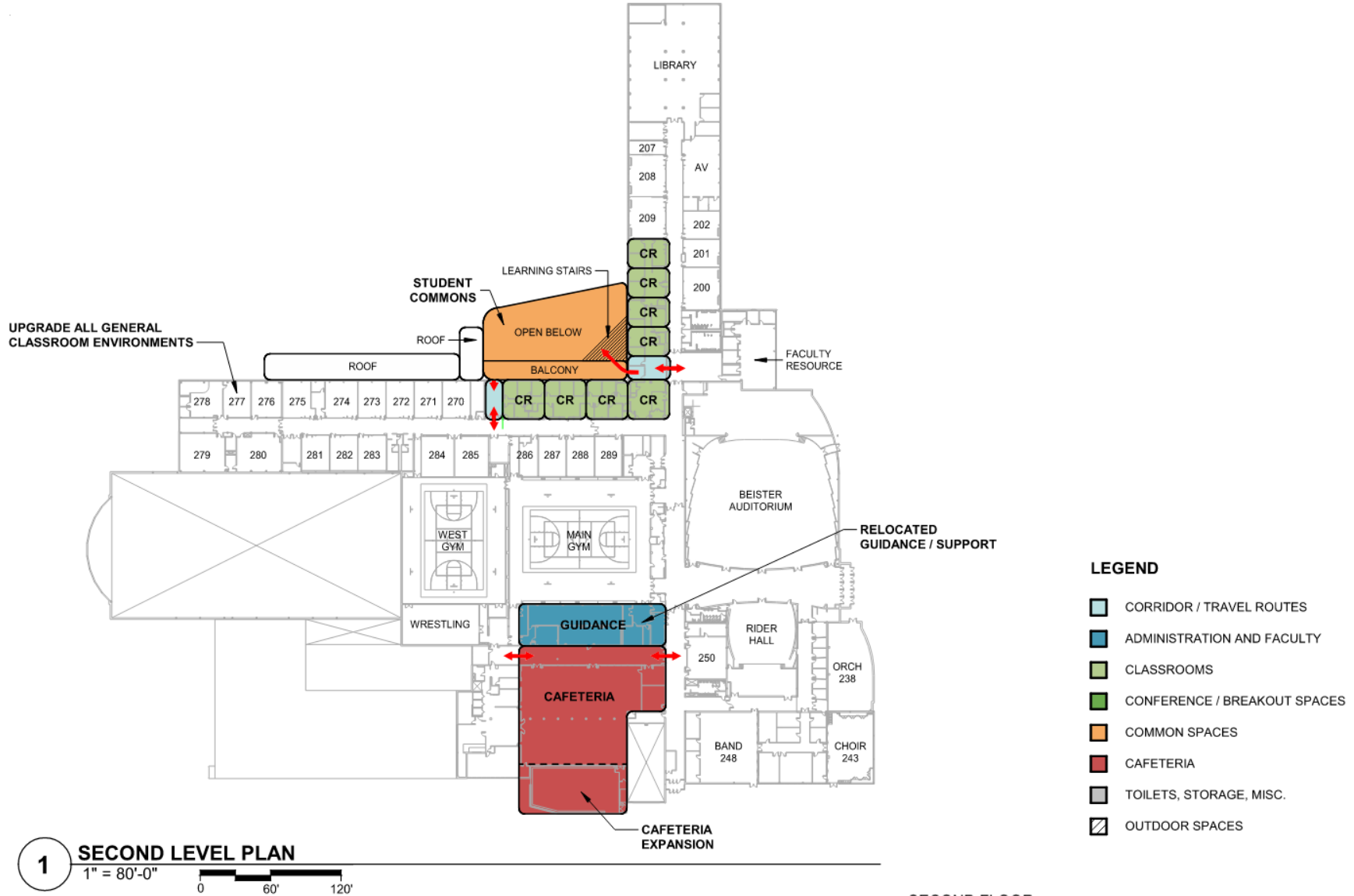
1" = 80'-0"





GLENBARD HSD 87 – EAST HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – SECOND LEVEL





GLENBARD HSD 87 – SOUTH HIGH SCHOOL

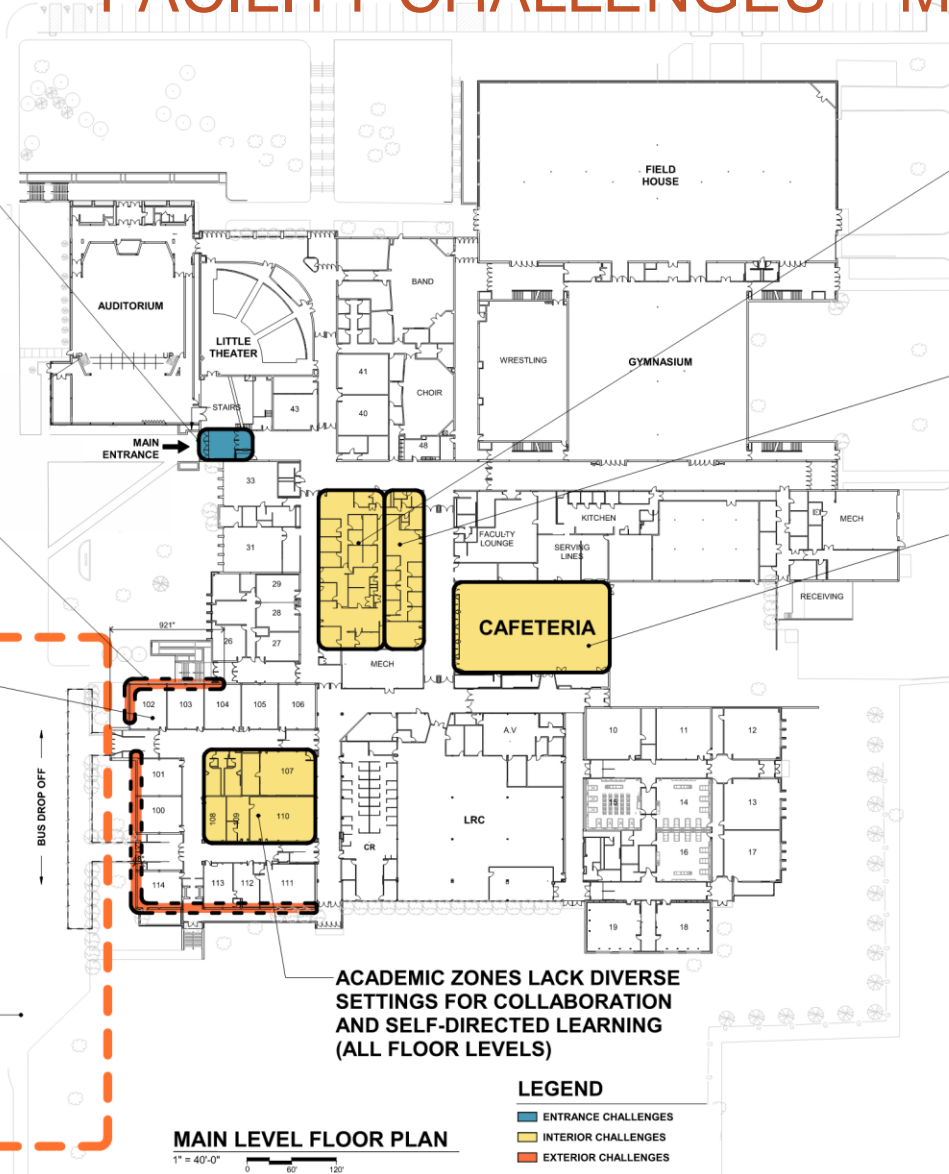
FACILITY CHALLENGES – MAIN/LOWER LEVEL

MAIN ENTRANCE DOES NOT PROVIDE AN ADA COMPLIANT ACCESS TO THE SCHOOL. LACK OF ADJACENCY TO ADMINISTRATIVE OFFICES CAUSES SECURITY CONCERNS

NATURAL LIGHT IS SHOWN TO IMPROVE ATTENTION AND MENTAL HEALTH. WINDOWLESS CLASSROOMS PREVENT DAYLIGHT FROM REACHING ANY INTERNAL LEARNING SPACES (ALL FLOOR LEVELS)

TYPICAL CLASSROOMS RELY ON TRADITIONAL AMENITIES AND FURNITURE, RESTRICTING STUDENT CHOICE AND REAL-WORLD LEARNING EXPERIENCES

TRAFFIC PATTERNS BLEND CARS WITH BUS ACTIVITY CREATING VEHICLE CONGESTION AND COMPROMISED SAFETY IN THE PARKING LOT



MAIN LEVEL FLOOR PLAN

1" = 40'-0"
0 60 120

LEGEND

- ENTRANCE CHALLENGES
- INTERIOR CHALLENGES
- EXTERIOR CHALLENGES

ADMINISTRATIVE OFFICES ARE LOCATED INTERNAL TO THE SCHOOL LACKING PROXIMITY TO THE MAIN ENTRANCE CAUSING SAFETY CONCERNS

STUDENT SUPPORT SERVICES LACK PROXIMITY TO STUDENT ACTIVITIES AND COLLABORATIVE MEETING SPACE COMPROMISING STUDENT ACCESS

CAFETERIA LACKS FLEXIBILITY TO SERVE MULTIPLE STUDENT AREAS

TEAM ROOM LACKS PROXIMITY TO STADIUM FIELD



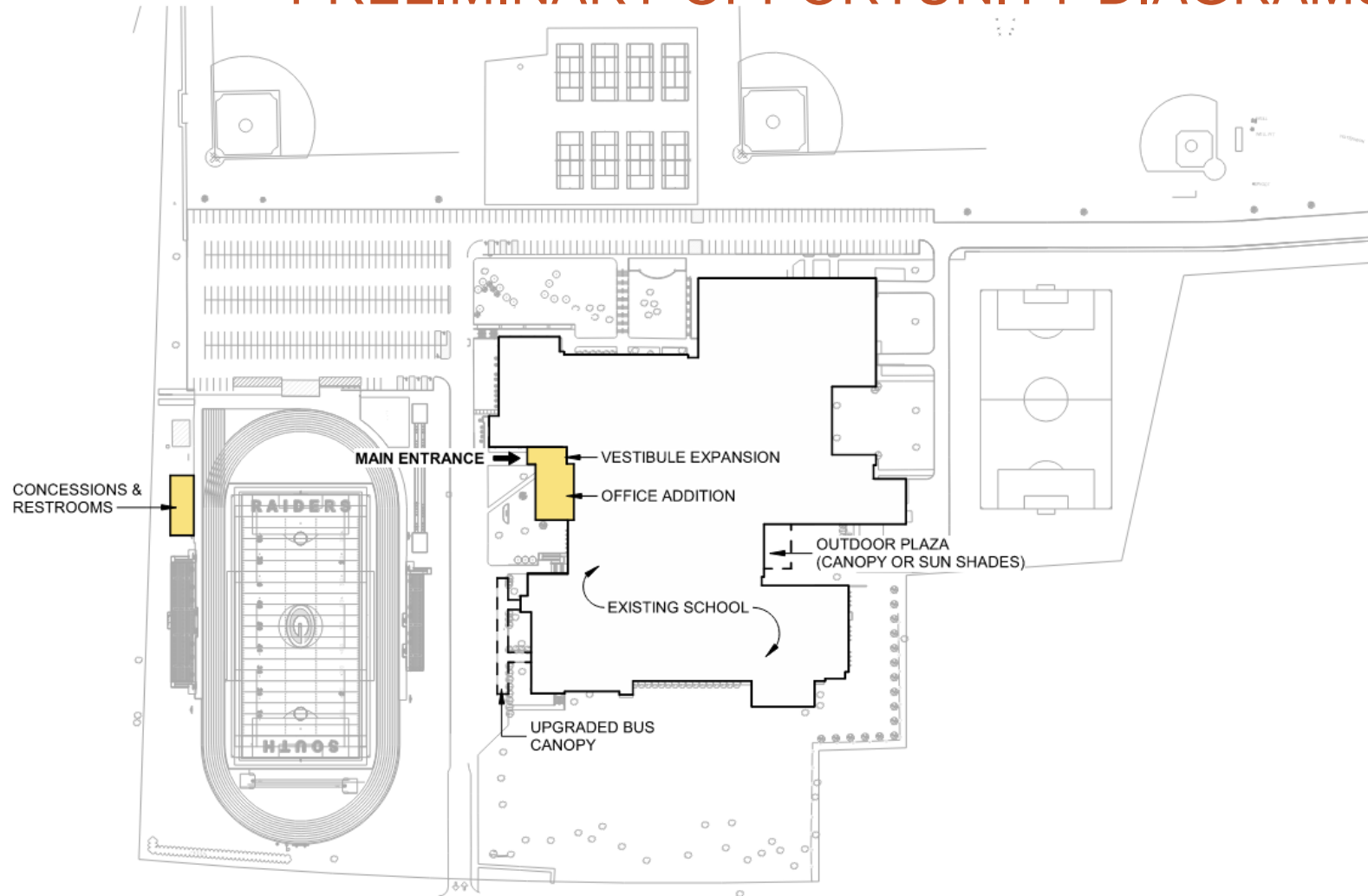
LOWER LEVEL FLOOR PLAN

1" = 40'-0"
0 60 120



GLENBARD HSD 87 – SOUTH HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – SITE



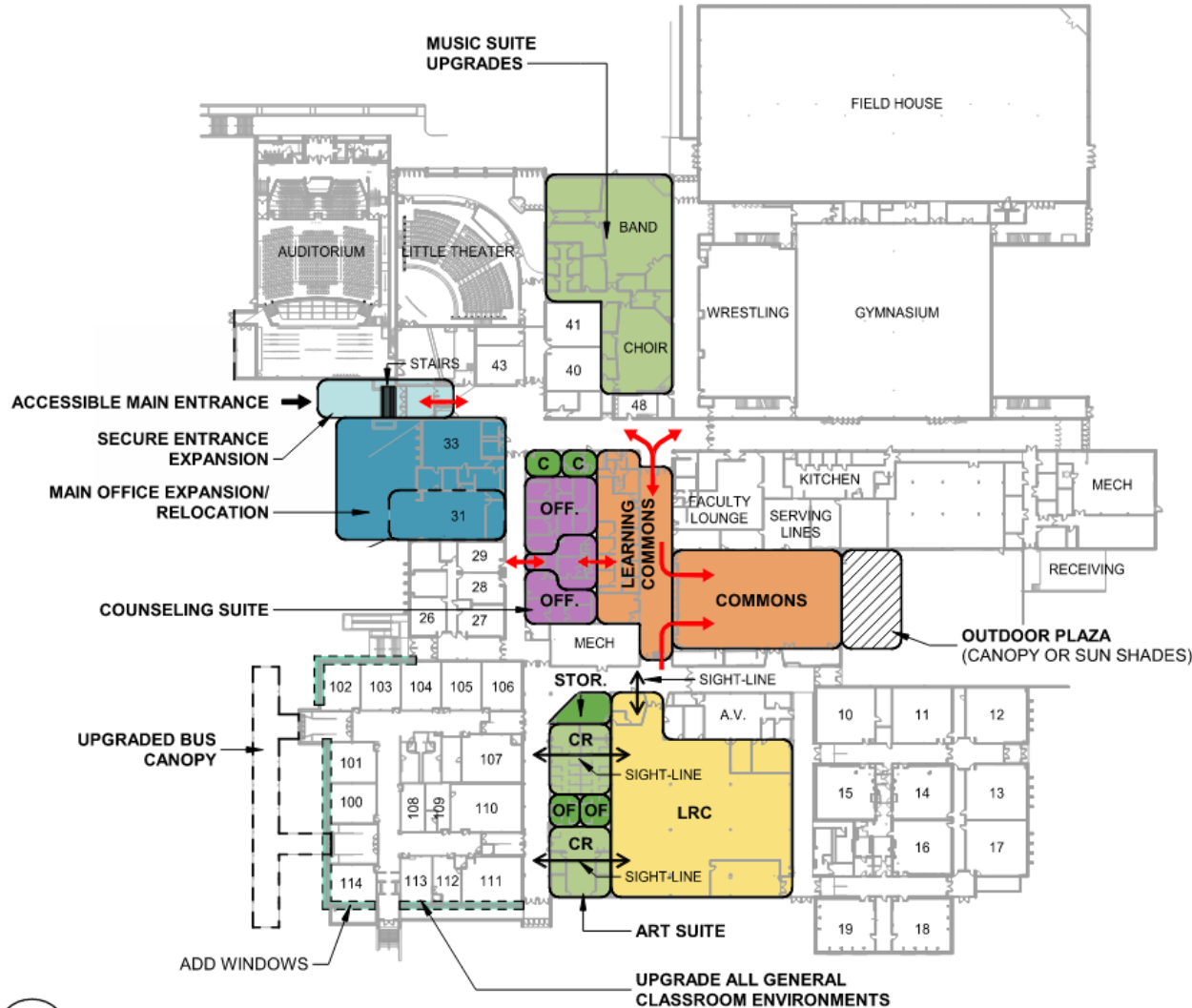
1 SITE PLAN
1" = 160'-0"
0 120' 240'





GLENBARD HSD 87 – SOUTH HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – MAIN/LOWER



LEGEND

- CORRIDOR / TRAVEL ROUTES
- MAIN OFFICE / ADMIN
- COUNSELING OFFICES / SUITE
- ART / MUSIC
- ART STORAGE / OFFICES
- LEARNING RESOURCE CENTER
- COMMONS SPACES
- SPECIALTY CLASSROOMS



1 MAIN LEVEL
1" = 80'-0"
0 60' 120'

2 LOWER LEVEL
1" = 80'-0"
0 60' 120'



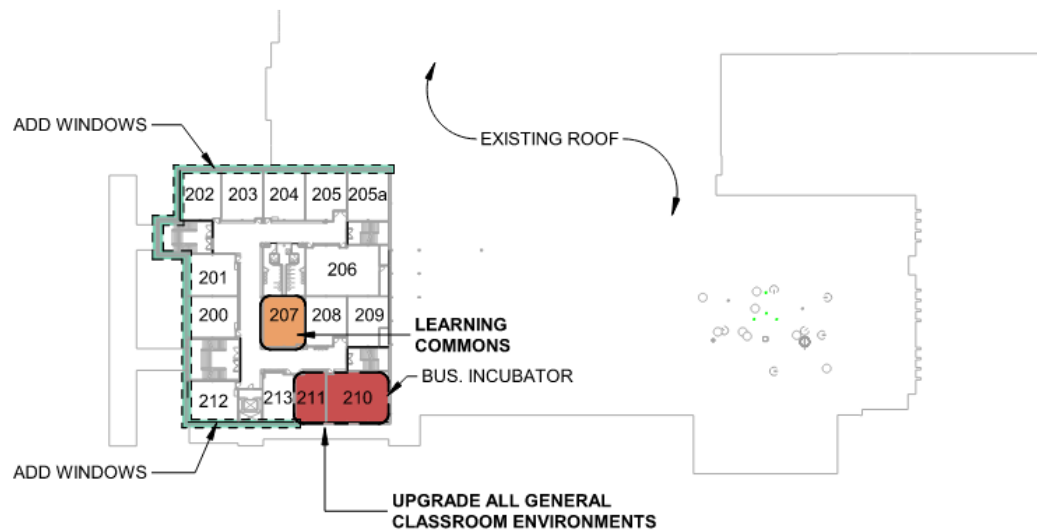


GLENBARD HSD 87 – SOUTH HIGH SCHOOL

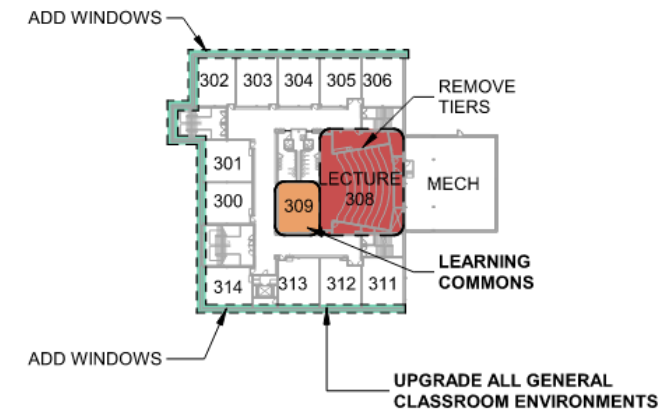
PRELIMINARY OPPORTUNITY DIAGRAMS – SECOND/THIRD LEVEL

LEGEND

- CORRIDOR / TRAVEL ROUTES
- MAIN OFFICE / ADMIN
- COUNSELING OFFICES / SUITE
- ART / MUSIC
- ART STORAGE / OFFICES
- LEARNING RESOURCE CENTER
- COMMONS SPACES
- SPECIALTY CLASSROOMS



1 SECOND LEVEL
1" = 80'-0"
0 60' 120'



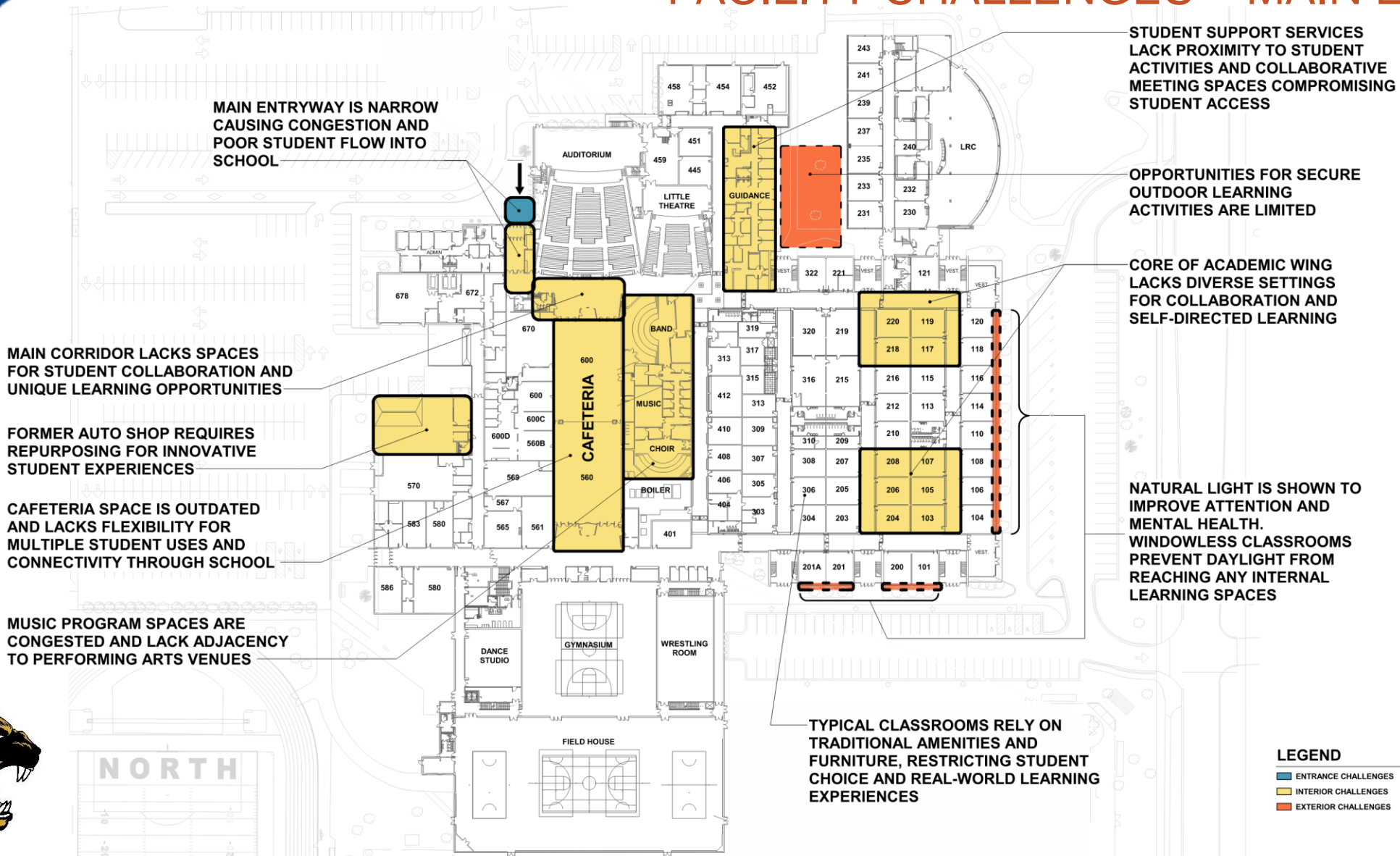
2 THIRD LEVEL
1" = 80'-0"
0 60' 120'





GLENBARD HSD 87 – NORTH HIGH SCHOOL

FACILITY CHALLENGES – MAIN LEVEL

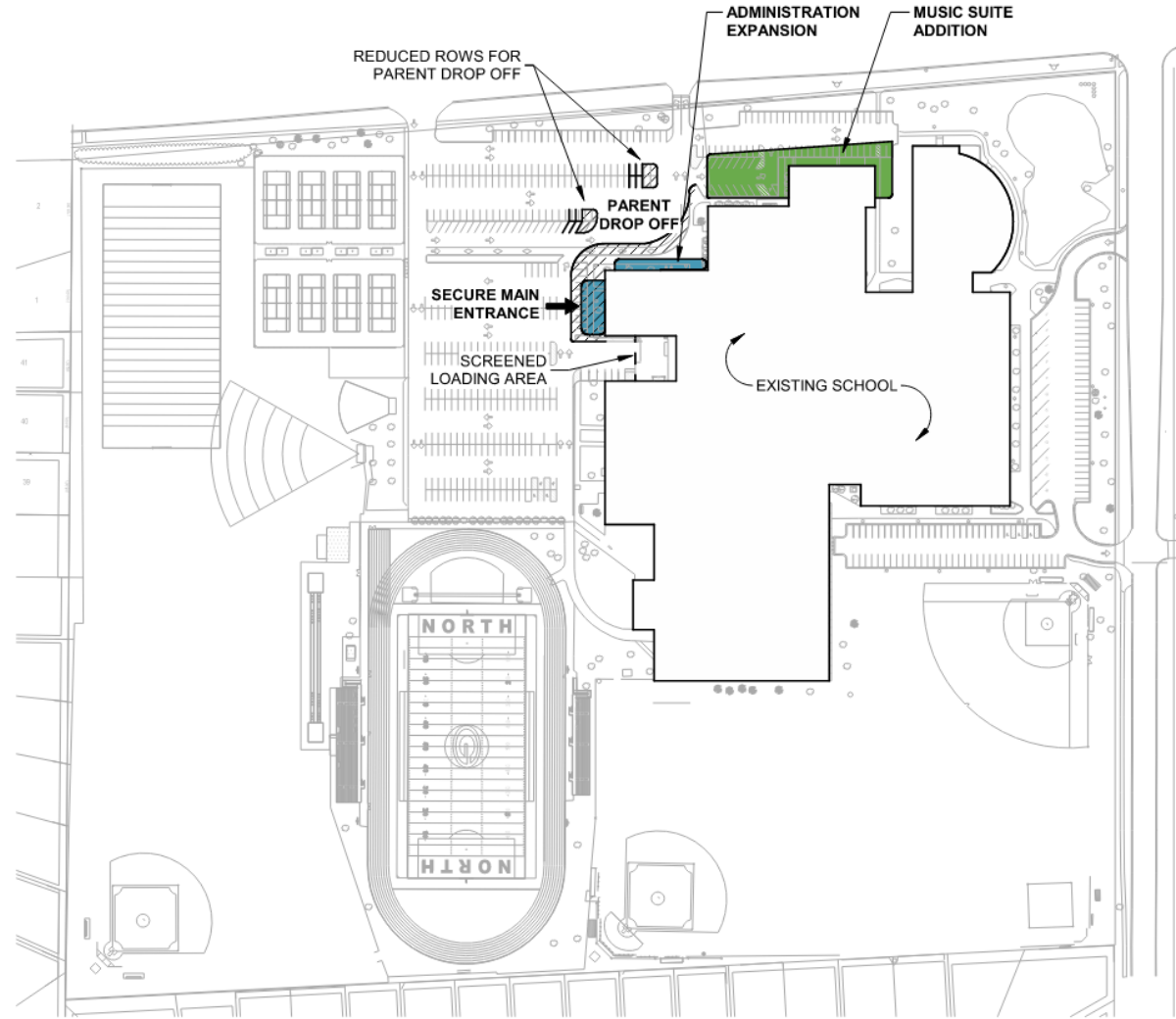


- LEGEND**
- ENTRANCE CHALLENGES
 - INTERIOR CHALLENGES
 - EXTERIOR CHALLENGES



GLENBARD HSD 87 – NORTH HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – SITE



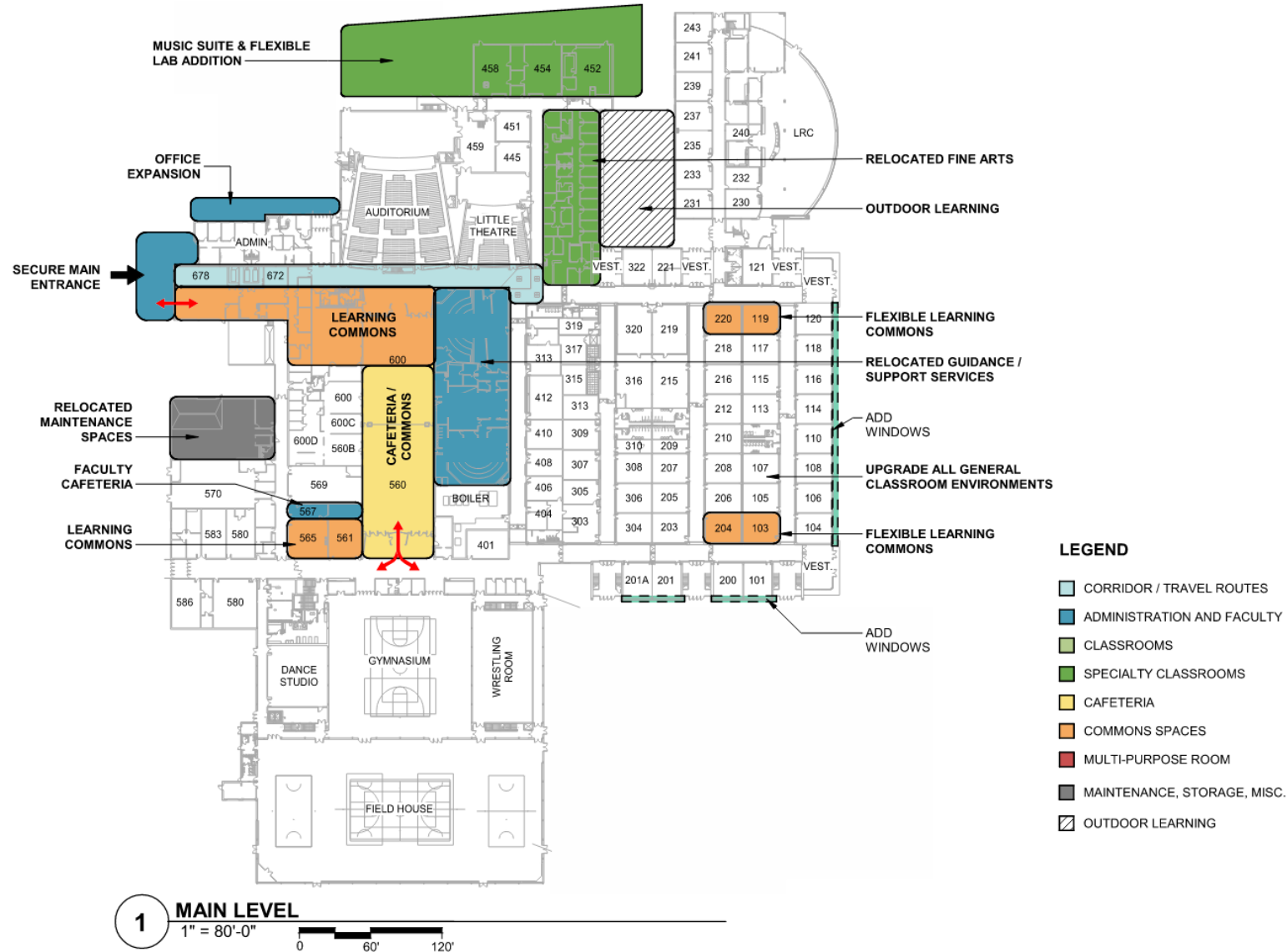
1 SITE PLAN
1" = 160'-0"
0 120' 240'





GLENBARD HSD 87 – NORTH HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – MAIN LEVEL





GLENBARD HSD 87 – NORTH HIGH SCHOOL

PRELIMINARY OPPORTUNITY DIAGRAMS – UPPER LEVEL





GLENBARD HSD 87 PAUSE FOR A WALK





GLENBARD HSD 87

CONCLUSION AND NEXT STEPS

Implementing the Plan

- Summer 2024 Improvements are in bidding process now
- Design for Summer 2025 Improvements begin in February
- Scope of Improvements rely on funding – Alternate Revenue Source Bonds help fund 2025
- Thoughtful consideration of timing is crucial with larger scale improvements
- Additional funding benefit the scope and schedule of near-term improvements

IMPROVEMENT CATEGORY	GLENBARD WEST	GLENBARD EAST	GLENBARD SOUTH	GLENBARD NORTH
	2024	2024	2024	2024
BUILDING ENVELOPE				
Doors and Hardware				✓
Masonry			✓	
Roofing	✓	✓		✓
Siding				✓
Windows	✓			
BUILDING SYSTEMS				
Electrical Distribution	✓		✓	✓
Electrical Lighting			✓	
Energy Management/ Generator			✓	
Fire Alarm	✓			
Mechanical (HVAC, Boilers, Chillers)	✓	✓	✓	✓
RENOVATIONS				
Doors and Hardware			✓	
Classroom/General Renovations		✓		
Science Lab Renovations			✓	✓
Auditorium/Theater Improvements		✓	✓	
Band/Choir Room Renovations				✓
Gymnasiums	✓			
Restrooms	✓	✓		✓
OUTDOOR FACILITIES				
Fencing/Retaining Walls			✓	
Press Boxes/Concessions				✓
Stadium Turf			✓	



GLENBARD HSD 87

UNDERSTANDING NEED FOR ADDITIONAL FUNDING

IDENTIFIED FACILITY NEEDS (10 YEARS)	OVERALL COST
DISTRICT-WIDE	\$ 378 M

PRIORITIZED NEEDS (10 YEARS)	OVERALL COST
DISTRICT-WIDE	\$ 312 M

DISTRICT FUNDED	AVAILABLE FUNDS
DISTRICT-WIDE	\$ 129 M

REFERENDUM REQUEST	AMOUNT NEEDED
DISTRICT-WIDE	\$ 183 M

- PRIORITIES:**
- INFRASTRUCTURE
 - SAFETY & SECURITY
 - CLASSROOM ENVIRONMENTS
 - SCIENCE IMPROVEMENTS
 - FLEXIBLE LEARNING SPACES
 - OVERCROWDING

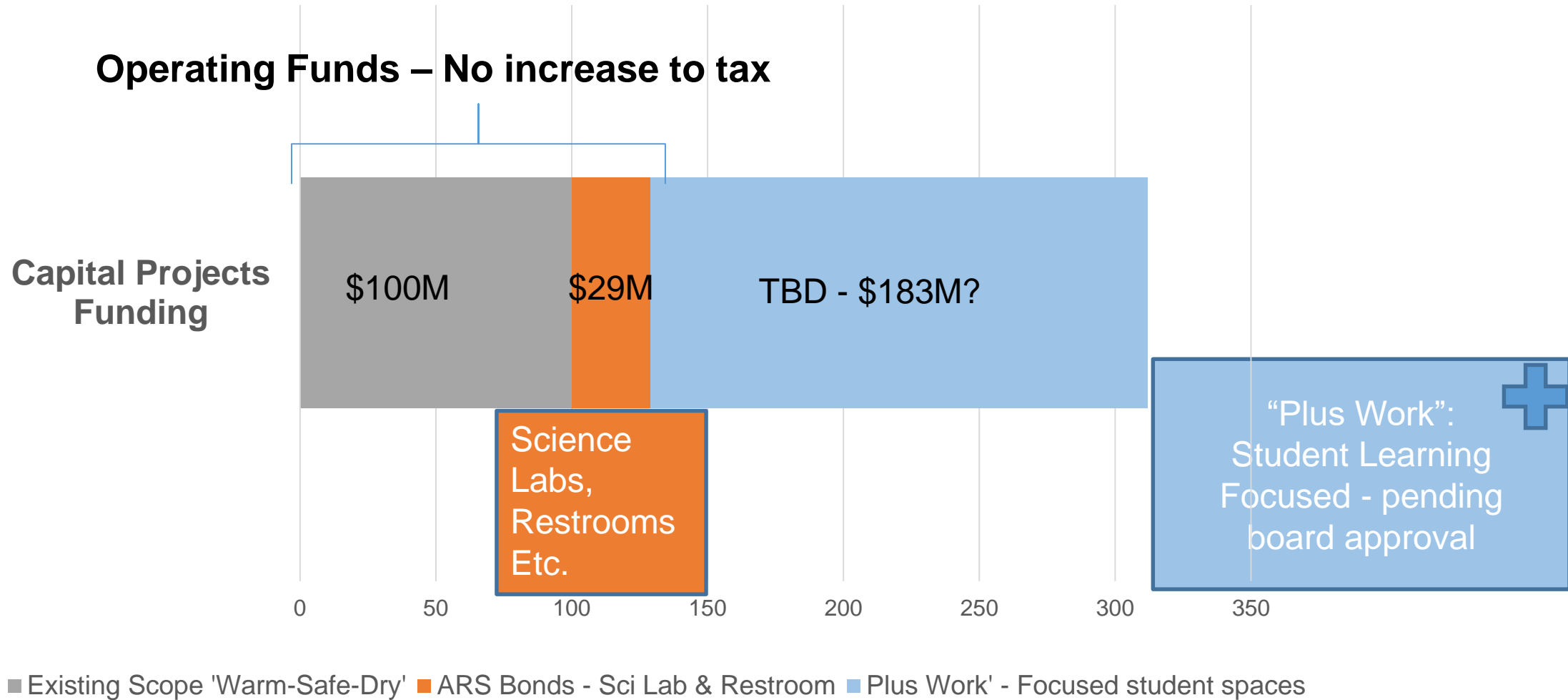
NORTH	\$ 47 M
SOUTH	\$ 30 M
EAST	\$ 52 M
WEST	\$ 54 M





GLENBARD HSD 87 POTENTIAL REFERENDUM

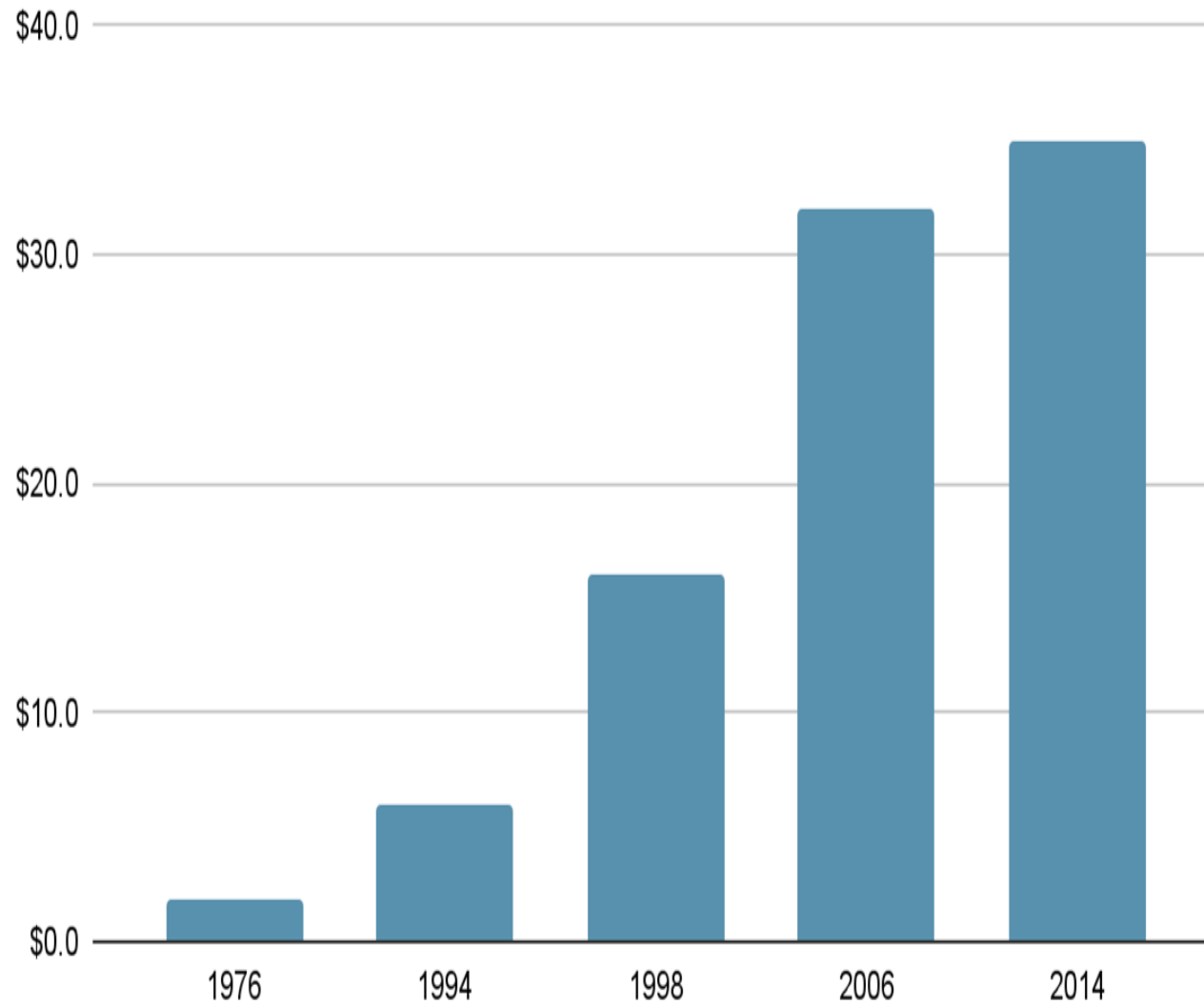
Operating Funds – No increase to tax





GLENBARD HSD 87

REFERENDUM DEBT SINCE 1971



Referendum Debt

- \$90.9M since 1971
- \$1.75M per year
- All previous Bond rate ballot questions approved

Non-Referendum Debt

- \$119M of Non-Referendum Debt since 2014
- \$11.9M per year





GLENBARD HSD 87

CONCLUSION AND NEXT STEPS

Key Takeaways:

- The 10 Year Facility Master Plan is **Needs-Driven** and will continue to be an **active document** to align with urgency and available funding
- Improvements to facilities are **necessary** to support educational best practice
- Without a large one-time revenue source, certain improvements **are not possible** and the length of time to address critical needs becomes elongated
- Construction costs will increase (likely beyond standard inflation) but efficient borrowing yields a **high return on the investment** in our schools
- **Instructional spaces** (i.e. classrooms, science labs, fine arts, athletics) **demand attention** but work is unable to be completed without sufficient funding
- D87 facilities – particularly entrances, cafeterias and spaces that support educational best practice - are **falling behind peer districts**
- The D87 board and administration demonstrates **responsible stewardship** with the 2014 referendum (\$154 million invested over 10 years - \$35 million from referendum).



Glenbard 87 10 Year Facility Master Plan

Thank you



SOUTH HS Type	Category	Description	Lead Responsibility	SUMMER 2024	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030	SUMMER 2031	SUMMER 2032	SUMMER 2033	SUMMER 2034	OVERALL TOTAL
Capital Improvement Projects															
	Masonry	Tuckpointing - Tower (North, South, East faces)	Wold	\$ 295,724											
	Roofing	Roof Area 5 - Remove and Replace	Wold		\$ 303,701										
	Roofing	Roof Area 6 - Remove and Replace	Wold		\$ 278,544										
	Roofing	Roof Area 7 - Remove and Replace	Wold		\$ 337,503										
	Roofing	Roof Area 8 - Remove and Replace	Wold		\$ 309,175										
	Mechanical	Replace RTU-1 South Corridor	PSI	\$ 104,442											
	Outdoor Facilities	Retaining walls - Door 13 Wall Replacement	Wold	\$ 543,098											
	Outdoor Facilities	Stadium Turf Replacement	Wold	\$ 1,155,825											
	Electrical Distribution	Switchgear Replacement	PSI	\$ 400,000											
	Electrical Lighting	Band Room Light Replacement	PSI		\$ 75,000										
	Renovation - Band Room	Remove Tiers to Flatten Floor	Wold		\$ 500,000										
	Renovation - Theater	Carpet Replacement	Wold	\$ 87,971											
	Doors and Hardware	Interior Door Replacement	Wold		\$ 494,000										
	Electrical Distribution	Generator Replacement (Blue)	PSI			\$ 325,000									
	Controls	Replace remaining JCI Controls	PSI	\$ 100,000											
	Electrical Lighting	Fieldhouse, Gym, and Cafeteria LED lighting	PSI		\$ 500,000										
	Outdoor Facilities	Stadium Track Replacement	Wold	\$ 494,000											
	Outdoor Facilities	Student Lot Paving Improvements	Wold									\$ 947,002			
	Outdoor Facilities	Parking Lot Light Poles Replacement	PSI	\$ 203,637											
	Plumbing	Replace Cast Iron Pipe Domestic Water Lines	PSI									\$ 411,919			
	Renovation - Main Office	Flooring Replacement	Wold											TBD	
	Building Envelope	Plaster siding and Fieldhouse Metal Panel replacement	Wold										\$ 2,334,212		
	Roofing	Roof Area 9 - Remove and Replace	Wold		\$ 402,696										
	Roofing	Roof Area 10 - Remove and Replace	Wold		\$ 276,537										
	Roofing	Roof Area 11 - Remove and Replace	Wold		\$ 49,569										
	Roofing	Roof Area 12 - Remove and Replace	Wold		\$ 307,399										
	Roofing	Roof Area 13 - Remove and Replace	Wold		\$ 152,592										
	Roofing	Roof Area 16 - Remove and Replace	Wold		\$ 551,267										
	Roofing	Roof Area 23 - Remove and Replace	Wold		\$ 277,847										
	Renovations - Auditorium	Refurbish Theater seating (662 seats)	Wold		\$ 315,007										
	Doors/Hardware	Remove and replace Doors 1 and 2	Wold			\$ 62,658									
	Doors/Hardware	Remove and replace Door 4	Wold			\$ 46,993									
	Doors/Hardware	Remove and replace Door 11	Wold			\$ 39,161									
	Doors/Hardware	Remove and replace Door 13	Wold			\$ 31,329									
	Doors/Hardware	Remove and replace Door 14	Wold			\$ 15,664									
	Doors/Hardware	Remove and replace Door 18	Wold			\$ 15,664									
	Doors/Hardware	Remove and replace Door 20	Wold			\$ 7,832									
	Doors/Hardware	Remove and replace Doors 23	Wold			\$ 15,664									
	Doors/Hardware	Remove and replace Doors 27	Wold			\$ 7,832									
	Doors/Hardware	Remove and replace Doors 29	Wold			\$ 29,521									
	Doors/Hardware	Remove and replace Doors 30	Wold			\$ 21,689									
	Doors/Hardware	Remove and replace Doors 31	Wold			\$ 24,702									
	Doors/Hardware	Remove and replace Doors 32	Wold			\$ 40,366									
	Doors/Hardware	Remove and replace Doors 33	Wold			\$ 48,198									
	Doors/Hardware	Remove and replace Doors 34	Wold			\$ 24,702									
	Roofing	Roof Area 17- Remove and Replace	Wold			\$ 37,877									
	Roofing	Roof Area 24 - Remove and Replace	Wold			\$ 159,025									
	Renovation - Corridor	Renovate South Science Corridor	Wold			\$ 165,681									
	Renovation - Corridor	Replace Lift at Science Area	Wold			\$ 75,310									
	Renovation - Auditorium	Replace Lift at Auditorium Area	Wold			\$ 75,310									
	Doors and Hardware	Interior Door Replacement	Wold							\$ 2,177,581					
	Renovation - Little Theater	Replace Carpet	Wold			\$ 81,334									
	Outdoor Facilities	Replace Baseball Dugouts	Wold			\$ 225,929									
	Outdoor Facilities	Replace Softball Dugouts	Wold			\$ 225,929									
	Outdoor Facilities	Replace Parking Lot Lighting	Wold					\$ 341,000							
	Outdoor Facilities	Softball Dugouts	Wold					\$ 274,888							
	Outdoor Facilities	Reconstruct Tennis Courts	Wold							\$ 1,138,770					
	Electrical Lighting	Lighting Replacement with LED	PSI		\$ 1,400,000	\$ 1,500,000									
	Windows	Replace West Classroom Windows	Wold				\$ 191,487								
	Masonry	Site Sign Tuckpointing	Wold							\$ 20,000					
	Masonry	Tuckpointing Throughout Building	Wold				\$ -							TBD	
	Renovation - Corridors	Upgrade Corridor Finishes	Wold			\$ 2,050,714									
	Renovation - Main Gym	Bleachers Replacement	Wold				\$ 1,420,072								
	Renovation - Main Gym	Floor Replacement	Wold							\$ 683,262					
	Renovation - Main Gym	Interior Track Replacement	Wold							\$ 725,017					
	Mechanical	Replace VAV Boxes	PSI					\$ 262,000							
TOTAL				\$ 3,384,697	\$ 6,530,837	\$ 5,354,084	\$ 1,611,559	\$ 603,000	\$ 274,888	\$ 4,744,630	\$ -	\$ 1,358,921	\$ 2,334,212	\$ -	\$ 22,812,131



SOUTH HS Type	Category	Description	Lead Responsibility	SUMMER 2024	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030	SUMMER 2031	SUMMER 2032	SUMMER 2033	SUMMER 2034	OVERALL TOTAL	
Facility Master Plan Improvements																
	Renovation - Commons	Commons Area Redesign	Wold					incl. in other items								
	Renovation/Addition	Defined Main Entrance	Wold													
	Renovation - Music Area	Music Area Improvements	Wold													
	Renovation	Main Office/Special Educ./Art Improvements	Wold													
	Renovation - Auditorium	Stage Lift in Auditorium	Wold													
	Renovation - FACS Lab	Lab Improvements	Wold						\$ 1,155,865							
	Renovation - Science	Renovation of 3 Science Labs	Wold	\$ 2,606,872												
	Renovations - Toilet Rooms	Tower 1st Floor - ADA/Finishes	PSI		\$ 637,235											
	Renovation - Science	Renovation of 1 Science Lab	Wold		\$ 903,716											
	Renovations - Toilet Rooms	Tower 2nd Floor - ADA/Finishes	PSI			\$ 662,725										
	Outdoor Facilities	Concessions Stand/Stadium/Team Room Storage	Wold							\$ 3,036,720						
	Outdoor Facilities	Main Parking Lot Resurface	Wold/District											TBD		
	Exterior Envelope	Metal Siding Replacement	Wold											TBD		
	Renovation - Toilet Rooms	Tower 3rd Floor Bathroom Upgrades	PSI				\$ 689,234									
	Renovation - Kitchen	Servery Modernization	Wold			\$ 500,000										
	Renovation - Science	Renovation of 1 Science Labs/Refresh 2 Labs - 1999 Addition	Wold								\$ 1,138,770					
	Electrical Distribution	Solar Array Implementation	PSI					\$ 3,850,000								
TOTAL				\$ 2,606,872	\$ 1,540,951	\$ 1,162,725	\$ 689,234	\$ 3,850,000	\$ 1,155,865	\$ 4,175,490	\$ -	\$ -	\$ -	\$ -	\$ 12,574,265	
Education/Instruction																
						\$ 4,759,040	new									
	Addition/Renovation	Office Relocation/Expansion and Secure Entrance	Wold		\$ 2,568,800	reno										
	Renovation	Guidance Offices Relocation	Wold		\$ 2,157,792											
	Renovation	Create Collaborative Commons/Cafeteria Improvements	Wold		\$ 5,754,112											
	Renovation	Art Room Relocation	Wold		\$ 2,311,920											
	Renovation	Music Area Improvements	Wold		\$ 973,440											
	Renovation	Develop Collaborative Nodes within Classroom Tower	Wold		\$ 1,070,784											
	Renovation	Repurpose Large Classroom and Small Lecture	Wold		\$ 1,616,992											
	Renovation	Introduce windows at Exterior Classrooms	Wold		\$ 3,082,560											
	Renovation	Classroom Enhancements (furn, finishes, support)	Wold		\$ 4,504,864											
TOTAL						\$ 28,800,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,800,304	
OVERALL TOTAL				\$ 5,991,569	\$ 8,071,788	\$ 35,317,113	\$ 2,300,793	\$ 4,453,000	\$ 1,430,753	\$ 8,920,120	\$ 1,358,921	\$ 2,334,212	\$ -	\$ -	\$ 64,186,700	



East HS Type	Category	Description	Lead Responsibility	SUMMER 2024	SUMMER 2025	SUMMER 2026	SUMMER 2027	SUMMER 2028	SUMMER 2029	SUMMER 2030	SUMMER 2031	SUMMER 2032	SUMMER 2033	SUMMER 2034	OVERALL TOTALS
Capital Improvement Projects															
	Roofing	Roof Area 1 - Remove and Replace	Wold	\$ 33,484											
	Roofing	Roof Area 2 - Remove and Replace	Wold	\$ 221,471											
	Roofing	Smoke Vent Replacement	PSI	\$ 278,512											
	Renovations - Toilet Rooms	Toilet Rooms ADA Compliant Corridor E	PSI	\$ 612,726											
	Renovation - Auditorium	Ryder Rigging and Curtains	Wold	\$ 1,381,475											
	Electrical Lighting	Classroom Lighting LED (Non-curtainwall classrooms)	PSI		\$ 1,100,000										
	Mechanical	Ryder Hall HVAC Renovations	PSI	\$ 447,000											
	Mechanical	Band/Choir HVAC Renovations	PSI	\$ 618,000											
	Renovations- Area D Stair	Repair Cracking - 3 stories	Wold		\$ 100,000										
	Renovations - Maint. Garage	Level and Epoxy Flooring	Wold		\$ 200,000										
	Outdoor Facilities	Replace Stadium Synthetic Turf	Wold		\$ 1,202,058										
	Roofing	Roof Area 9 - Remove and Replace	Wold		\$ 239,259										
	Windows	Curtainwall Replacement (West side of Clssrm wing)	Wold			\$ 2,485,218									
	Windows	Curtainwall Replacement (North side of Clssrm wing)	Wold		\$ 2,485,218										
	Windows	Precast Sill Repairs at Curtainwall	Wold		\$ 15,311										
	Electrical Lighting	Classroom Lighting LED (North Classrooms)	PSI			\$ 184,219									
	Electrical Lighting	Classroom Lighting LED (West Classrooms)	PSI			\$ 112,964									
	Mechanical	Replace Classroom Unit Vents (North Elevation)	Wold/PSI		\$ 2,259,289										
	Mechanical	Replace Classroom Unit Vents (West Elevation)	Wold/PSI			\$ 1,564,123									
	Doors/Hardware	Classroom - 1st Floor	Wold		\$ 303,648										
	Doors/Hardware	Classroom - 1st Floor w/panics	Wold		\$ 70,791										
	Doors/Hardware	Classroom - 2nd Floor	Wold		\$ 289,189										
	Doors/Hardware	Classroom - 2nd Floor w/panics	Wold		\$ 70,791										
	Doors/Hardware	Classroom - 3rd Floor	Wold		\$ 192,793										
	Doors/Hardware	Classroom - 3rd Floor w/panics	Wold		\$ 42,475										
	Renovations - Gymnasium	Gymnasiums - Interior Track Resurfacing	Wold		\$ 992,060										
	Renovations - Gymnasium	Replace Motorized Fieldhouse Curtains	Wold		\$ 289,652										
	Renovations - Gymnasium	Floor Replacement (East Gym)	Wold		\$ 510,298										
	Outdoor Facilities	Patch and Recoat Track	Wold		\$ 182,481										
	Roofing	Roof Area 7 - Remove and Replace	Wold			\$ 69,738									
	Roofing	Roof Area 13 - Remove and Replace	Wold			\$ 138,066									
	Roofing	Roof Area 14 - Remove and Replace	Wold			\$ 87,642									
	Roofing	Roof Area 34 - Remove and Replace	Wold			\$ 3,759									
	Roofing	Roof Area 35 - Remove and Replace	Wold			\$ 6,391									
	Windows	Curtainwall Replacement (East side of Clssrm wing)	Wold				\$ 2,079,450								
	Electrical Lighting	Classroom Lighting LED (East Classrooms)	PSI			\$ 197,010									
	Mechanical	Replace Rooftop Unit RTU-2 (Cafeteria)	Wold/PSI			\$ 750,000									
	Mechanical	Replace Rooftop Unit RTU-3, 4, 5, 6, 7	Wold/PSI			\$ 1,204,954									
	Mechanical	Replace Classroom Unit Vents (East Elevation)	Wold/PSI				\$ 2,620,776								
	Electrical Lighting	Interior Lighting to LED	PSI			\$ 1,400,000									
	Mechanical	Fieldhouse RTU Replacement	PSI			\$ 1,566,000	\$ 783,000								
	Mechanical	Replace RTU-9, 10, 11, 12	PSI				\$ 313,000								
	Building Envelope	Exterior Doors and Hardware	Wold					\$ 211,131							
	Building Envelope	Masonry Tuckpointing	Wold					\$ 224,001							
	Building Envelope	Siding	Wold					\$ 107,162							
	Building Envelope	Windows	Wold					\$ 246,645							
	Electrical Lighting	Classroom Lighting LED (Balance of Building)	PSI					\$ 1,814,556							
	Mechanical	Replace AH-1 West Classroom RTU	PSI						\$ 651,000						
	Mechanical	Replace RTU-AH-3 Interior Classroom	PSI						\$ 511,000						
	Building Systems	Replace Sound Systems : Beister and West Gym	PSI							\$ 597,300					
	Electrical Distribution	Trace circuits and label	PSI							\$ 176,203					
	Electrical Distribution	Emergency Generators	PSI							\$ 397,850					
	Renovation - Auditorium	Beister/Rider Lobby Sound Separation	Wold									\$ 120,000			
	Renovation - Auditorium	Stage Floor Replacement (Beister)	Wold								\$ 464,110				
	Renovation - Auditorium	Renovate Booth Access (Beister/Rider)	Wold										\$ 130,000		
	Renovation - Auditorium	Auditorium Carpet Replacement	Wold							\$ 256,013					
	Renovation - Auditorium	Stage Floor Replacement (Rider)	Wold							\$ 356,192					
	Renovation - Auditorium	Rider Seating Replacement	Wold					\$ 268,372							
	Renovation - Auditorium	Rider Ceiling and Lighting Work (asbestos)	PSI					\$ 394,854							
	Renovation - Auditorium	Rider Carpet Replacement	Wold					\$ 82,327							
	Renovation - Auditorium	Seating Replacement (1600)	Wold					\$ 1,183,144							
	Renovation - Gymnasium	Replace Interior Bleachers	Wold									\$ 1,727,801			
	Renovation - Gymnasium	Floor Replacement (West Gym)	Wold						\$ 548,335						
	Renovation - Corridors	Refresh Finishes 1st Floor (lights, clgs.,paint, floors)	Wold					\$ 1,403,760							
	Renovation - Corridors	Refresh Finishes 2nd Floor (lights, clgs.,paint, floors)	Wold						\$ 1,460,040						
	Renovation - Corridors	Refresh Finishes 3rd Floor (lights, clgs.,paint, floors)	Wold							\$ 1,518,360					
	Doors/Hardware	Common Area - 1st Floor	Wold						\$ 996,072						
	Doors/Hardware	Common Area - 1st Floor w/panics	Wold						\$ 775,090						
	Doors/Hardware	Common Area - 2nd Floor	Wold							\$ 713,439					
	Doors/Hardware	Common Area - 2nd Floor w/panics	Wold							\$ 1,329,982					
	Doors/Hardware	Common Area - 3rd Floor	Wold								\$ 292,530				
	Doors/Hardware	Common Area - 3rd Floor w/panics	Wold								\$ 387,736				

	Outdoor Facilities	Resurface Track	Wold							\$ 447,844					
	Outdoor Facilities	Field Lighting - Replace Stadium Lights	PSI					\$ 1,133,468							
	Outdoor Facilities	Tennis Court Resurface/patching	Wold						\$ 152,458						
	Outdoor Facilities	Refurbish Stadium Press Box	Wold					\$ 381,144							
	Mechanical	Replace RTU-AH-4 Interior Math 1st and 2nd Floors	PSI						\$ 498,000						
TOTAL				\$ 3,592,668	\$ 10,545,313	\$ 9,770,084	\$ 5,796,226	\$ 6,317,097	\$ 6,573,005	\$ 5,945,641	\$ 1,144,375	\$ 1,977,801	\$ -	\$ -	\$ 48,069,543
Facility Master Plan Improvements															
	Renovations - Toilet Rooms	Toilet Rooms ADA Compliant Corridor S	PSI		\$ 612,725										
	Renovations - Toilet Rooms	Toilet Rooms ADA Compliant Corridor EE	PSI		\$ 637,235										
	Renovation - Science	Renovation of 3 Science Labs - 100 Wing	Wold		\$ 2,711,147										
	Renovation - Classrooms	Finish upgrades at Classrooms at curtainwall	Wold		\$ 2,880,000										
	Renovations - Toilet Rooms	Toilet Rooms ADA Compliant Corridor EEE	PSI			\$ 677,787									
	Renovation - LRC	LRC Improvements	Wold					\$ 743,230							
	Renovation - Resource Rooms	Renovate for Flexibility of Instruction	Wold						\$ 144,000						
	Renovation - Foods Lab	Convert Foods Lab	Wold						\$ 991,062						
	Renovation - Science	Renovation of 3 labs in 2000 Addition	Wold						\$ 3,049,672						
	Renovation - Choir/Music	Music Lab Expansion	Wold							\$ 206,130					
	Renovation - Choir/Music	Convert Storage to Recording Studio	Wold							\$ 309,195					
	Renovation - Classrooms	Acoustic Separation from Weight Room	Wold								\$ 321,584				
	Renovation - Courtyard	Install Roof/Walls over Courtyard to provide Storage	Wold										\$ 3,014,305		
	Renovation - Locker Rooms	Renovate Athletic Locker Rooms (Boys and Girls)	Wold									\$ 3,355,277			
	Renovation - Gymnasium	Weight Room Renovation	Wold					\$ 1,063,687							
	Outdoor Facilities	Varsity Baseball - Press Box, Fencing, Netting, Wall	Wold					\$ 381,144							
	Outdoor Facilities	Press Box for Baseball/ Storage	Wold					\$ 381,144							
	Outdoor Facilities	Press Box for Softball/ Storage	Wold					\$ 381,144							
	Renovation - Kitchen	Servery Modernization	Wold			\$ 500,000									
TOTAL				\$ 6,841,107	\$ 1,177,787	\$ -	\$ 1,886,663	\$ 5,248,420	\$ 515,325	\$ 321,584	\$ 3,355,277	\$ 3,014,305	\$ -	\$ -	\$ 22,360,468
Education/Instruction															
	Addition/Renovation	Learning Commons/Secure Entrance (2 story)	Wold		\$ 14,282,528										
	Renovation	Main Office Relocation/Classroom Conversion	Wold		\$ 4,531,363										
	Renovation	Deans/Attendance Office Relocation	Wold		\$ 2,825,680										
	Renovation	Guidance Relocation/Classroom Conversion	Wold		\$ 4,058,704										
	Renovation	Cafeteria Improvements	Wold		\$ 2,457,936										
	Addition/Renovation	Cafeteria Expansion (Patio)	Wold		\$ 3,374,592										
	Addition/Renovation	Office Extension at Entrance	Wold		\$ 865,280										
	Renovation - Classrooms	Classroom Enhancements (furniture, finishes, supports)	Wold		\$ 4,137,120										
TOTAL				\$ 36,533,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,533,203

OVERALL TOTALS				\$ 3,592,668	\$ 17,386,420	\$ 47,481,074	\$ 5,796,226	\$ 8,203,760	\$ 11,821,426	\$ 6,460,966	\$ 1,465,960	\$ 5,333,078	\$ 3,014,305	\$ -	\$ 106,963,215
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