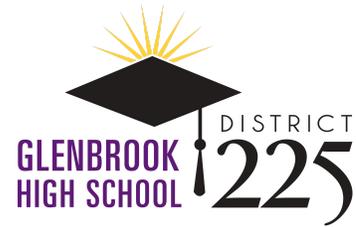




2027-2037

MASTER FACILITY PLAN



MEMORANDUM

To: Dr. R.J. Gravel
Board of Education

From: Mrs. Lauren Bonner
Dr. Kim Ptak

Date: Monday, January 26, 2026

Re: 2027-2036 Master Facility Plan

EXECUTIVE SUMMARY

The 2027-2036 Master Facility Plan establishes a 10-year roadmap to maintain, upgrade, and modernize District facilities. It prioritizes student health and safety, supports current and future educational programming, and reinforces the District's long-standing commitment to fiscal responsibility. Grounded in a comprehensive, two-year assessment of District campuses and facilities that began in 2024, the plan incorporates \$150 million in targeted investments, funded through a combination of bonds and operating funds, and structured to move forward without increasing the burden on taxpayers.

ALIGNMENT TO THE STRATEGIC PLAN

- Goal 1
 - Strategy 1e. Each student will have access to staff, resources, and support that meet their unique needs.
- Goal 2
 - Strategy 2b. Core values will be integrated into the daily work of and exemplified by all members of the District.
- Goal 4
 - Strategy 4d. A culture of trust that values all input and perspectives will be enhanced and nurtured.

BACKGROUND

Every 10 years, the District partners with our architect to conduct a comprehensive assessment of our campuses and facilities. This work helps our operations team understand current building conditions, anticipate future needs, and translate those findings into a multi-year roadmap for facility investments. This roadmap is known as the District's Master Facility Plan.

In 2024, the District launched a two-year effort to update its facilities assessment in greater detail and with a longer-term lens. In partnership with Arcon Associates, Inc. (architect) and Nicholas & Associates (construction manager), we completed a comprehensive review of our facilities and grounds, which encompasses approximately 1.3 million square feet across four buildings and 128 acres. This work included a room-by-room walkthrough of instructional and support spaces, along with a systems-level evaluation of major infrastructure (e.g., roofs, HVAC, electrical, plumbing, life safety systems, and site conditions). Throughout the process, our focus remained consistent: ensuring our learning environments are safe, functional, modern, and aligned to the current and future needs of students and staff.



The assessment confirmed what our community has prioritized for decades. The District has been diligent in preventative maintenance and intentional in making incremental enhancements and modernization investments each year at Glenbrook North and Glenbrook South. As a result, we do not face the kind of extensive deferred maintenance backlog that is common in many peer high school districts. In practical terms, that means we are not “catching up” from years of postponed repairs. Instead, we are positioned to plan thoughtfully, sequence projects responsibly, and continue improving our campuses in a way that is sustainable and financially prudent.

The result of this effort is a long-range, sequenced set of projects designed to sustain and strengthen the high-quality facilities our students rely on today, while also preparing the District to meet future needs. This roadmap balances infrastructure renewal with student-focused campus enhancements, supporting a comprehensive high school student experience across the 4 As - Academics, Athletics, Activities, and the Arts. Just as importantly, it provides a clear framework for decision-making in the years ahead, allowing the Board and community to understand what we are prioritizing, why it matters, and how we will continue to build on Glenbrook’s legacy of excellence in both our spaces and the programming opportunities they make possible.

As part of the Master Facility Plan, projects are organized into two categories:

- **Life Safety / Infrastructure**
 - Addresses essential building systems and long-term facility preservation.
 - Includes: roofs, mechanical/electrical/plumbing systems, accessibility, utilities, lighting, and other core infrastructure.
- **Enhancements**
 - Supports the student experience and program needs through targeted modernization and updates.
 - Includes: athletic fields, stadium enhancements, specialty classrooms, restrooms, corridors, cafeterias, libraries, locker rooms, and other high-use student areas.

The plan includes a 10-year investment of \$150 million, funded by approximately \$95 million in bonds and \$55 million in operating funds.

IMPLEMENTATION OF THE MASTER FACILITY PLAN

The implementation will follow the District’s established process for summer capital projects. Each year, the administration will bring forward a recommended list of projects for the upcoming season, along with preliminary cost estimates and supporting materials (e.g., drawings and renderings). The Board will then be asked to authorize those projects to move into the bid and specification phase so the District can solicit competitive proposals and confirm actual costs. Once bids are received, the administration will return to the Board with final award recommendations for approval before any contracts are issued and work begins.

As we have for more than two decades, the District will continue to live within its means by dedicating \$5.5 million annually from the operating budget to modernize and maintain areas that support the 4 As - Academics, Athletics, Activities, and the Arts. That investment will be supplemented through the renewal of the District’s existing debt service (bonds), leveraging the lowest possible borrowing rates made available through the District’s AAA bond rating. By renewing current debt service, as we did



approximately ten years ago, the District can complete a broad set of infrastructure improvements and student-centered campus enhancements without increasing the burden on taxpayers.

COMMUNITY ENGAGEMENT

Gathering feedback from our key stakeholders is a critical step in the planning process. Most projects begin with a high-level vision and an initial scope outline, which the District's architect uses to develop early concept drawings. These visuals help guide conversations, invite input, and shape the scope before we move into final design and competitive bidding.

An example of our approach to community engagement is the stadium replacement projects at Glenbrook North and South, scheduled for the summer of 2027. Because of the timing of this project, we have already begun engaging stakeholders to refine its scope.

The process will start with an initial discussion with relevant administrators to confirm the big-picture goals and key components (e.g., a relocated entrance, new concessions, expanded bleachers). The architect then prepares a preliminary concept drawing to support discussion and gather feedback.

Next, we will hold targeted feedback sessions with key stakeholder groups, including students, Booster Clubs, coaches, and PE department members, paired with site visits and a best-practice review of comparable projects to identify features that have worked well elsewhere and may apply here.

The District will then review stakeholder input to prioritize key features and refine the concept into more detailed drawings. Using those drawings, the construction manager develops cost estimates. Detailed concept plans and estimates are presented to the Facility Committee and the full Board for consideration. Once direction is confirmed, the architect develops bid specifications, and the project is competitively bid to confirm actual costs before any work is awarded.

The District is committed to annual engagement as major projects advance through the Master Facility Plan. Involving students, staff, and community members ensures we benefit from a wide range of perspectives while reinforcing a culture where people feel heard, supported, and proud of their schools.

RECOMMENDATION

It is recommended that the Board of Education approve the 2027-2036 Master Facility Plan as presented as a long-range roadmap to guide facility investment planning and project sequencing over the next ten years, as part of the consent agenda on Monday, February 9, 2026. Specific projects will continue to be brought forward annually through the District's established capital project planning process for Board consideration.

Project Investment Expenditure Budget

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

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

District-Wide Life Safety

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$155,000	\$1,150,000	\$0	\$0	\$0	\$1,305,000
Mechanical, Electrical, Plumbing (MEP)	\$170,000	\$3,770,000	\$1,930,000	\$3,640,000	\$8,841,124	\$12,750,000	\$31,101,124
Roofing	\$1,250,000	\$585,000	\$2,590,000	\$3,585,000	\$4,930,000	\$10,576,000	\$23,516,000
Site Work	\$0	\$200,000	\$150,000	\$1,250,000	\$0	\$0	\$1,600,000
Sub Total	\$1,420,000	\$4,710,000	\$5,820,000	\$8,475,000	\$13,771,124	\$23,326,000	\$57,522,124
Architectual and Construction Management Fees	\$184,600	\$612,300	\$756,600	\$1,101,750	\$1,790,246	\$3,032,380	\$7,477,876
Total	\$1,604,600	\$5,322,300	\$6,576,600	\$9,576,750	\$15,561,370	\$26,358,380	\$65,000,000

District Administration Building

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical, Electrical, Plumbing (MEP)	\$0	\$0	\$0	\$0	\$538,124	\$0	\$538,124
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total without Fees	\$0	\$0	\$0	\$0	\$538,124	\$0	\$538,124

Glenbrook Off Campus

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical, Electrical, Plumbing (MEP)	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Roofing	\$0	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Site Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total without Fees	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000

Glenbrook North

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$0	\$600,000	\$0	\$0	\$0	\$600,000
Mechanical, Electrical, Plumbing (MEP)	\$170,000	\$0	\$1,930,000	\$0	\$7,003,000	\$5,760,000	\$14,863,000
Roofing	\$1,250,000	\$0	\$2,590,000	\$0	\$4,930,000	\$3,030,000	\$11,800,000
Site Work	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000

Total without Fees	\$1,420,000	\$0	\$5,270,000	\$0	\$11,933,000	\$8,790,000	\$27,413,000
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Glenbrook South							
	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$155,000	\$550,000	\$0	\$0	\$0	\$705,000
Mechanical, Electrical, Plumbing (MEP)	\$0	\$3,670,000	\$0	\$3,640,000	\$1,300,000	\$6,990,000	\$15,600,000
Roofing	\$0	\$335,000	\$0	\$3,585,000	\$0	\$7,546,000	\$11,466,000
Site Work	\$0	\$200,000	\$0	\$1,250,000	\$0	\$0	\$1,450,000
Total without Fees	\$0	\$4,360,000	\$550,000	\$8,475,000	\$1,300,000	\$14,536,000	\$29,221,000

GBA Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP		Elevator	The elevator is original to the building and is maintained and inspected on an annual basis.	Life Safety	\$338,124	2031		
MEP		RFU (roof)	Replace two RTUs that are at the end of their useful life.	Life Safety	\$200,000	2031	\$538,124	2031 MEP
							\$538,124	\$538,124

☰ GBO Category	Item #	Area	Description of Concern and Recommended Action	☰ Eligibility	📄 Estimate	☰ Timing	Sub Total	Year/Category
MEP		Rooftop unit	The rooftop unit (heat recovery unit) that services the 2nd floor is nearing the recommended end of life per ASHRAE standards. It is recommended that this be placed in the next few years.	Life Safety	\$65,000	2028		
MEP		Panelboards	Electrical Panel boards are original and will be ready for replacement.	Life Safety	\$35,000	2028	\$100,000	2028 MEP
Roofing			Roof insulation has failed causing it to create condensation throughout the building. Ceiling tiles in affected rooms should be replaced as they are sagging, warped and stained.	Life Safety	\$250,000	2028	\$250,000	2028 Roofing
					\$350,000		\$350,000	

GBN Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP	M-9	Roof Area 25.3	Rooftop serving Student Services is beyond useful life.	Life Safety	\$85,000	2027		
MEP	M-10	Roof Area 25.1	Rooftop serving A172 is beyond useful life.	Life Safety	\$85,000	2027	\$170,000	2027 MEP
Roofing	RA-4.1, 4.2	Back Gyms RA-4.1, 4.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$1,250,000	2027	\$1,250,000	2027 Roofing
Architectural		Exterior	Exterior Doors - 2nd phase	Life Safety	\$600,000	2029	\$600,000	2029 Architectural
MEP		Woodshop B147	The woodshop AH needs to be replaced. It is an original steam unit like the auto shop.	Life Safety	\$110,000	2029		
MEP		CPA	The AH above the CPA stage needs to be replaced. It is original to the CPA. The outside air damper is broken and the cooling coil has been repaired multiple times.	Life Safety	\$175,000	2029		
MEP	M-42	Auto Shop B143	AHU serving Auto shop	Life Safety	\$85,000	2029		
MEP	M-17, 18	Roof Area 11.0	Rooftops serving rooms C114 and Culinary Classroom are approaching the end of their useful lives.	Life Safety	\$120,000	2029		
MEP	M-23	Roof Area 9.1	(2) Kitchen Make up air Units C124 are beyond its useful life.	Life Safety	\$125,000	2029		
MEP	M-22, 23	Roof Area 9.1	(2) Kitchen Make up air unit serving C124 is approaching the end of its useful life.	Life Safety	\$125,000	2029		
MEP	M-33, 34	Training Room	(2) suspended unit ventilators serving training room D101 are beyond their useful lives.	Life Safety	\$130,000	2029		
MEP	M-20	Roof Area 9.1	Rooftop unit serving C163 is beyond its useful life.	Life Safety	\$200,000	2029		
MEP	M-64, 65, 66, 67, 68, 69	Storage Room D179 (2), Girls Locker Room D153 (2), Boys Locker Room D129, Boys Locker Room D103E	Suspended Unit Ventilators are beyond their useful life.	Life Safety	\$325,000	2029		
MEP	M-21	Roof Area 9.1	Rooftop unit serving C124 and C165A is beyond its useful life.	Life Safety	\$535,000	2029	\$1,930,000	2029 MEP
Roofing	RA 24.2	Mall Canopy RA 24.1	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$100,000	2029		
Roofing	RA 14.1, 14.2	Greenhouse RA-14.1, 14.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$130,000	2029		
Roofing	RA 36.1	North Garage RA 36.1	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$175,000	2029		
Roofing	RA 36.2	South Garage RA 36.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$175,000	2029		
Roofing	RA 10.2, 10.3	Industrial Ed Corridor RA-10.2, 10.3	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$200,000	2029		
Roofing	RA 24.2, 24.3, 24.4	Cafeteria Corridor RA 24.2, 24.3, 24.4	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$230,000	2029		
Roofing	RA 11.0	Home Economics RA-11.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$260,000	2029		
Roofing	RA 22.3, 22.4, 22.5, 22.6	"A" Penthouse RA 22.3, 22.4, 22.5, 22.6	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$450,000	2029		
Roofing	RA 41.0, 42.0, 43.0	Cafeteria 41.0, 42.0, 43.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$525,000	2029		
Roofing	RA 20.0	Science Computer Lab RA 20.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$55,000	2029		
Roofing	RA 14.3	B109 RA-14.3	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$120,000	2029		

GBN Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
Roofing	RA 19.0	Dean's Office RA 19.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$170,000	2029	\$2,590,000	2029 Roofing
Site Work		Side walks	Sidewalks around the building should be replaced/repared (saw cut/mud jacked)	Life Safety	\$150,000	2029	\$150,000	2029 Site Work
MEP	M-19	Roof Area 9.2	Make up Air Unit serving Kiln room C119B is beyond useful life.	Life Safety	\$55,000	2031		
MEP	M-72	Steam Boilers	Determine best solution to address heating the building. Likely path is replacing 1 of the 4 steam boilers with a smaller, packaged energy efficient boiler, replacing condensate piping and pumps, replacing burners with higher efficiency burners, replace heat exchangers and pumps as needed, add heat exchangers to steam only areas of the building such as the main gym, cafeteria and back gyms.	Life Safety	\$6,000,000	2031		
MEP	M-75	Chiller Room C135	(2) cooling towers, (2) water cooled water chiller, chilled water pumps are at the end of their useful life - district noted issues.	Life Safety	\$948,000	2031	\$7,003,000	2031 MEP
Roofing	RA 10.1	Art Corridor RA-10.1	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$120,000	2031		
Roofing	RA 21.0	Central Fan Room RA 21.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$125,000	2031		
Roofing	RA 16.0	Science RA 16.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$740,000	2031		
Roofing	REA 22.1, 22.2, 22.8, 22.9	"A" Building RA 22.1, 22.2, 22.8, 22.9	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$3,000,000	2031		
Roofing	RA 13.0	N.W. Science Labs RA-13.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$200,000	2031		
Roofing	RA 15.2	Science Offices RA 15.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$325,000	2031		
Roofing	RA 35.1, 35.2	Science Labs East RA 35.1, 35.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$420,000	2031	\$4,930,000	2031 Roofing
MEP	M-61	Maintenance C004/Roof	Fan Coil Unit Serving Maintenance C004 and roof mounted air cooled condensing unit	Life Safety	\$35,000	2032+		
MEP	M-38	Mechanical Room E043	(1) AHU serving wrestling room is approaching the end of its useful life.	Life Safety	\$60,000	2032+		
MEP	E-26	A10, a170, B139, C119B, C127A, C135, D108, D129, E134, A261	Panelboards are old and antiquated and are beyond usable life from 1950s. Replace old panel boards and enclosure.	Life Safety	\$75,000	2032+		
MEP	E-39	B139 Metal Shop, Little Theater AHU RM C001	Electrical is very old, cloth wire.	Life Safety	\$100,000	2032+		
MEP	M-14, 15	Roof Area 12.1	(2) Rooftops serving room B149 are approaching the end of its useful life.	Life Safety	\$130,000	2032+		
MEP	M-11	Roof Area 14.3	Rooftop serving room B140 is beyond useful life	Life Safety	\$175,000	2032+		
MEP	M-85	Mechanical Room C0048	(1) AHU serving guidance offices is approaching the end of its useful life.	Life Safety	\$180,000	2032+		
MEP	M-83	Mechanical Room near C001	(1) AHU serving C001 is approaching the end of its useful life.	Life Safety	\$250,000	2032+		
MEP	M-50	Mechanical Room by Room B129	AHU serving classrooms are approaching the end of their useful life.	Life Safety	\$275,000	2032+		
MEP	M-32	Fieldhouse D130	(1) AHU serving corridor and rooms is approaching the end of its useful life.	Life Safety	\$310,000	2032+		
MEP	M-12, 13	Roof Area 13.0	(2) Rooftops serving rooms B144 and B148 are beyond useful life	Life Safety	\$345,000	2032+		

GBN Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP	M-40	Woodshop B147	Dust collection system is outdated and should be updated.	Life Safety	\$400,000	2032+		
MEP	E-30	Services 2, 6 and 8	The electrical distribution system is nearing reasonable end of life based on IEEE Standard 493-1997. Replace electrical distribution equipment.	Life Safety	\$800,000	2032+		
MEP		Boiler Room	The sewage lift station is mechanical system that pumps wastewater or sewage from a lower elevation to a higher one, allowing it to reach the main sewer line. This is an original system that will need to be addressed.	Life Safety	\$575,000	2032+		
MEP	M-5, 6, 7, 8	Penthouse RA 22.6, 22.5, 22.4, 22.3	(4) AHU serving classrooms are approaching the end of their useful life.	Life Safety	\$1,070,000	2032+		
MEP	M-30, 31	Fieldhouse D130	(2) AHU serving fieldhouse are approaching the end of their useful life.	Life Safety	\$980,000	2032+	\$5,760,000	2032+ MEP
Roofing	RA 6.1	Main Gym RA-6.1	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$400,000	2032+		
Roofing	RA 6.2	Gym Shelf RA-6.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$800,000	2032+		
Roofing	RA 12.1, 12.2	Industrial Ed RA-12.1, 12.2	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$750,000	2032+		
Roofing	RA 23.6	"A" Building Duct Enclosure RA 23.6	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$100,000	2032+		
Roofing	RA 38.1, 38.2, 39.0	New Swimming Pool RA 38.1, 38.2, 39.0	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$900,000	2032+		
Roofing	RA 40.0, 40.1	Pool Mechanical RA 40.0, 40.1	The roof system has reached/or exceeded its anticipated life expectancy.	Life Safety	\$80,000	2032+	\$3,030,000	2032+ Roofing
					\$27,413,000		\$27,413,000	

GBS Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
Architectural		Natorium - East Pool - A-48	Pool skylight is leaking and needs to be replaced.	Life Safety	\$155,000	2028	\$155,000	2028 Architectural
MEP		AHU M-34 Room 2371	AHU serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$305,000	2028		
MEP		AHU M-39 Room 2115	AHU serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$305,000	2028		
MEP	M-62	Mechanical Room near 1405	Add new controls to chiller and change pump.	Life Safety	\$110,000	2028		
MEP		AHU M-44 Fieldhouse 1506	AHU serving the fieldhouse is nearing the recommended service life per ASHRAE.	Life Safety	\$485,000	2028		
MEP		AHU M-45 Fieldhouse 1506	AHU serving the fieldhouse is nearing the recommended service life per ASHRAE.	Life Safety	\$485,000	2028		
MEP		AHU M-46 Weight Room	AHU serving the weightroom is nearing the recommended service life per ASHRAE.	Life Safety	\$405,000	2028		
MEP		AHU M-47 Fieldhouse Lobby	AHU serving the fieldhouse lobby is nearing the recommended service life per ASHRAE.	Life Safety	\$405,000	2028		
MEP	M-75	Boiler Room 1448L	Secondary heating pumps are obsolete and need to be replaced (4 total), 1 has been replaced, 1 additional received.	Life Safety	\$120,000	2028		
MEP		RTU M-3 Roof Area 43.2	30 ton rooftop unit service athletic office and classrooms at or beyond the recommended service life per ASHRAE.	Life Safety	\$400,000	2028		
MEP	E-21	Panelboards throughout building.	Panelboards are from 1960s and should be replaced.	Life Safety	\$250,000	2028		
MEP		RTU M-1 , Roof Area 66.0	30 ton rooftop unit serving the fitness center is at or beyond the recommended service life per ASHRAE.	Life Safety	\$400,000	2028	\$3,670,000	2028 MEP
Roofing		IMC - RA13.8	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$110,000	2028		
Roofing		South 2002 Stair RA 29.2	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$100,000	2028		
Roofing		Foyer Main Offices FA 31.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$125,000	2028	\$335,000	2028 Roofing
Site Work		Side Walks	Sidewalk replacement/repair (saw cut/mudjacking)	Life Safety	\$200,000	2028	\$200,000	2028 Site Work
Architectural		Exterior Doors	Exterior Doors - 2nd phase	Life Safety	\$550,000	2029	\$550,000	2029 Architectural
MEP		Old Pool	The surge tank for the old pool was repaired when the new filter system was installed, and should be replaced with a stainless steel tank like what was installed at GBN.	Life Safety	\$250,000	2030		
MEP		RTU M-6 Roof Area 40.0	27.5 ton rooftop unit serving south west cafeteria at or beyond the recommended service life per ASHRAE.	Life Safety	\$340,000	2030		
MEP		RTU M-7 Roof Area 39.0	27.5 ton rooftop unit serving south west cafeteria at or beyond the recommended service life per ASHRAE.	Life Safety	\$340,000	2030		
MEP		RTU M-8 Roof Area 39.0	50 ton rooftop unit kitchen/cafeteria at or beyond the recommended service life per ASHRAE.	Life Safety	\$535,000	2030		
MEP		RTU M-9 Roof Area 39.0	27.5 ton rooftop unit serving south east cafeteria at or beyond the recommended service life per ASHRAE.	Life Safety	\$340,000	2030		
MEP		RTU M-10 Roof Area 39.0	27.5 ton rooftop unit serving south east cafeteria at or beyond the recommended service life per ASHRAE.	Life Safety	\$340,000	2030		
MEP		RTU M-15 Roof Area 45.1	Roof top unit serving North West Cafeteria is at or beyond the recommended service life per ASHRAE.	Life Safety	\$340,000	2030		
MEP		AHU M-29 Room 2332A	AHU and Return Fan Serving Classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$225,000	2030		
MEP		AHU M-30 Room 2332A	AHU and return fan serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$175,000	2030		

GBS Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP	E-26	4000A Electrical Service in Electrical Room by Maintenance Break Room	The electrical distribution system is nearing reasonable end of life based on IEEE Standard 493-1997. Replace electrical distribution equipment.	Life Safety	\$300,000	2030		
MEP		RTU M-11 Roof Area 39.0	Kitchen Makeup Air Unit Serving Kitchen is at or beyond the recommended service life per ASHRAE.	Life Safety	\$110,000	2030		
MEP		RTU M-12 Roof Area 39.0	Kitchen Makeup Air Unit Serving Kitchen is at or beyond the recommended service life per ASHRAE.	Life Safety	\$110,000	2030		
MEP		RTU M-16 Roof Area 4.5	Rooftop unit serving maintenance offices is at or beyond the recommended service life per ASHRAE.	Life Safety	\$235,000	2030	\$3,640,000	2030 MEP
Roofing		Tuckpointing	Tuckpointing is needed at various locations throughout the building. Tuckpointing involves grinding out failed mortar to a specified depth and replacing it with new mortar that matches the existing material in composition, color, and tooling profile. Proper tuckpointing prevents water infiltration, restores structural stability, and extends the service life of the building envelope.	Life Safety	\$280,000	2030		
Roofing		Gymnasium Roof RA6.1	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$2,100,000	2030		
Roofing		North Gym canopy RA 7	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$140,000	2030		
Roofing		Lyceum RA 37.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$150,000	2030		
Roofing		Weight Room RA 43.1	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$240,000	2030		
Roofing		Dance Room RA 43.2	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$240,000	2030		
Roofing		Fieldhouse Corridor RA 43.3	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$30,000	2030		
Roofing		Cafeteria RA 45.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$405,000	2030	\$3,585,000	2030 Roofing
Site Work		Water Main Loop	Existing water main piping is deteriorating and is constant need of repair as noted by GBS B&G staff. It is recommended that water main be replaced.	Life Safety	\$1,250,000	2030	\$1,250,000	2030 Site Work
MEP		Boiler Room	Ten modular boilers were installed in 2008 and are reaching the end of their 20 year life span. They are beginning to experience more mechanical issues and reliability has been impacted.	Life Safety	\$1,300,000	2031	\$1,300,000	2031 MEP
MEP		AHU M-31 Room 2328	AHU serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-32 Room 2357	AHU serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-33 Room 2344	AHU serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-35 Room 2312	AHU serving classrooms is at or beyond the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-36 Room 2310	AHU serving Link Offices is at or beyond the recommended service life per ASHRAE.	Life Safety	\$210,000	2032+		
MEP		AHU M-37 Room 2138	AHU serving classrooms is nearing the recommended service life per ASHRAE.	Life Safety	\$340,000	2032+		
MEP		AHU M-38 Room 2138	AHU serving classrooms is nearing the recommended service life per ASHRAE.	Life Safety	\$340,000	2032+		
MEP		AHU M-40 Room 2149	AHU serving classrooms is nearing the recommended service life per ASHRAE.	Life Safety	\$340,000	2032+		
MEP		AHU M-41 Room 2178	AHU serving classrooms is nearing the recommended service life per ASHRAE.	Life Safety	\$340,000	2032+		

GBS Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP		AHU M-42 Room 2159	AHU serving classrooms is nearing the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-43 Room 2190	AHU serving classrooms is nearing the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-48 Maintenance Room	AHU serving the maintenance room is nearing the recommended service life per ASHRAE.	Life Safety	\$150,000	2032+		
MEP		AHU M-49 Maintenance Room	AHU serving the maintenance room is nearing the recommended service life per ASHRAE.	Life Safety	\$150,000	2032+		
MEP		AHU M-52 Mechanical Room 1400	AHU is nearing the recommended service life per ASHRAE.	Life Safety	\$270,000	2032+		
MEP		AHU M-53 Above Bathroom 1416	AHU serving classrooms LMC is nearing the recommended service life per ASHRAE.	Life Safety	\$340,000	2032+		
MEP		AHU M-54 Above Bathroom near 1408C	AHU serving music rooms is nearing the recommended service life per ASHRAE.	Life Safety	\$210,000	2032+		
MEP		AHU M-67 Mechanical Room L504	AHU serving boys locker room is nearing the recommended service life per ASHRAE.	Life Safety	\$210,000	2032+		
MEP		AHU M-68 Mechanical Room L513	AHU serving girls locker room is nearing the recommended service life per ASHRAE.	Life Safety	\$210,000	2032+		
MEP		AHU M-71 Mechanical Room L510C	AHU serving PE offices/locker room is nearing the recommended service life per ASHRAE.	Life Safety	\$185,000	2032+		
MEP		AHU M-72 Mechanical Room L510C	AHU serving training room is nearing the recommended service life per ASHRAE.	Life Safety	\$160,000	2032+		
MEP		AHU EPEAH3 suspended in ceiling of Room 1522	AHU serving the Dance studio	Life Safety	\$180,000	2032+		
MEP		AHU WPEAH3 suspended in ceiling of Room 1522	AHU serving the Dance studio	Life Safety	\$180,000	2032+		
MEP		RTU M-5 Roof Area 13.1	Rooftop Unit serving the Auditorium at or beyond the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		RTU M.4 Roof Area 11.0	Rooftop unit serving Music Rooms at or beyond the recommended service life per ASHRAE..	Life Safety	\$425,000	2032+		
MEP		RTU M-18 Roof Area 15.1	Rooftop Unit serving auditorium is at or beyond the recommended service life per ASHRAE.	Life Safety	\$325,000	2032+		
MEP		AHU M-58 Mechanical Room 1500J	AHU is at or beyond the recommended service life per ASHRAE.	Life Safety	\$100,000	2032+		
MEP	M-24	Roof Area 13.2	Duct free split system is at or beyond the recommended service life per ASHRAE.	Life Safety	\$50,000	2032+	\$6,990,000	
Roofing		Gymnastics cupola RA 6.2	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$100,000	2032+		
Roofing		South Academic Wing - RA 16.1, 16.2, 16.3, 16.4, 18.1, 18.2, 19.1, 19.2, 20.0, 21.1, 21.2, 21.3, 21.4	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$1,600,000	2032+		
Roofing		Science Addition - RA 23.1, 23.2, 24, 25	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$515,000	2032+		

GBS Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
Roofing		Classroom RA 27.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$350,000	2032+		
Roofing		Office RA 28.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$527,000	2032+		
Roofing		East Academic Wing RA 30.1	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$357,000	2032+		
Roofing		East Academic Wing RA 30.2	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$340,000	2032+		
Roofing		East Academic Wing RA 34.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$390,000	2032+		
Roofing		East Wing RA 35.1	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$370,000	2032+		
Roofing		East Wing RA 35.2	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$345,000	2032+		
Roofing		Industrial Arts RA 38.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$540,000	2032+		
Roofing		Music/Choir roof RA 10	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$160,000	2032+		
Roofing		IMC RA 26.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$320,000	2032+		
Roofing		Corridor RA 29.1	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$90,000	2032+		
Roofing		East Academic Wing Center RA 32.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$450,000	2032+		
Roofing		Skylight RA 19.3 (New Pit)	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$105,000	2032+		
Roofing		1989 Academic Addition RA 36.1	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$247,000	2032+		
Roofing		1989 Academic Addition RA 36.2 and 36.3	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$510,000	2032+		
Roofing		Canopy RA 46.1, 46.2, 46.3	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$130,000	2032+		
Roofing		Canopy 53.0, 54.0, 56.0	Roof system will have reached/or exceeded its anticipated life expectancy.	Life Safety	\$100,000	2032+	\$7,546,000	2032+ Roofing
					\$29,221,000		\$29,221,000	

District-Wide Infrastructure

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$172,000	\$950,000	\$250,000	\$50,000	\$1,125,000	\$2,547,000
Mechanical, Electrical, Plumbing (MEP)	\$1,100,000	\$525,000	\$1,135,000	\$175,000	\$50,000	\$179,876	\$3,164,876
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Work	\$2,860,000	\$645,000	\$2,080,000	\$655,000	\$0	\$0	\$6,240,000
Sub Total	\$3,960,000	\$1,342,000	\$4,165,000	\$1,080,000	\$100,000	\$1,304,876	\$11,951,876
Architectual and Construction Management Fees	\$514,800	\$174,460	\$541,450	\$140,400	\$13,000	\$169,634	\$1,553,744
Total	\$4,474,800	\$1,516,460	\$4,706,450	\$1,220,400	\$113,000	\$1,474,510	\$13,505,620

District Administration Building

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000
Mechanical, Electrical, Plumbing (MEP)	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total without Fees	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000

Glenbrook Off Campus

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$0	\$0	\$250,000	\$0	\$0	\$250,000
Mechanical, Electrical, Plumbing (MEP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total without Fees	\$0	\$0	\$0	\$250,000	\$0	\$0	\$250,000

Glenbrook North

	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$0	\$0	\$0	\$0	\$650,000	\$650,000
Mechanical, Electrical, Plumbing (MEP)	\$250,000	\$0	\$885,000	\$0	\$0	\$179,876	\$1,314,876
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Work	\$1,175,000	\$0	\$2,080,000	\$0	\$0	\$0	\$3,255,000
Total without Fees	\$1,425,000	\$0	\$2,965,000	\$0	\$0	\$829,876	\$5,219,876

Glebrook South							
	2027	2028	2029	2030	2031	2032 - 2036	Total
Architectural	\$0	\$172,000	\$950,000	\$0	\$0	\$475,000	\$1,597,000
Mechanical, Electrical, Plumbing (MEP)	\$850,000	\$525,000	\$250,000	\$175,000	\$0	\$0	\$1,800,000
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Work	\$1,685,000	\$645,000	\$0	\$655,000	\$0	\$0	\$2,985,000
Total without Fees	\$2,535,000	\$1,342,000	\$1,200,000	\$830,000	\$0	\$475,000	\$6,382,000

GBA Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
Architectural		Stair Flooring	The stair flooring has visible cracks and is in poor condition. A rubber stair coating is recommended - similar to the stairwells at GBN and GBS. This type of surface will eliminate future cracking and ongoing maintenance.	Infrastructure	\$50,000	2031	\$50,000	2031 Architectural
MEP		Stair exhaust	Add exhaust fans to the stairwell's.	Infrastructure	\$50,000	2031	\$50,000	2031 MEP
					\$100,000		\$100,000	

GBO Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
Architectural		Flooring	The carpet is showing signs of aging, soiling and tearing. Replacement recommended.	Infrastructure	\$250,000	2030	\$250,000	2030 Architectural
					\$250,000		\$250,000	

GBN Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP		Chiller Room C135	2nd chiller rebuild	Infrastructure	\$250,000	2027	\$250,000	2027 MEP
Site Work	S-2	Stadium Turf	The stadium field's top turf layer, installed in the summer of 2013, has experienced over a decade of continuous use from athletic practices, games, PE classes, and community events. As a result, the turf is showing signs of significant wear, including matted fibers, reduced cushioning, and diminished traction. The turf is reaching the end of its expected lifespan and is due for replacement.	Infrastructure	\$825,000	2027		
Site Work	S-3	Stadium Track	The stadium track was last replaced in the summer of 2013 and has experienced consistent use from athletic teams and PE classes. The track received a structural spray in 2021 and it is recommended it be resurfaced in 2027.	Infrastructure	\$350,000	2027	\$1,175,000	2027 Site Work
MEP		Pools	At both schools, the filter system for the old pools has been replaced. The newer pools at both schools have the original sand filters. We should consider replacing these filters to match the new ones. Additionally the chlorine and acid pump systems are reaching the end of their useful life and are requiring regular maintenance.	Infrastructure	\$455,000	2029		
MEP	E-34	Outdoor Generator	Outdoor standby generator and related transfer switch is nearing the end of service life. Replace with similar size equipment.	Infrastructure	\$430,000	2029	\$885,000	2029 MEP
Site Work	S-101	Drive South of Tennis Courts	The drive is nearing the end of its useful life and is recommended for full replacement.	Infrastructure	\$100,000	2029		
Site Work	S-101	CPA Parking Lot	The lot is nearing the end of its useful life and is recommended for full replacement.	Infrastructure	\$285,000	2029		
Site Work	S-101	West End Spectator Lot	The lot is nearing the end of its useful life and is recommended for full replacement.	Infrastructure	\$285,000	2029		
Site Work	S-101	East/South Main Parking Lot and Drop Off Lane Replacement	The lot is nearing the end of its useful life and is recommended for full replacement. As part of the project, the concrete island should also be reworked.	Infrastructure	\$550,000	2029		
Site Work		Exterior	Maintenance garage is deteriorating and is recommended for replacement.	Infrastructure	\$775,000	2029		
Site Work	S-26	Loading Dock	The loading dock overhang is too low and trucks continue to hit the soffit.	Infrastructure	\$85,000	2029	\$2,080,000	2029 Site Work
Architectural		CPA Lighting	CPA lighting is difficult to maintain and is not energy efficient - LED retrofit is recommended	Infrastructure	\$650,000	2032+	\$650,000	2032+ Architectural
MEP	E-35	Indoor Generator	Indoor standby generator and related transfer switch is nearing the end of service life. Replace with similar size equipment.	Infrastructure	\$179,876	2032+	\$179,876	2032+ MEP
					\$5,219,876		\$5,219,876	

GBS Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
MEP		Chiller Rebuild	Chiller #1 rebuild	Infrastructure	\$250,000	2028	\$250,000	
MEP		Chiller Rebuild	Chiller #2 rebuild	Infrastructure	\$250,000	2029	\$250,000	
MEP		Chiller Rebuild	Chiller #3 rebuild	Infrastructure	\$250,000	2030	\$250,000	
MEP		Auditorium Sound System	Update and replace components of Auditorium Sound System	Infrastructure	\$850,000	2029	\$850,000	2027 MEP
Site Work		Stadium Turf	The stadium field's top turf layer, installed in the summer of 2012, has experienced over a decade of continuous use from athletic practices, games, PE classes, and community events. As a result, the turf is showing signs of significant wear, including matted fibers, reduced cushioning, and diminished traction. The turf is reaching the end of its expected lifespan and is due for replacement.	Infrastructure	\$850,000	2027		
Site Work		Stadium Track	The stadium track was last replaced in the summer of 2004 and has experienced consistent use from athletic teams and PE classes. In 2020 it was structurally sprayed. The surface is showing signs of fading, cracking, and reduced traction. It is approaching the end of its lifespan and is due for replacement.	Infrastructure	\$835,000	2027	\$1,685,000	2027 Site Work
Site Work		North Baseball - Backstop and Netting	The fencing along first and third base lines are not tall enough to prevent foul balls from flying onto adjacent fields. Additionally, portions of the outfield fencing bottom rail and mesh needs repair/or to be replaced.	Infrastructure	\$170,000	2028		
Site Work		North Softball - Backstop	The fencing along first and third base lines are not tall enough to prevent foul balls from flying onto adjacent fields. Additionally, portions of the outfield fencing bottom rail and mesh needs repair/or to be replaced.	Infrastructure	\$140,000	2028		
Site Work		South Baseball Battering Cage	The batting cage is in poor condition and beyond its useful life.	Infrastructure	\$165,000	2028		
Site Work		South Softball Dugouts	Painted CMU bearing walls with precast hollow core plank roof structure. Hollow core plank roof is out of alignment with walls and is in poor condition.	Infrastructure	\$170,000	2028	\$645,000	2028 Site Work
Architectural		Natorium - East Pool A-44	Pool floor tile is damaged. Replace damaged porcelain floor tile throughout pool deck and install crack isolation membrane.	Infrastructure	\$45,000	2028		
Architectural		Natorium - East Pool A-45	The pool gutter system is past its useful life. Replace pool gutter system complete.	Infrastructure	\$127,000	2028	\$172,000	2028 Architectural
MEP	M-61	Chiller Area in 1448M	Chiller Rebuild - First Unit	Infrastructure	\$250,000	2028		
MEP	E-33	Outdoor Generator	Outdoor standby generator and related transfer switch is nearing end of service life per BOMA Preventive Maintenance Guidebook 2010. Replace with similar sized equipment.	Infrastructure	\$275,000	2028	\$525,000	2028 MEP
Architectural		Main Gym - Elevator	The current ADA access to the main gym involves ramping down to the lower level and then taking the lift up to the gym. Add an elevator at the first floor level to access the upper level of the gym.	Infrastructure	\$950,000	2029	\$950,000	2029 Architectural
MEP		Chiller Area in 1448M	Chiller Rebuild - Second Unit	Infrastructure	\$250,000	2029	\$250,000	2029 MEP
MEP		New Pool	At both schools, the filter system for the old pools has been replaced. The newer pools at both schools have the original sand filters. We should consider replacing these filters to match the new ones.	Infrastructure	\$175,000	2030	\$175,000	2030 MEP
Site Work		Tennis Courts	Tennis courts are resurfaced every 7 years. Recommended to crack repair and resurface in 2029 - last completed in 2022.	Infrastructure	\$135,000	2030		

GBS Category	Item #	Area	Description of Concern and Recommended Action	Eligibility	Estimate	Timing	Sub Total	Year/Category
Site Work		A1 Visitor Parking	Full paving replacement	Infrastructure	\$170,000	2030		
Site Work		A2 Drop Off Lanes	Full Paving replacement	Infrastructure	\$145,000	2030		
Site Work		Pfingsten Entry Drive	Full Paving Replacement	Infrastructure	\$150,000	2030		
Site Work		South Drive	Full Paving Replacement	Infrastructure	\$55,000	2030	\$655,000	2030 Site Work
Architectural		Auditorium Lighting	Auditorium lighting is difficult to maintain and is not energy efficient - LED retrofit is recommended	Infrastructure	\$475,000	2032+	\$475,000	2032+ Architectural
							\$7,132,000	\$7,132,000

District-Wide Programmatic Enhancements

		2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget		\$650,000	\$13,500,000	\$3,425,000	\$3,525,000	\$1,255,000	\$955,000	\$23,310,000
	Sub Total	\$650,000	\$13,500,000	\$3,425,000	\$3,525,000	\$1,255,000	\$955,000	\$23,310,000
	Architectural and Construction Management Fees	\$84,500	\$1,755,000	\$445,250	\$458,250	\$163,150	\$124,150	\$3,030,300
	Total	\$734,500	\$15,255,000	\$3,870,250	\$3,983,250	\$1,418,150	\$1,079,150	\$26,340,300

District Administration Building

		2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total without Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Glenbrook Off Campus

		2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget		\$0	\$0	\$0	\$300,000	\$0	\$0	\$300,000
	Total without Fees	\$0	\$0	\$0	\$300,000	\$0	\$0	\$300,000

Glenbrook North

		2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget		\$0	\$6,750,000	\$2,825,000	\$625,000	\$630,000	\$325,000	\$11,155,000
	Total without Fees	\$0	\$6,750,000	\$2,825,000	\$625,000	\$630,000	\$325,000	\$11,155,000

Glenbrook South

		2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget		\$650,000	\$6,750,000	\$600,000	\$2,600,000	\$625,000	\$630,000	\$11,855,000
	Total without Fees	\$650,000	\$6,750,000	\$600,000	\$2,600,000	\$625,000	\$630,000	\$11,855,000

Location	Category	Area	Description of Concern and Recommended Action	Estimate	Timing	Sub Total	Year/Category
GBS	Programmatic	Science Classroom	Add a multi-purpose science classroom at GBS.	\$650,000	2027	\$650,000	2027 Science Classroom
GBN	Programmatic	Additional Turf	Add two turf fields to increase utilization and playing time for athletic and physical education classes.	\$6,750,000	2028		
GBS	Programmatic	Additional Turf	Add two turf fields to increase utilization and playing time for athletic and physical education classes.	\$6,750,000	2028	\$13,500,000	2028 Additional Turf
GBN	Programmatic	Cooling in Gyms	Add cooling to highly utilized athletic, PE and activity space	\$1,475,000	2029	\$1,475,000	2029 Cooling in Gym
GBN	Programmatic	Culinary Kitchen	Flooring, Lighting, Ceilings, Paint, Casework, Appliances, Plumbing, Electrical	\$750,000	2029	\$750,000	2029 Culinary Kitchen
GBN	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$600,000	2029		
GBS	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$600,000	2029	\$1,200,000	2029 Departments/Halls
GBS	Programmatic	Cooling in Gyms	Add cooling to highly utilized athletic, PE and activity space	\$1,325,000	2030	\$1,325,000	2030 Cooling in Gym
GBS	Programmatic	Culinary Kitchen	Flooring, Lighting, Ceilings, Paint, Casework, Appliances, Plumbing, Electrical	\$650,000	2030	\$650,000	2030 Culinary
GBN	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$625,000	2030		
GBOC	Programmatic	Departments and Halls	Renovate GBOC including teaching kitchen, lobby, offices, hallways, break room, lunch room.	\$300,000	2030		
GBS	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$625,000	2030	\$1,550,000	2030 Department/Halls
GBN	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$630,000	2031		
GBS	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$625,000	2031	\$1,255,000	2031 Departments Halls
GBN	Programmatic	Departments and Halls	1 department office renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$325,000	2032+		
GBS	Programmatic	Departments and Halls	2 department offices renovation - ceiling, lights, carpet, casework, furniture, hallway outside department, kitchenette, conference room, light electrical	\$630,000	2032+	\$955,000	2032+ department Halls
				\$23,310,000		\$23,310,000	

District-Wide Modernization

	2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget	\$17,850,000	\$900,000	\$6,100,000	\$5,200,000	\$2,709,363	\$7,200,000	\$39,959,363
Sub Total	\$17,850,000	\$900,000	\$6,100,000	\$5,200,000	\$2,709,363	\$7,200,000	\$39,959,363
Architectural and Construction Management Fees	\$2,320,500	\$117,000	\$793,000	\$676,000	\$352,217	\$936,000	\$5,194,717
Total	\$20,170,500	\$1,017,000	\$6,893,000	\$5,876,000	\$3,061,580	\$8,136,000	\$45,154,080

District Administration Building

	2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total without Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Glenbrook Off Campus

	2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total without Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0

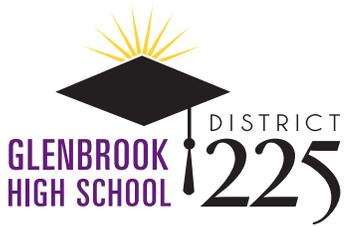
Glenbrook North

	2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget	\$12,850,000	\$450,000	\$5,625,000	\$400,000	\$2,000,000	\$3,600,000	\$24,925,000
Total without Fees	\$12,850,000	\$450,000	\$5,625,000	\$400,000	\$2,000,000	\$3,600,000	\$24,925,000

Glenbrook South

	2027	2028	2029	2030	2031	2032 - 2036	Total
Overall Project Budget	\$5,000,000	\$450,000	\$475,000	\$4,800,000	\$709,363	\$3,600,000	\$15,034,363
Total without Fees	\$5,000,000	\$450,000	\$475,000	\$4,800,000	\$709,363	\$3,600,000	\$15,034,363

Location	Category	Area	Description of Concern and Recommended Action	Estimate	Timing	Sub Total	Year/Category
GBN	Modernization	Bathrooms	Renovate outdated bathrooms to district standard including fixtures, addressing galvanized pipes, floor and wall tile, ceiling tile lights and ventilation.	\$3,900,000	2027	\$3,900,000	2027 Bathrooms
GBN	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$750,000	2027		
GBS	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$300,000	2027	\$1,050,000	2027 Corridor/Common Space
GBN	Modernization	Staged Vestibules	Create a staged vestibule at the Athletic Entrance.	\$300,000	2027		
GBS	Modernization	Staged Vestibules	Create a staged vesibile by Door OO - Cafeteria Entrance. Assume Build Out	\$500,000	2027	\$800,000	2027 Secure Vestibule
GBN	Modernization	Stadium	Bleachers/Press Box, LED Lighting, Ticket Booths, Concension Stand, Maintenance Shed, Pavillion Shelter, New Entrance	\$7,900,000	2027		
GBS	Modernization	Stadium	Bleachers/Press Box, LED Lighting	\$4,200,000	2027	\$12,100,000	2027 Stadium Renovation
GBN	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$450,000	2028		
GBS	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$450,000	2028	\$900,000	2028 Corridor/Common Space
GBN	Modernization	Cafeteria	Flooring, Lighting, Ceilings, Layout Modifications, Paint, Decorative Architectural Details	\$3,800,000	2029	\$3,800,000	2029 Cafeteria
GBN	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$475,000	2029		
GBS	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$475,000	2029	\$950,000	2029 Corridor / Common Space
GBN	Modernization	Bathrooms	Renovate outdated bathrooms to district standard including fixtures, addressing galvanized pipes, floor and wall tile, ceiling tile lights and ventilation.	\$1,350,000	2029	\$1,350,000	2029 Bathrooms
GBS	Modernization	Cafeteria	Flooring, Lighting, Ceilings, Layout Modifications, Paint, Decorative Architectural Details	\$4,400,000	2030	\$4,400,000	2030 Cafeteria
GBN	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$400,000	2030		
GBS	Modernization	Corridor/Common Spaces	Address aging carpet, flooring, ceilings, lights, and make better use of existing locker space adding department storage, seating and displays.	\$400,000	2030	\$800,000	2030 Corridor/Common Space
GBN	Modernization	Bathrooms	Renovate outdated bathrooms to district standard including fixtures, addressing galvanized pipes, floor and wall tile, ceiling tile lights and ventilation.	\$1,100,000	2031	\$1,100,000	2031 Bathrooms
GBN	Modernization	Locker Rooms	Address aging locker rooms, adding drains, new fixtures, flooring, lighting, paint	\$900,000	2031	\$900,000	2031 Locker Rooms
GBS	Modernization	Locker Rooms	Address aging locker rooms, adding drains, new fixtures, flooring, lighting, paint	\$709,363	2031	\$709,363	2031 Locker Rooms
GBN	Modernization	Library	Flooring, Lighting, Ceilings, Paint, Decorative Architectural Details, Reconfiguration of Small Offices	\$3,600,000	2032+	\$3,600,000	2032+ Library
GBS	Modernization	Library	Flooring, Lighting, Ceilings, Paint, Decorative Architectural Details, Reconfiguration of Small Offices	\$3,600,000	2032+	\$3,600,000	2032+ Library
				\$39,959,363		\$39,959,363	



GLENBROOK HIGH SCHOOL DISTRICT

3801 W. Lake Avenue, Glenview, Illinois 60026
glenbrook225.org | (847) 998-6100



GLENBROOK NORTH HIGH SCHOOL

3801 W. Lake Avenue, Glenview, Illinois 60026
gbn.glenbrook225.org | (847) 272-6400 |   #GBNNow



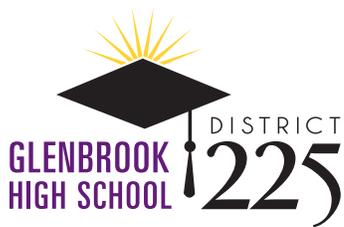
GLENBROOK SOUTH HIGH SCHOOL

4000 W. Lake Avenue, Glenview, Illinois 60026
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GLENBROOK OFF CAMPUS

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GLENBROOK TRANSITION SERVICES

1200 Shermer Road, Northbrook, Illinois 60062
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TRANSITION SERVICES