



memo

To: The Board of Education and Dr. Patrick Broncato, Superintendent
From: Curt Saindon, Assistant Superintendent for Business Services/CSBO
Kyle Hansen, Director of Buildings and Grounds
Date: July 18, 2025
Subject: Capital Improvement Plan – Summer 2026 Work Plan Discussion

Based on the list of capital projects previously approved by the Board for the third phase of our Capital Improvement Program (for 2025-2029), and in working with our Architects (Wight), Construction Managers (ICI) and Building Principals, we are providing a list of proposed capital projects for 2026. We would like to discuss them in July and then, based on that discussion, bring a finalized list for Board approval in August, so that we can then review service proposals from Wight (for Architectural Services) and ICI (for Construction Management Services) in September and have them begin preparing bid documents, as needed. We would then bring recommendations to the Board in December or January, after bidding is completed and the low, responsible bidders have been determined. Planning/scheduling would then begin to complete the work during the summer of 2026.

We are asking the Board to consider approving the following six projects: 1) Spandrel Panel Replacements at Edgewood (Est. Cost = \$50K-\$75K); 2) Door and Door Frame Replacements at Sipley and Willow Creek (Est. Cost = \$250K-\$300K); 3) Teachers' Lounge Renovations at Edgewood (Est. Cost = \$50K-\$75K); 4) Teachers' Lounge Renovations at Murphy (Est. Cost = \$50K-\$75K); 5) Main Office Renovations at Murphy (Est. Cost = \$50K-\$75K), and; 6) Classroom Ceiling Updates at Murphy (Est. Cost = \$250K-\$300K). The total cost for these six projects is in the range of \$700K to \$900K. We are also asking for consideration to begin a review of our Alarm System Panels and Student Bathrooms to plan for future needed renovations and upgrades district-wide. Once those reviews are done and the needs have been identified, we would then develop plans to complete that work in 2026, 2027, 2028, and 2029, as needed, with Board approval of course. We are currently estimating up to \$750K in bathroom renovations and \$500K in alarm panel upgrades, but an in-depth review will provide more clarity for those projects.

We are completing all Year 1 projects this summer and fall, and we are also working with the Park District to replace the Goodrich playground (a year 2 project) and the West Meadowview playground (a Year 4 project), as they have funding available to do this work now. We will also work with the Park District in the near future to determine if a Ninja Warrior Fitness Course is appropriate



WOODRIDGE
SCHOOL DISTRICT 68

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for JJH, as they do not have a playground at their school. If feasible, that project might be proposed for year 2, 3 or 4 of this CIP cycle. After spending approximately \$7.5M this year (on an \$8.5M budget), we expect to spend about \$1M for each of the next three years (or about \$10.5M in total capital projects for this third CIP cycle on a \$12.5M budget). We typically leave year 5 open for wrap up or miscellaneous work that might be needed (in 2029). The budget for all of this work is about \$12.5M, but we hope to complete the work for about \$10.5M, if possible. This work will only be completed if fund balances and other revenue sources are available to cover the costs, and we do not anticipate needing to borrow money to complete any of this work. With the completion of this third CIP cycle in 2028-2029, we will have completed almost \$50M in capital projects (almost 100 projects in total) over the past 10+ years, and our buildings and grounds will be in very good shape. Of course, ongoing preventative maintenance and repairs will always be needed, but we will be very well positioned from a facilities standpoint.

As always, if you would like to discuss any of these proposed projects, their funding, or any part of the Capital Improvement Plan, please do not hesitate to ask. Thank you.