



**RIVER
FOREST
PUBLIC
SCHOOLS**

**Administration Building
7776 Lake Street
River Forest, Illinois
60305
708•771•8282
Fax 708•771•8291**

MEMO

To: Board of Education

From: Anthony Cozzi *AC*

RE: Long Range Facilities Plan – 1st Draft

Date: February 15, 2017

Enclosed please find the first draft of the long-range facilities plan for fiscal years 2018 – 2022. For clarity, fiscal year 2018 is for work that will occur in summer of 2017, as so forth. Please be advised that this is a first draft, and for some items, very preliminary. We will work throughout the upcoming weeks to secure pricing on all projects. However, since no item planned for this summer is estimated to be above the dollar threshold for public bidding, we do not initially feel that we will have to publicly bid and thus, award by Board action any 2017/18 item. 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.

The category listing is also segregated into two groups: Repair/Replace/Preventative, 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, which represents an improvement initiative without regard to useful life. Repair/Replace/Preventative is listed in green, while New Improvement 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 2018 - 2022

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
-----------------	-------------	--------------------	-----------------	------------------	---------------------	-----------------------	----------------	----------------	----------------	----------------	----------------	--------------

1. ROOFING

1	R	Roofing	Modified bitumen	N/A	N/A	Replace roofs 1, 2, 3, 7DS, 7DN, and 18 as per roof replacement plan	-	175,000	-	-	-	175,000
1	W	Roofing	Modified bitumen	N/A	N/A	Replace Roof 7 as per roof replacement plan	-	-	-	20,000	-	20,000

Subtotal - Roofing

-	175,000	-	20,000	-	195,000
---	---------	---	--------	---	---------

2. PLUMBING

1	L	Plumbing	Plumbing	N/A	N/A	New water bottle filler outside room 16.	3,000	-	-	-	-	3,000
1	L	Plumbing	Plumbing	N/A	N/A	Install isolation valves to first and 2nd floor gang bathrooms	3,000	-	-	-	-	3,000
4	L	Washer/Dryer in Maint area for towels/rags	Fixtures	N/A	N/A	Add gas or elect, whichever can be done.	-	-	7,600	-	-	7,600
4	R	Bathrooms throughout	Fixtures	N/A	N/A	New sink fixtures in Jackson St. 1st/2nd floor.	-	4,000	-	-	-	4,000
4	W	Washer/Dryer in Maint area for towels/rags	Fixtures	N/A	N/A	Add gas or elect, whichever can be done.	-	-	6,800	-	-	6,800

Subtotal - Plumbing

6,000	4,000	14,400	-	-	24,400
-------	-------	--------	---	---	--------

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
-----------------	-------------	--------------------	-----------------	------------------	---------------------	-----------------------	----------------	----------------	----------------	----------------	----------------	--------------

3. EXTERIOR CONSTRUCTION

2	R	Windows	Glass	Poor	N/A	Replace where needed	-	300,000	-	-	-	300,000
3	L	Gutters/downspouts in courtyard/ driveway	Metal	Fair	N/A	Replace with new	35,000	-	-	-	-	35,000
3	L	Windows	Metal	Fair	N/A	New gymnasium windows	-	-	30,000	-	-	30,000
3	L	Window - Admin Bldg	Wood/Double Hung	Poor	N/A	New windows	-	-	50,000	-	-	50,000
3	L	Window Trim, soffits, facia, cupola - Admin Bldg	Stone	Good	N/A	Scrape, Prime sealer, Paint Every 4 Yrs	-	-	15,000	-	-	15,000
3	R	Room 137 canopy	Wood	Poor	N/A	Remove/replace	10,000	-	-	-	-	10,000
3	R	Concrete	Concrete/steel	Fair	N/A	Replace door 13 (install loading dock), door 5 (replace railing, too) and oak ave pedestrian walk	13,000	-	-	-	-	13,000
3	R	Exterior lighting and signage	Electrical/metal	N/A	N/A	Add exterior lights to teacher bike rack, upright for main signage and north gym midblock crossing. Add Gymnasium signage on west side	8,000	-	-	-	-	8,000
5	L	Main entrance canopy	Construction	Good	N/A	Extend main entrance canopy to cover walk to play area for protection from weather	-	-	-	-	75,000	75,000
Subtotal - Exterior Construction							<u>66,000</u>	<u>300,000</u>	<u>95,000</u>	<u>-</u>	<u>75,000</u>	<u>536,000</u>

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
-----------------	-------------	--------------------	-----------------	------------------	---------------------	-----------------------	----------------	----------------	----------------	----------------	----------------	--------------

4. GROUNDS

1	L	Concrete	Concrete	Poor	N/A	Correct trip hazard from elevation change by replacing concrete pad adjacent to north end of parking lot	2,500	-	-	-	-	2,500
3	L	Fencing along garage driveway	Metal	Fair	N/A	Replace	6,000	-	-	-	-	6,000
3	L	Fencing around kindergarten playground	Metal	Good	N/A	Reinforce support posts	3,000	-	-	-	-	3,000
3	L	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	6,500	-	-	-	6,500
3	L	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	6,500	-	-	-	6,500
3	W	Area of Asphalt - Staff parking lot	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	5,000	-	5,000
3	W	Area of Asphalt - Play area	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	8,000	-	8,000

Subtotal - Grounds

11,500	13,000	-	13,000	-	37,500
--------	--------	---	--------	---	--------

River Forest School District 90
Long Range Facilities Plan First Draft- Sorted by Category
Fiscal Years 2018 - 2022

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2017/18	2018/19	2019/20	2020/21	2021/22	Total
----------	------	-------------	----------	-----------	-------------	----------------	---------	---------	---------	---------	---------	-------

5. CLASSROOMS

1	L	Painting	Paint	Fair	N/A	Paint in classrooms, hallways, auditorium and LLC in designated colors as needed	20,000	-	-	-	-	20,000
2	L	Student Desks	Metal	Poor	LIN9062	As needed	-	2,800	2,900	3,000	3,000	11,700
2	L	Student Desk Chairs	Metal	Poor	LIN9062	As needed	-	3,400	3,500	3,600	3,600	14,100
2	L	Classroom Furniture	Wood/Metal	N/A	N/A	As needed	-	2,000	2,000	2,000	2,000	8,000
2	L	Window treatments	Metal	Fair	N/A	Replace as needed in phases	-	2,000	32,000	2,000	2,000	38,000
2	R	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	-	4,200	4,300	4,400	4,400	17,300
2	R	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	-	4,200	4,300	4,400	4,400	17,300
2	R	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	30,000	3,000	3,000	3,000	3,000	42,000
2	R	Window treatments	Metal	Fair	N/A	Replace as needed	-	30,000	-	-	-	30,000
2	W	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	-	4,400	4,500	4,600	4,600	18,100
2	W	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	-	3,300	3,400	3,500	3,500	13,700
2	W	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	15,000	2,000	2,000	2,000	2,000	23,000
2	W	Window treatments	Metal	Fair	N/A	Replace as needed in phases	-	2,000	2,000	2,000	2,000	8,000
4	R	Paint	Paint	Poor	N/A	Paint Rms 104, 105, 110, 133, 135, 137, 204, 206, 208, 233, 235, 237, 240 including closets	-	15,000	-	-	-	15,000
4	W	Painting	Paint	Fair	N/A	Paint/repair in classrooms, auditorium, hallways, LLC and auditorium	-	45,000	-	-	-	45,000
4	W	Classroom and hallway ceiling, soffits and facia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway, N2, N3, N7, N8	-	35,000	-	-	-	35,000
Subtotal - Classrooms							<u>65,000</u>	<u>158,300</u>	<u>63,900</u>	<u>34,500</u>	<u>34,500</u>	<u>356,200</u>

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
1	L	HVAC - Admin bldg	HVAC	Poor	N/A	Correct radiant heat issue by installing isolation valves for baseboard radiators or install gas forced air service using existing ductwork	10,000	-	-	-	-	10,000
5	L	Univents and adjacent cabinetry	Metal	Fair	N/A	Replace rooms 17, 18, 23E, 23W, 24, 25, 28A and 29 with 4 pipe system	-	-	-	-	184,000	184,000
5	R	Univents and adjacent cabinetry	Metal	Fair	N/A	Replace rooms 104, 110, 133, 135, 137, 204, 206, 208, 233, 235, 237 with 4 pipe system	-	-	-	-	253,000	253,000
5	W	PA system	Electrical	N/A	N/A	Install new system in drop ceilings throughout	-	-	-	-	80,000	80,000
5	W	Univents and adjacent cabinetry	Electrical	N/A	N/A	Assess addition of classroom fans or new univents, cabinetry and 4 pipe system	-	-	-	-	253,000	253,000
Subtotal - Mechanical							<u>10,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>770,000</u>	<u>780,000</u>

River Forest School District 90
Long Range Facilities Plan First Draft- Sorted by Category
Fiscal Years 2018 - 2022

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2017/18	2018/19	2019/20	2020/21	2021/22	Total
----------	------	-------------	----------	-----------	-------------	----------------	---------	---------	---------	---------	---------	-------

7. HALLS AND COMMON AREAS

1	L	Proximity card reader/latch retraction	Electrical	N/A	N/A	New in interior main vestibule	3,000	-	-	-	-	3,000
1	L	Teachers lounge flooring	Carpeting	Fair	N/A	Replace with VCT and perform environmental remediation	6,000	-	-	-	-	6,000
1	L	Hall outside Classroom 14	Drywall/Tile	Fair	N/A	Replace ceiling materials	4,000	-	-	-	-	4,000
1	R	Proximity card reader/latch retraction	Electrical	N/A	N/A	New in interior main vestibule	3,000	-	-	-	-	3,000
1	R	Cameras	Electrical	N/A	N/A	Add 2 cameras - south end of north gym hall pointing east and inside main office pointing southeast	3,500	-	-	-	-	3,500
1	W	Proximity card reader/latch retraction	Electrical	N/A	N/A	New in interior main vestibule	3,000	-	-	-	-	3,000
2	W	LLC Configuration	Metal/Electrical	N/A	N/A	Modular shelving/flex seating, upgraded ceiling and lighting in phases	40,000	40,000	-	-	-	80,000
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 Jackson St. vestibule and auditorium	Drywall/Painting	Poor	N/A	Patch repair and paint areas of water damage	6,000	-	-	-	-	6,000
3	R	Stairwell E	Drywall/ Burlap	Poor	N/A	Patch repair and paint and replace burlap in areas of water damage	6,000	-	-	-	-	6,000
3	W	Bathroom wall/floor tile and cabinetry	Ceramic/wood	Poor	N/A	Replace with new in W1, W2, and W3	-	15,000	-	-	-	15,000
3	W	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	-	6,000	-	-	6,000
4	R	Bathrooms throughout	Fixtures/electrical/painting	Fair	N/A	Replace countertops, stalls, lighting, floor, wall tile and paint as needed	-	30,000	-	-	-	30,000

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2018 - 2022

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2017/18	2018/19	2019/20	2020/21	2021/22	Total
4	R	Doors and frames - various	Wood/Metal	Poor	N/A	Repair wood panels on door 1, add hold open to 5th gr side of bridge, add door to girls locker storage, replace band room doors and doors to room 108 as well as door 13 and room 226	-	16,000	-	-	-	16,000
5	L	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
5	L	Auditorium seating	Metal	Fair	N/A	Replace seating as needed	-	-	14,000	-	-	14,000
4	R	Teachers Lounge	Drywall/Paint/ furniture	Fair	N/A	Upgrade to make space more usable with flexible furniture	-	16,000	-	-	-	16,000
5	R	LLC to 5th Gr Hall. MPR hallway from stairs to security gate. Stairway C	Tile	Fair	N/A	Replace VCT	-	-	-	18,000	-	18,000
5	R	Door 13 mullion and electric strike	Metal	Fair	N/A	Replace	-	-	-	2,000	-	2,000
5	W	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
5	W	Auditorium seating	Metal	Fair	N/A	Replace seating as needed	-	-	14,000	-	-	14,000
Subtotal - Halls and Common Areas							<u>74,500</u>	<u>117,000</u>	<u>64,000</u>	<u>20,000</u>	<u>-</u>	<u>275,500</u>
Grand Total							<u>\$ 233,000</u>	<u>\$ 767,300</u>	<u>\$ 237,300</u>	<u>\$ 87,500</u>	<u>\$ 879,500</u>	<u>\$ 2,204,600</u>
Total Repair/Replace/Preventative							<u>\$ 132,500</u>	<u>\$ 706,300</u>	<u>\$ 217,900</u>	<u>\$ 82,500</u>	<u>\$ 719,500</u>	<u>\$ 1,858,700</u>
Total New Improvement							<u>\$ 100,500</u>	<u>\$ 61,000</u>	<u>\$ 19,400</u>	<u>\$ 5,000</u>	<u>\$ 160,000</u>	<u>\$ 345,900</u>
Percentage of Grand Total as Repair/Replace/Preventative							<u>56.87%</u>	<u>92.05%</u>	<u>91.82%</u>	<u>94.29%</u>	<u>81.81%</u>	<u>84.31%</u>
Percentage of Grand Total as New Improvement							<u>43.13%</u>	<u>7.95%</u>	<u>8.18%</u>	<u>5.71%</u>	<u>18.19%</u>	<u>15.69%</u>

LINCOLN/ADMIN

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
-----------------	--------------------	-----------------	------------------	---------------------	-----------------------	----------------	----------------	----------------	----------------	----------------	--------------

Lincoln School/Admin Bldg:

1	Proximity card reader/latch retraction	Electrical	N/A	N/A	New in interior main vestibule	3,000	-	-	-	-	3,000
1	Plumbing	Plumbing	N/A	N/A	New water bottle filler outside room 16.	3,000	-	-	-	-	3,000
1	Plumbing	Plumbing	N/A	N/A	Install isolation valves to first and 2nd floor gang bathrooms	3,000	-	-	-	-	3,000
1	Painting	Paint	Fair	N/A	Paint in classrooms, hallways, auditorium and LLC in designated colors as needed	20,000	-	-	-	-	20,000
1	Teachers lounge flooring	Carpeting	Fair	N/A	Replace with VCT and perform environmental remediation	6,000	-	-	-	-	6,000
1	Hall outside Classroom 14	Drywall/Tile	Fair	N/A	Replace ceiling materials	4,000	-	-	-	-	4,000
1	Concrete	Concrete	Poor	N/A	Correct trip hazard from elevation change by replacing concrete pad adjacent to north end of parking lot	2,500	-	-	-	-	2,500

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
1	HVAC - Admin bldg	HVAC	Poor	N/A	Correct radiant heat issue by installing isolation valves for baseboard radiators or install gas forced air service using existing ductwork	10,000	-	-	-	-	10,000
2	Student Desks	Metal	Poor	LIN9062	As needed	-	2,800	2,900	3,000	3,000	11,700
2	Student Desk Chairs	Metal	Poor	LIN9062	As needed	-	3,400	3,500	3,600	3,600	14,100
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed	-	2,000	2,000	2,000	2,000	8,000
2	Window treatments	Metal	Fair	N/A	Replace as needed in phases	-	2,000	32,000	2,000	2,000	38,000
3	Fencing along garage driveway	Metal	Fair	N/A	Replace	6,000	-	-	-	-	6,000
3	Fencing around kindergarten playground	Metal	Good	N/A	Reinforce support posts	3,000	-	-	-	-	3,000
3	Gutters/downspouts in courtyard/ driveway	Metal	Fair	N/A	Replace with new	35,000	-	-	-	-	35,000
3	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	6,500	-	-	-	6,500
3	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	6,500	-	-	-	6,500
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	-	6,000	-	-	6,000
3	Windows	Metal	Fair	N/A	New gymnasium windows	-	-	30,000	-	-	30,000
3	Window - Admin Bldg	Wood/Double Hung	Poor	N/A	New windows	-	-	50,000	-	-	50,000

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
3	Window Trim, soffits, fascia, cupola - Admin Bldg	Stone	Good	N/A	Scrape, Prime sealer, Paint Every 4 Yrs	-	-	15,000	-	-	15,000
4	Washer/Dryer in Maint area for towels/rags	Fixtures	N/A	N/A	Add gas or elect, whichever can be done.	-	-	7,600	-	-	7,600
5	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
5	Auditorium seating	Metal	Fair	N/A	Replace seating as needed	-	-	14,000	-	-	14,000
5	Univents and adjacent cabinetry	Metal	Fair	N/A	Replace rooms 17, 18, 23E, 23W, 24, 25, 28A and 29 with 4 pipe system	-	-	-	-	184,000	184,000
5	Main entrance canopy	Construction	Good	N/A	Extend main entrance canopy to cover walk to play area for protection from weather	-	-	-	-	75,000	75,000
Subtotal Lincoln/Admin						<u>\$ 95,500</u>	<u>\$ 23,200</u>	<u>\$ 175,000</u>	<u>\$ 10,600</u>	<u>\$ 269,600</u>	<u>\$ 573,900</u>

ROOSEVELT

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
-----------------	--------------------	-----------------	------------------	---------------------	-----------------------	----------------	----------------	----------------	----------------	----------------	--------------

Roosevelt School:

1	Proximity card reader/latch retraction	Electrical	N/A	N/A	New in interior main vestibule	3,000	-	-	-	-	3,000
1	Cameras	Electrical	N/A	N/A	Add 2 cameras - south end of north gym hall pointing east and inside main office pointing southeast	3,500	-	-	-	-	3,500
1	Roofing	Modified bitumen	N/A	N/A	Replace roofs 1, 2, 3, 7DS, 7DN, and 18 as per roof replacement plan	-	175,000	-	-	-	175,000
2	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	-	4,200	4,300	4,400	4,400	17,300
2	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	-	4,200	4,300	4,400	4,400	17,300
2	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	30,000	3,000	3,000	3,000	3,000	42,000
2	Windows	Glass	Poor	N/A	Replace where needed	-	300,000	-	-	-	300,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	-	30,000	-	-	-	30,000
3	Room 137 canopy	Wood	Poor	N/A	Remove/replace	10,000	-	-	-	-	10,000
3	North gym Jackson St. vestibule and auditorium	Drywall/Painting	Poor	N/A	Patch repair and paint areas of water damage	6,000	-	-	-	-	6,000
3	Stairwell E	Drywall/ Burlap	Poor	N/A	Patch repair and paint and replace burlap in areas of water damage	6,000	-	-	-	-	6,000

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
3	Concrete	Concrete/steel	Fair	N/A	Replace door 13 (install loading dock), door 5 (replace railing, too) and oak ave pedestrian walk	13,000	-	-	-	-	13,000
3	Exterior lighting and signage	Electrical/metal	N/A	N/A	Add exterior lights to teacher bike rack, upright for main signage and north gym midblock crossing. Add Gymnasium signage on west side	8,000	-	-	-	-	8,000
4	Bathrooms throughout	Fixtures	N/A	N/A	New sink fixtures in Jackson St. 1st/2nd floor.	-	4,000	-	-	-	4,000
4	Bathrooms throughout	Fixtures/ electrical/painting	Fair	N/A	Replace countertops, stalls, lighting, floor, wall tile and paint as needed	-	30,000	-	-	-	30,000
4	Doors and frames - various	Wood/Metal	Poor	N/A	Repair wood panels on door 1, add hold open to 5th gr side of bridge, add door to girls locker storage, replace band room doors and doors to room 108 as well as door 13 and room 226	-	16,000	-	-	-	16,000

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
4	Paint	Paint	Poor	N/A	Paint Rms 104, 105, 110, 133, 135, 137, 204, 206, 208, 233, 235, 237, 240 including closets	-	15,000	-	-	-	15,000
4	Teachers Lounge	Drywall/Paint/furniture	Fair	N/A	Upgrade to make space more usable with flexible furniture	-	16,000	-	-	-	16,000
5	LLC to 5th Gr Hall. MPR hallway from stairs to security gate. Stairway C	Tile	Fair	N/A	Replace VCT	-	-	-	18,000	-	18,000
5	Door 13 mullion and electric strike	Metal	Fair	N/A	Replace	-	-	-	2,000	-	2,000
5	Univents and adjacent cabinetry	Metal	Fair	N/A	Replace rooms 104, 110, 133, 135, 137, 204, 206, 208, 233, 235, 237 with 4 pipe system	-	-	-	-	253,000	253,000
Subtotal Roosevelt						<u>\$ 79,500</u>	<u>\$ 597,400</u>	<u>\$ 11,600</u>	<u>\$ 31,800</u>	<u>\$ 264,800</u>	<u>\$ 985,100</u>

WILLARD

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
-----------------	--------------------	-----------------	------------------	---------------------	-----------------------	----------------	----------------	----------------	----------------	----------------	--------------

Willard School:

1	Proximity card reader/latch retraction	Electrical	N/A	N/A	New in interior main vestibule	3,000	-	-	-	-	3,000
1	Roofing	Modified bitumen	N/A	N/A	Replace Roof 7 as per roof replacement plan	-	-	-	20,000	-	20,000
2	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	-	4,400	4,500	4,600	4,600	18,100
2	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	-	3,300	3,400	3,500	3,500	13,700
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	15,000	2,000	2,000	2,000	2,000	23,000
2	LLC Configuration	Metal/Electrical	N/A	N/A	Modular shelving/flex seating, upgraded ceiling and lighting in phases	40,000	40,000	-	-	-	80,000
2	Window treatments	Metal	Fair	N/A	Replace as needed in phases	-	2,000	2,000	2,000	2,000	8,000
3	Bathroom wall/floor tile and cabinetry	Ceramic/wood	Poor	N/A	Replace with new in W1, W2, and W3	-	15,000	-	-	-	15,000
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	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	5,000	-	5,000
3	Area of Asphalt - Play area	Asphalt	N/A	N/A	Sealcoating/stripping (every 4 years)	-	-	-	8,000	-	8,000

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2018 - 2022

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Total</u>
4	Painting	Paint	Fair	N/A	Paint/repair in classrooms, auditorium, hallways, LLC and auditorium	-	45,000	-	-	-	45,000
4	Classroom and hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway, N2, N3, N7, N8	-	35,000	-	-	-	35,000
4	Washer/Dryer in Maint area for towels/rags	Fixtures	N/A	N/A	Add gas or elect, whichever can be done.	-	-	6,800	-	-	6,800
5	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
5	Auditorium seating	Metal	Fair	N/A	Replace seating as needed	-	-	14,000	-	-	14,000
5	PA system	Electrical	N/A	N/A	Install new system in drop ceilings throughout	-	-	-	-	80,000	80,000
5	Univents and adjacent cabinetry	Electrical	N/A	N/A	Assess addition of classroom fans or new univents, cabinetry and 4 pipe system	-	-	-	-	253,000	253,000

Subtotal Willard

\$ 58,000 \$ 146,700 \$ 50,700 \$ 45,100 \$ 345,100 \$ 645,600