



River Trails

SCHOOL DISTRICT 26

2026 Building Updates



PRAIRIE TRAILS SCHOOL



EUCLID ELEMENTARY



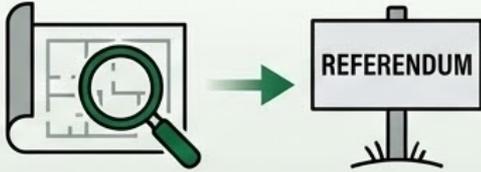
INDIAN GROVE ELEMENTARY



RIVER TRAILS MIDDLE SCHOOL

Questions to Contemplate

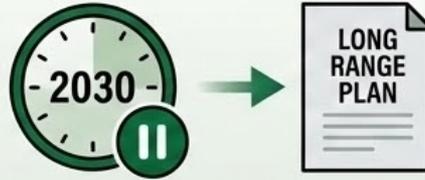
Building Assessment



Move forward with building assessment to determine preliminary cost levels?

Leads to a referendum to remodel the middle school.

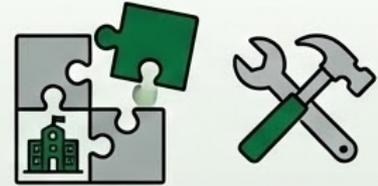
Pause Major Renovations



Pause major renovations, create long-range maintenance plan?

Revisit in 2030 when the district can sell more bonds.

Refresh in Pieces



Refresh the middle school in pieces?

Renovate high priority items, funded by the District.

Today's Perspective: Macro View



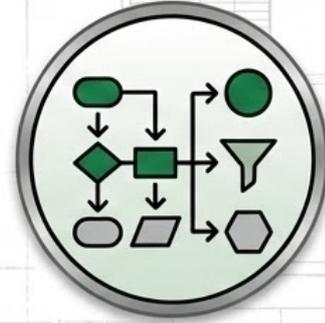
District-Wide Snapshot

This is a high level assessment of our current building health and facility life cycles



Rough Estimates

Initial cost estimates for prioritizations, not final bidding estimates.



Prioritization Logic

Identifying “must haves” and “nice to haves” to align with the District’s direction. There are many items that are “nice to haves” that could be updated that we will not address tonight.



The Path Forward: The Micro View

Once a direction is selected, we will “Zoom In” to provide:



- Detailed architectural and engineering cost breakdowns.
- Timelines and key milestones

Goal for Tonight

Tonight is about picking a path. Once we decide on a direction, we will come back to you with the specific details, exact budgets, and a calendar.



Types of Projects and Priority Levels



Safety Compliance Projects: Mandated safety compliance projects needing to be completed with take priority over all other projects



Capital Maintenance Projects: Essential projects identified to maintain existing conditions and operations scheduled for completion resulting in less equipment breakdowns and impact on our student population



Capital Improvement Projects: Projects identified to enhance current conditions and/or programs



Types of Projects and Priority Levels

Priority 1	Critical/Emergency	Legal, life safety, immediate threats to operations 
Priority 2	Mandatory/High Risk	Assets at the end of their useful life . Failure is imminent and will cause collateral damage or downtime 
Priority 3	Necessary/Routine	Item still works , but efficiency is dropping and maintenance costs are spiking 
Priority 4	Recommended/Adaptive	Improvements that lower operating costs, improve productivity 
Priority 5	Discretionary/Nice to Have	Aesthetic or non-functional upgrades 



Prairie Trails School

HISTORICAL FOUNDATION & GROWTH



1965: ORIGINAL SCHOOL BUILT



1965:
ORIGINAL
SCHOOL BUILT

1966-1976:
PARK VIEW
SCHOOL ERA

2017:
PARK VIEW
REOPENS AT
PRAIRIE TRAILS

RECENT UPDATES & MODERNIZATION



2021: REMODELED WITH NEW ROOF

2021: SOLAR ADDED (NET-ZERO BUILDING)

2021: PERMEABLE PAVERS ADDED

CURRENT SCHOOL SNAPSHOT



28,640 SQ. FT. + 4,500
SQ. FT. WAREHOUSE



11.5 ACRES OF LAND



172 STUDENTS SERVED



Prairie Trails School



RTSD26



Prairie Trails School

Component	Rough Costs	Notes
Priority 1	\$50,000	Playground design and practicality
Priority 2	\$15,000	Warehouse windows
Priority 3	\$0	
Priority 4	\$0	
Priority 5	\$85,000	Door hardware, flooring and bathrooms
TOTAL	\$150,000	



Euclid Elementary

HISTORICAL FOUNDATION & GROWTH



ADDITIONS:
1962, 1991,
and 2002

RECENT UPDATES & MODERNIZATION



**PERMEABLE
PAVERS ADDED**
(2019)



**ROOF &
SOCCER PITCH**
(2023)



REMODELED
(Summer 2024)



SOLAR ADDED
(2026)

CURRENT SCHOOL SNAPSHOT



56,819
SQ. FT.

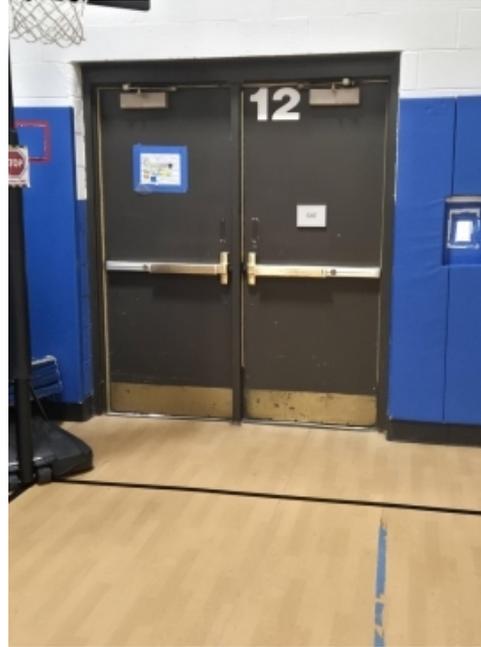


8.5
ACRES



354
STUDENTS SERVED
(includes 26 ecdec
students)

Euclid Elementary



RTSD26



Euclid Elementary

Component	Rough Costs	Notes
Priority 1	\$0	
Priority 2	\$0	
Priority 3	\$40,000	Exterior doors
Priority 4	\$140,000	Breezeways
Priority 5	\$240,000	Bathrooms, flooring and paint
TOTAL	\$420,000	



Indian Grove Elementary

HISTORICAL FOUNDATION & GROWTH



ADDITIONS:
1965, 1970, 1991, 1993,
2002, and 2012

RECENT UPDATES & MODERNIZATION



**ROOF
REPLACED**
(2024)



REMODELED
(Summer 2025)



REMODELED
(Summer 2025)



SOLAR ADDED
(2026)

CURRENT SCHOOL SNAPSHOT



54,182
SQ. FT.



9.0
ACRES



406
STUDENTS
SERVED

Indian Grove Elementary



RTSD26



Indian Grove Elementary

Component	Rough Costs	Notes
Priority 1	\$0	
Priority 2	\$0	
Priority 3	\$240,000	Exterior doors, bus lane
Priority 4	\$390,000	Breezeways and parking lot
Priority 5	\$225,000	Bathrooms, flooring and paint
TOTAL	\$855,000	



River Trails Middle School

HISTORICAL FOUNDATION & GROWTH



KEY RENOVATIONS & SUSTAINABILITY



ROOF REPLACED
(2004)



OFFICE & STEM RENOVATED
(2014)



PERMEABLE PAVERS ADDED
(2023)
- East & South Drives

CURRENT SCHOOL SNAPSHOT



108,795
SQ. FT.



12.88
ACRES



526
STUDENTS SERVED

ADDITIONS:



1968



1971



1991



2000



River Trails Middle School



River Trails Middle School



RTSD26



River Trails Middle School

SITE WORK



- ✓ Back parking lot needs repair

BUILDING EXTERIOR



ROOF

- ✓ 20 year life expectancy
- ✓ Replaced in 2004



EXTERIOR DOORS

- ✓ 30 year life expectancy
- ✓ Replaced in 2001



River Trails Middle School

BUILDING INTERIOR



MAIN GYM

FLOOR & BLEACHERS
ORIGINAL (30-40 YEAR
LIFE EXPECTANCY)



SMALL GYM (2000 ADDITION)

FLOORING INSTALLED IN 2006
(20 YEAR LIFE EXPECTANCY)



LIGHTING & CORRIDORS

CLASSROOM UPDATES IN 2012
CORRIDORS NOT UPDATED
(20 YEAR LIFE EXPECTANCY)



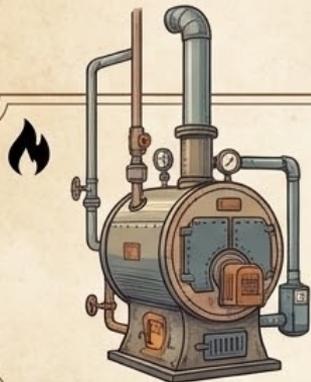
KITCHEN

UPDATED FLOORING &
COOLERS IN 2016



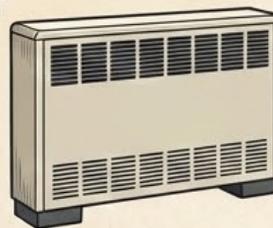
River Trails Middle School

BUILDING SYSTEMS



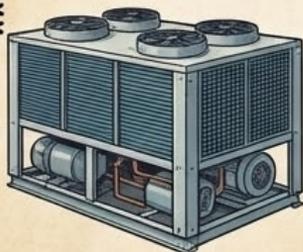
BOILER SYSTEM

30 YEAR LIFE EXPECTANCY
REPLACED IN 1971



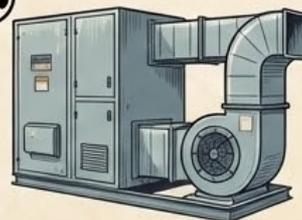
CLASSROOM UNIVENTS

15 YEAR LIFE EXPECTANCY
INSTALLED IN 2000



BUILDING CHILLER

20 YEAR LIFE
EXPECTANCY
INSTALLED IN 2006



GYM AIR HANDLING UNITS

30 YEAR LIFE
EXPECTANCY
ORIGINAL FROM 1964
OR 1990



River Trails Middle School

Component	Rough Costs	Notes
Priority 1	\$0	
Priority 2	\$0	
Priority 3	\$25,000	Exterior doors
Priority 4	\$6,440,000	Roof, exterior doors, re-pointing, parking lot, replace HVAC systems "like-kind"
Priority 5	\$1,882,500	Flooring, lighting, ceilings, door hardware and painting
TOTAL	\$8,347,500	

Priority 4 Breakdown

Component	Rough Costs	Notes
Roof	\$4,500,000	Replace the entire roof and increase insulation and parapet walls
Exterior Doors	\$25,000	Replace exterior doors
Re-Pointing	\$25,000	Tuckpointing update around the building
Back Parking Lot	\$40,000	Replace blacktop in back of school
HVAC	\$1,850,000	Replace boiler, HVAC and chiller
TOTAL	\$6,440,000	



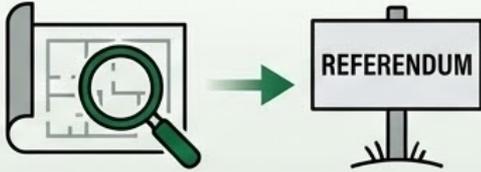
District Totals

Component	Rough Costs	Notes
Priority 1	\$50,000	Playground design and practicality
Priority 2	\$15,000	Windows
Priority 3	\$305,000	Exterior doors, bus lane
Priority 4	\$6,970,000	Roof, exterior doors, re-pointing, parking lots, replace HVAC systems "like-kind"
Priority 5	\$2,432,500	Flooring, lighting, ceilings, door hardware, bathrooms, painting
TOTAL	\$9,772,500	



Questions to Contemplate

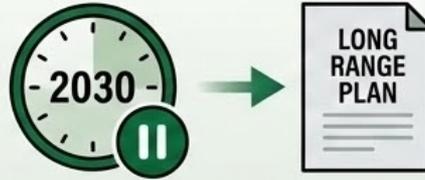
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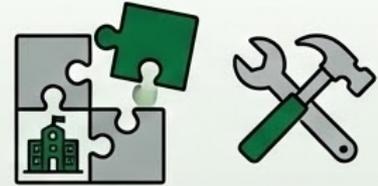
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Pause major renovations, create long-range maintenance plan?

Revisit in 2030 when the district can sell more bonds.

Refresh in Pieces



Refresh the middle school in pieces?

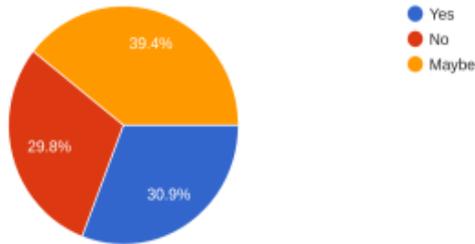
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Supporting Information

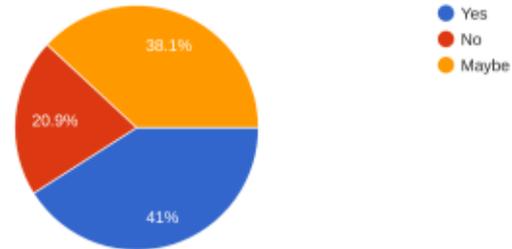
Community

Parents

Knowing that 3 of our 4 school buildings have been updated without a referendum, would you support a future tax referendum if upgrades are needed to ensure the school remain safe and functional for students?
94 responses



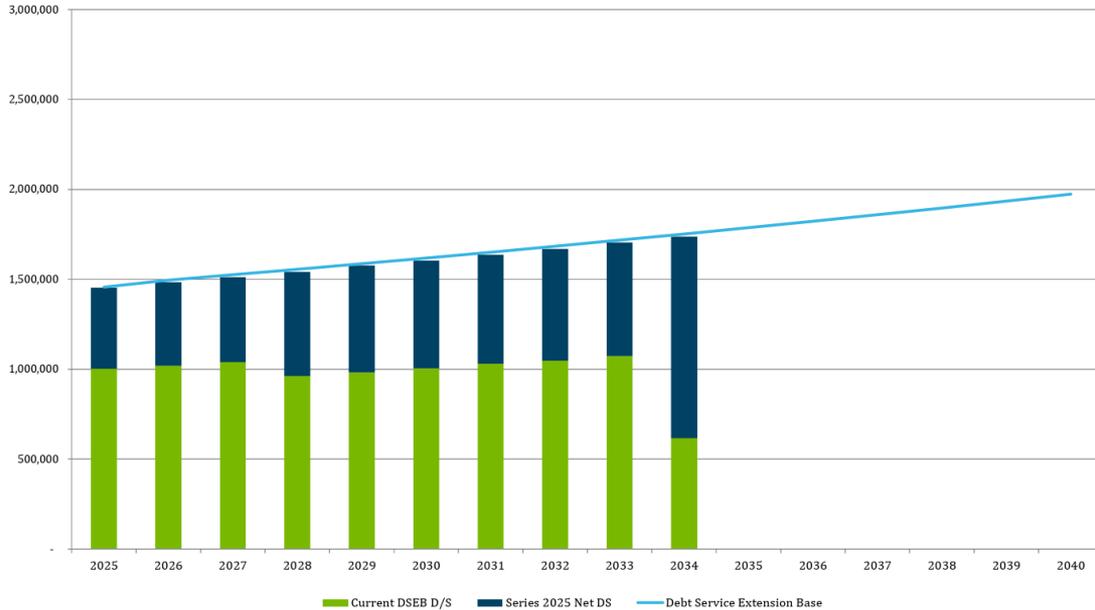
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139 responses



Supporting Information Continued

School District Number 26 (River Trails)

Outstanding and Proposed Debt by Type
 2025 10YR MAX DSEB Bonds



Cook County School District No. 26 (River Trails)				
Series 2024 and 2025 - \$20M Total Proceeds				
Year Ending (6/30)	Existing DS	Existing Series 2024	New Series 2025B	Total Debt Service
2023	451,840	-	-	451,840
2024	518,127	-	-	518,127
2025	519,257	730,753	-	1,250,011
2026	520,179	728,500	741,817	1,990,496
2027	515,038	728,125	738,900	1,982,063
2028	518,931	731,875	738,525	1,989,331
2029	522,819	729,750	742,275	1,994,844
2030	526,700	731,750	740,150	1,998,600
2031	530,569	727,875	742,150	2,000,594
2032	-	728,125	738,275	1,466,400
2033	-	732,250	738,525	1,470,775
2034	-	730,250	742,650	1,472,900
2035	-	732,125	740,650	1,472,775
2036	-	727,875	742,525	1,470,400
2037	-	727,500	738,275	1,465,775
2038	-	730,750	737,900	1,468,650
2039	-	727,625	741,150	1,468,775
2040	-	728,125	738,025	1,466,150
2041	-	730,300	697,450	1,427,750
2042	-	729,400	696,625	1,426,025
2043	-	732,400	696,625	1,429,025
2044	-	729,300	695,125	1,424,425
2045	-	-	697,000	697,000
2046	-	-	-	-
TOTAL	\$4,623,460	\$14,594,653	\$14,584,617	\$33,802,730
Dated Date		03/20/24	03/05/25	
All In True Interest Cost		3.941%	4.186%	4.062%
Proceeds		\$10,000,000	\$9,805,281	\$19,805,281

*Series 2025B rates as of February 20, 2025 pricing.



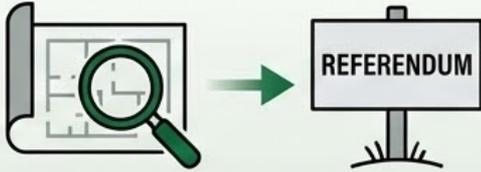
Supporting Information Continued

Year	RTMS Maintenance Costs
2025-26 Budget	\$157,310
2025-26	\$162,744
2024-25	\$113,040
2023-24	\$75,995
2022-23	\$89,033
2021-22	\$53,392



Questions to Contemplate

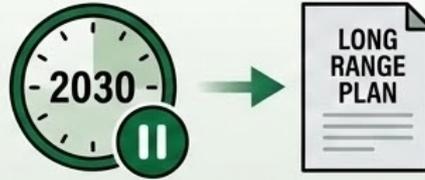
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