



# **2027-2036 Master Facility Plan**

Glenbrook High School District 225

**Facilities Committee  
Monday, January 12, 2026**



# Introduction

**Demonstrated  
Commitment to Fiscal  
Responsibility and  
Strategic Planning**

# Pathway to Today

- The District began a **two-year planning effort in 2024** to complete a comprehensive assessment of our facilities and grounds.
- Working with Arcon Associates, Inc. (architects) and Nicholas & Associates (construction managers), we reviewed more than **1.3 million square feet of interior space** across four buildings and evaluated **128 acres of land** to identify campus and site-wide needs and priorities.
- This was a detailed, **room-by-room review** - from beneath the floor, to above the ceiling tile, and wall-to-wall.
- The focus throughout has been to ensure our facilities remain **safe, functional, and modern to meet the needs of students** in 2026 and beyond.
- This work culminated in a **10-year Master Facility Plan**.
  - A long-term roadmap to guide maintenance, renovation, and modernization, **grounded in responsible stewardship and disciplined long-range planning**.

## Key Takeaways

# Commitment in Action: Students and Community First

- 10-year Master Facility Plan beginning summer 2027, with projects strategically sequenced.
- Designed to be supported within our **existing financial capacity**, without creating an unsustainable operating impact.
- **Prioritizes taxpayer stability** by maintaining a stable tax rate, without creating a new burden for property taxpayers.
- Delivers **modernized, safe, and accessible learning environments** that extend Glenbrook's legacy of excellence while advancing a future of innovation.
- Early phases emphasize **exterior campus improvements** that strengthen safety, accessibility, and the student experience.
- Benefits extend beyond our high school students to the many **elementary families** who use our campuses year-round.
- Makes smarter use of space by **repurposing underutilized areas** to meet current and future program needs - **without unnecessary expansion**.



**Foundational Work  
Completed**

**Demonstrated  
Commitment to  
the 4 As**

Commitment to 4 As

# Completion of the “Total Classroom Initiative”

All Non-Specialty Classrooms Updated to Support Flexible Learning from Floor to Ceiling



Commitment to 4 As

# Creation of the Glenbrook School Health Center

Expanding Student and Staff Wellness Services to Foster a Healthy School Environment



Commitment to 4 As

# Opening of the Glenbrook Transition Services School

Supporting Students in Developing Life and Vocational Skills Within Our Community



Commitment to 4 As

# Renovation of Theatre Stages and Sound Systems

Modernizing Highly Utilized Performing Arts Spaces for Student Creativity and Collaboration



Commitment to 4 As

# Reimagined Athletic Spaces Design and Dividers

Transforming a Single Facility into Multiple Concurrent-Use Spaces to Maximize Flexibility



# Commitment to 4 As

## Modernized Nursing Offices

Redesigned Nursing Offices to Meet the Needs of Students in 2025



Commitment to 4 As

# Collaborative Spaces for Students

Updated Common Areas for Students to Collaborate and Interact With Each Other





# Introduction

**Definition, Examples,  
and Previous Plans**

# What is a Master Facility Plan?

A long-term roadmap that guides the maintenance, renovation, and modernization of school buildings and grounds over multiple years.

- **Life Safety**

Repair or replacement of permanent/fixed items that will affect the health/life and safety of the occupants. These projects are eligible to be paid for with Life Safety Bonds.

- **Infrastructure**

Repair, replacement, or upgrades to building infrastructure (e.g., adding LED lighting) that do not qualify as Life Safety improvements.

- **Programmatic Facility Enhancements**

Supports the 4 As by enhancing and adapting spaces to meet evolving program needs.

- **Modernization of Facilities**

Maximizes the student experience by creating modern, student-centered spaces with refreshed interiors and upgraded facilities.

# Life Safety Projects - example of items included in plan

## Architectural

- Exterior Door Replacement
- Pool Gutter Replacement
- Skylight Replacement

## Roofing

- All Roof Replacement Qualifies as Life Safety
- Roof Replacement (Master Roofing Plan)
  - Majority 25+ Years Old at Time of Replacement
- Building Masonry Tuckpointing

## Mechanical, Electrical, Plumbing (MEP)

- Roof Top Units, Air Handling Units
- Electrical Panels
- Generators
- Dust Collector Replacement
- Boiler Infrastructure

## Site Work

- Requires a Public Hearing
  - Sidewalk Repair - gray area
  - Parking Lots - gray area
  - Tennis Court resurfacing - gray area
- Water Main Replacement

# Infrastructure Projects - examples of items included in plan

## Architectural

- Main Gym Elevator Addition /Lift Access
- Carpet and Flooring Replacement
- Ceiling tile Replacement
- Pool Tile Replacement

## Mechanical, Electrical, Plumbing (MEP)

- Auditorium Sound System Replacement
- Outdoor Generator Replacement
- CPA/Auditorium LED Lights
- Adding Exhaust Fans

## Site Work

- Stadium Turf Replacement
- Stadium Track Replacement
- Netting Baseball and Softball
- Loading Dock Overhand Replacement

# Planned Programmatic Facility Enhancements in the Next 10 Years

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- Science Lab Addition
- Additional Turf Fields
- Culinary Kitchen Updates/Renovation
- Departmental Office Renovation and Hallway Updates
- Add Cooling to Athletic Spaces (Main Gym, Back Gyms, Fieldhouse)

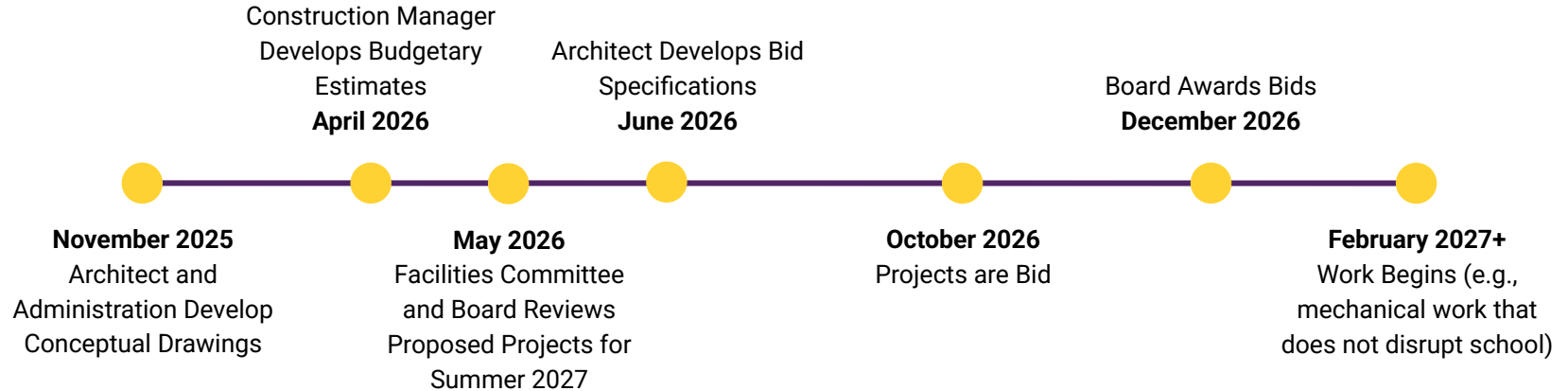
# Planned Facility Modernization Enhancements in the Next 10 Years

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- Bathroom Renovations
- Stadium Enhancements
- Corridors and Common Spaces
- Staged Vestibules
- Cafeteria Renovations
- Library/Learning Spaces Renovations
- Locker Room Renovations

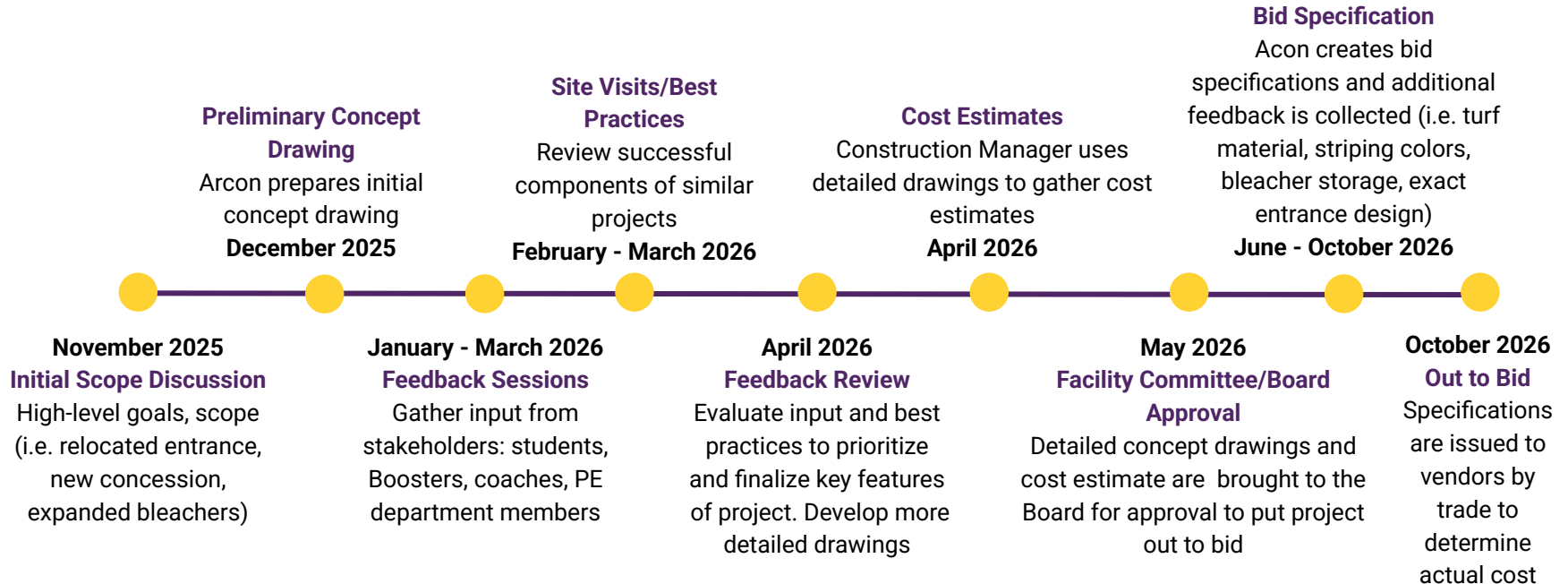
# Updated Timeline

## *Example Capital Project Cycle for Work Completed in Summer 2027*



# Gathering Stakeholder Feedback

*Example Timeline for Stadium Renovation Projects Scheduled for Summer 2027*





# Master Facility Plan Budget

## Projected Expenses and Revenue Sources

## Financial Stability and Credit Rating

- When the community approved the 2006 referendum, the District made a commitment not to seek additional referendum funding for at least ten years. **Nearly two decades later, we continue to honor that pledge, without any intent to alter this course.**
- Over the past seven years, the District has strategically built a dedicated capital project allocation within its operating budget, while also securing supplemental State and federal building grants.
- For more than 20 years, the District has maintained a **AAA bond rating** from both Moody's Investors Service and S&P Global.
  - This status enables the District to issue bonds at the lowest possible interest rates available to any governmental entity.

## Current Conditions

# Current Debt

- All of the District's current debt will be retired on December 1, 2027. This includes both referendum debt (20 year) and non-referendum debt (10 year).
- With this retirement, the District has the capacity to issue \$95 million in bonds to fund approved projects, **without increasing the District's current debt service tax rate.**
  - This means that the taxes for homes would not increase to support these projects.
- The bonds would be issued to pay for health and life safety (life safety) projects approved as such by the Illinois State Board of Education, and other enhancement and modernization projects.
- **In addition to \$95 million in bonds, the District will allocate \$55 million in operating funds for support the project.**

# Project Investment Expenditure Budget

	Summer 2027	Summer 2028	Summer 2029	Summer 2030	Summer 2031	Summers 2032 through 2036	Total
<b>Life Safety*</b>	\$1,604,600	\$5,322,300	\$6,576,600	\$9,576,750	\$15,561,370	\$26,358,380	<b>\$65,000,000</b>
<b>Infrastructure</b>	\$4,474,800	\$1,516,460	\$4,706,450	\$1,220,400	\$113,000	\$1,474,510	<b>\$13,505,620</b>
<b>Program Enhancements</b>	\$734,500	\$15,255,000	\$3,870,250	\$3,983,250	\$1,418,150	\$1,079,150	<b>\$26,340,300</b>
<b>Facility Modernization</b>	\$20,170,500	\$1,017,000	\$6,893,000	\$5,876,000	\$3,061,580	\$8,136,000	<b>\$45,154,080</b>
<b>Subtotal</b>	<b>\$26,984,400</b>	<b>\$23,110,760</b>	<b>\$22,046,300</b>	<b>\$20,656,400</b>	<b>\$20,154,100</b>	<b>\$37,048,040</b>	<b>\$150,000,000</b>
						<i>Minus Planned Use of Operating Fund Balance</i>	<i>-\$55,000,000</i>
						<b>Bond Issuance</b>	<b>\$95,000,000</b>

\* Anticipated to be approved by the Illinois State Board of Education as qualifying health and life safety projects.

# Project Investment Revenue Budget

	Summer 2027	Summer 2028	Summer 2029	Summer 2030	Summer 2031	Summers 2032 through 2036	Total
<b>Bonds - Life Safety</b>	\$14,000,000	-	\$27,815,000	-	\$23,185,000	-	<b>\$65,000,000</b>
<b>Bonds - DSEB</b>	\$30,000,000	-	-	-	-	-	<b>\$30,000,000</b>
<b>Total</b>	<b>\$44,000,000</b>	<b>-</b>	<b>\$27,815,000</b>	<b>-</b>	<b>\$23,185,000</b>	<b>-</b>	<b>\$95,000,000</b>



**2027-2036**  
**Master**  
**Facility Plan**

Glenbrook High School District 225