

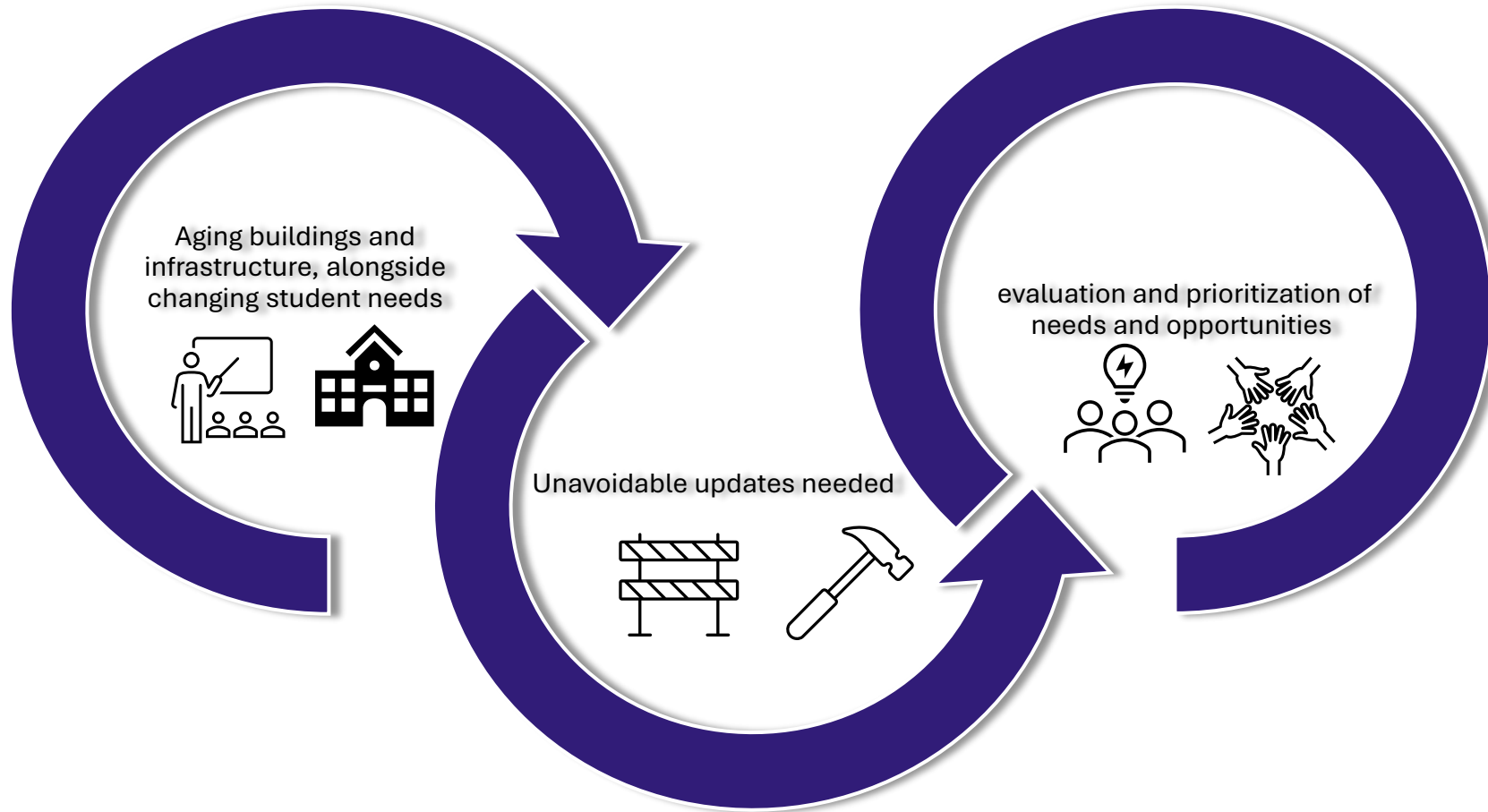


# Geneva CUSD #304

## 10-Year Capital Improvement Plan



# Facility Conditions Assessment



# 10-Year Plan Factors

## Deferred Maintenance

- Minimal annual investment since new schools were built.
  - Although the District has delayed replacement of necessary equipment overtime, we have done a great job with preventative maintenance to prolong the useful life of equipment and other materials.

## Anticipated Useful Life – Roofs, MEP Equipment, Misc. Materials

- Roofs – 25-30 years
- MEP Equipment – 10-25 years depending on type
- Windows/Doors – 25-30 years
- Finishes/Materials (flooring, ceilings, etc.) – 10-15 years depending on traffic/use
- Casework – 15-20 years
- Masonry – 100+ years if well maintained

## Curricular and Student Needs

- Updates needed to learning spaces that no longer support current instructional needs or evolving student needs.
- Safety remains a top priority.



# *FCA Critical Considerations*

- Significant Level of Need
- Aging Infrastructure and Need for Modernization
- Paring Down the List
- Reasonable, Equitable, Sustainable
- Looking Ahead: Community-Driven Process

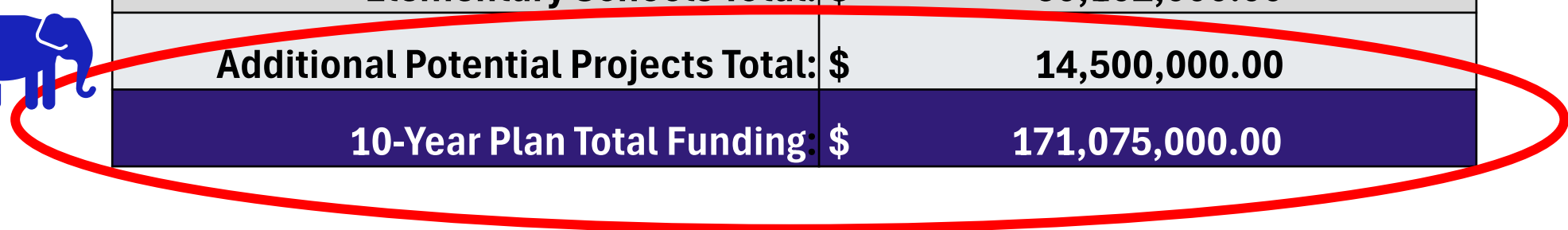
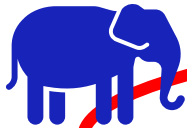
# 10-Year Plan Preview

Location	Project Total (2026)
Geneva High School Total:	\$ 58,825,000.00
Middle School North & South Total:	\$ 37,648,000.00
Elementary Schools Total:	\$ 60,102,000.00
<b>10-Year Plan Total Funding:</b>	<b>\$156, 575, 000.00</b>



# 10-Year Plan Preview

Location	Project Total (2026)
Geneva High School Total: \$	58,825,000.00
Middle School North & South Total: \$	37,648,000.00
Elementary Schools Total: \$	60,102,000.00
Additional Potential Projects Total: \$	14,500,000.00
<b>10-Year Plan Total Funding: \$</b>	<b>171,075,000.00</b>



# Geneva High School

Projects	Estimated Costs (2026)
Restroom/ Locker Room Renovations	\$ 5,855,000.00
Classroom/ Hallway Renovations	\$ 25,575,000.00
Extracurricular/ Athletic Space Upgrades	\$ 8,220,000.00
Air Conditioning In Gymnasiums	\$ 6,000,000.00
Mechanical/ Electrical Upgrades	\$ 9,675,000.00
Parking Lot/ Site Work	\$ 3,500,000.00
<b>GHS Total:</b>	<b>\$ 58,825,000.00</b>



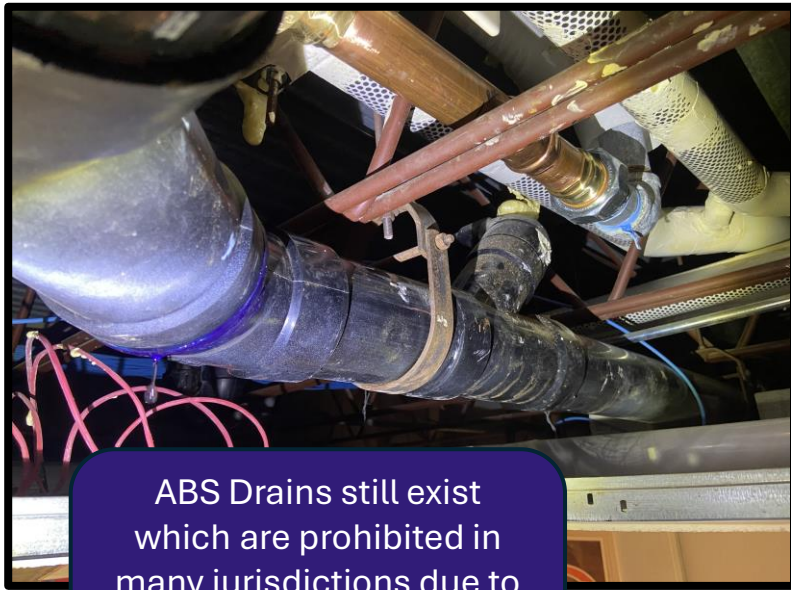
# Restroom & Plumbing



Older restrooms are non-ADA compliant & all fixtures and finishes are outdated.



# Restrooms & Plumbing



ABS Drains still exist which are prohibited in many jurisdictions due to performance and safety issues.

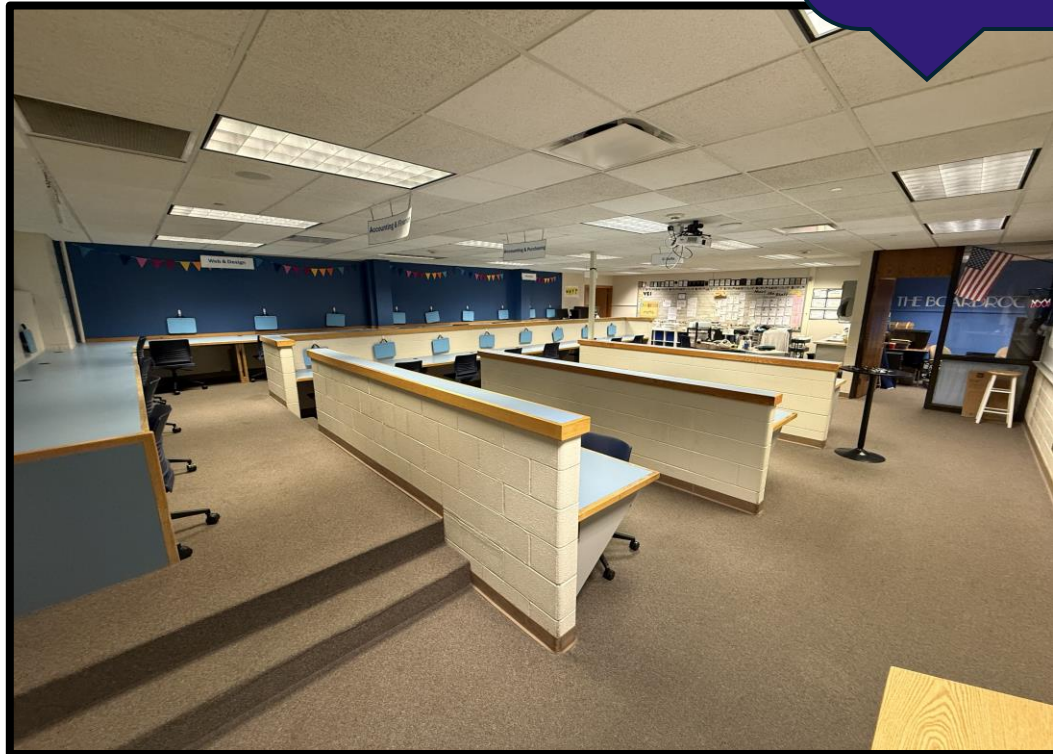
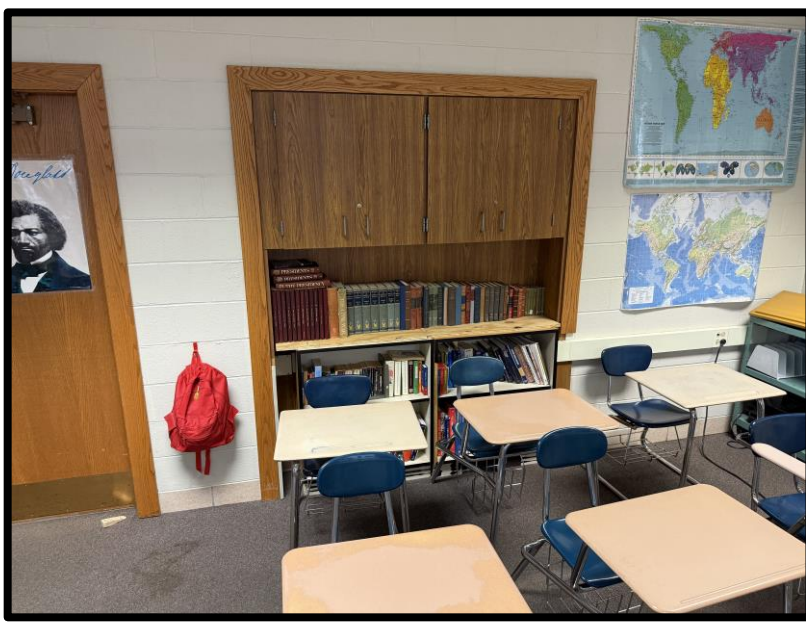


Much of the existing domestic water lines are galvanized which is no longer used due to corrosion and other concerns.



# Classroom Renovations

Cramped Learning Spaces & space needs must evolve to meet current curricular needs.



# Classroom Renovations



Carpet shows extreme signs of wear in most classroom spaces and casework does not serve the same purpose as it did 10 years ago.



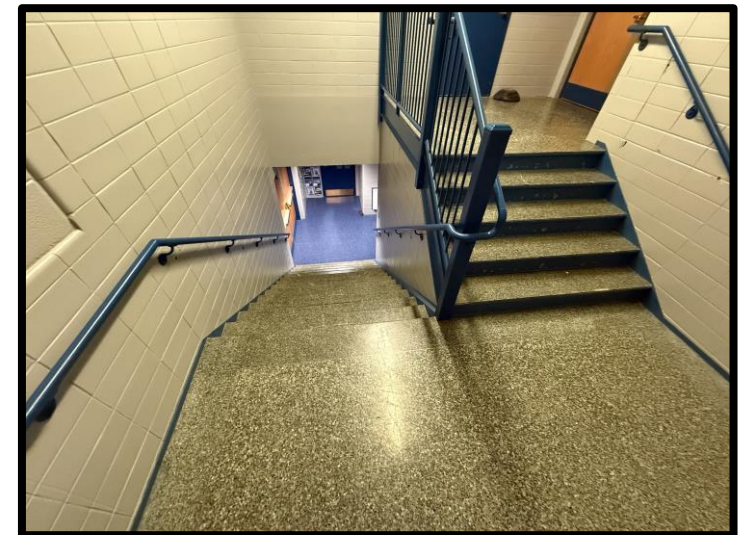
# Office Renovations



Renovate offices for more efficient workflow. Current spaces still show signs of past uses.



# Additional Projects



# Middle School North/South

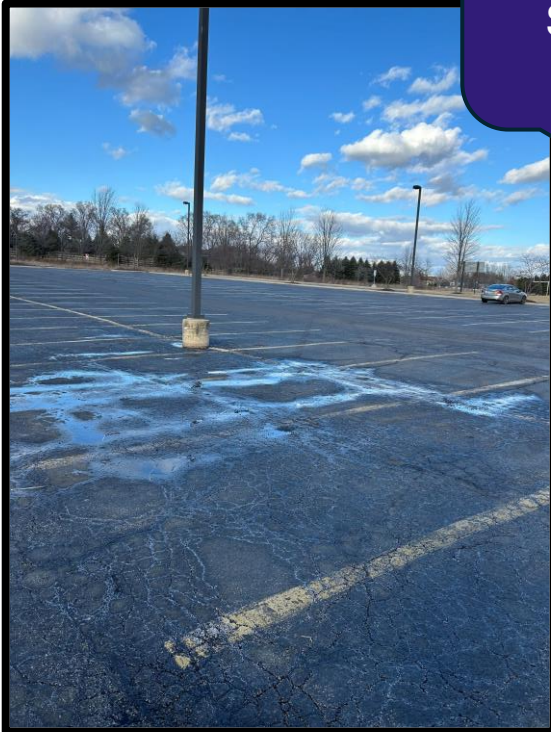
Projects	Estimated Cost (2026)
Restroom/Locker Room Upgrades	\$ 1,865,000.00
Classroom/ Hallway Upgrades	\$ 8,134,000.00
Air Conditioning In Gymnasiums	\$ 4,000,000.00
Mechanical/ Electrical Upgrades	\$ 12,639,000.00
Parking Lot/ Site Work	\$ 3,660,000.00
Roofing	\$ 7,350,000.00
<b>GMSN/GMSS Total:</b>	<b>\$ 37,648,000.00</b>



# Middle School North



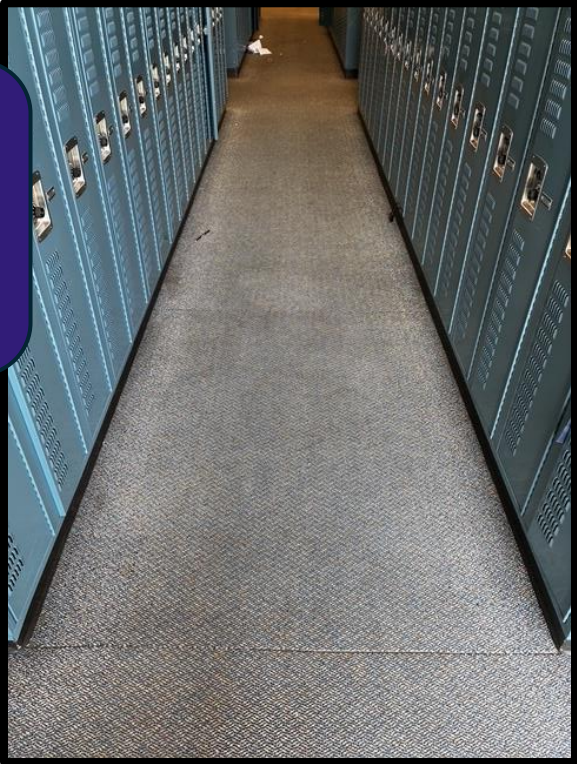
Parking lots, roof,  
and carpeting  
Showing many  
signs of age.



# Middle School South



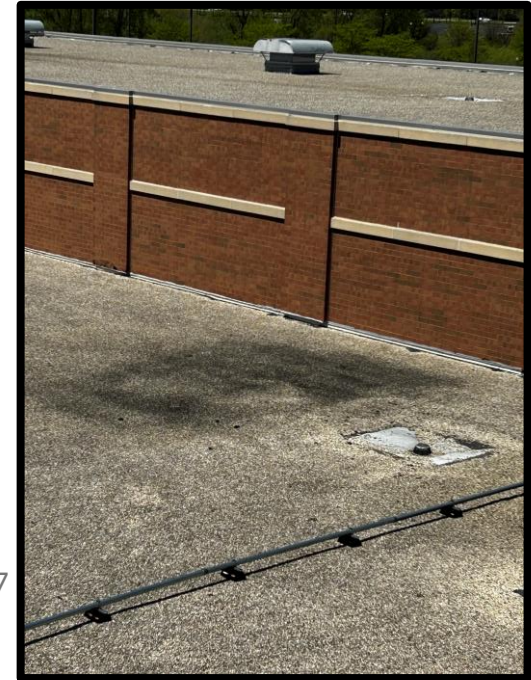
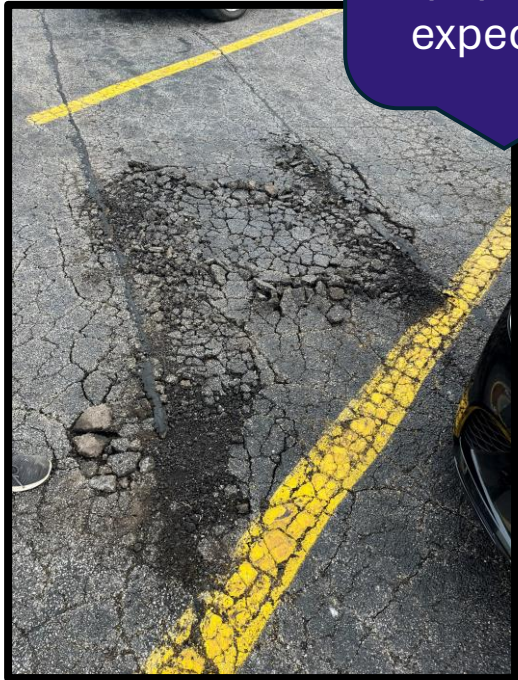
Carpeting and VCT throughout the entire school has extreme signs of wear and is due for replacement.



# Middle School South



Parking lots, roof, and mechanical equipment are beyond expected useful life.

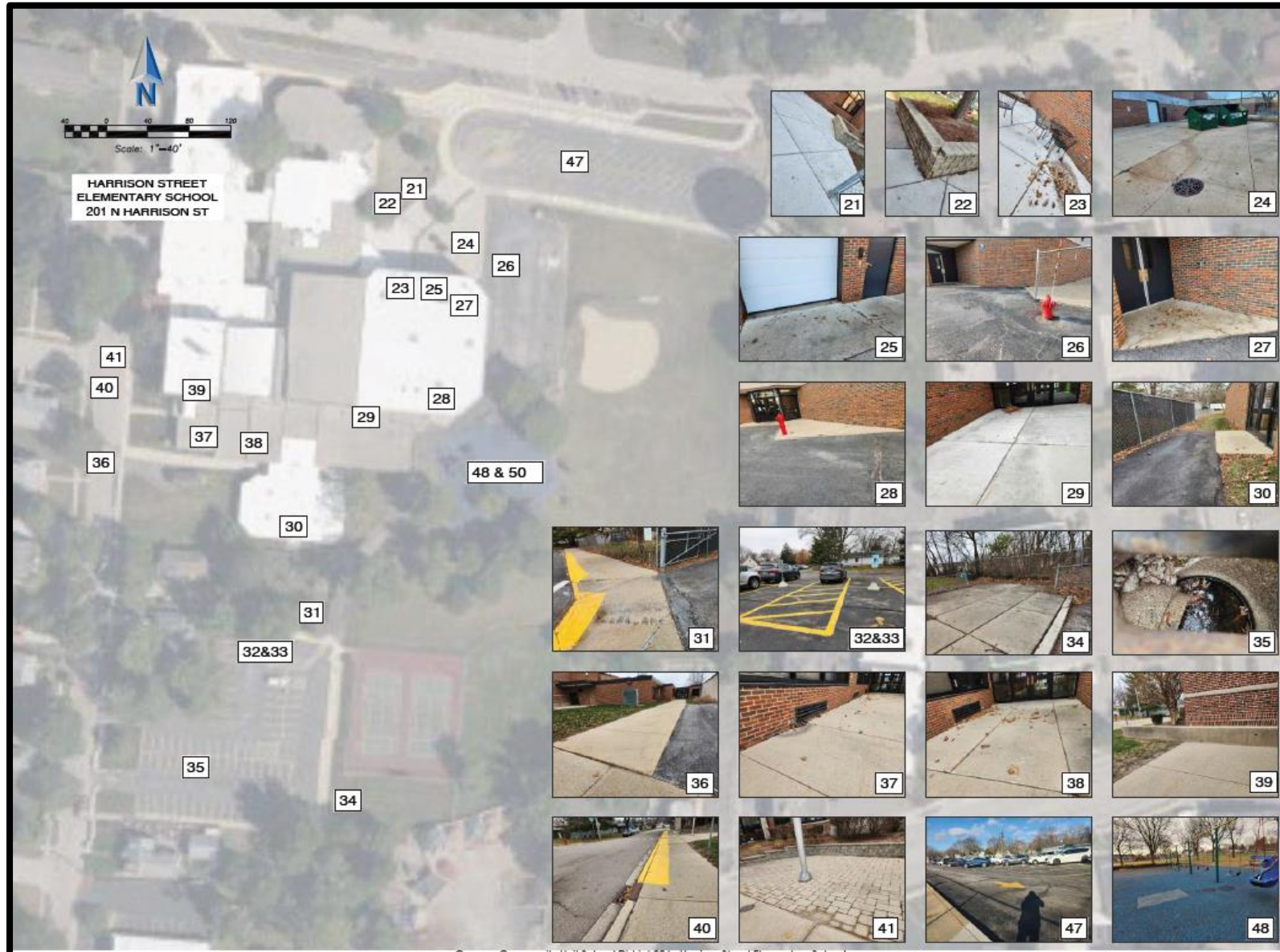


# Elementary Schools

Projects	Cost (2026)
Restroom Upgrades	\$ 3,060,000.00
Classroom/ Hallway Upgrades	\$ 7,482,000.00
Air Conditioning In Gymnasiums	\$ 6,400,000.00
Mechanical/ Electrical Upgrades	\$ 16,468,000.00
Parking Lot/ Site Work	\$ 10,032,000.00
Roofing	\$ 12,850,000.00
Playground Upgrades	\$ 3,810,000.00
<b>Elementary Total:</b>	<b>\$ 60,102,000.00</b>



# Elementary Schools



Example of sitework identified as needing to be addressed as part of the Facility Condition Assessment.



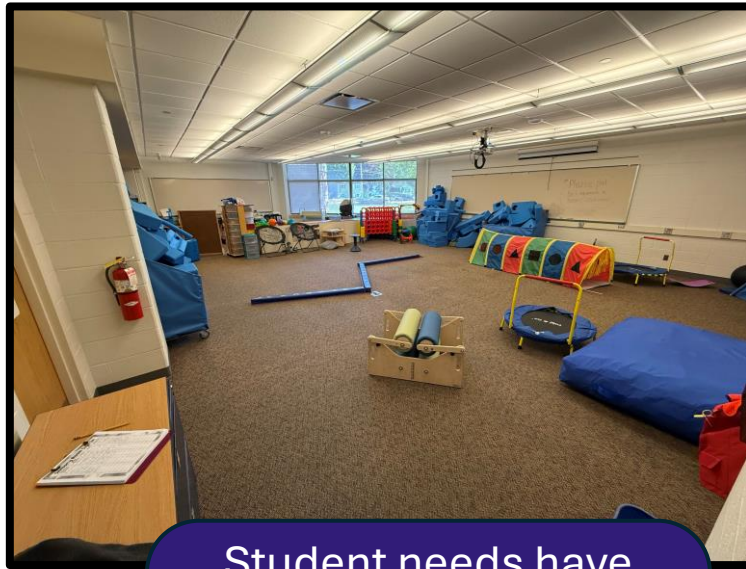
# Elementary Site Work



Parking Lots, concrete, and playground surfaces have begun to fail and require patching and replacement.

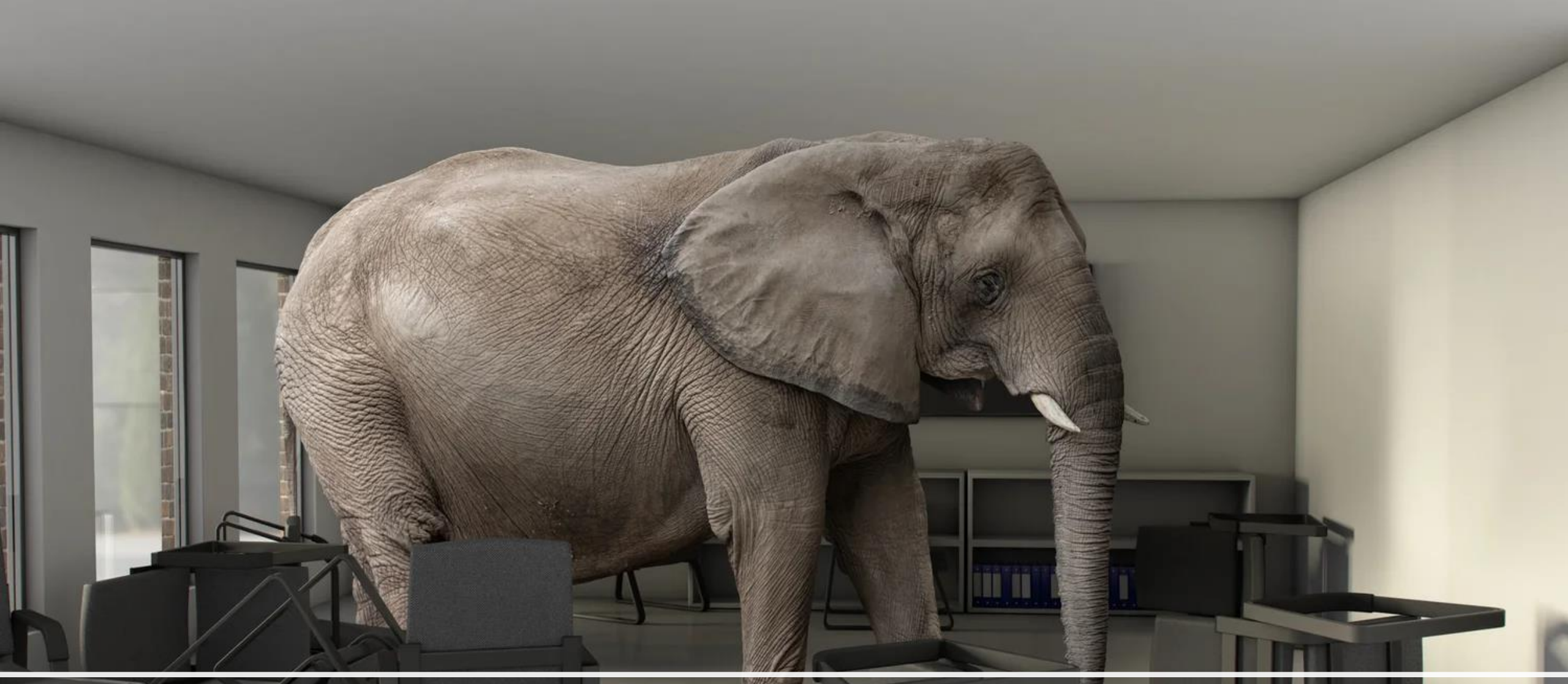


# Elementary Schools



Student needs have evolved but our learning spaces have not, causing inefficient use of spaces.





## **Additional Considerations**

# Additional Needs and Unanswered Questions

- **Preschool:**
  - GELP at FES:
  - Friendship Station Facility and Park District Partnership
- **District Office:**
  - Long-term viability and needs
  - District, Operations, and Board considerations
- **Staff/Community Interests**

# Additional Potential Projects

## Thoughts to Consider

Projects	Cost (2026)
Early Childhood/GMS South	\$ 3,000,000.00
CESC Long-Term Viability	\$ 5,500,000.00
O&M Facility Needs	\$ 6,000,000.00
<b>Total:</b>	<b>\$ 14,500,000.00</b>

# Additional Potential Projects

## Early Childhood/GMS South

- Additional Space and Structural Needs for the Geneva Early Learning Program
- A potential Phased Approach
- Partnership with the Geneva Park District is, Strong, Valued, and a Key Consideration

## CECSC Long-Term Viability

- Current floorplans are no longer conducive to staff operations.
  - Oversized offices leading to 2-4 employees sharing the same office and workspace.
  - Renovations of office spaces would allow better work-flow and help maintain confidentiality.
- Relocating operations team would allow for expansion and additional valuable reconfiguration.

## O&M Facility Needs

- Current Boiler House site is largely unusable space in it's current configuration.
- This project would combine Operations and Maintenance administration and our Grounds department on the existing boiler house site.
- As noted above, this project would also allow for Administration at the Central office site to expand operations to the entire lower level of our 4<sup>th</sup> street building.



# Project Totals

Projects	Cost (2026)
Bathroom/ Locker Room Renovations	\$ 10,780,000.00
Classroom/ Hallway Upgrades Renovations	\$ 41,191,000.00
Extracurricular/ Athletic Space Upgrades	\$ 8,220,000.00
Air Conditioning In Gymnasiums	\$ 16,400,000.00
Mechanical/ Electrical Upgrades	\$ 38,782,000.00
Parking Lot/ Site Work	\$ 17,192,000.00
Roofing	\$ 20,200,000.00
Playground Upgrades	\$ 3,810,000.00
Building Renovation/Construction	\$ 14,500,000.00
<b>10-Year Plan Total Funding:</b>	<b>\$ 171,075,000.00</b>

