GENESEO CUSD #228

Cost Estimate - New Greenhouse

PROJECT NAME: GENESEO CUSD #228
RLJA JOB #: None
DATE PREPARED: 10/13/2026

			Cost
30' x 86' Greenhouse	2,580	$280.00	$722,400.00
Subtotal			$722,400.00
10% GC Overhead and Profit			$72,240.00
Subtotal			$794,640.00
10% Contingency			$79,464.00
10% A/E Fees			$79,464.00
Total Estimated Budget			$953,568.00

GENESEO CUSD #228
BUILDINGS AND GROUNDS COMMITTEE
Capital Project Proposal Form

Building Name: Southwest Principal Name: Brian Hofer

Project Title: Playground Swing Addition Total Cost Estimate: $11,000

1. Project Description (Briefly describe the scope of work): See attached proposal

2. What is the primary need driving this project? (Check all that apply):
[ ] Building Deterioration/Age
[ ] Capacity/Enrollment Growth
[x] Programmatic Need (new or expanded program)
[ ] Energy Efficiency
[ ] Technology Upgrade
[ ] Aesthetics/Modernization
[ ] Preventive Maintenance
[x] Other: See attached proposal

STRATEGIC PLAN ALIGNMENT
Please indicate how this project aligns with the Geneseo CUSD #228 Strategic Plan.
The addition of swings to the playground would provide an additional sensory and self-regulation support for students, particularly those participating in our emotional support program. Swings can provide students with appropriate movement and a structured opportunity to regulate emotions, reduce stress, and regain readiness for learning. Staff can intentionally incorporate their use into students' individualized behavior and regulation strategies, teaching students to recognize their needs and appropriately utilize available supports. This investment aligns directly with Strategic Plan Goal 2.3 by creating an environment that proactively addresses students' social, emotional, and behavioral needs and supports their successful re-engagement in learning.

ANNUAL SCHEDULE REMINDER

- October 1 Proposals due from Building Principals to Buildings & Grounds Committee.

Playground Swing Set Proposal
Southwest Elementary School
Prepared by: Rose Hall, School Psychologist
August 4, 2026

The purpose of this proposal is to request financial support from the Parent Teacher Association (PTA) to purchase and install a commercial-grade, multi-bay swing set at Southwest Elementary School's playground. Swings are beneficial for all students by improving balance, building muscle strength, and calming the nervous system. More specifically, there is a need for vestibular stimulation for students with moderate to severe sensory needs. Vestibular stimulation- the input generated by the back-and-forth motion of swinging- is crucial, evidence-based therapy tool that helps neurodivergent and sensory-seeking students to regulate their nervous systems. By funding this targeted infrastructure, the PTA will provide a vital, therapeutic refuge on the playground, drastically improving school day transitions, decreasing sensory meltdowns, and ensuring our most vulnerable students have an equitable environment to thrive.

Southwest Elementary's playground is a high-stimulus environment dominated by loud, fast-moving, and unstructured play. For many of our special education students, particularly those with autism spectrum disorder (ASD), sensory processing disorder (SPD), and other neurodivergent profiles, this environment triggers severe sensory overload.

Currently, Southwest does not have designated regulatory or therapeutic structures. When these students become overwhelmed, they lack a safe outlet to regulate their nervous systems. This leads to heightened anxiety; behavioral crises, and prolonged dysregulation that spills over into academic instruction, making classroom transitions incredibly difficult for both students and educators.

Project Objectives & Therapeutic Impact

1. Provide Critical Vestibular Regulation: Supply predictable, rhythmic sensory input that aids the central nervous system in organizing and processing environmental stimuli.
2. Enhance Emotional Co-Regulation: Create a designated "sensory decompression zone" on the playground where exceptional educators and staff can guide students through calming behavioral strategies.
3. Optimize Classroom Readiness: Improve post-recess focus by allowing sensory-seeking students to safely fulfill their neurological movement needs before returning to structured learning.

GENESEO CUSD #228
BUILDINGS AND GROUNDS COMMITTEE
Capital Project Proposal Form

Building Name: Millikin Principal Name: Philip Moe

Project Title: Picnic Tables in Courtyard Total Cost Estimate: $1500-$2500?

1. Project Description (Briefly describe the scope of work):

Staff has been requesting an outdoor sitting area for several years. A great place would be in the grassy area right outside the cafeteria. I have brought this idea up before and believe mowing around tables was an obstacle. While adding to the total cost, one thought would be to place tables on a concrete slab which would make mowing much easier and reduce needing to weed eat underneath tables. We are requesting 3 picnic tables. This would be plenty for staff to use during lunch time since lunches are staggered. This would also be enough for a teacher to bring a class out to teach a lesson outside. To help with cost, I believe CTE classes from GHS helped design some tables at Northside several years ago. I'd be willing to reach out Mr. Bess to see if that is an option.

2. What is the primary need driving this project? (Check all that apply):
[ ] Building Deterioration/Age
[ ] Capacity/Enrollment Growth
[ ] Programmatic Need (new or expanded program)
[ ] Energy Efficiency
[ ] Technology Upgrade
[ ] Aesthetics/Modernization
[ ] Preventive Maintenance
[X] Other: Building climate and Wellness

STRATEGIC PLAN ALIGNMENT
Please indicate how this project aligns with the Geneseo CUSD #228 Strategic Plan.

This project aligns with Goal 2 in the strategic plan. Especially 2.2 and 2.3. This could create a more comfortable option than sitting on the ground when teaching a lesson outside and would create a warm and enjoyable social space for staff which would help recharge everyone's batteries to respond to their students' needs.

GENESEO CUSD #228
BUILDINGS AND GROUNDS COMMITTEE
Capital Project Proposal Form

Building Name: **Geneseo Middle School** Principal Name: **Nathan O'Dell**

Project Title: **GMS Building and Grounds Expansion & GFAC 2.0**
Total Cost Estimate: **Approximately, $10-15 Million for entire project ($20,000, or $400,000 for two side projects, New sign Kiosk, New entrance to GMS off of Ogden)**

1. Project Description (Briefly describe the scope of work):

Geneseo Middle School is going on 30 years old, with facilities and spaces that were built after two failed referendums ending in smaller halls, classrooms, and collaborative spaces (e.g. gym, cafe). GMS also was the only district building without an addition or renovation during Project LEAF in 2015-16, so a renovation and expansion would bring 6th, 7th and 8th graders into a 21st century learning environment alongside the three Elementary and High School buildings.

The scope of this project includes a partial remodel, expanded building, a GFAC 2.0, new entrance and GMS kiosk entry sign, and would take two-three years to complete from planning, to architect designs, to final completion. The project would bring great value to the district and community through improved traffic flow on Ogden Ave, family and community clarity in entrances and new kiosks/signage, expanded counseling and sensory rooms, new and modernized music practice spaces and storage (no music rooms or storage currently exist), and improved locker rooms and PE storage spaces. A GFAC 2.0 would provide for safer and enhanced PE and Wellness programs in grades 6-8, no longer a need for early 6:00 am practices for those sports needing to share the one gym space at GMS, an indoor space for sports during inclement weather (rather than using hallways, cafe, etc.), a dedicated collaborative space fitting 50+ for Health classes, team meetings, parent meetings, and community use, and to relieve the overburdened GFAC on community and program use throughout the year.

Action Steps: Complete a building expansion needs and wants review with students and staff, work with architects to develop draft plans for expanding and using GMS grounds.
Build GFAC 2.0 (3 courts, track, weight facility, locker rooms, 1 50-person classroom, 1 Co-lab)
Add Gym and Band/Choir wing storage by expanding GMS footprint to the west, include addition to Counseling wing to make a "calm" space at the end of that hall allowing for another office space up front, expand Cafe to allow secondary eating and seating space (possible courtyard space).

Commitment and implementation of this project in full will complete the original K-12 vision of Project LEAF, $40+ Million worth of improvements that include renovations and expansions at all 3 elementary buildings, a new fine arts center at GMS, renovated Track and Football stadium, the new Vocational Center, and renovated halls and spaces at GHS.

2. What is the primary need driving this project? (Check all that apply):
[**X**] Building Deterioration/Age
[**X**] Capacity/Enrollment Growth
[**X**] Programmatic Need (new or expanded program)
[ ] Energy Efficiency
[ ] Technology Upgrade
[**X**] Aesthetics/Modernization
[ ] Preventive Maintenance
[**X**] Other: **Traffic on Ogden, parking and pickup/drop off, and significant space limits based on GMS 1998 original construction.**

STRATEGIC PLAN ALIGNMENT
Please indicate how this project aligns with the Geneseo CUSD #228 Strategic Plan.

The District 228 Strategic Plan is fully aligned with the GMS Building and Grounds Expansion & GFAC 2.0 project. Full implementation of this project would build expanded partnerships with our students, families, and community through enhanced facilities and access to a 2nd district space for sports and activities (GFAC 2.0). An investment in expanding and enhancing GMS would provide a high-quality space for teaching and learning, ensure the environments for social and emotional supports of middle schoolers meets the current and future needs, and enhance safety, accessibility, and access to programs for students in grades 6-8, students of all ages, and the community at large. By planning out and using sales tax revenue and related bonds, the district would stay fiscally responsible while making much needed improvements.

Specific Strategic Plan alignment:
1.4: Build partnerships with families and the community by connecting resources that support academic and social-emotional needs.
2.1: Develop and maintain a long-range facilities plan to ensure high-quality spaces for teaching and learning that enhance safety, accessibility, and inclusion for all students.
2.2: Invest strategically in facilities and technology that foster innovation, collaboration, and equitable opportunities.
2.3: Ensure environments and supports address students' social, emotional, and behavioral needs.
3.2: Align budget decisions with district priorities to ensure equitable access to high-quality learning.

ANNUAL SCHEDULE REMINDER

GENESEO COMMUNITY UNIT SCHOOL DISTRICT #228

Building & Grounds Committee- Capital Improvement Proposal

Geneseo High School Cafeteria & Commons Modernization and Recognition Project

Submitted by:
Tom Ryerson, Principal

Building:
Geneseo High School

Estimated Project Cost: $500,000–$700,000

Primary Project Drivers ***(Checked Needs)***

- [x] Building Deterioration / Age
- [x] Programmatic Need *(New or expanded program)*
- [x] Energy Efficiency
- [x] Technology Upgrade
- [x] Aesthetics / Modernization
- [ ] Capacity / Enrollment Growth
- [ ] Preventive Maintenance
- [ ] Other

Summary and Information

The Geneseo High School Cafeteria & Commons is one of the most utilized and visible spaces in the district. It serves as the primary dining area for students during the school day while also functioning as a central gathering place for athletics, student organizations, families, alumni, and community members.

Beyond daily lunches, the space serves as the primary concession area during basketball, volleyball, wrestling, and other winter athletic events. It hosts team dinners, awards banquets, parent meetings, community events, and numerous school activities throughout the year. Thousands of students, parents, visitors, and guests pass through this space annually.

While Project LEAF brought modern renovations to GHS, the cafeteria was left out of those updates. As a result, it stands out as one of the few remaining high-traffic spaces with aging infrastructure and an outdated appearance.

This proposal recommends a comprehensive renovation that addresses deferred maintenance, improves energy efficiency and functionality, modernizes the facility, and creates a permanent space that celebrates the history, traditions, and accomplishments of Geneseo High School.

Purpose of the Project

The purpose of this project is to:

- Modernize one of the district's highest-use facilities.
- Address aging ceilings, lighting, flooring, and finishes.
- Improve acoustics and energy efficiency.
- Create a more welcoming environment for students and visitors.
- Establish a permanent Hall of Fame and student recognition area.
- Showcase the excellence and traditions of Geneseo High School.
- Extend the useful life of a key district facility.

This project is both a capital improvement and an investment in the student experience and community pride.

Scope of Work

The renovation would include:

Infrastructure Improvements

- Replace the existing ceiling with a modern acoustic ceiling system.
- Install energy-efficient LED lighting throughout the cafeteria.
- Replace existing flooring with durable commercial-grade flooring.
- Repaint the space using an updated color palette and custom branding that reflects Geneseo High School.
- Update architectural finishes and create a more modern, welcoming, and functional commons environment for students, staff, families, and community members

Student Recognition & School Pride

Develop a permanent recognition and celebration space featuring the following potential ideas:

- Geneseo High School Hall of Fame
- Athletic Hall of Fame
- School Record Boards
- Academic Recognition
- Fine Arts Recognition
- State Championship Displays
- Distinguished Alumni Recognition
- Interactive digital displays highlighting student achievement and school history

These features will preserve the history of Geneseo High School while inspiring future generations of students.

Strategic Plan Alignment

Strategic Focus Area	District Objective & Goal	Direct Project Alignment & Impact
Learning Environments	**Obj. 2.1:** High-quality, safe, and accessible spaces. **Obj. 2.2:** Strategic facility & tech investments for collaboration.	Addresses a key common area that was not included in Project LEAF renovations. Improves acoustics and lighting quality while introducing interactive display technology.
Growth & Achievement	**Goal 1:** Promote dynamic culture, expand opportunities, and raise achievement.	Establishes a visual "Culture of Excellence." Celebrating historical achievements sets a high standard that inspires current and future students.
Finance	**Obj. 3.2:** Align budget decisions with district priorities and fiscal stewardship.	Maximizes value by combining internal capital funds with external grant support, reducing total impact on local tax dollars.

Preliminary Budget

Note: The estimated project cost range of $500,000–$700,000 is based on preliminary assessments provided by the district's Head of Maintenance. These figures are initial planning estimates and will be refined through the design, bidding, and engineering process.

Project Component	Estimated Cost
Ceiling Replacement	$120,000–$170,000
LED Lighting & Electrical	$75,000–$110,000

Flooring Replacement	$140,000–$180,000
Painting & Interior Finishes	$35,000–$60,000
Hall of Fame & Recognition Features	$40,000–$75,000
Digital Displays & Technology	$20,000–$40,000
Design, Engineering & Contingency	$70,000–$100,000
Estimated Total Project Cost	**$500,000–$700,000**

Long-Term Benefits

Completion of this project will:

- Modernize one of the district's most heavily used facilities.
- Address deferred maintenance before infrastructure deteriorates further.
- Improve energy efficiency
- Create a more functional space for students, staff, and visitors.
- Enhance the primary concession area used during winter athletic events.
- Provide an improved venue for team dinners, banquets, and community gatherings.
- Create a permanent showcase celebrating Geneseo's rich traditions and student accomplishments.
- Strengthen school pride while leaving a lasting legacy for future generations.
- Increase the value and longevity of the facility through high-quality materials and thoughtful design.
- Provide a flexible gathering space that supports athletics, student activities, academic celebrations, and community events throughout the year.

AI Generated Photos For Potential Ideas









