



**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 13, 2019

Enclosed please find the first draft of the long-range facilities plan for fiscal years 2020 – 2024. For clarity, fiscal year 2020 is for work that will occur in summer of 2019, 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. In addition to the Univent and Controls project, which was bid through a cooperative, we are investigating the necessity for a bidding process for the Public Address System project. Whether publicly bid or not, we expect to bring that recommendation to you in the near future for approval. Since no other items planned for this summer are estimated to be above the dollar threshold for public bidding, we do not initially feel that there will be any others that require public bidding. However, as we are obtaining quotes on the items, if they exceed the threshold, we will have to perform those procedures. In addition to the PA System project noted above, the plan includes all significant, facilities-related items that were recommended and approved as part of the Safety Plan Review Committee's work.

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.

LINCOLN/ADMIN

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2020 - 2024

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
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Lincoln School/Admin Bldg:

1	Roofs 1 and 2 at Admin and 6 and 7 at Lincoln	Mod Bit	Fair	N/A	Replace	-	-	-	-	250,000	250,000
1	Ad Bldg/Supt exterior office door	Wood	Poor	N/A	Replace	-	5,000	-	-	-	5,000
1	Univents, adjacent cabinetry and control system upgrade	Metal	Fair	N/A	Upgrade	227,700	-	-	-	-	227,700
1	Auditorium Stage doors - east end and Room 17 exterior doors	Wood/glass/aluminum	Poor	N/A	Replace to match west end with locking doors and mullion and replace for security	12,300	-	-	-	-	12,300
1	Safety - replace classroom keysets	Metal	Good	N/A	Replace all classroom keysets with pushbutton per safety recommendations	5,200	-	-	-	-	5,200
1	Safety - new public address system	Electrical	Poor	N/A	Install new PA system and connect to backup generator per safety recommendations	92,000	-	-	-	-	92,000
1	Safety - additional security cameras	Electrical	Good	N/A	Add interior and exterior cameras	25,000	-	-	-	-	25,000
1	Safety - upgraded lighting	Electrical	Fair	N/A	Upgrade to LED after assessment of lighting coverage	6,000	-	-	-	-	6,000
1	Safety - signage	Metal	N/A	N/A	Install interior and exterior durable, consistent room number signage.	2,000	-	-	-	-	2,000
1	Soffits and fascia - Admin Bldg	Stone	Good	N/A	Scrape, Prime sealer	15,000	-	-	-	-	15,000

River Forest School District 90
Long Range Facilities Plan - 1st Draft
Fiscal Years 2020 - 2024

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
1	Door 10 canopy	Construction	Poor	N/A	Correct deterioration	15,000	-	-	-	-	15,000
1	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	10,000	-	-	10,000
1	Courtyard drainage	Concrete/ Asphalt/ Landscaping	Poor	N/A	Correct drainage in reading garden and divert towards Franklin	-	-	35,000	-	-	35,000
2	Student Desks	Metal	Poor	LIN9062	As needed	2,900	3,000	3,100	3,200	3,300	15,500
2	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,500	3,600	3,700	3,800	3,900	18,500
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed	20,000	2,000	2,000	2,000	2,000	28,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	3,000	3,000	3,000	3,000	3,000	15,000
3	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	7,500	-	-	7,500
3	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	7,500	-	-	7,500
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
4	Landscaping	Landscaping	Poor	N/A	Replace sod on baseball field	-	-	40,000	-	-	40,000
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
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

Subtotal Lincoln/Admin

\$ 443,600 \$ 108,600 \$ 192,800 \$ 12,000 \$ 262,200 \$ 1,019,200

ROOSEVELT

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2020 - 2024

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
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Roosevelt School:

1	Univents, adjacent cabinetry and control system upgrade	Metal	Fair	N/A	Upgrade	361,700	-	-	-	-	361,700
1	Safety - replace classroom keysets	Metal	Good	N/A	Replace all classroom keysets with pushbutton per safety recommendations	8,000	-	-	-	-	8,000
1	Safety - additional security cameras	Electrical	Good	N/A	Add interior and exterior cameras	10,000	-	-	-	-	10,000
1	Safety - upgraded lighting	Electrical	Fair	N/A	Upgrade to LED after assessment of lighting coverage	2,000	-	-	-	-	2,000
1	Safety - upgrade and connect public address system to backup generator	Electrical	Poor	N/A	Upgrade and connect to backup generator per safety recommendations	47,000	-	-	-	-	47,000
1	Safety - signage	Metal	N/A	N/A	Install interior and exterior durable, consistent room number signage.	4,000	-	-	-	-	4,000
2	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,300	4,400	4,500	4,600	4,700	22,500
2	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,300	4,400	4,500	4,600	4,700	22,500
2	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	15,000	3,000	3,000	3,000	3,000	27,000
2	Windows	Glass	Poor	N/A	Replace where needed	-	300,000	-	-	-	300,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	10,000	5,000	5,000	5,000	5,000	30,000

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2020 - 2024

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
3	Limestone wall and concrete apron	Stone	N/A	N/A	Repair broken limestone by Door 1 and repair missing concrete adjacent to apron of North lot	8,000	-	-	-	-	8,000
3	Wall pads in north gym	Padding	N/A	N/A	Add wall padding to remainder of gym	5,000	-	-	-	-	5,000
3	Fans and lighting in south gym	Electrical	Poor	N/A	Replace 1 ceiling fan and solve LED lighting issue.	5,000	-	-	-	-	5,000
3	Lighting in north gym	Electrical	Poor	N/A	Solve LED lighting issue.	5,000	-	-	-	-	5,000
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, replace Jackson st door mullion, replace room 226 door and frame	15,100	-	-	-	-	15,100
4	Doors and frames - various	Wood/Metal	Poor	N/A	Replace band room doors	-	2,000	-	-	-	2,000
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

Subtotal Roosevelt

\$ 504,400 \$ 336,800 \$ 17,000 \$ 17,200 \$ 17,400 \$ 892,800

WILLARD

River Forest School District 90
Long Range Facilities Plan - 1st Draft
Fiscal Years 2020 - 2024

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
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Willard School:

1	Univents, adjacent cabinetry and control system upgrade	Metal	N/A	N/A	Upgrade	408,500	-	-	-	-	408,500
1	Safety - replace classroom keysets	Metal	Good	N/A	Replace all classroom keysets with pushbutton per safety recommendations	6,100	-	-	-	-	6,100
1	Safety - new public address system	Electrical	Poor	N/A	Install new PA system and connect to backup generator per safety recommendations	86,000	-	-	-	-	86,000
1	Safety - additional security cameras	Electrical	Good	N/A	Add interior and exterior cameras	27,000	-	-	-	-	27,000
1	Safety - upgraded lighting	Electrical	Fair	N/A	Upgrade to LED after assessment of lighting coverage	2,000	-	-	-	-	2,000
1	Safety - signage	Metal	N/A	N/A	Install interior and exterior durable, consistent room number signage.	2,000	-	-	-	-	2,000
2	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,500	4,600	4,700	4,800	4,900	23,500
2	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,400	3,500	3,600	3,700	3,800	18,000
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	2,000	2,000	2,000	2,000	28,000
2	Window treatments	Metal	Fair	N/A	Replace as needed in phases	10,000	2,000	2,000	2,000	2,000	18,000
3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys and 2nd floor girls	-	9,000	-	-	-	9,000

River Forest School District 90
Long Range Facilities Plan - 1st Draft
Fiscal Years 2020 - 2024

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
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	2nd floor hallway	VCT	Fair	N/A	Replace VCT	40,000	-	-	-	-	40,000
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
4	Painting	Paint	Fair	N/A	Paint in phases: Year 1 - 2nd floor classrooms, 2nd floor hallway and upper portion of stairway N. Year 2 - 1st floor classrooms, 1st floor hallway, 1st and 2nd floor bathrooms and auditorium	45,000	-	-	-	-	45,000
4	Classroom ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in N2, N3, N7, N8	15,000	-	-	-	-	15,000
4	Hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway	-	-	20,000	-	-	20,000
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	2nd floor locker hardware	Metal	Fair	N/A	Replace as needed	-	4,000	-	-	-	4,000

Subtotal Willard

\$ 698,500 \$ 37,100 \$ 32,300 \$ 25,500 \$ 12,700 \$ 806,100

**ALL BUILDINGS
(BY CATEGORY)**

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2020-2024

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>	
1	L	Roofs 1 and 2 at Admin and 6 and 7 at Lincoln	Mod Bit	Fair	N/A	Replace	-	-	-	-	250,000	250,000	
Subtotal - Roofing							-	-	-	-	250,000	250,000	
2. PLUMBING													
Subtotal - Plumbing							-	-	-	-	-	-	-
3. EXTERIOR CONSTRUCTION													
1	L	Ad Bldg/Supt exterior office door	Wood	Poor	N/A	Replace	-	5,000	-	-	-	5,000	
1	L	Door 10 canopy	Construction	Poor	N/A	Correct deterioration	15,000	-	-	-	-	15,000	
1	L	Safety - additional security cameras	Electrical	Good	N/A	Add interior and exterior cameras	25,000	-	-	-	-	25,000	
1	R	Safety - additional security cameras	Electrical	Good	N/A	Add interior and exterior cameras	10,000	-	-	-	-	10,000	
1	W	Safety - additional security cameras	Electrical	Good	N/A	Add interior and exterior cameras	27,000	-	-	-	-	27,000	
1	L	Safety - upgraded lighting	Electrical	Fair	N/A	Upgrade to LED after assessment of lighting coverage	6,000	-	-	-	-	6,000	
1	R	Safety - upgraded lighting	Electrical	Fair	N/A	Upgrade to LED after assessment of lighting coverage	2,000	-	-	-	-	2,000	
1	W	Safety - upgraded lighting	Electrical	Fair	N/A	Upgrade to LED after assessment of lighting coverage	2,000	-	-	-	-	2,000	
2	R	Windows	Glass	Poor	N/A	Replace where needed	-	300,000	-	-	-	300,000	
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, fascia, cupola - Admin Bldg	Stone	Good	N/A	Scrape, Prime sealer, Paint Every 4 Yrs	15,000	-	-	-	-	15,000	

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2020-2024

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
3	R	Limestone wall and concrete apron	Stone	N/A	N/A	Repair broken limestone by Door 1 and repair missing concrete adjacent to apron of North lot	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>110,000</u>	<u>385,000</u>	<u>75,000</u>	<u>-</u>	<u>-</u>	<u>570,000</u>

4. GROUNDS

1	L	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	10,000	-	-	10,000
1	L	Courtyard drainage	Concrete/ Asphalt/ Landscaping	Poor	N/A	Correct drainage in reading garden and divert towards Franklin	-	-	35,000	-	-	35,000
3	L	Area of Asphalt - Staff parking lot 170x65	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	7,500	-	-	7,500
3	L	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	-	-	7,500	-	-	7,500
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
4	L	Landscaping	Landscaping	Poor	N/A	Replace sod on baseball field	-	-	40,000	-	-	40,000
Subtotal - Grounds							<u>-</u>	<u>-</u>	<u>100,000</u>	<u>13,000</u>	<u>-</u>	<u>113,000</u>

River Forest School District 90
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 Fiscal Years 2020-2024

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5. CLASSROOMS

1	L	Safety - replace classroom keysets	Metal	Good	N/A	Replace all classroom keysets with pushbutton per safety recommendations	5,200	-	-	-	-	5,200
1	L	Auditorium Stage doors - east end and Room 17 exterior doors	Wood/glass/aluminum	Poor	N/A	Replace to match west end with locking doors and mullion and replace for security	12,300	-	-	-	-	12,300
1	L	Safety - signage	Metal	N/A	N/A	Install interior and exterior durable, consistent room number signage.	2,000	-	-	-	-	2,000
1	R	Safety - replace classroom keysets	Metal	Good	N/A	Replace all classroom keysets with pushbutton per safety recommendations	8,000	-	-	-	-	8,000
1	R	Safety - signage	Metal	N/A	N/A	Install interior and exterior durable, consistent room number signage.	4,000	-	-	-	-	4,000
1	W	Safety - replace classroom keysets	Metal	Good	N/A	Replace all classroom keysets with pushbutton per safety recommendations	6,100	-	-	-	-	6,100
1	W	Safety - signage	Metal	N/A	N/A	Install interior and exterior durable, consistent room number signage.	2,000	-	-	-	-	2,000
2	L	Student Desks	Metal	Poor	LIN9062	As needed	2,900	3,000	3,100	3,200	3,300	15,500
2	L	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,500	3,600	3,700	3,800	3,900	18,500
2	L	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	2,000	2,000	2,000	2,000	28,000
2	L	Window treatments	Metal	Fair	N/A	Replace as needed in phases	3,000	3,000	3,000	3,000	3,000	15,000
2	R	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,300	4,400	4,500	4,600	4,700	22,500
2	R	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,300	4,400	4,500	4,600	4,700	22,500
2	R	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	15,000	3,000	3,000	3,000	3,000	27,000
2	R	Window treatments	Metal	Fair	N/A	Replace as needed	10,000	5,000	5,000	5,000	5,000	30,000
2	W	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,500	4,600	4,700	4,800	4,900	23,500

River Forest School District 90
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Fiscal Years 2020-2024

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2019/20	2020/21	2021/22	2022/23	2023/24	Total
2	W	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,400	3,500	3,600	3,700	3,800	18,000
2	W	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	20,000	2,000	2,000	2,000	2,000	28,000
2	W	Window treatments	Metal	Fair	N/A	Replace as needed in phases	10,000	2,000	2,000	2,000	2,000	18,000
4	W	Classroom ceiling, soffits and facia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in N2, N3, N7, N8	15,000	-	-	-	-	15,000
Subtotal - Classrooms							<u>155,500</u>	<u>40,500</u>	<u>41,100</u>	<u>41,700</u>	<u>42,300</u>	<u>321,100</u>

6. MECHANICAL

1	L	Univents, adjacent cabinetry and control system upgrade	Metal	Fair	N/A	Upgrade	227,700	-	-	-	-	227,700
1	L	Safety - new public address system	Electrical	Poor	N/A	Install new PA system and connect to backup generator per safety recommendations	92,000	-	-	-	-	92,000
1	R	Univents, adjacent cabinetry and control system upgrade	Metal	Fair	N/A	Upgrade	361,700	-	-	-	-	361,700
1	R	Safety - upgrade and connect public address system to backup generator	Electrical	Poor	N/A	Upgrade and connect to backup generator per safety recommendations	47,000	-	-	-	-	47,000
1	W	Univents, adjacent cabinetry and control system upgrade	Metal	N/A	N/A	Upgrade	408,500	-	-	-	-	408,500
5	W	Safety - new public address system	Electrical	Poor	N/A	Install new PA system and connect to backup generator per safety recommendations	86,000	-	-	-	-	86,000
Subtotal - Mechanical							<u>1,222,900</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,222,900</u>

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<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
3	L	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	-	6,000	-	-	6,000
3	R	Fans and lighting in south gym	Electrical	Poor	N/A	Replace 1 ceiling fan and solve LED lighting issue.	5,000	-	-	-	-	5,000
3	R	Lighting in north gym	Electrical	Poor	N/A	Solve LED lighting issue.	5,000	-	-	-	-	5,000
3	R	Wall pads in north gym	Padding	N/A	N/A	Add wall padding to remainder of gym	5,000	-	-	-	-	5,000
3	W	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys and 2nd floor girls	-	9,000	-	-	-	9,000
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	2nd floor hallway	VCT	Fair	N/A	Replace VCT	40,000	-	-	-	-	40,000
4	W	Painting	Paint	Fair	N/A	Paint in phases: Year 1 - 2nd floor classrooms, 2nd floor hallway and upper portion of stairway N. Year 2 - 1st floor classrooms, 1st floor hallway, 1st and 2nd floor bathrooms and auditorium	45,000	-	-	-	-	45,000
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	Doors and frames - various	Wood/Metal	Poor	N/A	Repair wood panels on door 1, add hold open to 5th gr side of bridge, replace Jackson st door mullion, replace room 226 door and frame	15,100	-	-	-	-	15,100
4	R	Doors and frames - various	Wood/Metal	Poor	N/A	Replace band room doors	-	2,000	-	-	-	2,000

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2020-2024

<u>Priority</u>	<u>Bldg</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>Total</u>
4	W	Hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway	-	-	20,000	-	-	20,000
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	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
5	W	2nd floor locker hardware	Metal	Fair	N/A	Replace as needed	-	4,000	-	-	-	4,000
Subtotal - Halls and Common Areas							<u>158,100</u>	<u>57,000</u>	<u>26,000</u>	<u>-</u>	<u>-</u>	<u>241,100</u>
Grand Total							<u>\$ 1,646,500</u>	<u>\$ 482,500</u>	<u>\$ 242,100</u>	<u>\$ 54,700</u>	<u>\$ 292,300</u>	<u>\$ 2,718,100</u>
Total Repair/Replace/Preventative							<u>\$ 1,249,900</u>	<u>\$ 475,500</u>	<u>\$ 160,100</u>	<u>\$ 47,700</u>	<u>\$ 285,300</u>	<u>\$ 2,218,500</u>
Total New Improvement							<u>\$ 396,600</u>	<u>\$ 7,000</u>	<u>\$ 82,000</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>	<u>\$ 499,600</u>
Percentage of Grand Total as Repair/Replace/Preventative							<u>75.91%</u>	<u>98.55%</u>	<u>66.13%</u>	<u>87.20%</u>	<u>97.61%</u>	<u>81.62%</u>
Percentage of Grand Total as New Improvement							<u>24.09%</u>	<u>1.45%</u>	<u>33.87%</u>	<u>12.80%</u>	<u>2.39%</u>	<u>18.38%</u>