

2027-2036

MASTER FACILITY PLAN

***Honoring Our Legacy,
Designing Our Future***



TABLE OF CONTENTS

2	A Letter to the Community
3	The State of Our Spaces
4	Research
5-7	Roadmap and Budget Approval
8-9	Turning Plans into Community Partnerships
10	Glenbrook Legacy Walk
11	Strong Partnerships Through the Decades

A LETTER TO THE COMMUNITY

In Glenbrook High School District 225, “A Legacy of Excellence, A Future of Innovation” is more than a slogan. It reflects the pride our community takes in its top-rated schools and our commitment to providing students with exceptional learning environments.

We are pleased to share the Master Facility Plan, the result of more than two years of study and planning. Through a comprehensive review of 1.3 million square feet across four buildings and 128 acres of campus, the district identified opportunities to preserve, modernize and enhance our facilities for the decade ahead.

At Glenbrook, long-term planning is paired with responsible stewardship. By consistently investing in our schools and addressing needs before they become larger challenges, we have maintained facilities that support teaching, learning and student well-being while protecting community resources.

This approach has positioned the district to undertake the next phase of facility improvements while maintaining our strong financial standing. By leveraging our AAA bond rating and carefully planning future investments, we can continue enhancing our campuses without increasing the district’s debt service tax rate.

The Master Facility Plan reflects our commitment to providing safe, welcoming and innovative spaces where students can thrive today and for generations to come.



A handwritten signature in black ink, appearing to read 'R. J. Gravel'. The signature is stylized and fluid.

**Dr. R.J. Gravel,
Superintendent**

THE STATE OF OUR SPACES



For decades, we have invested in our facilities through annual capital improvements that support the district's 4 A's: academics, arts, activities and athletics. This ongoing commitment has kept campuses modern, functional and well-maintained while extending the life of critical building systems.

The 2027-2036 Master Facility Plan builds on that foundation. Developed through a comprehensive assessment of district facilities, the plan serves as a roadmap for approximately \$150 million in future investments. Proposed projects include stadium and turf enhancements, cafeteria modernization, student-centered learning spaces, safety and security improvements, and critical infrastructure upgrades.

Funded through a combination of bonds and operating funds, these investments will ensure that Glenbrook's facilities continue to meet the evolving needs of students, staff and the community for years to come.





RESEARCH

Beginning in May 2024, the district partnered with ARCON Associates, Inc. (architect) and Nicholas & Associates (construction manager) to launch a comprehensive review of the District’s 128-acre footprint and 1.3 million square feet of facilities. This included room-by-room walkthroughs of our schools and a system-level evaluation of major infrastructure. Throughout this process, our focus remained consistent: ensuring our facilities are safe, functional, modern, and aligned to the current and future needs of students and staff.

In August 2025, our facilities assessment reaffirmed the strength of the District’s proactive approach at both Glenbrook North and Glenbrook South High Schools. Years of consistent, intentional investment have enabled us to build and maintain high-quality learning environments, positioning us to move forward from a place of strength rather than catching up on deferred maintenance.

This strong foundation is evident in completed projects, including:

- Updating of all classrooms
- Creation of the Glenbrook School Health Center
- Opening of the Glenbrook Transition Services School
- Renovation of theatre stages and sound systems
- Reimagined athletic spaces
- Updated common areas for students to collaborate and interact

Together, these efforts reflect a balanced, proactive approach, building on past investments while modernizing critical areas from the inside out to ensure our facilities continue to meet evolving expectations and remain at the forefront of education for years to come.



ROADMAP AND BUDGET APPROVAL

PLANNING

In October 2025, the facilities committee began developing a 10-year roadmap to sustain and strengthen our schools for the future. Shifting our focus to now designing our spaces from the outside in, the plan balances essential infrastructure renewals with enhancements to the “4 As”: Academics, Athletics, Activities, and the Arts.

The assessment underscored the importance of investing in our exterior spaces by modernizing athletic facilities and creating welcoming outdoor environments that invite students, families, and the broader community to gather and connect.

At the same time, the plan continues to prioritize key interior improvements, including updating restrooms that are more than 40 years old, re-imagining hallways as flexible extensions of the classroom, enhancing cafeteria spaces to better meet student needs, and revitalizing performing arts areas to support creativity and performance.

Together, these priorities form a clear, actionable strategy that ensures our campuses continue to support a legacy of excellence for all students.

THE BOARD FOCUSED ON TWO CRITICAL PRIORITIES:

LIFE SAFETY/INFRASTRUCTURE

Addresses essential building systems and long-term facility preservation, including:

- Roofs
- Mechanical/electrical/plumbing systems
- Accessibility
- Utilities
- Lighting
- Other core systems

ENHANCEMENTS

Supports the student experience and program needs through targeted modernization and updates, including:

- Athletic fields
- Stadium enhancements
- Specialty classrooms
- Restrooms
- Corridors
- Locker rooms
- Student-centered areas



ROADMAP AND BUDGET APPROVAL (CONT.)

INVESTMENT AND FINANCIAL STABILITY

A LEGACY OF TRUST

Following a voter-approved referendum in 2006, the district made a bold commitment to our voters: we would not seek another referendum. Twenty years later, we have more than honored that promise. Today, we stand on a foundation of financial health, maintaining a AAA bond rating from both Moody's and S&P Global—a distinction we've held for over two decades. This highest possible rating allows us to secure the lowest available interest rates, thereby maximizing the value of every taxpayer dollar while maintaining long-term financial stability.

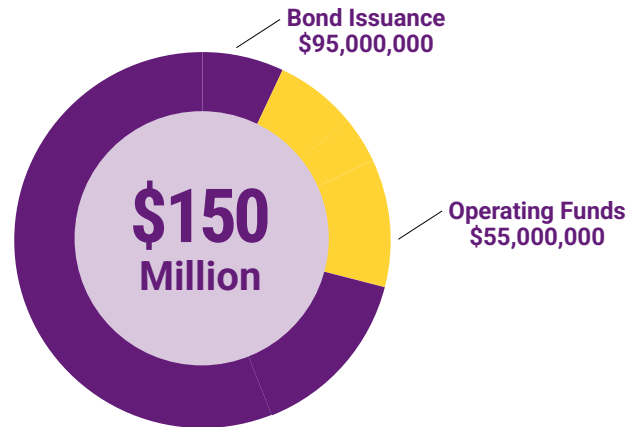
OUR STRATEGY

The plan outlines a 10-year, \$150 million investment in our facilities designed to avoid any additional tax burden on our community by maximizing our current operating budget and strategically timing new funding. This investment includes approximately \$95 million in bonds and \$55 million from operating funds.

By December 1, 2027, the district's existing debt will be fully retired. At that time, we will be able to issue up to \$95 million in new bonds to support facilities projects aligned with the "4 As". Because this borrowing will occur as current debt is paid off, it will not increase the district's existing debt service tax rate.

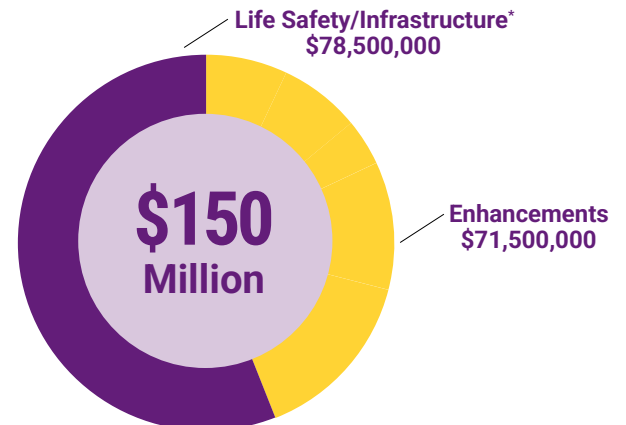
The District will also continue to dedicate \$5.5 million annually from the operating budget for facilities improvements, totaling approximately \$55 million over 10 years.

REVENUES



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

EXPENDITURES





BOARD OF EDUCATION APPROVAL

On October 27, 2025, the facilities committee met to view a full Master Facility Plan presentation for the first time. A second meeting of the facilities and finance committees was held on January 12, 2026, during which the administration reviewed potential projects to be completed over the next decade, including example timelines and budgets. The same proposal was presented to the full Board of Education on January 26, 2026, and the recommendation was approved on February 9, 2026.

Moving forward, the Board of Education will annually review recommended projects

accompanied by detailed designs and cost estimates. Project implementation will continue to follow the district's established summer capital improvement cycle, supporting thorough planning, effective oversight, and prudent financial management. After receiving initial approval, the District will conduct a competitive bidding process to secure the best value for the community. Final contract recommendations will be reviewed by the board for approval before any work begins.



TURNING PLANS INTO COMMUNITY PARTNERSHIPS

COMMUNITY CONVERSATIONS

Engaging our community in the process of modernizing our indoor and outdoor spaces that provides our students with welcoming learning environments, our staff with the tools they need to be at their best and our community with places where they can be part of celebrations, activities and athletic competitions is essential. The projects the district will undertake began with conversations between the district and our architectural and construction partners.

During the focused feedback sessions designed to listen, learn, and gather meaningful insight, our students, staff, alumni, and community members explored renderings, considered how the spaces might function, and shared ideas to enhance their day-to-day experiences. These perspectives will continue to guide decisions by helping to prioritize features, refine designs, and ensure each project reflects the real needs of our students who use our buildings and facilities every day.

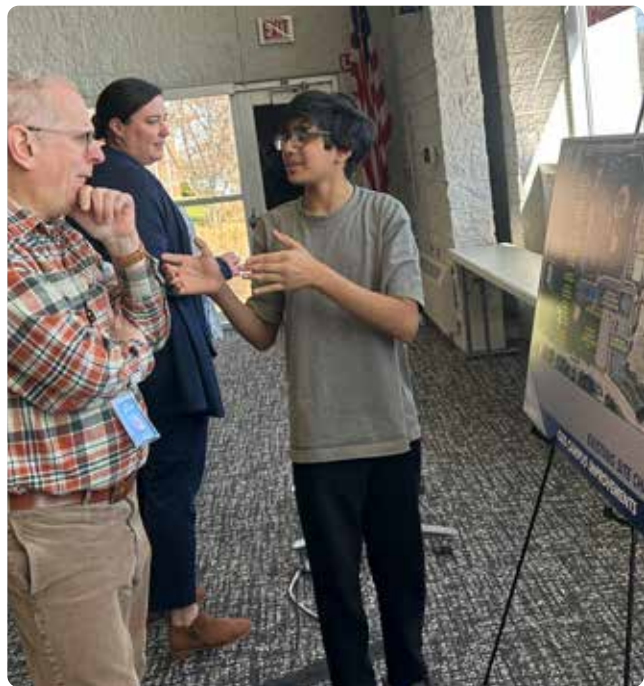
We shared early sketches and concept drawings with our community, which sparked curiosity, questions, and imagination. These first drafts opened the door for students, staff, alumni, and community members to help define what our schools can become, long before anything was finalized.

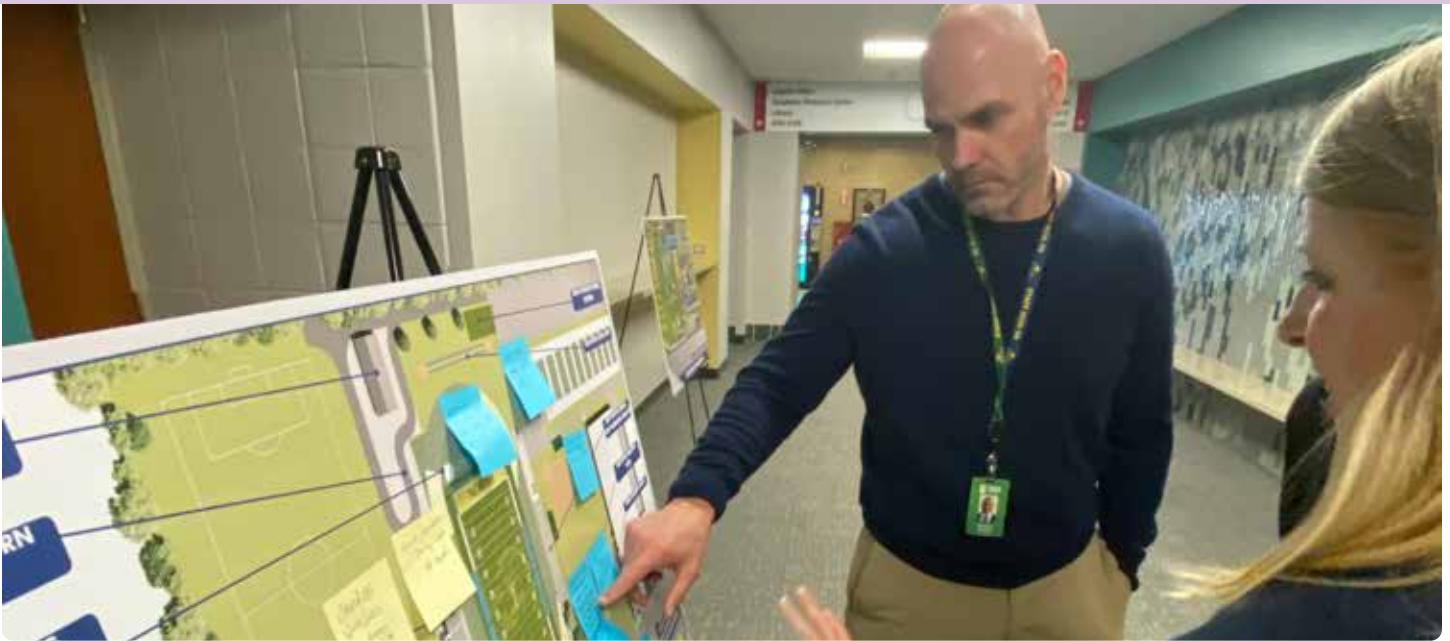
As planning and design work continues, updated plans and cost estimates will be shared publicly and reviewed regularly by the facilities and finance committee and Board of Education as part of the district's ongoing commitment to transparency

and thoughtful stewardship of community resources. The regular review process allows district leaders and board members to carefully evaluate project refinements, consider community feedback, and provide guidance before advancing through each phase of work.

As the Master Facility Plan moves forward year after year, we will continue to listen, adapt, and grow together. Through this shared effort, we can create learning environments that reflect our community's pride and support the success of every student for generations to come.







GLENBROOK LEGACY WALK

As part of the stadium renovations at Glenbrook North High School and Glenbrook South High School, the district is creating welcoming outdoor spaces designed to celebrate community, connection, and Glenbrook pride for generations to come.

The Legacy Walk at each stadium will provide students, families, staff, alumni and community members with the opportunity to become a permanent part of Glenbrook history by purchasing a personalized brick to be installed at either the Glenbrook North or Glenbrook South stadium prior to the first home game of the Fall 2027 season.

The bricks will celebrate the memories, accomplishments, traditions, and school spirit that have shaped the Glenbrooks. They also provide an opportunity to honor someone special while helping build lasting spaces for future generations of Spartans and Titans.



Additional details regarding brick design options, ordering information, and installation dates can be found on our website by scanning the QR code.

BRICK OPPORTUNITIES

4" X 8" COMMEMORATIVE BRICK - \$250

- Up to three (3) lines of text
- Maximum of 15 characters/line

8" X 8" TRIBUTE BRICK - \$500

- Up to six (6) lines of text
- Maximum of 15 characters/line



Example Rendering of a Personalized Brick

STRONG PARTNERSHIPS THROUGH THE DECADES

For more than 30 years, Glenbrook High School District 225 has partnered with ARCON Associates Inc. and Nicholas & Associates to plan, design, and construct many of the facilities that shape the student experience today.

Since the early 1990s, this longstanding collaboration has supported a wide range of projects, including aquatic centers, music wing additions, athletic facility enhancements, classroom expansions, student health centers, and critical infrastructure improvements across the district.

ARCON Associates has brought a design approach that balances creativity, innovation, functionality, and enduring architectural character, while Nicholas & Associates has provided construction management expertise to ensure projects are completed safely and efficiently, with responsible stewardship of time and resources.

Together, these trusted firms have played a significant role in developing and modernizing Glenbrook's facilities, helping the district provide exceptional learning environments that support students, staff, and the broader community.

BOARD OF EDUCATION MEMBERS



Sandra Muhlenbeck
President



Marcelo Sztainberg
Vice President



Jack Downing
Member



Peter Glowacki
Member



Beth Hope
Member



Matthew O'Hara
Member

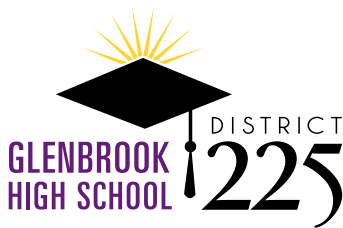


Skip Shein
Member



STAY IN THE LOOP

Visit glenbrook225.link/masterfacilityplan for more information.



GLENBROOK HIGH SCHOOL DISTRICT

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



GLENBROOK NORTH HIGH SCHOOL

2300 Shermer Road, Northbrook, Illinois 60062
gbn.glenbrook225.org | (847) 272-6400 | #GBNNow



GLENBROOK SOUTH HIGH SCHOOL

4000 W. Lake Avenue, Glenview, Illinois 60026
gbs.glenbrook225.org | (847) 729-2000 | #GBSNow



GLENBROOK OFF CAMPUS

1835 Landwehr Road, Glenview, Illinois 60026
gbo.glenbrook225.org | (847) 486-5700



GLENBROOK TRANSITION SERVICES

1200 Shermer Road, Northbrook, Illinois 60062
gbt.glenbrook225.org | (847) 509-3405