



**RIVER  
FOREST  
PUBLIC  
SCHOOLS**

**Administration Building  
7776 Lake Street  
River Forest, Illinois  
60305  
708•771•8282  
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# MEMO

**To:** Board of Education

**From:** Anthony Cozzi *AC*

**RE:** Long Range Facilities Plan

**Date:** February 14, 2023

Enclosed please find the first draft of the long-range facilities plan for fiscal years 2024 – 2028. For clarity, fiscal year 2024 is for work that will occur in summer of 2023, as so forth. Please be advised that this is a first draft, and for some items, very preliminary. However preliminary, it does include the projects awarded at the last Board meeting and a project that is being recommended at the meeting on February 21<sup>st</sup>. We will work throughout the upcoming weeks to secure pricing on any remaining smaller items. Since no other items planned for this summer are estimated to be above the dollar threshold for public bidding, we do not initially feel that there will be any others that require public bidding. However, as we are obtaining quotes on the items, if they exceed the threshold, we will have to perform those procedures.

The packet begins with a complete listing by category followed by an individual listing for each building. Many of the items have been “moved forward” from previous plans. There have also been some deletions and re-prioritizations made through collaboration with the three principals and building engineers. A considerable amount of thought was given to bidding procedures, summer school building rotation and summer project workload when performing final prioritization. You should also notice that the final year of our State-approved Life Safety projects are listed as its own category (shown in light blue).

The non-Life Safety items have been segregated into two groups: Repair/Replace/Preventative (shown in light green), which represents routine projects required for the sustainability of the buildings while taking into account the useful life of a fixed asset; and New Improvement (shown in orange), which represents an improvement initiative without regard to useful life. Any modifications related to the implementation of full-day kindergarten is listed in orange.

Please call me with any questions or comments.

# **ALL BUILDINGS (BY CATEGORY)**

River Forest School District 90  
Long Range Facilities Plan First Draft- Sorted by Category  
Fiscal Years 2024 - 2028

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
<b>1. LIFE SAFETY</b>												
1	L	Install new 2-hour, self closing doors and frames				Install new 2-hour, self closing doors and frames	16,456	-	-	-	-	16,456
1	L	Install new sinks and faucets				Install new sinks and faucets	1,430	-	-	-	-	1,430
1	L	Repair the crack in the masonry wall				Repair the crack in the masonry wall	330	-	-	-	-	330
1	L	Replace egress door, frame and hardware				Replace egress door, frame and hardware	25,615	-	-	-	-	25,615
1	L	Replace doors, frames and hardware				Replace doors, frames and hardware	45,254	-	-	-	-	45,254
1	L	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F				Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F	27,720	-	-	-	-	27,720
1	L	Re-swing the door in the opposite direction and replace the frame and hardware				Re-swing the door in the opposite direction and replace the frame and hardware	16,456	-	-	-	-	16,456
1	L	Replace existing slop sink and faucet				Replace existing slop sink and faucet	3,025	-	-	-	-	3,025
1	L	Install new lighting fixtures				Install new lighting fixtures	3,736	-	-	-	-	3,736
1	L	Repair floor slab				Repair floor slab	990	-	-	-	-	990
1	L	Install new interior drain tile, sump pump and floor drains to alleviate water infiltration				Install new interior drain tile, sump pump and floor drains to alleviate water infiltration	20,162	-	-	-	-	20,162
1	L	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity				Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity	27,335	-	-	-	-	27,335



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Fiscal Years 2024 - 2028

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
1	L	Remove and replace the panel sealants and connectors				Remove and replace the panel sealants and connectors	16,252	-	-	-	-	16,252
1	L	Replace stone cap				Replace stone cap	9,460	-	-	-	-	9,460
1	L	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	18,203	-	-	-	-	18,203
1	L	Replace gutter				Replace gutter	385	-	-	-	-	385
1	L	Replace and paint lintel				Replace and paint lintel	5,500	-	-	-	-	5,500
1	L	Replace louver				Replace louver	275	-	-	-	-	275
1	R	Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab				Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab	181,258	-	-	-	-	181,258
1	R	Additional amount over approved life safety to remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab				Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab	284,352	-	-	-	-	284,352
1	R	Replace the LULA elevator				Replace the LULA elevator	57,200	-	-	-	-	57,200
1	R	Install strobe				Install strobe	5,201	-	-	-	-	5,201
1	R	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	7,535	-	-	-	-	7,535
1	R	Install new strobe				Install new strobe	5,201	-	-	-	-	5,201
1	W	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	3,768	-	-	-	-	3,768
1	W	Install new strobe				Install new strobe	7,801	-	-	-	-	7,801
<b>Subtotal - Life Safety</b>							<u>790,900</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>790,900</u>



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Fiscal Years 2024 - 2028

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
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## 2. ROOFING

1	L	Roofs 6, 7 and half of 10 at Lincoln	Mod Bit	Fair	N/A	Replace	187,500	-	-	-	-	187,500
1	R	Roofs 4, 5, 16 and 21		Fair	N/A	Replace	-	-	-	-	306,000	306,000

**Subtotal - Roofing** 187,500    -    -    -    306,000    493,500

## 3. EXTERIOR CONSTRUCTION

1	L	Admin downspouts	Copper	Fair	N/A	Repair	-	-	10,000	-	-	10,000
1	L	Ad Bldg/Supt exterior office door	Wood	Poor	N/A	Replace	-	-	5,000	-	-	5,000
1	L	Ad Bldg tuckpointing	Masonry	Fair	N/A	Tuckpointing various areas	-	-	15,000	-	-	15,000
1	R	Door 7 steps	Concrete	Fair	N/A	Replace deteriorating steps	13,000	-	-	-	-	13,000
3	W	Stone coping	Stone	Fair	N/A	Replace deteriorated stone coping at exterior of Door 2	-	4,000	-	-	-	4,000
4	L	Painting	Wood	Fair	N/A	Paint all exterior soffits from Door 7 west past Bell Room	-	-	2,500	-	-	2,500
5	L	Main entrance canopy	Construction	Good	N/A	Extend main entrance canopy and door 8 canopy to cover walk to play area for protection from weather	-	-	-	-	125,000	125,000

**Subtotal - Exterior Construction** 13,000    4,000    32,500    -    125,000    174,500

## 4. GROUNDS

3	L	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	9,000	-	-	9,000
3	L	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	8,000	-	-	8,000

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Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2023/24	2024/25	2025/26	2026/27	2027/28	Total
3	R	Paver parking lots	Paint	Fair	N/A	Restripe both paver lots	-	3,000	-	-	-	3,000
3	W	Area of Asphalt - Staff parking lot	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	5,500	-	5,500
3	W	Area of Asphalt - Play area	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	8,500	-	8,500
4	L	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Park	-	-	3,000	-	-	3,000
4	L	Courtyard and garage area drainage	Concrete/ Asphalt/ Landscaping	Poor	N/A	Correct drainage in reading garden and divert towards Franklin and garage area towards sewer	-	-	40,000	-	-	40,000
4	L	Flagpole	Metal	Poor	N/A	Replace and relocate from reading garden	-	-	5,000	-	-	5,000
4	L	Landscaping	Landscaping	Poor	N/A	Replace sod on baseball field	-	-	40,000	-	-	40,000
4	L	Steel edging along Lake St.	Metal	Fair	N/A	Replace	-	-	3,000	-	-	3,000
4	L	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	10,000	-	-	10,000
4	W	Rubberized surface	Wood	Fair	N/A	Replace wood chips with rubberized mulch in PK playground	-	-	5,000	-	-	5,000
4	W	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Ashland	-	-	3,000	-	-	3,000

**Subtotal - Grounds**

-      3,000      126,000      14,000      -      143,000

**5. CLASSROOMS**

1	L	Construction	Construction	Construction	N/A	Subdivide the LLC and Room 119 and remove electrical chase from Room 208	47,800	-	-	-	-	47,800
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Fiscal Years 2024 - 2028

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2023/24	2024/25	2025/26	2026/27	2027/28	Total
1	W	Construction	Construction	Construction	N/A	Subdivide the custodial storage room for a new copy room and remove wall between Rooms 107 and 109	21,000	-	-	-	-	21,000
2	L	Student Desks	Metal	Poor	LIN9062	As needed	3,300	3,400	3,500	3,600	3,600	17,400
2	L	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,900	4,000	4,100	4,200	4,200	20,400
2	L	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	10,000	10,000	10,000	10,000	60,000
2	L	Window treatments	Metal	Fair	N/A	Replace as needed in phases	3,000	3,000	3,000	3,000	3,000	15,000
2	R	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,700	4,800	4,900	5,000	5,000	24,400
2	R	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,700	4,800	4,900	5,000	5,000	24,400
2	R	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	20,000	10,000	10,000	10,000	10,000	60,000
2	R	Window treatments	Metal	Fair	N/A	Replace as needed	5,000	5,000	5,000	5,000	5,000	25,000
2	W	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,900	5,000	5,100	5,200	5,200	25,400
2	W	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,800	3,900	4,000	4,100	4,100	19,900
2	W	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	10,000	10,000	10,000	10,000	60,000
2	W	Window treatments	Metal	Fair	N/A	Replace as needed in phases	2,000	2,000	2,000	2,000	2,000	10,000

**Subtotal - Classrooms**

164,100    65,900    66,500    67,100    67,100    430,700

**6. HALLS AND COMMON AREAS**

1	L	Gymnasium ceiling	Tile	Fair	N/A	Secure loose ceiling tiles	1,000	-	-	-	-	1,000
1	R	Storage Room condensate	Plumbing	Poor	N/A	Repair leaking condensate line in North gym hallway storage	2,500	-	-	-	-	2,500
3	L	Rubberized stair surface	Rubber	Fair	N/A	Replace with new	-	-	15,000	-	-	15,000
3	L	Teachers' Lounge	Tile	Fair	N/A	Replace carpet with VCT	-	-	3,000	-	-	3,000
3	L	1st floor from main office to gymnasium and from main office to LLC and from LLC to door 10	Tile	Fair	N/A	Replace VCT where subfloor bulges	-	-	30,000	-	-	30,000
3	L	Auditorium stage	Hardwood	Fair	N/A	Wood floor resurfaced.	-	-	5,000	-	-	5,000



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3	L	Upgraded Electrical	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures (1st and 2nd floors), basement, boiler room, auditorium and gym office as well as adding electrical service in gym office and outside room 101 facing south. Also add lighting outside Bell Room.	-	-	25,000	-	-	25,000
3	L	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	-	6,000	-	-	6,000
3	R	North gym painting	Paint	N/A	N/A	Paint north gym hallway and bathrooms/locker rooms	9,500	-	-	-	-	9,500
3	R	Hallway painting	Paint	N/A	N/A	Paint remainder of 5th grade hallway and bathrooms as well as portions of rooms 234, 237 and 240	7,200	-	-	-	-	7,200
3	R	2nd floor teacher bathroom	Plumbing	Fair	N/A	Replace vanity, sink, VCT and paint	4,700	-	-	-	-	4,700
3	R	8th grade hallway to LULA	Tile	Fair	N/A	Replace VCT	19,000	-	-	-	-	19,000
3	R	Bathrooms	Paint	N/A	N/A	Paint 6th, 7th and 8th grade bathrooms	-	-	5,500	-	-	5,500
3	R	Hallway painting	Paint	N/A	N/A	Stairwell G and stairs, Stairwell A and stairs	-	-	8,000	-	-	8,000
3	R	Auditorium	Paint	N/A	N/A	Ceiling and back wall	-	-	7,500	-	-	7,500
3	R	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in north gym boys/girls	-	-	6,000	-	-	6,000
3	W	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys and 2nd floor girls	-	9,000	-	-	-	9,000
4	R	Tuckpointing	Masonry	Good	N/A	Exterior Storage by Door 5 and southwest corner of south gym (efflorescence)	-	-	8,000	-	-	8,000
4	W	2nd floor hallway flooring	VCT	Fair	N/A	Replace 2nd floor hallway tile in phases	21,000	11,500	-	-	-	32,500



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Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2023/24	2024/25	2025/26	2026/27	2027/28	Total
4	W	Cables	Electrical	Poor	N/A	Install metal box to encapsulate various cables in 2nd floor hallway outside mechanical room	2,500	-	-	-	-	2,500
4	W	Auditorium stage	Wood	Fair	N/A	Strip and refinish stage floor	-	7,000	-	-	-	7,000
4	W	Entranceway carpet tile	Carpeting	Fair	N/A	Replace various carpet tile where needed by Doors 1, 3, 4 and 8	-	4,000	-	-	-	4,000
4	W	Carpet LLC hallway	Carpeting	Fair	N/A	Replace carpet LLC hallway by staff bathrooms	-	6,000	-	-	-	6,000
4	W	Hallway and custodial closet ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway and in 1st and 2nd floor custodial closets	-	10,000	-	-	-	10,000
4	W	Tuckpointing	Masonry	Good	N/A	North wall of gym (efflorescence)	-	3,000	-	-	-	3,000
4	W	Gym lighting	Electrical	Poor	N/A	Replace lighting	-	9,000	-	-	-	9,000
5	R	North Gym floor	Wood	Fair	N/A	Strip, refinish and restripe	-	-	34,000	-	-	34,000
5	R	North Gym wall pads	Foam	Fair	N/A	Replace wall pads as needed	-	-	6,000	-	-	6,000
5	R	Teachers lounge	Tile	Fair	N/A	Replace VCT	-	-	6,500	-	-	6,500
5	R	Jackson St. stairwell and 2nd floor landing	Tile	Fair	N/A	Replace VCT	-	-	4,000	-	-	4,000
5	W	2nd floor lockers	Metal	Fair	N/A	Replace adjacent to Rooms 204 and 209	-	7,000	-	-	-	7,000

**Subtotal - Halls and Common Areas**

67,400      66,500      169,500      -      -      303,400

**Grand Total**

\$ 1,222,900    \$ 139,400    \$ 394,500    \$ 81,100    \$ 498,100    \$ 2,336,000

Total Life Safety	\$ 790,900	\$ -	\$ -	\$ -	\$ -	\$ 790,900
Total Repair/Replace/Preventative	\$ 303,200	\$ 109,400	\$ 364,500	\$ 51,100	\$ 343,100	\$ 1,171,300
Total New Improvement	\$ 128,800	\$ 30,000	\$ 30,000	\$ 30,000	\$ 155,000	\$ 373,800
Percentage of Non-Life Safety Grand Total as Repair/Replace/Preventative	70.19%	78.48%	92.40%	63.01%	68.88%	75.81%
Percentage of Non-Life Safety Grand Total as New Improvement	29.81%	21.52%	7.60%	36.99%	31.12%	24.19%

**LINCOLN/ADMIN**



River Forest School District 90  
Long Range Facilities Plan - 1st Draft  
Fiscal Years 2024 - 2028

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<b>Lincoln School/Admin Bldg:</b>											
1	Install new 2-hour, self closing doors and frames		Life Safety approved		Install new 2-hour, self closing doors and frames.	16,456	-	-	-	-	16,456
1	Install new sinks and faucets		Life Safety approved		Install new sinks and faucets.	1,430	-	-	-	-	1,430
1	Repair the crack in the masonry wall		Life Safety approved		Repair the crack in the masonry wall.	330	-	-	-	-	330
1	Replace egress door, frame and hardware		Life Safety approved		Replace egress door, frame and hardware.	25,615	-	-	-	-	25,615
1	Replace doors, frames and hardware		Life Safety approved		Replace doors, frames and hardware.	45,254	-	-	-	-	45,254
1	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F		Life Safety approved		Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F.	27,720	-	-	-	-	27,720
1	Re-swing the door in the opposite direction and replace the frame and hardware		Life Safety approved		Re-swing the door in the opposite direction and replace the frame and hardware.	16,456	-	-	-	-	16,456
1	Replace existing slop sink and faucet		Life Safety approved		Replace existing slop sink and faucet.	3,025	-	-	-	-	3,025
1	Install new lighting fixtures.		Life Safety approved		Install new lighting fixtures.	3,736	-	-	-	-	3,736
1	Repair floor slab.		Life Safety approved		Repair floor slab.	990	-	-	-	-	990

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1	Install new interior drain tile, sump pump and floor drains to alleviate water infiltration.		Life Safety approved		Install new interior drain tile, sump pump and floor drains to alleviate water infiltration.	20,162	-	-	-	-	20,162
1	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.		Life Safety approved		Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.	27,335	-	-	-	-	27,335
1	Remove and replace the panel sealants and connectors		Life Safety approved		Remove and replace the panel sealants and connectors	16,252	-	-	-	-	16,252
1	Replace stone cap.		Life Safety approved		Replace stone cap.	9,460	-	-	-	-	9,460
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	18,203	-	-	-	-	18,203
1	Replace gutter.		Life Safety approved		Replace gutter.	385	-	-	-	-	385
1	Replace and paint lintel.		Life Safety approved		Replace and paint lintel.	5,500	-	-	-	-	5,500
1	Replace louver.		Life Safety approved		Replace louver.	275	-	-	-	-	275
1	Construction	Construction	Construction	N/A	Subdivide the LLC and Room 119 and remove electrical chase from Room 208	47,800	-	-	-	-	47,800
1	Gymnasium ceiling	Tille	Fair	N/A	Secure loose ceiling tiles	1,000	-	-	-	-	1,000



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1	Roofs 6,7 and west half of 10	Mod Bit	Fair	N/A	Replace	187,500	-	-	-	-	187,500
1	Admin downspouts	Copper	Fair	N/A	Repair	-	-	10,000	-	-	10,000
1	Ad Bldg/Supt exterior office door	Wood	Poor	N/A	Replace	-	-	5,000	-	-	5,000
1	Ad Bldg tuckpointing	Masonry	Fair	N/A	Tuckpointing various areas	-	-	15,000	-	-	15,000
2	Student Desks	Metal	Poor	LIN9062	As needed	3,300	3,400	3,500	3,600	3,600	17,400
2	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,900	4,000	4,100	4,200	4,200	20,400
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	10,000	10,000	10,000	10,000	60,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	3,000	3,000	3,000	3,000	3,000	15,000
3	Rubberized stair surface	Rubber	Fair	N/A	Replace with new	-	-	15,000	-	-	15,000
3	Teachers' Lounge	Tile	Fair	N/A	Replace carpet with VCT	-	-	3,000	-	-	3,000
3	1st floor from main office to gymnasium and from main office to LLC and from LLC to door 10	Tile	Fair	N/A	Replace VCT where subfloor bulges	-	-	30,000	-	-	30,000
3	Auditorium stage	Hardwood	Fair	N/A	Wood floor resurfaced.	-	-	5,000	-	-	5,000

River Forest School District 90  
Long Range Facilities Plan - 1st Draft  
Fiscal Years 2024 - 2028

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
3	Upgraded Electrical	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures (1st and 2nd floors), basement, boiler room, auditorium and gym office as well as adding electrical service in gym office and outside room 101 facing south. Also add lighting outside Bell Room.	-	-	25,000	-	-	25,000
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	-	6,000	-	-	6,000
3	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	9,000	-	-	9,000
3	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	8,000	-	-	8,000
4	Painting	Wood	Fair	N/A	Paint all exterior soffits from Door 7 west past Bell Room	-	-	2,500	-	-	2,500
4	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Park	-	-	3,000	-	-	3,000



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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
4	Courtyard and garage area drainage	Concrete/ Asphalt/ Landscaping	Poor	N/A	Correct drainage in reading garden and divert towards Franklin and garage area towards sewer	-	-	40,000	-	-	40,000
4	Flagpole	Metal	Poor	N/A	Replace and relocate from reading garden	-	-	5,000	-	-	5,000
4	Landscaping	Landscaping	Poor	N/A	Replace sod on baseball field	-	-	40,000	-	-	40,000
4	Steel edging along Lake St.	Metal	Fair	N/A	Replace	-	-	3,000	-	-	3,000
4	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	10,000	-	-	10,000
5	Main entrance and door 8 canopies	Construction	Good	N/A	Extend main entrance canopy and door 8 canopy to cover walk to play area for protection from weather	-	-	-	-	125,000	125,000

<b>Subtotal Lincoln/Admin</b>	<u>\$ 505,084</u>	<u>\$ 20,400</u>	<u>\$ 255,100</u>	<u>\$ 20,800</u>	<u>\$ 145,800</u>	<u>\$ 947,184</u>
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<b>Subtotal Life Safety</b>	<u>\$ 238,584</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 238,584</u>
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<b>Subtotal Operations and Maintenance</b>	<u>\$ 266,500</u>	<u>\$ 20,400</u>	<u>\$ 255,100</u>	<u>\$ 20,800</u>	<u>\$ 145,800</u>	<u>\$ 708,600</u>
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**ROOSEVELT**



River Forest School District 90  
Long Range Facilities Plan - 1st Draft  
Fiscal Years 2024 - 2028

Priority	Improvement	Material	Condition	Pict/ ID	Recommendation	2023/24	2024/25	2025/26	2026/27	2027/28	Total
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**Roosevelt School:**

1	Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab.		Life Safety approved		Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab.	181,258	-	-	-	-	181,258
1	Replace the LULA elevator.		Life Safety approved		Replace the LULA elevator.	57,200	-	-	-	-	57,200
1	Install strobe.		Life Safety approved		Install strobe.	5,201	-	-	-	-	5,201
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	7,535	-	-	-	-	7,535
1	Install new strobe		Life Safety approved		Install new strobe	5,201	-	-	-	-	5,201
1	Additional amount over approved life safety to remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab		Life Safety approved		Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab	284,352	-	-	-	-	284,352
1	Storage Room condensate	Plumbing	Poor	N/A	Repair leaking condensate line in North gym hallway storage	2,500	-	-	-	-	2,500
1	Door 7 steps	Concrete	Fair	N/A	Replace deteriorating steps	13,000	-	-	-	-	13,000
1	Roofs 4, 5, 16 and 21	Modified Bitumin	Fair	N/A	Replace	-	-	-	-	306,000	306,000
2	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,700	4,800	4,900	5,000	5,000	24,400
2	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,700	4,800	4,900	5,000	5,000	24,400

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Long Range Facilities Plan - 1st Draft  
Fiscal Years 2024 - 2028

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
2	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	20,000	10,000	10,000	10,000	10,000	60,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	5,000	5,000	5,000	5,000	5,000	25,000
3	North gym painting	Paint	N/A	N/A	Paint north gym hallway and bathrooms/locker rooms	9,500	-	-	-	-	9,500
3	Hallway painting	Paint	N/A	N/A	Paint remainder of 5th grade hallway and bathrooms as well as portions of rooms 234, 237 and 240	7,200	-	-	-	-	7,200
3	2nd floor teacher bathroom	Plumbing	Fair	N/A	Replace vanity, sink, VCT and paint	4,700	-	-	-	-	4,700
3	8th grade hallway to LULA	Tile	Fair	N/A	Replace VCT	19,000	-	-	-	-	19,000
3	Paver parking lots	Paint	Fair	N/A	Restripe both paver lots	-	3,000	-	-	-	3,000
3	Bathrooms	Paint	N/A	N/A	Paint 6th, 7th and 8th grade bathrooms	-	-	5,500	-	-	5,500
3	Hallway painting	Paint	N/A	N/A	Stairwell G and stairs, Stairwell A and stairs	-	-	8,000	-	-	8,000
3	Auditorium	Paint	N/A	N/A	Ceiling and back wall	-	-	7,500	-	-	7,500
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in north gym boys/girls	-	-	6,000	-	-	6,000
4	Tuckpointing	Masonry	Good	N/A	Exterior Storage by Door 5 and southwest corner of south gym (efflorescence)	-	-	8,000	-	-	8,000



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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
5	North Gym floor	Wood	Fair	N/A	Strip, refinish and restripe	-	-	34,000	-	-	34,000
5	North Gym wall pads	Foam	Fair	N/A	Replace wall pads as needed	-	-	6,000	-	-	6,000
5	Teachers lounge	Tile	Fair	N/A	Replace VCT	-	-	6,500	-	-	6,500
5	Jackson St. stairwell and 2nd floor landing	Tile	Fair	N/A	Replace VCT	-	-	4,000	-	-	4,000

<b>Subtotal Roosevelt</b>	<u>\$ 631,047</u>	<u>\$ 27,600</u>	<u>\$ 110,300</u>	<u>\$ 25,000</u>	<u>\$ 331,000</u>	<u>\$ 1,124,947</u>
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<b>Subtotal Life Safety</b>	<u>\$ 540,747</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 540,747</u>
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<b>Subtotal Operations and Maintenance</b>	<u>\$ 90,300</u>	<u>\$ 27,600</u>	<u>\$ 110,300</u>	<u>\$ 25,000</u>	<u>\$ 331,000</u>	<u>\$ 584,200</u>
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**WILLARD**



River Forest School District 90  
Long Range Facilities Plan - 1st Draft  
Fiscal Years 2024 - 2028

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
<b>Willard School:</b>											
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	3,768	-	-	-	-	3,768
1	Install new strobe		Life Safety approved		Install new stobe	7,801	-	-	-	-	7,801
1	Construction	Construction	Constructi on	N/A	Subdivide the custodial storage room for a new copy room and remove wall between Rooms 107 and 109	21,000	-	-	-	-	21,000
2	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,900	5,000	5,100	5,200	5,200	25,400
2	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,800	3,900	4,000	4,100	4,100	19,900
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	10,000	10,000	10,000	10,000	60,000
2	Window treatments	Metal	Fair	N/A	Replace as needed in phases	2,000	2,000	2,000	2,000	2,000	10,000
3	Stone coping	Stone	Fair	N/A	Replace deteriorated stone coping at exterior of Door 2	-	4,000	-	-	-	4,000
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys and 2nd floor girls	-	9,000	-	-	-	9,000
3	Area of Asphalt - Staff parking lot	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	5,500	-	5,500
3	Area of Asphalt - Play area	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	8,500	-	8,500

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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
4	2nd floor hallway flooring	VCT	Fair	N/A	Replace 2nd floor hallway tile in phases	21,000	11,500	-	-	-	32,500
4	Cables	Electrical	Poor	N/A	Install metal box to encapsulate various cables in 2nd floor hallway outside mechanical room	2,500	-	-	-	-	2,500
4	Auditorium stage	Wood	Fair	N/A	Strip and refinish stage floor	-	7,000	-	-	-	7,000
4	Entranceway carpet tile	Carpeting	Fair	N/A	Replace various carpet tile where needed by Doors 1, 3, 4 and 8	-	4,000	-	-	-	4,000
4	Carpet LLC hallway	Carpeting	Fair	N/A	Replace carpet LLC hallway by staff bathrooms	-	6,000	-	-	-	6,000
4	Hallway and custodial closet ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway and in 1st and 2nd floor custodial closets	-	10,000	-	-	-	10,000
4	Tuckpointing	Masonry	Good	N/A	North wall of gym (efflorescence)	-	3,000	-	-	-	3,000
4	Gym lighting	Electrical	Poor	N/A	Replace lighting	-	9,000	-	-	-	9,000
4	Rubberized surface	Wood	Fair	N/A	Replace wood chips with rubberized mulch in PK playground	-	-	5,000	-	-	5,000
4	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Ashland	-	-	3,000	-	-	3,000

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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>Total</u>
5	2nd floor lockers	Metal	Fair	N/A	Replace adjacent to Rooms 204 and 209	-	7,000	-	-	-	7,000

<b>Subtotal Willard</b>						<u>\$ 86,769</u>	<u>\$ 91,400</u>	<u>\$ 29,100</u>	<u>\$ 35,300</u>	<u>\$ 21,300</u>	<u>\$ 263,869</u>
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<b>Subtotal Life Safety</b>						<u>\$ 11,569</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,569</u>
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<b>Subtotal Operations and Maintenance</b>						<u>\$ 75,200</u>	<u>\$ 91,400</u>	<u>\$ 29,100</u>	<u>\$ 35,300</u>	<u>\$ 21,300</u>	<u>\$ 252,300</u>
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