

Geneva CUSD 304

2025-2026 Capital Projects



Capital Project and Life Safety Improvement Plan Locations

- Geneva High School
- Geneva Middle School North
- Geneva Middle School South
- Harrison Street Elementary
- Mill Creek Elementary
- Fabyan Elementary
- Transportation Center
- District Wide

School/Location	2025-2026 Geneva CUSD 304 Capital Improvement Plan	Fund 60 Capital Projects	Fund 90 Life Safety
Geneva HS	Green house glazing, drainage upgrades, parking lot paving, sealing, striping, replace tennis court, boiler plant separating wall	\$2,328,251	
GMS-North	Replace two boilers, two hot water heaters, HLS Category “A” items	\$878,154	\$120,154
GMS-South	Emergency generator, fire alarm system, window blinds, HLS Category “A” items	\$3,113,413	\$6,493
Harrison Elementary	Replace two hot water heaters, components, valves	\$140,000	
Mill Creek Elementary	Masonry work, tuckpointing, LED lighting	\$1,135,886	
Fabyan Elementary	Mechanical repairs, LED lighting	\$240,000	
Transportation	Maintenance pit cover system	\$198,675	
Additional, Annual Work District Wide	Sidewalk and drainage repairs	\$100,000	
	TOTALS	\$8,134,379	\$126,647
	Total 2025-2026 Capital Projects	\$8,261,026	

Geneva CUSD 304



2025-2026 Capital Projects

Addresses aging buildings and facilities.

2025-2026 Life, Health, Safety Items

Every 10 years, each public building must be re-surveyed for continued compliance by an architect or engineer licensed in the State of Illinois. The “Safety Survey Report” lists any items necessary to bring the building into full and continual compliance. Upon completion of outlined work, the district verifies compliance with a licensed architect or engineer in a report filed with the ROE and the building is awarded a certificate of compliance.

Mechanical Equipment Upgrades - In House	Replacement of DX Mini-Split and GTB Cooling.
Replace Greenhouse Glazing System	Replace full system to resolve ongoing leak issues. Includes providing a protective floor coating to the area.
Roofing	Address active leak at Area J/wall by door 20E. Check on infiltration issue at locker room roof.
Paving	East Parking Lot - Spot locations of full depth replacement, and remainder mill and overlay. Curb replacement, restriping, sidewalk repairs.
Paving	Bus Loading Area - Full depth assessment, asphalt replacement and repainting for bus loading by front entry.
Boiler Plant Fire Separation Wall	Boiler Plant demolition and replacement with a full height CMU wall between office space and storage that provides the fire, fume, and acoustic separation.
Replace Tennis Court	Full-depth replacement of tennis courts, replacement of existing fencing, and replacement of asphalt walks at tennis court entrance.



Geneva High School



Mechanical Equipment Upgrades	Replacement of two gas fired boilers and four chilled water pumps.
HLS Category A Work	Work listed as Priority A in the HLS Assessment. This work must be completed within one year (must be done in summer 2026).

Geneva Middle School North

Window Blind Replacement	Cost is for all window blind replacement throughout the building. Existing blinds are metal blinds that are not recommended for use in schools. They break easily, and are a maintenance issue, and the pull cords often lack safety restraints. Recommendation is to replace them with translucent roller shades.
Electrical Equipment Upgrades	Replace emergency generator & transfer switch.
Replace Elevator	Upgrade existing elevator in line with work done at high school as part of the summer 2025 work.
Fire Alarm Upgrades	Fire alarm system upgrades.
HLS Category A Work	Work listed as Priority A in the HLS Assessment. This work must be completed within one year (must be done in summer 2026). Cost for items covered by the fire alarm system replacement are not included. Cost is for all other work.



Geneva Middle School South

Lighting Replacements	Cost covers in-house LED lighting upgrades.
Mechanical Piping Upgrades	Address leaking mechanical equipment piping issues.



Fabyan Elementary School

Lighting Replacements	Cost covers in-house LED lighting upgrades.
Mechanical Piping Upgrades	Address leaking mechanical equipment piping issues.



Heartland Elementary School

Lighting Replacements	Cost covers in-house LED lighting upgrades.
Masonry Cleaning & Tuckpointing	Address required masonry cleaning at discolored and dirty stone and brick. Address required tuckpointing. This building has significant gaps in masonry in some areas. This work can be phased to allow the most critical facades to be addressed as a priority.



Mill Creek Elementary School



Replace Maintenance Pit Cover System

The existing pit cover system is reported to be actively failing, with covers falling into the pit. Cost covers replacement of pit cover system, and patching and repair work associated with this work.

Keslinger Transportation Center

Sidewalk, drainage
or other site issue
work

Annual maintenance funds set aside to address pressing sidewalk, drainage or other targeted site work necessary each year. Appropriate scope for use of funds will be evaluated each year.



District Wide Annual Work

Geneva CUSD 304

2025-2026 Capital Projects



- Funding Plan

Fund 60 Capital Projects

Fund 90 Life Safety

Fund Balance \$ 1,203,809

\$600,569

Revenue \$ 125,000

\$ 20,000

Expenses \$ 8,134,379

\$126,647

Ending Balance \$-6,805,570

\$493,922

Transfer \$ 7,729,000

Ending Fund \$ 923,430

Geneva CUSD 304

2025-2026 Capital Projects



- Summary

Fund 60 Capital Projects

Location	Projects
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- | | |
|-----------------|---|
| • GHS | 7 |
| • GMSN | 2 |
| • GMSS | 5 |
| • FES | 2 |
| • HES | 2 |
| • MCS | 2 |
| • KGB | 1 |
| • District Wide | |

Fund 90 Life Safety

Location	Projects
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GMSN	1
GMSS	1

Total Investment \$8,261,026