



**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

Date: February 10, 2021

Enclosed please find the first draft of the long-range facilities plan for fiscal years 2022 – 2026. For clarity, fiscal year 2022 is for work that will occur in summer of 2021, 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 any remaining smaller items. 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 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. You should also notice that the remainder of our State-approved Life Safety projects are listed as its own category (shown in light blue).

The non-Life Safety items have been segregated into two groups: Repair/Replace/Preventative (shown in light green), 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 (shown in orange), which represents an improvement initiative without regard to useful life.

Please call me with any questions or comments.

LINCOLN/ADMIN

River Forest School District 90
 Long Range Facilities Plan - 1st Draft
 Fiscal Years 2022 - 2026

<u>Priority</u>	<u>Improvement</u>	<u>Material</u>	<u>Condition</u>	<u>Pict/ ID</u>	<u>Recommendation</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>Total</u>
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Lincoln School/Admin Bldg:

1	Install new 2-hour, self closing doors and frames		Life Safety approved		Install new 2-hour, self closing doors and frames.	-	-	14,960	-	-	14,960
1	Install new sinks and faucets		Life Safety approved		Install new sinks and faucets.	-	-	1,300	-	-	1,300
1	Enclose piping in metal cover		Life Safety approved		Enclose piping in metal cover.	400	-	-	-	-	400
1	Repair the crack in the masonry wall		Life Safety approved		Repair the crack in the masonry wall.	-	-	300	-	-	300
1	Replace egress door, frame and hardware		Life Safety approved		Replace egress door, frame and hardware.	-	-	23,286	-	-	23,286
1	Replace doors, frames and hardware		Life Safety approved		Replace doors, frames and hardware.	-	-	41,140	-	-	41,140
1	Replace fin tube covers		Life Safety approved		Replace fin tube covers.	250	-	-	-	-	250
1	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F		Life Safety approved		Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F.	-	-	25,200	-	-	25,200
1	Re-swing the door in the opposite direction and replace the frame and hardware		Life Safety approved		Re-swing the door in the opposite direction and replace the frame and hardware.	-	-	14,960	-	-	14,960
1	Replace existing slop sink and faucet		Life Safety approved		Replace existing slop sink and faucet.	-	-	2,750	-	-	2,750

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1	Install new lighting fixtures.		Life Safety approved		Install new lighting fixtures.	-	-	3,396	-	-	3,396
1	Relocate the main shutoff switch.		Life Safety approved		Relocate the main shutoff switch.	50,000	-	-	-	-	50,000
1	Replace the hot water boiler units servicing the school as it is over 30 years old.		Life Safety approved		Replace the hot water boiler units servicing the school as it is over 30 years old.	-	-	192,422	-	-	192,422
1	Repair floor slab.		Life Safety approved		Repair floor slab.	-	-	900	-	-	900
1	Install new interior drain tile, sump pump and floor drains to alleviate water infiltration.		Life Safety approved		Install new interior drain tile, sump pump and floor drains to alleviate water infiltration.	-	-	18,329	-	-	18,329
1	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.		Life Safety approved		Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.	-	-	24,850	-	-	24,850
1	Remove and replace the panel sealants and connectors		Life Safety approved		Remove and replace the panel sealants and connectors	-	-	14,775	-	-	14,775
1	Replace stone cap.		Life Safety approved		Replace stone cap.	-	-	8,600	-	-	8,600
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	-	-	16,548	-	-	16,548
1	Replace gutter.		Life Safety approved		Replace gutter.	-	-	350	-	-	350

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1	Replace and paint lintel.		Life Safety approved		Replace and paint lintel.	-	-	5,000	-	-	5,000
1	Replace louver.		Life Safety approved		Replace louver.	-	-	250	-	-	250
1	Replace the fire alarm control panel.		Life Safety approved		Replace the fire alarm control panel.	-	-	20,000	-	-	20,000
1	Roofs 1 and 2 at Admin and 6 and 7 at Lincoln	Mod Bit	Fair	N/A	Replace	-	-	250,000	-	-	250,000
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	HVAC installation	Mechanical	N/A	N/A	Installed new throughout	1,217,350	-	-	-	-	1,217,350
1	Boiler pumps and ductwork	Mechanical	N/A	N/A	Replace boiler pumps and ductwork damaged over time by flooding	23,900	-	-	-	-	23,900

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1	Block windows	Glass	N/A	N/A	Fill in ground casement windows leading into boiler room to prevent flooding	2,000	-	-	-	-	2,000
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	3,100	3,200	3,300	3,400	3,400	16,400
2	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,700	3,800	3,900	4,000	4,000	19,400
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
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 plus main entrance bike rack	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	8,500	-	-	-	9,000	17,500
3	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	7,500	-	-	-	8,000	15,500

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3	Bike racks	Metal	Poor	N/A	Replace with new on playground. Add new at main entrance	3,800	-	-	-	-	3,800
3	Rubberized stair surface	Rubber	Fair	N/A	Replace with new	-	-	15,000	-	-	15,000
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
4	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
5	Upgraded lighting	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures, basement and boiler room	-	-	4,000	-	-	4,000
5	Main entrance and door 8 canopies	Construction	Good	N/A	Extend main entrance canopy and door 8 canopy to cover walk to play area for protection from weather	-	-	-	-	125,000	125,000
5	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	10,000	-	-	10,000

Subtotal Lincoln/Admin

\$ 1,333,500 \$ 26,000 \$ 851,516 \$ 20,400 \$ 162,400 \$ 2,393,816

Subtotal Life Safety

\$ 50,650 \$ - \$ 429,316 \$ - \$ - \$ 479,966

Subtotal Operations and Maintenance

\$ 1,282,850 \$ 26,000 \$ 422,200 \$ 20,400 \$ 162,400 \$ 1,913,850

ROOSEVELT

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Roosevelt School:

1	Remove doors and frames and replace with 2 hour, self closing doors and frames.		Life Safety approved		Remove doors and frames and replace with 2 hour, self closing doors and frames.	-	37,400	-	-	-	37,400
1	Replace existing slop sink and faucet.		Life Safety approved		Replace existing slop sink and faucet.	-	2,750	-	-	-	2,750
1	Repair the cracks in wall.		Life Safety approved		Repair the cracks in wall.	-	600	-	-	-	600
1	Replace door,s frames and hardware		Life Safety approved		Replace door,s frames and hardware	-	34,902	-	-	-	34,902
1	Replace VCT floor tiles		Life Safety approved		Replace VCT floor tiles	-	1,828	-	-	-	1,828
1	Replace doors, frames and hardware		Life Safety approved		Replace doors, frames and hardware	-	149,600	-	-	-	149,600
1	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F.		Life Safety approved		Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F.	-	26,040	-	-	-	26,040
1	Remove the existing doors and re-swing in the correct direction for egress.		Life Safety approved		Remove the existing doors and re-swing in the correct direction for egress.	-	11,220	-	-	-	11,220
1	Install new lighting fixtures		Life Safety approved		Install new lighting fixtures	-	31,485	-	-	-	31,485
1	Install a ventilation system for the room.		Life Safety approved		Install a ventilation system for the room.	-	10,593	-	-	-	10,593

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1	Repair floor slab		Life Safety approved		Repair floor slab	-	7,200	-	-	-	7,200
1	Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab.		Life Safety approved		Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab.	-	-	164,780	-	-	164,780
1	Replace ceramic floor tiles		Life Safety approved		Replace ceramic floor tiles	-	3,811	-	-	-	3,811
1	Replace the LULA elevator.		Life Safety approved		Replace the LULA elevator.	-	-	52,000	-	-	52,000
1	Replace support legs.		Life Safety approved		Replace support legs.	-	1,400	-	-	-	1,400
1	Install strobe.		Life Safety approved		Install strobe.	-	-	4,728	-	-	4,728
1	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.		Life Safety approved		Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.	-	17,500	-	-	-	17,500
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	-	-	6,850	-	-	6,850
1	Tuckpoint masonry		Life Safety approved		Tuckpoint masonry	-	4,900	-	-	-	4,900
1	Repair and replace stone		Life Safety approved		Repair and replace stone	-	15,000	-	-	-	15,000
1	Install new strobe		Life Safety approved		Install new strobe	-	-	4,728	-	-	4,728
1	Tuckpoint stone sill		Life Safety approved		Tuckpoint stone sill	-	2,500	-	-	-	2,500

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1	Secure and seal coping		Life Safety approved		Secure and seal coping	-	1,250	-	-	-	1,250
1	Replace sprinkler box.		Life Safety approved		Replace sprinkler box.	-	400	-	-	-	400
1	Replace the fire alarm control panel.		Life Safety approved		Replace the fire alarm control panel.	-	-	20,000	-	-	20,000
1	Install sealant		Life Safety approved		Install sealant	-	200	-	-	-	200
1	Replace door latch		Life Safety approved		Replace door latch	-	200	-	-	-	200
2	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,500	4,600	4,700	4,800	4,800	23,400
2	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,500	4,600	4,700	4,800	4,800	23,400
2	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
2	Window treatments	Metal	Fair	N/A	Replace as needed	5,000	5,000	5,000	5,000	5,000	25,000
2	Wall damage and downspout	Drywall/Plaster	Poor	N/A	Repair wall damage in Room 113 and add potential downspout	5,000	-	-	-	-	5,000
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	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in north gym boys/girls	-	-	6,000	-	-	6,000
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	-	10,000	10,000	-	-	20,000

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4	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	20,000	-	-	20,000
5	MPR hallway from stairs to security gate.	Tile	Fair	N/A	Replace VCT	-	12,000	-	-	-	12,000
Subtotal Roosevelt						<u>\$ 29,000</u>	<u>\$ 419,979</u>	<u>\$ 330,486</u>	<u>\$ 24,600</u>	<u>\$ 24,600</u>	<u>\$ 828,665</u>
Subtotal Life Safety						<u>\$ -</u>	<u>\$ 360,779</u>	<u>\$ 253,086</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 613,865</u>
Subtotal Operations and Maintenance						<u>\$ 29,000</u>	<u>\$ 59,200</u>	<u>\$ 77,400</u>	<u>\$ 24,600</u>	<u>\$ 24,600</u>	<u>\$ 214,800</u>

WILLARD

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Willard School:

1	Enclose piping in metal cover.		Life Safety approved		Enclose piping in metal cover.	800	-	-	-	-	800
1	Repair the cracks in wall.		Life Safety approved		Repair the cracks in wall.	-	900	-	-	-	900
1	Replace egress doors, frames and hardware.		Life Safety approved		Replace egress doors, frames and hardware.	-	23,286	-	-	-	23,286
1	Replace doors, frames and hardware.		Life Safety approved		Replace doors, frames and hardware.	-	59,840	-	-	-	59,840
1	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F.		Life Safety approved		Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F.	-	16,800	-	-	-	16,800
1	Replace existing slop sink and faucet.		Life Safety approved		Replace existing slop sink and faucet.	-	5,500	-	-	-	5,500
1	Install new lighting fixtures		Life Safety approved		Install new lighting fixtures	-	31,696	-	-	-	31,696
1	Replace countertop.		Life Safety approved		Replace countertop.	-	2,000	-	-	-	2,000
1	Remove the burners and replace the countertop and sink.		Life Safety approved		Remove the burners and replace the countertop and sink.	-	2,450	-	-	-	2,450
1	Replace unit heater		Life Safety approved		Replace unit heater	3,500	-	-	-	-	3,500

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1	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.		Life Safety approved		Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity.	-	14,000	-	-	-	14,000
1	Replace siding and sealant.		Life Safety approved		Replace siding and sealant.	-	1,500	-	-	-	1,500
1	Replace exterior fire alarm strobe lights.		Life Safety approved		Replace exterior fire alarm strobe lights.	-	-	3,425	-	-	3,425
1	Install new railing and repair concrete.		Life Safety approved		Install new railing and repair concrete.	-	4,470	-	-	-	4,470
1	Tuckpoint masonry		Life Safety approved		Tuckpoint masonry	-	43,750	-	-	-	43,750
1	Repair and repaint the lintel.		Life Safety approved		Repair and repaint the lintel.	-	3,500	-	-	-	3,500
1	Repair and replace stone		Life Safety approved		Repair and replace stone	-	7,500	-	-	-	7,500
1	Install new stobe		Life Safety approved		Install new stobe	-	-	7,092	-	-	7,092
1	Install new underside of fascia.		Life Safety approved		Install new underside of fascia.	-	650	-	-	-	650
1	Remove the coping sealant and install new coping sealant.		Life Safety approved		Remove the coping sealant and install new coping sealant.	-	1,250	-	-	-	1,250
1	Tuckpoint stone sill		Life Safety approved		Tuckpoint stone sill	-	1,250	-	-	-	1,250

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1	Replace the fire alarm control panel.		Life Safety approved		Replace the fire alarm control panel.	-	-	20,000	-	-	20,000
1	Re-build stairs to provide proper pitch.		Life Safety approved		Re-build stairs to provide proper pitch.	-	16,555	-	-	-	16,555
1	HVAC installation	Mechanical	N/A	N/A	Installed new throughout	1,123,700	-	-	-	-	1,123,700
1	Tuckpoint stone	Concrete	N/A	N/A	Tuckpoint stone at Door 1 Exterior ntrance	-	1,000	-	-	-	1,000
1	Exterior door frame	Metal	Fair	N/A	Replace section of deteriorated frame at Door 1 Exterior Entrance	-	3,000	-	-	-	3,000
1	Attic hallway drywall	Construction	Fair	N/A	Replace section of water damaged drywall in attic hallway after exterior tuckpointing is complete	-	2,000	-	-	-	2,000
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 facia 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

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2	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,700	4,800	4,900	5,000	5,000	24,400
2	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,600	3,700	3,800	3,900	3,900	18,900
2	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
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	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	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
4	Auditorium stage	Wood	Fair	N/A	Strip and refinish stage floor	-	-	7,000	-	-	7,000
4	2nd floor hallway flooring	VCT	Fair	N/A	Replace 2nd floor hallway tile	-	-	10,000	-	-	10,000
4	Entranceway carpet tile	Carpeting	Fair	N/A	Replace carpet tile where needed by Doors 1 and 4	-	-	3,000	-	-	3,000
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

Subtotal Willard

\$ 1,148,300 \$ 299,397 \$ 91,217 \$ 20,900 \$ 20,900 \$ 1,580,714

Subtotal Life Safety

\$ 4,300 \$ 236,897 \$ 30,517 \$ - \$ - \$ 271,714

Subtotal Operations and Maintenance

\$ 1,144,000 \$ 62,500 \$ 60,700 \$ 20,900 \$ 20,900 \$ 1,309,000

**ALL BUILDINGS
(BY CATEGORY)**

River Forest School District 90
 Long Range Facilities Plan First Draft- Sorted by Category
 Fiscal Years 2022-2026

Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2021/22	2022/23	2023/24	2024/25	2025/26	Total
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1. LIFE SAFETY

1	L	Install new 2-hour, self closing doors and frames				Install new 2-hour, self closing doors and frames	-	-	14,960	-	-	14,960
1	L	Install new sinks and faucets				Install new sinks and faucets	-	-	1,300	-	-	1,300
1	L	Enclose piping in metal cover				Enclose piping in metal cover	400	-	-	-	-	400
1	L	Repair the crack in the masonry wall				Repair the crack in the masonry wall	-	-	300	-	-	300
1	L	Replace egress door, frame and hardware				Replace egress door, frame and hardware	-	-	23,286	-	-	23,286
1	L	Replace doors, frames and hardware				Replace doors, frames and hardware	-	-	41,140	-	-	41,140
1	L	Replace fin tube covers				Replace fin tube covers	250	-	-	-	-	250
1	L	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F				Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F	-	-	25,200	-	-	25,200
1	L	Re-swing the door in the opposite direction and replace the frame and hardware				Re-swing the door in the opposite direction and replace the frame and hardware	-	-	14,960	-	-	14,960
1	L	Replace existing slop sink and faucet				Replace existing slop sink and faucet	-	-	2,750	-	-	2,750
1	L	Install new lighting fixtures				Install new lighting fixtures	-	-	3,396	-	-	3,396
1	L	Relocate the main shutoff switch				Relocate the main shutoff switch	50,000	-	-	-	-	50,000
1	L	Replace the hot water boiler units servicing the school as it is over 30 years old				Replace the hot water boiler units servicing the school as it is over 30 years old	-	-	192,422	-	-	192,422
1	L	Repair floor slab				Repair floor slab	-	-	900	-	-	900

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1	L	Install new interior drain tile, sump pump and floor drains to alleviate water infiltration				Install new interior drain tile, sump pump and floor drains to alleviate water infiltration	-	-	18,329	-	-	18,329
1	L	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity				Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity	-	-	24,850	-	-	24,850
1	L	Remove and replace the panel sealants and connectors				Remove and replace the panel sealants and connectors	-	-	14,775	-	-	14,775
1	L	Replace stone cap				Replace stone cap	-	-	8,600	-	-	8,600
1	L	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	-	-	16,548	-	-	16,548
1	L	Replace gutter				Replace gutter	-	-	350	-	-	350
1	L	Replace and paint lintel				Replace and paint lintel	-	-	5,000	-	-	5,000
1	L	Replace louver				Replace louver	-	-	250	-	-	250
1	L	Replace the fire alarm control panel				Replace the fire alarm control panel	-	-	20,000	-	-	20,000
1	R	Remove doors and frames and replace with 2 hour, self closing doors and frames				Remove doors and frames and replace with 2 hour, self closing doors and frames	-	37,400	-	-	-	37,400
1	R	Replace existing slop sink and faucet				Replace existing slop sink and faucet	-	2,750	-	-	-	2,750
1	R	Repair the cracks in wall				Repair the cracks in wall	-	600	-	-	-	600
1	R	Replace doors, frames and hardware				Replace doors, frames and hardware	-	34,902	-	-	-	34,902
1	R	Replace VCT floor tiles				Replace VCT floor tiles	-	1,828	-	-	-	1,828
1	R	Replace doors, frames and hardware				Replace doors, frames and hardware	-	149,600	-	-	-	149,600

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1	R	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F				Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F	-	26,040	-	-	-	26,040
1	R	Remove the existing doors and re-swing in the correct direction for egress				Remove the existing doors and re-swing in the correct direction for egress	-	11,220	-	-	-	11,220
1	R	Install new lighting fixtures				Install new lighting fixtures	-	31,485	-	-	-	31,485
1	R	Install a ventilation system for the room				Install a ventilation system for the room	-	10,593	-	-	-	10,593
1	R	Repair floor slab				Repair floor slab	-	7,200	-	-	-	7,200
1	R	Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab				Remove the existing concrete floor and install new interior drain tile and floor drains to alleviate water infiltration and replace concrete slab	-	-	164,780	-	-	164,780
1	R	Replace ceramic floor tiles				Replace ceramic floor tiles	-	3,811	-	-	-	3,811
1	R	Replace the LULA elevator				Replace the LULA elevator	-	-	52,000	-	-	52,000
1	R	Replace support legs				Replace support legs	-	1,400	-	-	-	1,400
1	R	Install strobe				Install strobe	-	-	4,728	-	-	4,728
1	R	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity				Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity	-	17,500	-	-	-	17,500
1	R	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	-	-	6,850	-	-	6,850
1	R	Tuckpoint masonry				Tuckpoint masonry	-	4,900	-	-	-	4,900

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1	R	Repair and replace stone				Repair and replace stone	-	15,000	-	-	-	15,000
1	R	Install new strobe				Install new strobe	-	-	4,728	-	-	4,728
1	R	Tuckpoint stone sill				Tuckpoint stone sill	-	2,500	-	-	-	2,500
1	R	Secure and seal coping				Secure and seal coping	-	1,250	-	-	-	1,250
1	R	Replace sprinkler box				Replace sprinkler box	-	400	-	-	-	400
1	R	Replace the fire alarm control panel				Replace the fire alarm control panel	-	-	20,000	-	-	20,000
1	R	Install sealant				Install sealant	-	200	-	-	-	200
1	R	Replace door latch				Replace door latch	-	200	-	-	-	200
1	W	Enclose piping in metal cover				Enclose piping in metal cover	800	-	-	-	-	800
1	W	Repair the cracks in wall				Repair the cracks in wall	-	900	-	-	-	900
1	W	Replace egress doors, frames and hardware				Replace egress doors, frames and hardware	-	23,286	-	-	-	23,286
1	W	Replace doors, frames and hardware				Replace doors, frames and hardware	-	59,840	-	-	-	59,840
1	W	Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F				Install thermostatic mixing valves to pre-temper the hot water side of the building sink faucets to 100 degree F	-	16,800	-	-	-	16,800
1	W	Replace existing slop sink and faucet				Replace existing slop sink and faucet	-	5,500	-	-	-	5,500
1	W	Install new lighting fixtures				Install new lighting fixtures	-	31,696	-	-	-	31,696
1	W	Replace countertop				Replace countertop	-	2,000	-	-	-	2,000
1	W	Remove the burners and replace the countertop and sink				Remove the burners and replace the countertop and sink	-	2,450	-	-	-	2,450
1	W	Replace unit heater				Replace unit heater	3,500	-	-	-	-	3,500

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1	W	Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity				Correct the moisture penetration into the wall causing the efflorescence and repair wall to maintain structural integrity	-	14,000	-	-	-	14,000
1	W	Replace siding and sealant				Replace siding and sealant	-	1,500	-	-	-	1,500
1	W	Replace exterior fire alarm strobe lights				Replace exterior fire alarm strobe lights	-	-	3,425	-	-	3,425
1	W	Install new railing and repair concrete				Install new railing and repair concrete	-	4,470	-	-	-	4,470
1	W	Tuckpoint masonry				Tuckpoint masonry	-	43,750	-	-	-	43,750
1	W	Repair and repaint the lintel				Repair and repaint the lintel	-	3,500	-	-	-	3,500
1	W	Repair and replace stone				Repair and replace stone	-	7,500	-	-	-	7,500
1	W	Install new stobe				Install new stobe	-	-	7,092	-	-	7,092
1	W	Install new underside of fascia				Install new underside of fascia	-	650	-	-	-	650
1	W	Remove the coping sealant and install new coping sealant				Remove the coping sealant and install new coping sealant	-	1,250	-	-	-	1,250
1	W	Tuckpoint stone sill				Tuckpoint stone sill	-	1,250	-	-	-	1,250
1	W	Replace the fire alarm control panel				Replace the fire alarm control panel	-	-	20,000	-	-	20,000
1	W	Re-build stairs to provide proper pitch				Re-build stairs to provide proper pitch	-	16,555	-	-	-	16,555

Subtotal - Life Safety

54,950 597,676 712,919 - - 1,365,545

2. ROOFING

1	L	Roofs 1 and 2 at Admin and 6 and 7 at Lincoln	Mod Bit	Fair	N/A	Replace	-	-	250,000	-	-	250,000
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Subtotal - Roofing

- - 250,000 - - 250,000

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3. EXTERIOR CONSTRUCTION

1	L	Ad Bldg/Supt exterior office door	Wood	Poor	N/A	Replace	-	-	5,000	-	-	5,000
1	L	Ad Bldg tuckpointing	Masonry	Fair	N/A	Tuckpointing various areas	-	-	15,000	-	-	15,000
1	L	Block windows	Glass	N/A	N/A	Fill in ground casement windows leading into boiler room to prevent flooding	2,000	-	-	-	-	2,000
1	W	Tuckpoint stone	Concrete	N/A	N/A	Tuckpoint stone at Door 1 Exterior ntrance	-	1,000	-	-	-	1,000
1	W	Exterior door frame	Metal	Fair	N/A	Replace section of deteriorated frame at Door 1 Exterior Entrance	-	3,000	-	-	-	3,000
5	L	Main entrance canopy	Construction	Good	N/A	Extend main entrance canopy and door 8 canopy to cover walk to play area for protection from weather	-	-	-	-	125,000	125,000

Subtotal - Exterior Construction

2,000	4,000	20,000	-	125,000	151,000
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4. GROUNDS

1	L	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Park	-	3,000	-	-	-	3,000
1	L	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	L	Flagpole	Metal	Poor	N/A	Replace and relocate from reading garden	-	-	5,000	-	-	5,000
1	W	Rubberized surface	Wood	Fair	N/A	Replace wood chips with rubberized mulch in PK playground	-	5,000	-	-	-	5,000

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Priority	Bldg	Improvement	Material	Condition	Pict/ ID	Recommendation	2021/22	2022/23	2023/24	2024/25	2025/26	Total
1	W	Painting	Paint	Fair	N/A	Paint exterior facia in PK playground.	-	2,000	-	-	-	2,000
1	W	Sidewalk repair	Concrete	Fair	N/A	50/50 program with village for cracked pedestrian walkways on Franklin and Ashland	-	3,000	-	-	-	3,000
3	L	Bike racks	Metal	Poor	N/A	Replace with new on playground. Add new at main entrance	3,800	-	-	-	-	3,800
3	L	Area of Asphalt - Staff parking lot 170x65 plus main entrance bike rack	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	8,500	-	-	-	9,000	17,500
3	L	Asphalt Playground w/ game lines 60x90 plus exterior by gym	Asphalt	Good	N/A	Sealcoating/stripping (every 4 years)	7,500	-	-	-	8,000	15,500
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
5	L	Fencing along Franklin Ave	Metal	Fair	N/A	Replace	-	-	10,000	-	-	10,000
Subtotal - Grounds							<u>19,800</u>	<u>26,000</u>	<u>95,000</u>	<u>-</u>	<u>17,000</u>	<u>157,800</u>

5. CLASSROOMS

1	L	Glowforge venting	Construction	N/A	N/A	Vent glowforge directly to exterior through concrete block of STEM room	-	3,000	-	-	-	3,000
2	L	Student Desks	Metal	Poor	LIN9062	As needed	3,100	3,200	3,300	3,400	3,400	16,400
2	L	Student Desk Chairs	Metal	Poor	LIN9062	As needed	3,700	3,800	3,900	4,000	4,000	19,400
2	L	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
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	Wall damage and downspout	Drywall/Plaster	Poor	N/A	Repair wall damage in Room 113 and add potential downspout	5,000	-	-	-	-	5,000

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2	R	Student Desks	Metal	Poor	N/A	Replace 2 rms/Yr	4,500	4,600	4,700	4,800	4,800	23,400
2	R	Student Desk Chairs	Metal	Poor	N/A	Replace 2 rms/Yr	4,500	4,600	4,700	4,800	4,800	23,400
2	R	Classroom Furniture	Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
2	R	Window treatments	Metal	Fair	N/A	Replace as needed	5,000	5,000	5,000	5,000	5,000	25,000
2	W	Student Desks	Metal	Poor	N/A	Replace 3 rms/Yr	4,700	4,800	4,900	5,000	5,000	24,400
2	W	Student Desk Chairs	Metal	Poor	N/A	Replace 3 rms/Yr	3,600	3,700	3,800	3,900	3,900	18,900
2	W	Classroom Furniture	Wood/Metal	N/A	N/A	As needed to improve learning environment	10,000	10,000	10,000	10,000	10,000	50,000
2	W	Window treatments	Metal	Fair	N/A	Replace as needed in phases	2,000	2,000	2,000	2,000	2,000	10,000
Subtotal - Classrooms							<u>69,100</u>	<u>67,700</u>	<u>65,300</u>	<u>65,900</u>	<u>65,900</u>	<u>333,900</u>

6. MECHANICAL

1	L	HVAC installation	Mechanical	N/A	N/A	Installed new throughout	1,217,350	-	-	-	-	1,217,350
1	L	Boiler pumps and ductwork	Mechanical	N/A	N/A	Replace boiler pumps and ductwork damaged over time by flooding	23,900	-	-	-	-	23,900
1	W	HVAC installation	Mechanical	N/A	N/A	Installed new throughout	1,123,700	-	-	-	-	1,123,700
Subtotal - Mechanical							<u>2,364,950</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,364,950</u>

7. HALLS AND COMMON AREAS

1	W	Attic hallway drywall	Construction	Fair	N/A	Replace section of water damaged drywall in attic hallway after exterior tuckpointing is complete	-	2,000	-	-	-	2,000
3	L	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in 1st/2nd floor boys	-	-	6,000	-	-	6,000
3	L	Rubberized stair surface	Rubber	Fair	N/A	Replace with new	-	-	15,000	-	-	15,000
3	R	Gang bathroom partitions	Metal	Fair	N/A	Replace with new in north gym boys/girls	-	-	6,000	-	-	6,000
3	R	Band room storage	Wood	N/A	N/A	Install additional instrument cubbies	-	8,000	-	-	-	8,000

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3	R	Tech office storage	Wood	Fair	N/A	Remove and replace with storage shelf	-	2,000	-	-	-	2,000
3	R	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	R	Hallway painting	Paint	N/A	N/A	Paint hallways in phases	-	10,000	10,000	-	-	20,000
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
4	L	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
4	R	Auditorium flooring	Carpeting	Good	N/A	Replace auditorium carpeting	-	-	20,000	-	-	20,000
4	W	Auditorium flooring	Carpeting	Fair	N/A	Replace auditorium carpeting	-	-	12,000	-	-	12,000
4	W	Auditorium stage	Wood	Fair	N/A	Strip and refinish stage floor	-	-	7,000	-	-	7,000
4	W	2nd floor hallway flooring	VCT	Fair	N/A	Replace 2nd floor hallway tile	-	-	10,000	-	-	10,000
4	W	Entranceway carpet tile	Carpeting	Fair	N/A	Replace carpet tile where needed by Doors 1 and 4	-	-	3,000	-	-	3,000
5	L	Upgraded lighting	Electrical	Fair	N/A	Upgrade lighting in halls with suspended fixtures, basement and boiler room	-	-	4,000	-	-	4,000
4	W	Hallway ceiling, soffits and fascia	Drywall	Poor	N/A	Replace acoustical ceiling tiles with drywall in west wing hallway	-	-	8,000	-	-	8,000

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5	R	MPR hallway from stairs to security gate.	Tile	Fair	N/A	Replace VCT	-	12,000	-	-	-	12,000
5	W	2nd floor locker hardware	Metal	Fair	N/A	Replace as needed	-	4,000	-	-	-	4,000
Subtotal - Halls and Common Areas							-	50,000	130,000	-	-	180,000
Grand Total							\$ 2,510,800	\$ 745,376	\$ 1,273,219	\$ 65,900	\$ 207,900	\$ 4,803,195
Total Life Safety							\$ 54,950	\$ 597,676	\$ 712,919	\$ -	\$ -	\$ 1,365,545
Total Repair/Replace/Preventative							\$ 84,800	\$ 106,700	\$ 530,300	\$ 35,900	\$ 52,900	\$ 810,600
Total New Improvement							\$ 2,371,050	\$ 41,000	\$ 30,000	\$ 30,000	\$ 155,000	\$ 2,627,050
Percentage of Grand Total as Repair/Replace/Preventative							3.45%	72.24%	94.65%	54.48%	25.44%	23.58%
Percentage of Grand Total as New Improvement							96.55%	27.76%	5.35%	45.52%	74.56%	76.42%