



**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: January 24, 2022

Enclosed please find the first draft of the long-range facilities plan for fiscal years 2023 – 2027. For clarity, fiscal year 2023 is for work that will occur in summer of 2022, 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, at amounts that were over our original estimates. 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 remainder 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.

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 2023-2027

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
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	Replace the hot water boiler units servicing the school as it is over 30 years old. (Including overage of estimate in final bid)				Replace the hot water boiler units servicing the school as it is over 30 years old	278,563	-	-	-	-	278,563
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

1. LIFE SAFETY

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2023-2027

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
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	L	Replace the fire alarm control panel. (including overage of estimate in final quote)				Replace the fire alarm control panel	28,489	-	-	-	-	28,489
1	R	Remove doors and frames and replace with 2 hour, self closing doors and frames				Remove doors and frames and replace with 2 hour, self closing doors and frames	41,140	-	-	-	-	41,140
1	R	Replace existing slop sink and faucet				Replace existing slop sink and faucet	3,025	-	-	-	-	3,025
1	R	Repair the cracks in wall				Repair the cracks in wall	660	-	-	-	-	660
1	R	Replace doors, frames and hardware				Replace doors, frames and hardware	38,392	-	-	-	-	38,392
1	R	Replace VCT floor tiles				Replace VCT floor tiles	2,011	-	-	-	-	2,011
1	R	Replace doors, frames and hardware (including overage of estimate in final quote and Alt B)				Replace doors, frames and hardware	361,065	-	-	-	-	361,065
1	R	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	28,644	-	-	-	-	28,644
1	R	Remove the existing doors and re-swing in the correct direction for egress				Remove the existing doors and re-swing in the correct direction for egress	12,342	-	-	-	-	12,342
1	R	Install new lighting fixtures				Install new lighting fixtures	34,634	-	-	-	-	34,634
1	R	Install a ventilation system for the room				Install a ventilation system for the room	11,652	-	-	-	-	11,652
1	R	Repair floor slab				Repair floor slab	7,920	-	-	-	-	7,920

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2023-2027

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
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	Replace ceramic floor tiles				Replace ceramic floor tiles	4,192	-	-	-	-	4,192
1	R	Replace the LULA elevator				Replace the LULA elevator	-	57,200	-	-	-	57,200
1	R	Replace support legs				Replace support legs	1,540	-	-	-	-	1,540
1	R	Install strobe				Install strobe	-	5,201	-	-	-	5,201
1	R	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	19,250	-	-	-	-	19,250
1	R	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	-	7,535	-	-	-	7,535
1	R	Tuckpoint masonry				Tuckpoint masonry	5,390	-	-	-	-	5,390
1	R	Repair and replace stone				Repair and replace stone	16,500	-	-	-	-	16,500
1	R	Install new strobe				Install new strobe	-	5,201	-	-	-	5,201
1	R	Tuckpoint stone sill				Tuckpoint stone sill	2,750	-	-	-	-	2,750
1	R	Secure and seal coping				Secure and seal coping	1,375	-	-	-	-	1,375
1	R	Replace sprinkler box				Replace sprinkler box	440	-	-	-	-	440
1	R	Replace the fire alarm control panel. (including overage of estimate in final quote)				Replace the fire alarm control panel	37,817	-	-	-	-	37,817
1	R	Install sealant				Install sealant	220	-	-	-	-	220
1	R	Replace door latch				Replace door latch	220	-	-	-	-	220
1	W	Repair the cracks in wall				Repair the cracks in wall	990	-	-	-	-	990
1	W	Replace egress doors, frames and hardware				Replace egress doors, frames and hardware	25,615	-	-	-	-	25,615
1	W	Replace doors, frames and hardware				Replace doors, frames and hardware	65,824	-	-	-	-	65,824

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 Fiscal Years 2023-2027

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
1	W	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	18,480	-	-	-	-	18,480
1	W	Replace existing slop sink and faucet				Replace existing slop sink and faucet	6,050	-	-	-	-	6,050
1	W	Install new lighting fixtures				Install new lighting fixtures	34,866	-	-	-	-	34,866
1	W	Replace countertop				Replace countertop	2,200	-	-	-	-	2,200
1	W	Remove the burners and replace the countertop and sink				Remove the burners and replace the countertop and sink	2,695	-	-	-	-	2,695
1	W	Replace unit heater				Replace unit heater	3,850	-	-	-	-	3,850
1	W	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	15,400	-	-	-	-	15,400
1	W	Replace siding and sealant				Replace siding and sealant	1,650	-	-	-	-	1,650
1	W	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	-	3,768	-	-	-	3,768
1	W	Install new railing and repair concrete				Install new railing and repair concrete	4,917	-	-	-	-	4,917
1	W	Tuckpoint masonry				Tuckpoint masonry	48,125	-	-	-	-	48,125
1	W	Repair and repaint the lintel				Repair and repaint the lintel	3,850	-	-	-	-	3,850
1	W	Repair and replace stone				Repair and replace stone	8,250	-	-	-	-	8,250
1	W	Install new stobe				Install new stobe	-	7,801	-	-	-	7,801
1	W	Install new underside of fascia				Install new underside of fascia	715	-	-	-	-	715
1	W	Remove the coping sealant and install new coping sealant				Remove the coping sealant and install new coping sealant	1,375	-	-	-	-	1,375
1	W	Tuckpoint stone sill				Tuckpoint stone sill	1,375	-	-	-	-	1,375
1	W	Replace the fire alarm control panel. (less amount under estimate in final quote)				Replace the fire alarm control panel	14,203	-	-	-	-	14,203
1	W	Re-build stairs to provide proper pitch				Re-build stairs to provide proper pitch	18,211	-	-	-	-	18,211
Subtotal - Life Safety							<u>1,216,872</u>	<u>506,548</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,723,420</u>

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Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
1	L	Roofs 1 and 2 at Admin and 6 and 7 at Lincoln	Mod Bit	Fair	N/A	Replace	-	250,000	-	-	-	250,000
Subtotal - Roofing							-	250,000	-	-	-	250,000
3. EXTERIOR CONSTRUCTION												
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	L	Admin downspouts	Copper	Fair	N/A	Repair	-	10,000	-	-	-	10,000
1	W	Prox card readers at Door 8 and Room 106 Door	Electrical	N/A	N/A	Install readers in selected areas	6,000	-	-	-	-	6,000
3	R	Cameras by Jackson dumpster, Oak/Jackson bike racks, Jackson bike racks gym east, north gym pedestrian walk, 5th grade LLC entrance, 2nd floor bridge looking north, and reposition Room 208 camera	Electrical	N/A	N/A	Install/reposition cameras in selected areas	25,000	-	-	-	-	25,000
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							31,000	30,000	-	-	125,000	186,000
4. GROUNDS												
1	L	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Park	-	3,000	-	-	-	3,000
1	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

River Forest School District 90
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Fiscal Years 2023-2027

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
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							66,700	65,300	65,900	66,500	67,100	331,500

6. HALLS AND COMMON AREAS

1	L	Ad Bldg Hot water piping	Plumbing	N/A	N/A	Provide hot water line to Admin 2nd floor kitchen	2,000	-	-	-	-	2,000
1	W	Attic hallway drywall	Construction	Fair	N/A	Replace section of water damaged drywall in attic hallway after exterior tuckpointing is complete	2,000	-	-	-	-	2,000
3	L	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	6,000	-	-	-	6,000
3	L	Rubberized stair surface	Rubber	Fair	N/A	Replace with new	-	15,000	-	-	-	15,000
3	R	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in north gym boys/girls	-	6,000	-	-	-	6,000
3	R	Band room and band office sound panels and storage	Wood	N/A	N/A	Install sound panels and acoustic cabinets	44,600	-	-	-	-	44,600
3	R	Band room and band office flooring (Alt D)	Carpeting	N/A	N/A	Carpet room and office	6,800	-	-	-	-	6,800
3	R	North gym painting	Paint	N/A	N/A	Paint west wall where new banners located in yr 1, remainder in yr 2	-	20,000	-	-	-	20,000
3	R	Hallway painting	Paint	N/A	N/A	Paint hallways in phases	10,000	10,000	-	-	-	20,000
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	L	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	12,000	-	-	-	12,000
4	R	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	20,000	-	-	-	20,000
4	W	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	12,000	-	-	-	12,000
4	W	Auditorium stage	Wood	Fair	N/A	Strip and refinish stage floor	-	7,000	-	-	-	7,000
4	W	2nd floor hallway flooring	VCT	Fair	N/A	Replace 2nd floor hallway tile	-	10,000	-	-	-	10,000
4	W	Entranceway carpet tile	Carpeting	Fair	N/A	Replace carpet tile where needed by Doors 1 and 4	-	3,000	-	-	-	3,000

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 Fiscal Years 2023-2027

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2022/23	2023/24	2024/25	2025/26	2026/27	Total
4	W	Hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway	-	8,000	-	-	-	8,000
5	L	Upgraded Electrical	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures, basement, boiler room and gym office as well as adding electrical service in gym office and outside room 101 facing south	-	15,000	-	-	-	15,000
5	L	1st floor from main office to gymnasium and from main office to LLC	Tile	Fair	N/A	Replace VCT where subfloor bulges	-	15,000	-	-	-	15,000
5	R	MPR hallway from stairs to security gate.	Tile	Fair	N/A	Replace VCT	12,000	-	-	-	-	12,000
5	R	2nd floor east LLC entrance	Tile	Fair	N/A	Replace VCT	1,000	-	-	-	-	1,000
5	R	Jackson St. stairwell and 2nd floor landing	Tile	Fair	N/A	Replace VCT	-	4,000	-	-	-	4,000
5	R	2nd floor teacher bathroom	Plumbing	Fair	N/A	Replace vanity, sink, VCT and paint	-	4,000	-	-	-	4,000
5	W	2nd floor locker hardware	Metal	Fair	N/A	Replace as needed	-	4,000	-	-	-	4,000

Subtotal - Halls and Common Areas

78,400 180,000 - - - 258,400

Grand Total

\$ 1,415,972 \$ 1,057,848 \$ 65,900 \$ 163,500 \$ 206,100 \$ 2,909,320

Total Life Safety \$ 1,216,872 \$ 506,548 \$ - \$ - \$ - \$ 1,723,420

Total Repair/Replace/Preventative \$ 115,700 \$ 521,300 \$ 35,900 \$ 133,500 \$ 51,100 \$ 857,500

Total New Improvement \$ 83,400 \$ 30,000 \$ 30,000 \$ 30,000 \$ 155,000 \$ 328,400

Percentage of Grand Total as Repair/Replace/Preventative 58.11% 94.56% 54.48% 81.65% 24.79% 72.31%

Percentage of Grand Total as New Improvement 41.89% 5.44% 45.52% 18.35% 75.21% 27.69%

LINCOLN/ADMIN

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2023 - 2027

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
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Lincoln School/Admin Bldg:

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

River Forest School District 90
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 Fiscal Years 2023 - 2027

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
1	Replace the hot water boiler units servicing the school as it is over 30 years old. (Including overage of estimate in final bid)		Life Safety approved		Replace the hot water boiler units servicing the school as it is over 30 years old.	278,563	-	-	-	-	278,563
1	Repair floor slab.		Life Safety approved		Repair floor slab.	-	990	-	-	-	990
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

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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
1	Replace louver.		Life Safety approved		Replace louver.	-	275	-	-	-	275
1	Replace the fire alarm control panel. (including overage of estimate in final quote)		Life Safety approved		Replace the fire alarm control panel.	28,489	-	-	-	-	28,489
1	Roofs 1 and 2 at Admin and 6 and 7 at Lincoln	Mod Bit	Fair	N/A	Replace	-	250,000	-	-	-	250,000
1	Admin downspouts	Copper	Fair	N/A	Repair	-	10,000	-	-	-	10,000
1	Glowforge venting	Construction	N/A	N/A	Vent glowforge directly to exterior through concrete block of STEM room	2,000	-	-	-	-	2,000
1	Ad Bldg Hot water piping	Plumbing	N/A	N/A	Provide hot water line to Admin 2nd floor kitchen	2,000	-	-	-	-	2,000
1	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Park	-	3,000	-	-	-	3,000
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
1	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
1	Flagpole	Metal	Poor	N/A	Replace and relocate from reading garden	-	5,000	-	-	-	5,000
2	Student Desks	Metal	Poor	LIN9062	As needed	3,200	3,300	3,400	3,500	3,600	17,000

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2	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,800	3,900	4,000	4,100	4,200	20,000
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	3,000	3,000	3,000	3,000	3,000	15,000
3	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	8,000	-	-	9,000	-	17,000
3	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	-	8,000	-	8,000
3	Rubberized stair surface	Rubber	Fair	N/A	Replace with new	-	15,000	-	-	-	15,000
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	6,000	-	-	-	6,000
4	Landscaping	Landscaping	Poor	N/A	Replace sod on baseball field	-	-	-	40,000	-	40,000
4	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	12,000	-	-	-	12,000
5	Upgraded Electrical	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures, basement, boiler room and gym office as well as adding electrical service in gym office and outside room 101 facing south	-	15,000	-	-	-	15,000

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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
5	1st floor from main office to gymnasium and from main office to LLC	Tile	Fair	N/A	Replace VCT where subfloor bulges	-	15,000	-	-	-	15,000
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
5	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	10,000	-	-	-	10,000

Subtotal Lincoln/Admin \$ 339,052 \$ 619,784 \$ 20,400 \$ 117,600 \$ 145,800 \$ 1,242,636

Subtotal Life Safety \$ 307,052 \$ 238,584 \$ - \$ - \$ - \$ 545,636

Subtotal Operations and Maintenance \$ 32,000 \$ 381,200 \$ 20,400 \$ 117,600 \$ 145,800 \$ 697,000

ROOSEVELT

River Forest School District 90
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Fiscal Years 2023 - 2027

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
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Roosevelt School:

1	Remove doors and frames and replace with 2 hour, self closing doors and frames.		Life Safety approved		Remove doors and frames and replace with 2 hour, self closing doors and frames.	41,140	-	-	-	-	41,140
1	Replace existing slop sink and faucet.		Life Safety approved		Replace existing slop sink and faucet.	3,025	-	-	-	-	3,025
1	Repair the cracks in wall.		Life Safety approved		Repair the cracks in wall.	660	-	-	-	-	660
1	Replace doors, frames and hardware		Life Safety approved		Replace door,s frames and hardware	38,392	-	-	-	-	38,392
1	Replace VCT floor tiles		Life Safety approved		Replace VCT floor tiles	2,011	-	-	-	-	2,011
1	Replace doors, frames and hardware (including overage of estimate in final quote and Alt B)		Life Safety approved		Replace doors, frames and hardware	361,065	-	-	-	-	361,065
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.	28,644	-	-	-	-	28,644
1	Remove the existing doors and re-swing in the correct direction for egress.		Life Safety approved		Remove the existing doors and re-swing in the correct direction for egress.	12,342	-	-	-	-	12,342
1	Install new lighting fixtures		Life Safety approved		Install new lighting fixtures	34,634	-	-	-	-	34,634
1	Install a ventilation system for the room.		Life Safety approved		Install a ventilation system for the room.	11,652	-	-	-	-	11,652

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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
1	Repair floor slab		Life Safety approved		Repair floor slab	7,920	-	-	-	-	7,920
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 ceramic floor tiles		Life Safety approved		Replace ceramic floor tiles	4,192	-	-	-	-	4,192
1	Replace the LULA elevator.		Life Safety approved		Replace the LULA elevator.	-	57,200	-	-	-	57,200
1	Replace support legs.		Life Safety approved		Replace support legs.	1,540	-	-	-	-	1,540
1	Install strobe.		Life Safety approved		Install strobe.	-	5,201	-	-	-	5,201
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.	19,250	-	-	-	-	19,250
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	-	7,535	-	-	-	7,535
1	Tuckpoint masonry		Life Safety approved		Tuckpoint masonry	5,390	-	-	-	-	5,390
1	Repair and replace stone (including Alt B)		Life Safety approved		Repair and replace stone	16,500	-	-	-	-	16,500
1	Install new strobe		Life Safety approved		Install new strobe	-	5,201	-	-	-	5,201
1	Tuckpoint stone sill		Life Safety approved		Tuckpoint stone sill	2,750	-	-	-	-	2,750
1	Secure and seal coping		Life Safety approved		Secure and seal coping	1,375	-	-	-	-	1,375
1	Replace sprinkler box.		Life Safety approved		Replace sprinkler box.	440	-	-	-	-	440

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1	Replace the fire alarm control panel. (including overage of estimate in final quote)		Life Safety approved		Replace the fire alarm control panel.	37,817	-	-	-	-	37,817
1	Install sealant		Life Safety approved		Install sealant	220	-	-	-	-	220
1	Replace door latch		Life Safety approved		Replace door latch	220	-	-	-	-	220
2	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,600	4,700	4,800	4,900	5,000	24,000
2	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,600	4,700	4,800	4,900	5,000	24,000
2	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	5,000	5,000	5,000	5,000	5,000	25,000
3	Band room and band office sound panels and storage	Wood	N/A	N/A	Install sound panels and acousticabinets	44,600	-	-	-	-	44,600
3	Band room and band office flooring (Alt D)	Carpeting	N/A	N/A	Carpet room and office	6,800	-	-	-	-	6,800
3	Cameras by Jackson dumpster, Oak/Jackson bike racks, Jackson bike racks gym east, north gym pedestrian walk, 5th grade LLC entrance, 2nd floor bridge looking north, and reposition Room 208 camera	Electrical	N/A	N/A	Install/reposition cameras in selected areas	25,000	-	-	-	-	25,000
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in north gym boys/girls	-	6,000	-	-	-	6,000

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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
3	North gym painting	Paint	N/A	N/A	Paint west wall where new banners located and remainder of gym	-	20,000	-	-	-	20,000
3	Hallway painting	Paint	N/A	N/A	Paint hallways in phases	10,000	10,000	-	-	-	20,000
4	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	20,000	-	-	-	20,000
5	2nd floor east LLC entrance	Tile	Fair	N/A	Replace VCT	1,000	-	-	-	-	1,000
5	MPR hallway from stairs to security gate.	Tile	Fair	N/A	Replace VCT	12,000	-	-	-	-	12,000
5	Jackson St. stairwell and 2nd floor landing	Tile	Fair	N/A	Replace VCT	-	4,000	-	-	-	4,000
5	2nd floor teacher bathroom	Plumbing	Fair	N/A	Replace vanity, sink, VCT and paint	-	4,000	-	-	-	4,000
Subtotal Roosevelt						<u>\$ 754,779</u>	<u>\$ 344,795</u>	<u>\$ 24,600</u>	<u>\$ 24,800</u>	<u>\$ 25,000</u>	<u>\$ 1,173,974</u>
Subtotal Life Safety						<u>\$ 631,179</u>	<u>\$ 256,395</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 887,574</u>
Subtotal Operations and Maintenance						<u>\$ 123,600</u>	<u>\$ 88,400</u>	<u>\$ 24,600</u>	<u>\$ 24,800</u>	<u>\$ 25,000</u>	<u>\$ 286,400</u>

WILLARD

River Forest School District 90
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<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>Total</u>
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Willard School:

1	Repair the cracks in wall.		Life Safety approved		Repair the cracks in wall.	990	-	-	-	-	990
1	Replace egress doors, frames and hardware.		Life Safety approved		Replace egress doors, frames and hardware.	25,615	-	-	-	-	25,615
1	Replace doors, frames and hardware.		Life Safety approved		Replace doors, frames and hardware.	65,824	-	-	-	-	65,824
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.	18,480	-	-	-	-	18,480
1	Replace existing slop sink and faucet.		Life Safety approved		Replace existing slop sink and faucet.	6,050	-	-	-	-	6,050
1	Install new lighting fixtures		Life Safety approved		Install new lighting fixtures	34,866	-	-	-	-	34,866
1	Replace countertop.		Life Safety approved		Replace countertop.	2,200	-	-	-	-	2,200
1	Remove the burners and replace the countertop and sink.		Life Safety approved		Remove the burners and replace the countertop and sink.	2,695	-	-	-	-	2,695
1	Replace unit heater		Life Safety approved		Replace unit heater	3,850	-	-	-	-	3,850

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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.	15,400	-	-	-	-	15,400
1	Replace siding and sealant.		Life Safety approved		Replace siding and sealant.	1,650	-	-	-	-	1,650
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	-	3,768	-	-	-	3,768
1	Install new railing and repair concrete.		Life Safety approved		Install new railing and repair concrete.	4,917	-	-	-	-	4,917
1	Tuckpoint masonry		Life Safety approved		Tuckpoint masonry	48,125	-	-	-	-	48,125
1	Repair and repaint the lintel.		Life Safety approved		Repair and repaint the lintel.	3,850	-	-	-	-	3,850
1	Repair and replace stone		Life Safety approved		Repair and replace stone	8,250	-	-	-	-	8,250
1	Install new stobe		Life Safety approved		Install new stobe	-	7,801	-	-	-	7,801
1	Install new underside of fascia.		Life Safety approved		Install new underside of fascia.	715	-	-	-	-	715
1	Remove the coping sealant and install new coping sealant.		Life Safety approved		Remove the coping sealant and install new coping sealant.	1,375	-	-	-	-	1,375
1	Tuckpoint stone sill		Life Safety approved		Tuckpoint stone sill	1,375	-	-	-	-	1,375

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1	Replace the fire alarm control panel. (less amount under estimate in final quote)		Life Safety approved		Replace the fire alarm control panel.	14,203	-	-	-	-	14,203
1	Re-build stairs to provide proper pitch.		Life Safety approved		Re-build stairs to provide proper pitch.	18,211	-	-	-	-	18,211
1	Attic hallway drywall	Construction	Fair	N/A	Replace section of water damaged drywall in attic hallway after exterior tuckpointing is complete	2,000	-	-	-	-	2,000
1	Painting	Paint	Fair	N/A	Paint exterior fascia in PK playground.	2,000	-	-	-	-	2,000
1	Prox card readers at Door 8 and Room 106 Door	Electrical	N/A	N/A	Install readers in selected areas	6,000	-	-	-	-	6,000
1	Rubberized surface	Wood	Fair	N/A	Replace wood chips with rubberized mulch in PK playground	-	5,000	-	-	-	5,000
1	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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2	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,800	4,900	5,000	5,100	5,200	25,000
2	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,700	3,800	3,900	4,000	4,100	19,500
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
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	Area of Asphalt - Staff parking lot	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	5,000	-	-	-	5,500	10,500
3	Area of Asphalt - Play area	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	8,000	-	-	-	8,500	16,500
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys and 2nd floor girls	-	9,000	-	-	-	9,000
4	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	12,000	-	-	-	12,000
4	Auditorium stage	Wood	Fair	N/A	Strip and refinish stage floor	-	7,000	-	-	-	7,000
4	2nd floor hallway flooring	VCT	Fair	N/A	Replace 2nd floor hallway tile	-	10,000	-	-	-	10,000
4	Entranceway carpet tile	Carpeting	Fair	N/A	Replace carpet tile where needed by Doors 1 and 4	-	3,000	-	-	-	3,000
4	Hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway	-	8,000	-	-	-	8,000
5	2nd floor locker hardware	Metal	Fair	N/A	Replace as needed	-	4,000	-	-	-	4,000

Subtotal Willard \$ 322,141 \$ 93,269 \$ 20,900 \$ 21,100 \$ 35,300 \$ 492,710

Subtotal Life Safety \$ 278,641 \$ 11,569 \$ - \$ - \$ - \$ 290,210

Subtotal Operations and Maintenance \$ 43,500 \$ 81,700 \$ 20,900 \$ 21,100 \$ 35,300 \$ 202,500