



5-Year Facilities Master Plan

Facilities Management

December 2025



Facilities Management Planning Priorities

1. **Safety and Mandatory**

Internal Observed Safety Items, Illinois School Code, State Laws, Etc

2. **Preserve Schools and Grounds**

Inspections, Preventative and Predictive Maintenance, Repairs, etc

3. **Extend Life of Schools and Grounds / Support District's Strategic Goals**

Capital Improvements

4. **Improve Efficiency**

HVAC, Electrical, Building Envelope, etc

5. **Enhancements**

Aesthetic and Other Enhancements

Building Needs

Dryden

- Classroom Ceilings, LED Lighting
- Boiler Replacement (due to age/repairs)
- LMC Renovations (Ceilings, LED Lighting, Painting, Flooring)

Dunton

- Staff Lounge Galvanized Piping Replacement and Finishes
- Remove Abandoned HVAC, failing casework/cabinets. Selectively replace casework/cabinets.
- Replace Electrical Main Panels (due to age/failure risk)
- Replace Fire Alarm System (obsolete, inadequate)

Greenbrier

- Roof South Section (9B)
- Roof Section (5)

Ivy Hill

- Galvanized Piping Replacement and Restroom Upgrades (137A and 137B)
- Replace Ceilings and Lighting Throughout Older Portions
- Boiler B-1/2 Replacement
- Roof Section 6

Miner

- Replace Unit Ventilators (reached service life)
- 2nd Phase Window Replacement (due to age)
- Replace Deteriorating Galvanized Piping (hot/cold)
- BAS System
- Asbestos Ceiling Removal and Renovations of Classroom Finishes

Olive-Mary Stitt

- Fire Alarm System Replacement
- Masonry Tuck-Pointing
- Commons / 2nd Floor Corridor Flooring Replacement

Patton

- Replace Poor Condition Classroom Casework
- Remaining AHUs post construction??
- Back Stage Curtains
- New Sound System for Commons (due to age/functionality)
- Water Heater WH-1

Rand

- Galvanized Piping Replacement Throughout Building (Restrooms, Classrooms, etc.) and Upgrade Restroom Finishes
- North Roofing Replacement
- Replace Unit Ventilators (reached service life)

Building Needs

South

- Replace Air Handling Units AHU-1 through AHU-10 (exceeding service life)
- Unit Ventilator Replacement
- Retrofit and Upgrade Zoned fire alarm system (old, antiquated)
- 3rd Floor Phased Public Corridor Flooring Replacement (due to age/condition)
- Phase 2: Masonry Tuck Pointing / Caulking / Curtainwall work

Thomas

- LED Lighting Replacements in Classrooms and New Ceilings
- Replace Air Handling Units AHU-1 through AHU-7 (exceeding service life)
- Replace Boilers B-1/2 (exceeding service life)
- Replace Corridor Flooring (2nd floor then 1st floor)
- Replace Commons Lighting with LED and Re-fresh Painting

Westgate

- Window Glazing Replacement (Loss of Insulating Gas)
- Air Handling Units AHU-MAIN OFFICE
- Existing Building Chiller Replacement (due to age/repairs)
- Existing Classroom Flooring Replacement
- New Sound System for Commons (due to age/functionality)

Windsor

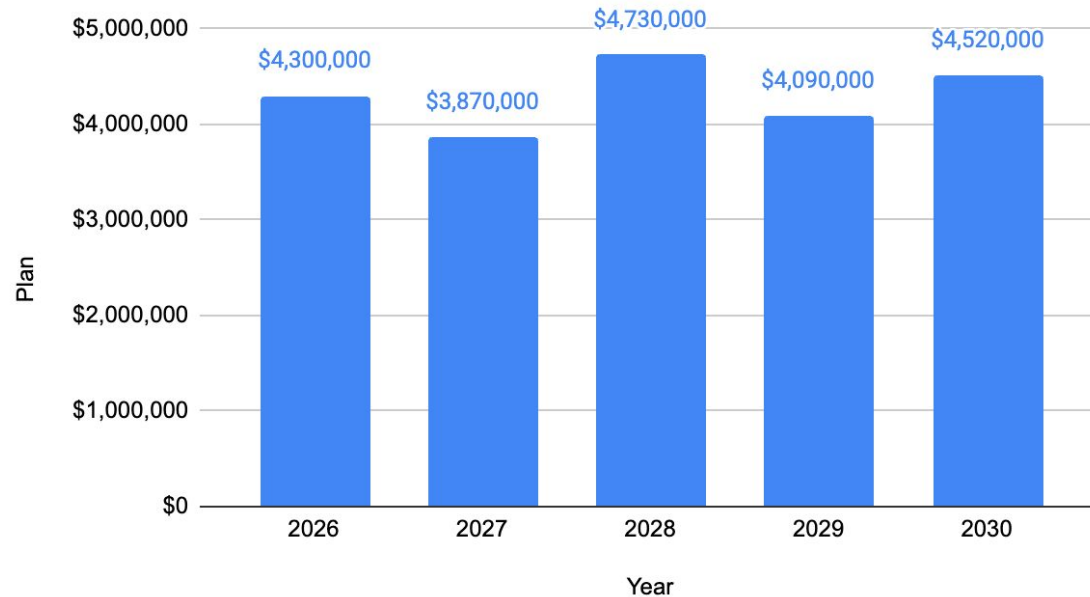
- Upgrade Lighting to LED and Install New ACT Ceilings
- Masonry Restoration and Tuckpointing

5 Year Facilities Master Plan - Yearly Summary

\$ 21,510,000 in Projected 5 year Costs

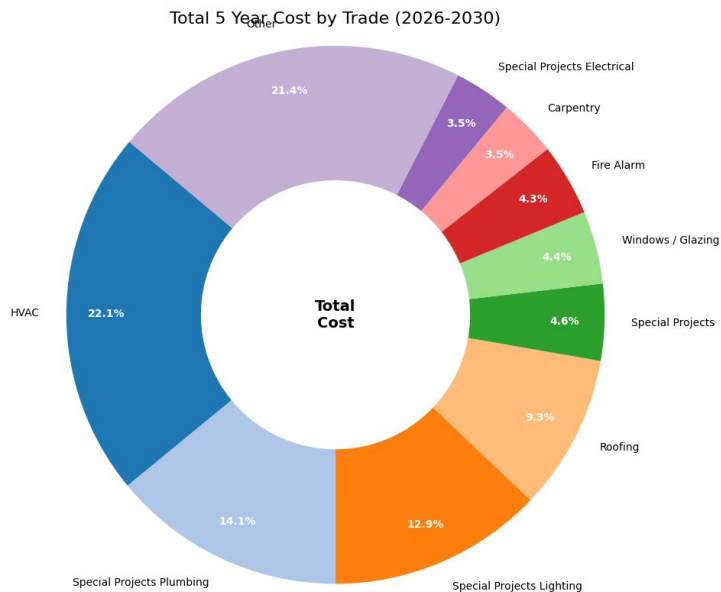
- ***Rand:** Piping Replacement – **\$1.8M** (2027)
- **Thomas:** LED Lighting & Ceilings – **\$1.65M** (2026)
- **South:** Air Handling Units – **\$1.0M** (2028)
- **Miner:** Phase 1 Unit Ventilator Replacement – **\$975k** (2026)
- **Dryden:** LED Lighting & Ceilings – **\$850k** (2027)

5 Year Projected Capital Improvements

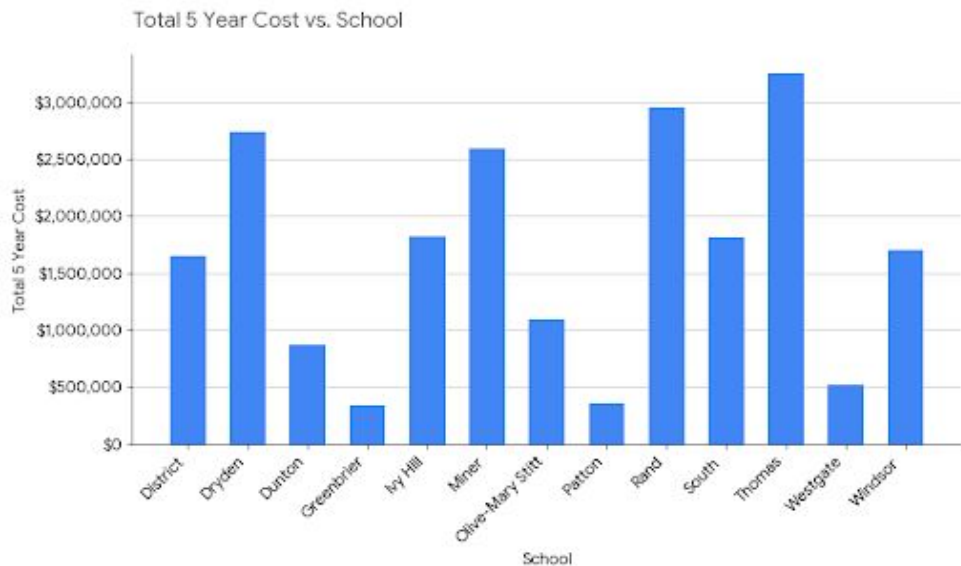


5 Year Facilities Master Plan by Trade and Building

By Trade:

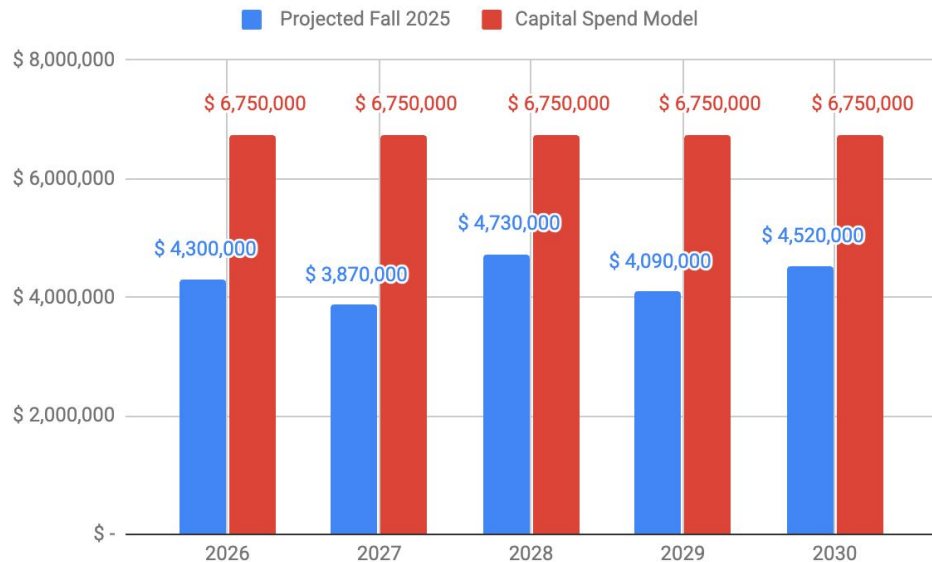


By Building:



5 Year Facilities Master Plan

Projected vs. Calculated Capital Expenditures



Note: Industry guidelines from APPA and IFMA reference spending 1%-4% annually on capital expenditures in relation to Current Replacement Value (CRV). Equates to appx \$6M - \$26M annually for AHSD25 portfolio.

Asset Description	Asset Life Expectancy
Ceilings	20
Doors Frames and Hardware	50
Windows, Glazing and Aluminum Entrances	40
Classroom and Office Casework	40
Lighting	25
Electrical Distribution (Switchgear, Wiring and Terminal Devices)	40
Elevators	25
Fire Alarm System	20
Fire Sprinkler System	40
Flooring	15
Stage Curtains	20
Boilers	25
Chillers	20
Air Handling Units	30
Building Automation System	20
HVAC Unit Ventilators	30
HVAC Piping	30
Telephone System	15
Building Envelope - Masonry Tuckpointing, Repairs, etc	30
Painting (Interior Walls, Exterior Lintels and Other Surfaces)	20
Plumbing - Piping and Fixtures	40
Roofing	25
Site Utilities (Storm, Sewer, Water Main)	40
Asphalt Parking Lots and Play Lots	20
Playground Structures	25
Playground Surfaces - Rubber	20

Exploratory Options

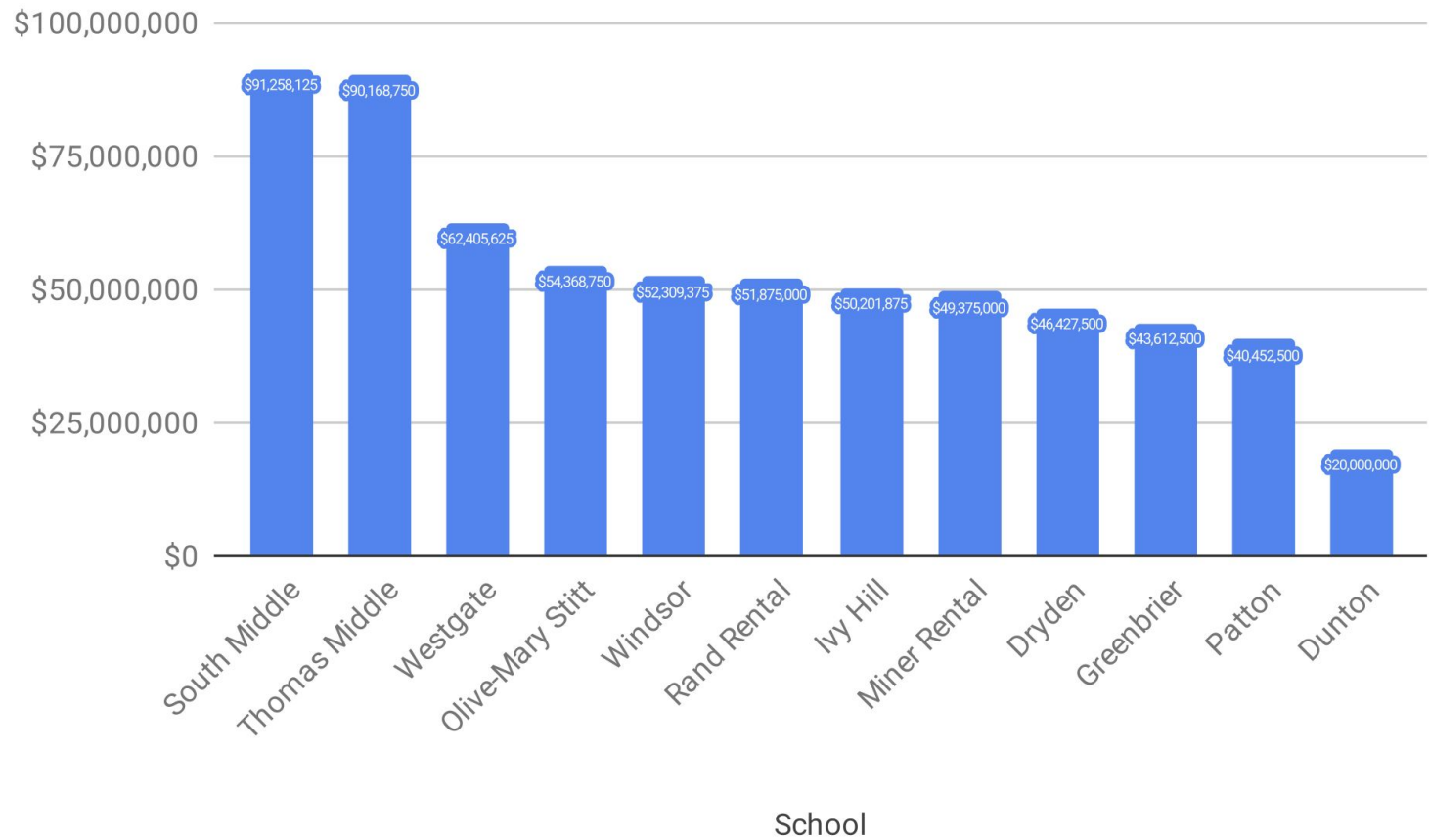
1. **Flexible Learning Space Upgrades \$TBD** (District Wide) Continue to evaluate need and feasibility.
 - a. Vertical collaboration surfaces (whiteboards, tackboards, magnetic surfaces, etc)
2. **LMC Renovations Due to Age, Teaching Functionality, Technology \$TBD**
3. **Classroom Casework (Cubbies, Cabinets, etc) \$TBD**
4. **Front Office Reconfigurations for Access and Security \$TBD**

Items In Progress from Past Consideration

- LED Lighting / Ceiling Upgrades - Ongoing
- ~~Full Day Kindergarten Expansions - Cost for Expansions are not tracked in this plan~~
- ~~Air Condition Remaining Gyms (Greenbrier, Westgate) With Expansion Projects~~
- ~~Classroom Door Hardware Upgrades - Phase 1 begins 2023-2024~~
- ~~Building Automation System Upgrades - Phase 2 of 2 in 2023-2024~~

Estimated New Construction Replacement Cost

Total All District Buildings: \$652,455,000 **Updated to Account for Inflation and Increased Building Sizes*



Construction Cost Trends

Accounts for Labor rates and productivity, material prices and the competitive condition of the marketplace

Yearly Construction Cost (Increase or Decrease)



27%
Construction Cost
Increase in Past 5 Years

CPI Only Increased 17.7% over 5 Years