



**RIVER
FOREST
PUBLIC
SCHOOLS**

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MEMO

To: Board of Education

From: Anthony Cozzi AC

RE: Long Range Facilities Plan – 1st Draft

Date: February 13, 2020

Enclosed please find the first draft of the long-range facilities plan for fiscal years 2021 – 2025. For clarity, fiscal year 2021 is for work that will occur in summer of 2020, 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, specifically the Roosevelt air conditioning project and the window project at all three schools. 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.

The packet normally would begin with a complete listing by category followed by an individual listing for each building. However, due to the fact that the final ten-year life safety resurvey has not been approved by the State at the time of this memo, the plan does not include the bulk of the proposed life safety items except items that were listed on previous years plans, such as the window project and the Lincoln roof project (among a few others) that we fully expect to be approved for life safety funding. Once the resurvey is final, I will include every item on the second draft of the plan and create a listing sorted by category with “Life Safety” shown separately.

Many of the other 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.

Once the second draft is complete, the non-life safety portion of the category listing will be segregated into two subgroups: Repair/Replace/Preventative, which will represent routine projects required for the sustainability of the buildings while taking into account the useful life of a fixed asset; and New Improvement, which will represent an improvement initiative without regard to useful life. Repair/Replace/Preventative will be listed in green, while New Improvement will be listed in orange.

Please call me with any questions or comments.

River Forest School District 90
Long Range Facilities Plan - 1st Draft
Fiscal Years 2021 - 2025

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>Total</u>
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	Windows	Metal	Fair	N/A	New gymnasium windows	30,000	-	-	-	-	30,000
1	Roof 11 repair	Mod Bit	Fair	N/A	Repair deteriorating section	5,000	-	-	-	-	5,000
1	Door 10 canopy	Construction	Poor	N/A	Correct deterioration	15,000	-	-	-	-	15,000
1	Glowforge venting	Construction	N/A	N/A	Vent glowforge directly to exterior through concrete block of STEM room	3,000	-	-	-	-	3,000
1	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Park	3,000	-	-	-	-	3,000
1	Ad Bldg/Supt exterior office door	Wood	Poor	N/A	Replace	-	5,000	-	-	-	5,000
1	Ad Bldg tuckpointing	Masonry	Fair	N/A	Tuckpointing various areas	-	15,000	-	-	-	15,000
1	Courtyard and garage area drainage	Concrete/ Asphalt/ Landscaping	Poor	N/A	Correct drainage in reading garden and divert towards Franklin and garage area towards sewer	-	40,000	-	-	-	40,000
1	Flagpole	Metal	Poor	N/A	Replace and relocate from reading garden	-	5,000	-	-	-	5,000
2	Student Desks	Metal	Poor	LIN9062	As needed	3,000	3,100	3,200	3,300	3,400	16,000

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2	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,600	3,700	3,800	3,900	4,000	19,000
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed	2,000	2,000	2,000	2,000	2,000	10,000
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
4	Landscaping	Landscaping	Poor	N/A	Replace sod on baseball field	-	40,000	-	-	-	40,000
5	Door mullions	Metal	Poor	N/A	Replace mullions on Franklin and Park entrances	2,500	-	-	-	-	2,500
5	Upgraded lighting	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures, basement, boiler room and gym storage	-	8,000	-	-	-	8,000
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	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	-	-	10,000	10,000
5	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	-	-	12,000	12,000
Subtotal Lincoln/Admin						<u>\$ 70,100</u>	<u>\$ 220,800</u>	<u>\$ 12,000</u>	<u>\$ 262,200</u>	<u>\$ 34,400</u>	<u>\$ 599,500</u>

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Roosevelt School:											
1	Air conditioning	Electrical	N/A	N/A	Create a cooling plant	1,589,000	-	-	-	-	1,589,000
1	South gym interior tuckpointing	Masonry	Fair	N/A	Tuckpointing various areas	-	15,000	-	-	-	15,000
2	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,400	4,500	4,600	4,700	4,800	23,000
2	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,400	4,500	4,600	4,700	4,800	23,000
2	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	3,000	3,000	3,000	3,000	3,000	15,000
2	Windows	Glass	Poor	N/A	Replace where needed	300,000	-	-	-	-	300,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	5,000	5,000	5,000	5,000	5,000	25,000
3	Band room storage	Wood	N/A	N/A	Install additional instrument cubbies	8,000	-	-	-	-	8,000
3	Tech office storage	Wood	Fair	N/A	Remove and replace with storage shelf	2,000	-	-	-	-	2,000
3	North gym painting	Paint	N/A	N/A	Paint west wall where new banners located in yr 1, remainder in yr 2	3,000	17,000	-	-	-	20,000
3	Hallway painting	Paint	N/A	N/A	Paint hallways in phases	-	5,000	5,000	5,000	5,000	20,000
4	Handicapped accessibility for bathrooms	Electrical	N/A	N/A	Add ADA door openers in 8th grade boys/girls and north gym boys/girls	14,000	-	-	-	-	14,000

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4	Doors and frames - various	Wood/Metal	Poor	N/A	Replace band room doors and add electronic hold open devices to mpr hallway, jackson hallway 1st and 2nd floors and oak hallway	-	12,000	-	-	-	12,000
5	MPR hallway from stairs to security gate.	Tile	Fair	N/A	Replace VCT	-	12,000	-	-	-	12,000

Subtotal Roosevelt

\$ 343,800 \$ 63,000 \$ 22,200 \$ 22,400 \$ 22,600 \$ 474,000

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Willard School:											
1	LLC carpet	Carpeting	Fair	N/A	Remove 36 sq ft of carpet by LLC door 5 and replace with VCT due to leaks. Also, stretch carpet on seams to reduce gaps	1,000	-	-	-	-	1,000
1	Windows	Metal	Fair	N/A	New gymnasium windows on south wall	6,000	-	-	-	-	6,000
1	Rubberized surface	Wood	Fair	N/A	Replace wood chips with rubberized mulch in PK playground	5,000	-	-	-	-	5,000
1	Painting	Paint	Fair	N/A	Paint exterior fascia in PK playground.	2,000	-	-	-	-	2,000
1	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Ashland	3,000	-	-	-	-	3,000
1	ADA ramp railing	Metal	Poor	N/A	Replace section of broken railing	3,000	-	-	-	-	3,000
1	Gutter drainage										
2	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,600	4,700	4,800	4,900	5,000	24,000
2	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,500	3,600	3,700	3,800	3,900	18,500
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	2,000	2,000	2,000	2,000	2,000	10,000
2	Window treatments	Metal	Fair	N/A	Replace as needed in phases	2,000	2,000	2,000	2,000	2,000	10,000
3	Janitorial closet	Metal	Poor	N/A	Replace slop drain assembly	-	-	4,000	-	-	4,000

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3	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys and 2nd floor girls	-	-	9,000	-	-	9,000
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	Hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway	-	-	-	-	8,000	8,000
5	2nd floor locker hardware	Metal	Fair	N/A	Replace as needed	4,000	-	-	-	-	4,000
5	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	-	-	-	12,000	12,000
Subtotal Willard						<u>\$ 16,100</u>	<u>\$ 12,300</u>	<u>\$ 38,500</u>	<u>\$ 12,700</u>	<u>\$ 32,900</u>	<u>\$ 112,500</u>