



Geneva CUSD 304 Facilities Condition Assessment

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PREPARED BY:

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Agenda

- Geneva CUSD 304 Facilities
- Process Overview
- Review Facilities Conditions Assessment For Geneva CUSD 304
 - Completed by FGM Architects 2025
- Roof Assessment Example
- 10-year Plan Recommendations
- Conclusion and Questions



Geneva 304 Building Information

- **Fabyan**
 - Built in 2009 (16 years old)
 - 105,922sf
- **Harrison Street**
 - Built in 1929 with 8 additions from 1960-2000 (areas range from 25-94 years old)
 - 90,026sf
- **Heartland**
 - Built in 2002 (23 years old)
 - 83,185sf
- **Mill Creek**
 - Built in 1996 with addition in 2007 (areas range from 18-29 years old)
 - 128,808sf
- **Western Ave**
 - Built in 1964 with additions in 1984 & 1999 (areas range from 30-61 years old)
 - 62,832sf
- **Williamsburg**
 - Built in 2008 (17 years old)
 - 100,215sf
- **Middle School North**
 - Built in 2005 (20 years old)
 - 198,327sf
- **Middle School South**
 - Built in 1993 with additions in 1999 & 2005 (areas range from 20-32 years old)
 - 199,003sf
- **High School**
 - Built in 1958 with 4 additions from 1960-2002 (areas range from 23-67 years old)
 - 382,083sf
- **Coultrap**
 - Built in 1916 with additions in 1950 & 1984 (areas range from 41-109 years old)
 - 28,086sf
- **Transportation Center**
 - Built in 2003 (22 years old)
 - 49,452sf



Facilities Conditions Overview

An FCA is a structured evaluation of our buildings and systems that shows us where to focus preventive maintenance, when to plan replacements, and how to prioritize capital projects

Typical Scopes of Items Identified:

Electrical

- Replace or retrofit all the T8 light fixtures with new LED fixtures.
- Replace backup generators
- Replace clock/Intercom system

Interior

- Replace Flooring, Paint
- Replacing Ceiling Tiles
- Replace Blinds
- Replace Furniture, Cabinetry, Countertops
- Bathroom/Plumbing Upgrades

Exterior

- Roofs
- Window/Door Replacement
- Facade Improvements
- Masonry

Mechanical

- Replace Building Automation
- Mechanical Equipment Replacement

Site

- Parking Lots
- Playground & Athletics



Facilities Conditions Overview

Deferred Maintenance

- Minimal annual investment since new schools were built.
- Industry Recommended Budgeting for Annual Building Maintenance:
 - New buildings: 1% of replacement value of building
 - Older buildings: 3% of replacement value of building
 - Older buildings with deferred maintenance: 4-5% of replacement value of building

Anticipated Useful Life – Roofs, MEP Equipment, Misc Materials

- Roofs – 20-25 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

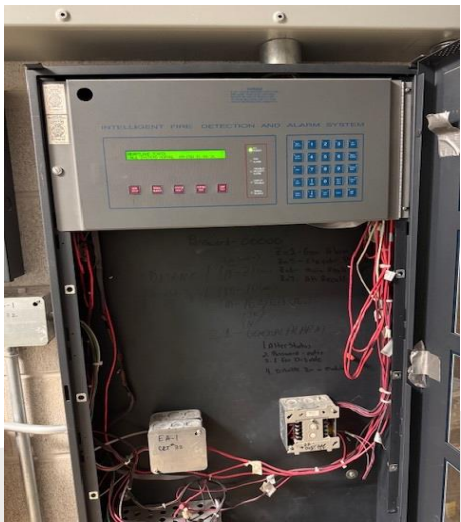
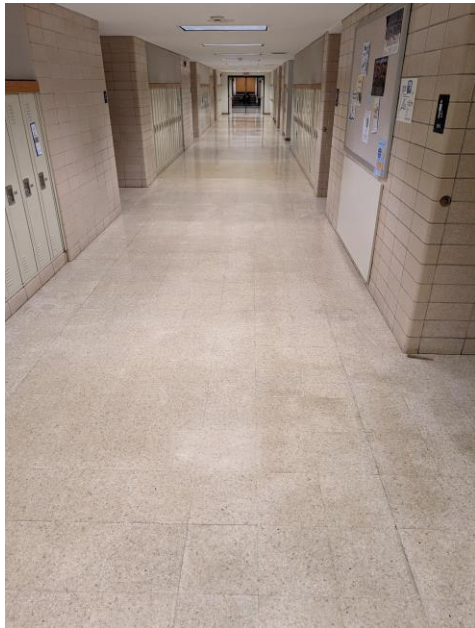


Facilities Conditions Assessment

Interior Needs	GHS	GMSS	GMSN	HSS	WAS	MCS	HES	WES	FES	KBG	CESC
Replace Furniture, Cabinetry, Countertops, Casework	X	X	X	X	X	X					
Replace Flooring	X	X	X	X	X	X					X
LED Lighting/Ceiling Replacement	X	X		X	X	X	X	X	X		X
Access Controls, Electrical Systems, Generators, Main Panels and Intercoms	X	X	X	X	X	X	X	X	X		
Fire Alarm System	X	X	X		X	X	X	X	X	X	
Plumbing/Bathroom Upgrades	X	X	X	X	X	X	X	X	X	X	X
Mechanical	X	X	X	X		X	X	X	X		X



Interior Photos



"Broken Boilers, Empty Classrooms: Schools Close Amid Urgent Repairs"



Facilities Conditions Assessment

Exterior Needs	GHS	GMSS	GMSN	HSS	WAS	MCS	HES	WES	FES	KBG	CESC
Roofs		X	X	X	X	X		X	X		
Windows/Doors	X	X		X	X	X					X
Masonry		X	X		X	X			X		X
Parking Lots	X	X	X	X	X	X	X	X	X		X
Playgrounds		X		X	X	X	X	X	X		



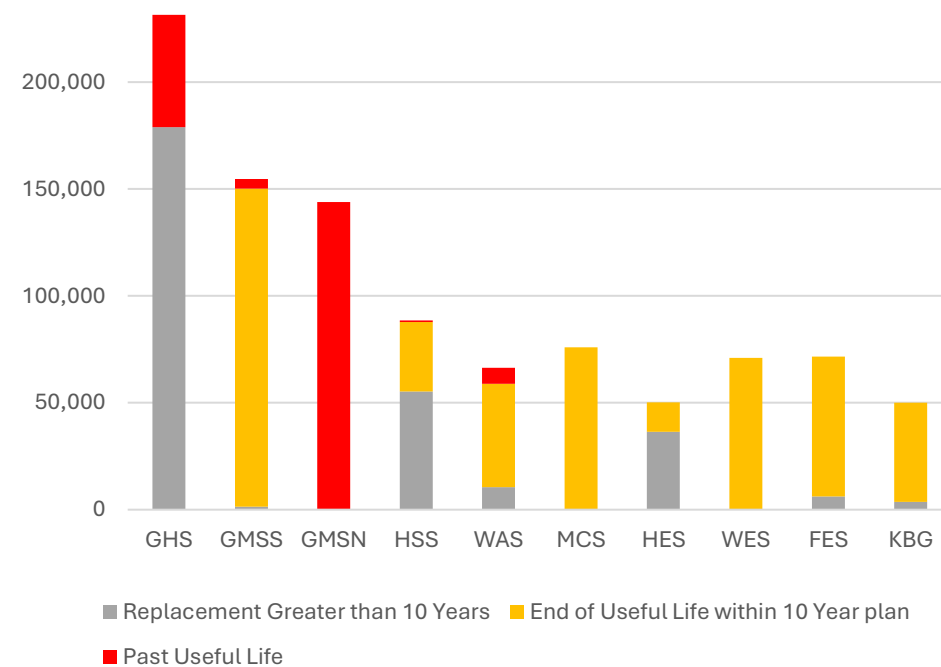
Exterior Photos



Facilities Roof Assessment

	Replacement Greater than 10 Year Plan	End of Useful Life within 10 Year plan	Past Useful Life
GHS	178913	0	52606
GMSS	1402	148767	4517
GMSN	0	0	143924
HSS	55349	32486	718
WAS	10481	48355	7478
MCS	0	75941	0
HES	36445	13744	0
WES	0	71056	0
FES	6219	65375	0
KBG	3700	46300	0
Total	292509	502024	209243
%	29%	50%	21%

Roof Assessment



Roofing: Keeping Our Buildings Warm, & Dry



10 Year Facilities and Capital Planning

- High priority items
 - Mechanical
 - Electrical
 - Plumbing
 - Roofs
 - Parking Lots and Site Work
 - Accessibility
- Additional High Priority Capital Projects
 - Equitable Spaces Across schools
 - Building Energy Efficiency
 - Playgrounds
- District-wide investments
 - LED Upgrades
 - Preventative Maintenance Programs

Minimum Potential Investment: \$92,000,000 (2025 Dollars)

Maximum Potential Investment: \$190,000,000 (2025 Dollars)



Planning For the Future

- Basic Facility and District Needs
 - Continued Engagement
- Aging Facilities and Deferred Maintenance
 - Preventative Maintenance and Continued Investment
- Ongoing Planning and Continued Development of 10-Year plan
 - Living Document



Questions?

