



Geneva Community School District 304
Office of Facility Operations
227 N. 4th Street, Geneva, IL 60134
PH: 630-463-3020

MEMO

To: Dr. Andy Barrett, Superintendent
Board of Education
Todd Latham, Assistant Superintendent – Business Services

From: Brian Pedersen, Director of Operations

Date: Wednesday, July 9th, 2025

Meeting: Monday, July 14th, 2025

Agenda Item: 2026 District-Wide Capital Improvements

Background:

Geneva Community Unit School District 304 routinely pursues capital improvements to the buildings entrusted to their care by the board of education. Capital improvements for the summer of 2026, that will be part of this year include interior upgrades, exterior site work, and major mechanical and life safety system updates at Geneva High School, Geneva Middle School South, Geneva Middle School North, Fabyan Elementary, Harrison Street Elementary, Mill Creek Elementary, and Keslinger Transportation Center.

Summary:

Earlier this year the 2026 District-Wide Capital improvements were discussed and identified with administration and other staff members based upon facility needs while including projects that align with goals discussed with the board of education. The project parameters are listed below for review.

Geneva Community HS

- Full replacement of the Greenhouse Glazing System and provide a protective floor coating within the greenhouse.
- Remedy drainage issues near door 23E to eliminate water ponding and entering the building.
- East Parking Lot paving, sealing and striping
- Tennis Court Replacement – full depth play surface and fencing replacement
- Geneva Boiler Plant
- Replace existing wood partial height wall between office and equipment storage room with a CMU full-height fire rated partition.



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Geneva MS – North

- Replace two gas-fired boilers and four chilled water pumps.
- Address HLS “Category A” work required to be completed within one year of the 2025 HLS survey.

Geneva MS – South

- Replace emergency generator and associated transfer switch
- Upgrade fire alarm system – new fire alarm panel and devices.
- Address HLS “Category A” work required to be completed within one year of the 2025 HLS survey.
- Window blind replacements – full building. This scope is to be bid as an alternate. Harrison Street School
- Replace two hot water heaters and any necessary accessory components such as valves, etc. as required.

Mill Creek ES

- Masonry cleaning and tuckpointing. The base bid shall be for 50% of the exterior of the building. The remaining 50% shall be bid as an added alternative. Transportation Center
- Replacement of the pit cover system.

In addition to the work listed above the district intends to coordinate in-house and utilize state contract co-ops for the following scopes of work that will not require the design team to generate bid documents:

- Geneva HS – Mini-split and GTV equipment replacement
- Geneva MS South – Elevator replacement
- Fabyan ES – LED lighting upgrades and mechanical room piping replacement.
- Mill Creek ES – LED lighting upgrades

Recommendation:

Geneva CUSD 304 and FGM Architects intend to begin the design phase for the 2026 District-Wide Capital Improvement Plan with an overall budget of \$8,100,000.00. Approval will be recommended at a future meeting.