

OAK PARK AND RIVER FOREST HIGH SCHOOL
201 N. Scoville
Oak Park, IL 60302

Pool Site Committee Meeting Minutes
November 3, 2014

A Pool Site Committee meeting was held on November 3, 2014. Mr. Weissglass called the meeting to order at 7:05 p.m. in the Board Room. Committee members present were Jeff Weissglass, Tom Cofsky, Dr. Ralph Lee, Tod Altenburg, John Stelzer, Chris Ledbetter, Paul Aeschleman, Joe Connell, Thomas Cronin, Joyce Gajda (arrived at 8:05 p.m.), Chris Meister, Mary Colleen Roberts, Stephen Schuler, Peter Traczyk (arrived at 7:45 p.m.), and Cathy Yen. Also present was Gail Kalmerton, Executive Assistant/Clerk of the Board.

Visitors included Sharon Patchak-Layman, Board of Education member; Clay Reagan, Physical Education and Driver Education Division Head; Karin Sullivan, Director of Communications and Community Relations; Patrick Brosnan and Rob Wroble, of Legat Architects, Al Steffler of Henry Bros., Rebecca Bibbs of the *Oak Leaves*, Terry Dean of the *Wednesday Journal*, Joe Ruzich of the *Chicago Tribune*; Dana Connell, Karen Anderson, Kim Allgood, Nancy Heezen, Curtis Cruver, Kevin Peppard, and Peter Ryan, community members; and Lorne Golman, video operator.

Welcome

Mary Roberts, resident of Oak Park for 10 years, parent of 2 children who are swimmers, was welcomed as the newest member of the committee. She has been involved with this process since its beginning via the Park District, the natatorium proposal, the conversation with the high school about its need. She is also a USA swim official.

Review of Session Plans

The Committee then reviewed the revised session plans for upcoming meetings as was posted on the website.

Physical Education and Athletics Needs and Goals

Mr. Stelzer and Mr. Reagan described the pool and facility current and future needs relative to athletics and Physical Education.

- Ten classes are offered per period, using 11-12 different facilities, depending upon the season. Currently, two facilities host multiple classes at the same time during the same hour.
- Two classrooms, with limited space and limited technology, are used on a nine-week basis.
- Both pools are used no less than seven periods per day and each class has 34-40 students.
- The Fieldhouse is used every period of the day by two classes each period.

Athletics

- Currently, OPRFHS provides resources, coaches and facilities to support 29 sports programs, with 85 team/levels, 120 coaches and over 1,700 student athletes. The estimated maximum capacity of student-athlete participants with the current structure and facilities is 1,825. The number of actual student-athlete participants for the 2013-14

school-year was 1,752. This is 96% of capacity and not just for facilities. It is about its current status of 1) individual sport rules and parameters (what makes sense for sport), 2) coaches allowed, 3) stipends, 4) safety, etc. The remaining 4% is where OPRFHS would max out in the current state with general numbers. When asked how the school managed in the past when there were more students (1980's), it was noted that there were fewer sports and more teams went off campus because the Lake Street Field was not available. Now there are more levels of sports because OPRFHS belongs to a different conference. While some of the cuts could be because of facilities, basically, it is based on the culture of the teams and parameters of the sports, i.e., 40 students cannot be kept on a basketball team, because only 5 students play at a time. The athletic department tries to provide a beneficial and positive experience for every student and not allowing a student to play is not a positive experience. Creating a balance on how many students can be kept on a team is delicate.

- Currently several teams each day have to practice from 6-8pm due to limited field/gym space (i.e. soccer, field hockey, lacrosse, basketball, cheerleading). Ideally, all teams should be able to practice after school so that the students are at home to study as early as possible.

Future/Anticipated Needs

A. PE Anticipated Needs—relative to needed improvements and increasing enrollment, the committee was asked to consider the following:

- Inadequate PE Classroom space. Additional space with technology is needed for cognitive education.
- With an additional 600 students projected for enrollment, a minimum of 3 more spaces will be needed to accommodate the number of classes in order to keep the class count between 36 and 42 students per class.
- Renovation or replacement of the boys' locker rooms. With the increased enrollment, the question arises as to whether or not physical education and athletics can be accommodated.
- Replace current pools with one long-course pool.
- Renovate the Adapted Gym to create a true fitness center to meet the needs of the wellness classes.
- Replace the third floor gyms. Currently, both gyms are needed to conduct activity for one class.
- Create a dedicated facility for badminton, allowing the utilization of the indoor track throughout the day for physical education.
- Create space for a dance studio. Currently, classes move between two make-shift dance studios and one gym space.
 1. Scenario #1—If a new pool is built within the current footprint of the south end of the building with no other new construction/renovation, additional space will be needed throughout the building to recapture the following facilities: Weight Room, Dance Studio, Girl's PE locker rooms, 2 gym spaces, Badminton facility, and Indoor Track. Without recreating these spaces, most likely the number of classes that share spaces in a given hour will increase or class size will drastically increase.

2. Scenario #2—If the current pools are renovated for PE use only and a new pool is built off-campus, PE swim program would continue in the same manner as it exists today. With increased enrollment these facilities will not be able to host more students per class.
3. Scenario #3—If a new, long-course pool is built on campus, the current pools and the south end building/facilities renovated, this would give PE the opportunity to shape the facilities to meet the needs of the students, the changing program, and the increased enrollment projections. If this were the scenario, large group fitness space and classrooms would increase. An indoor track for PE would be highly beneficial. This type of renovation would allow the creation of a state of the art facility for physical education and athletics.

B. Athletics Anticipated Needs—Due to aging facilities and expected increased enrollment, the Athletic Department anticipates the following needs in order to maintain a highly successful interscholastic athletic department:

- Replace the current pools with one (1) long-course pool on campus
 - Renovate the current pool facilities into additional PE/Athletic areas – some potential options include: multi-purpose gyms, weight/cardio room, wrestling room, classrooms/video rooms, coaches offices
 - Plan for the potential loss of the 1 West Gym as cafeteria space to accommodate increased enrollment
 - Upgrade/relocate the varsity baseball field
 - Upgrade softball fields
 - Replace/relocate the tennis facility (50+ years old)
 - Renovate/replace Field House facilities – new basketball/volleyball court, new locker rooms, visiting team locker rooms, officials locker rooms, new bleacher set up (possibly removing the balcony)
 - New classroom/video room spaces in south end of building
1. Pool Scenario #1. If a new pool is built within the current footprint of the south end of the building with no other new construction, this would potentially take away several current athletic/PE facilities, which would decrease the current opportunities for students to participate. In addition, this scenario doesn't provide additional resources/facilities to accommodate the expected increased enrollment.
 2. Scenario #2. If current pools are renovated and used for PE and a new pool is built off-campus, this scenario provides an excellent aquatic facility for athletics but doesn't provide additional or upgraded resources/facilities to accommodate the expected increased enrollment.
 3. Scenario #3. If a new, long-course pool is built on campus and the current pool facilities, along with other areas of the south end of the building are renovated and re-purposed, this scenario provides an excellent aquatic facility and provides updated and additional facilities to accommodate the expected increase in student enrollment and athletic participation.

C. Other Facility Needs/Ideas

- If one of the athletic programs were moved off-site (e.g. baseball or tennis), this would open up an area within the current footprint of the campus to build a pool, and would allow for the upgrade and improvement of some of the aging outdoor facilities. In addition, depending upon the location and the type of facility that is built, it may also increase the participant opportunities for the particular sport that is relocated. The option of partnering with the one of the park districts is a possibility for this off-site facility or possibly purchasing land within one of the communities. Although there is a cost to this proposal, it could be off-set by not having to purchase the parking garage.
- If the decision is made to purchase the parking garage, an option could be to use the entire footprint of the south end of the building, including the area of the parking garage, to look at an entire renovation of the south end including a new pool.
- In order to increase teams/programs and allow for the increased enrollment, additional facilities will be needed. Currently, OPRFHS is operating at approximately 96% capacity within the athletic program. One option to accommodate and increase participation levels would be to purchase a large section of land and build a multi-purpose athletic facility, similar to Loyola Academy's Munz Athletic Complex, which is located 3 miles from their main campus, and has soccer, field hockey, lacrosse, baseball, and softball fields. The Altenheim Facility in Forest Park is another possibility that may be able to accommodate this type of complex. There is also vacant land adjacent to Triton College, which could offer a partnering opportunity with it. Both of these are located less than 3.5 miles from the high school. There are also additional, smaller plots of land available in both villages which could accommodate a tennis facility or a baseball facility

Discussion ensued about the needs and goals of the Physical Education and Athletic Programs. Relative to how much the facilities are opened up to the outside community, it was noted that these facilities are used by Youth Football, the Board of Education feeder groups, the Park District, as well as others, and the WSSRA. A request for a list of outside users of the facilities was made. Also, OPRFHS programs use outside sites, i.e., several different park districts, Riverside Brookfield, Ridgeland Commons, etc. OPRFHS and the Park District of Oak Park have an Intergovernmental Agreement (IGA), and their relationship is good. While there is a demand for more time, OPRFHS is getting the time it needs supply the teams. For basketball games held in the Fieldhouse, 1 ½ hours are necessary for set up. If an assembly is scheduled, the majority of field house space is lost due to the moving of bleachers, etc. Athletics and the PE share storage space.

OPRFHS is not exempt from ADA requirements, but it is grandfathered and that is why the facilities have not been adapted. Any additional questions should be sent to Mr. Weissglass.

Capital Improvements and Construction Long Range Plan.

Mr. Altenburg provided a "Summary at a Glance" of the Capital Improvements and Construction Long Range Plan, completed over the last 5 years (totaling \$28,167,645) and those planned for 2015-2016 through 2021-22 school years (totaling \$27,821,310) 27.8 planned for the next 7 years.

This is for infrastructure items only, not technology. The experience has been that the cost for these projects have been well under budget. In 2019, the football field turf will be replaced.

While there had been a request for a long-term strategic plan that married the capital investments, it was noted that a Long-Term Facilities Planning Committee (LTFPC) was meeting at the same time as the pool was being discussed and while the discussions crossed a couple of times with the Strategic Plan, the LTFPC's proposals had to do with a major reconfiguration of the north side of the facility to accommodate enrollment growth, special education, shared spaces, teachers moving into office facilities, and heavy or less shared classroom usage, at a cost of \$30 to \$40 million. The LTFPC will reconvene to rethink those proposals. The pool is the most commanding. Two fundamental questions arise from the LTFPC: 1) what is needed from a facilities standpoint to accommodate the growth and enrollment, and will that number peak and then fall back down or continue to grow. Projections are that enrollment will increase until the 2018-19 school year and then decrease slightly; and 2) what facility enhancements need to be made now to educate the students? The Strategic Plan's implementation teams are meeting and it is a continuous process of refining and implementing the strategy. Absent a new direction, the focus is on maintaining this facility and replacing the equipment as it erodes until the implementation teams and facilities committee provide strategic direction through their recommendations.

South Athletic Facility Renovation

Discussion ensued about the needs for a south athletic facility and what would be necessary to put a competition pool in this area, an idea that came up early in these conversations. Because of the conversations of about the east pool and the gyms on the upper floor, it had seemed like too large a construction project to put the pool in the building. Legat Architects provided slides showing the areas of renovation that would be affected with different scenarios if this renovation were to occur.

A 12' pool depth, 10' pool deck plus 20 foot diving deck would require tearing down the southeast portion of the building and creating volume of the pool below grade. In this scenario, moving the mechanical support space, chemicals, air handling, etc., into the basement. The basement would need to be dug out another 15' and it would still be 10' higher than the present building. Excavation would need to be done cautiously to make sure the building structure was not undermined. Decisions were not made, i.e., moving the boys' locker room, and the six PE stations that would be displaced by the pool, i.e., weight room, east pool, east gym plus pool and PE locker rooms, athletic office and athletic equipment for boys and girls (3rd floor accommodation?). The idea was to stack the spaces to maximize use and access and be respectful of the neighborhood. Would the pool area be better served if the locker rooms on the first floor and the balcony level were flat?

When asked if the air space above the pool needed to be one continuous level and whether there was anything to be gained by not having it higher, dropping it and gaining gym space, the response was that the driving factor was the line of sight from the bleachers. Also, gaining the right zoning to go higher could be difficult.

With regard to putting an additional gym space on top of the garage, the response was that it could be done in conjunction with one of the options but the difficulty would be accessibility and connection. A possibility does exist of extending a floor on the parking garage.

One member noted that if a 3-meter diving platform was not required, then that space could be salvaged. It has never been part of the program or IHSA and it is collegiate only.

There is a way to take a long section, but the challenge is the loss of PE spaces during the course of construction as well as the competitive pool; it would take 2 school years and 3 summers to complete. The construction timeline needs to be cognizant of classes starting and ending and different activities.

Adding a third floor or putting something on the garage would allow the repurposing of the west pool and locker rooms that the District could recapture significant square footage in the program. The need is for 1 to 12 stations and this would allow half to be new. The challenge would be Physical Education classes versus spectator seating. While this solution would not address all of the future needs, reconfiguring the west pool at the same time was an option would make more sense. The District is looking to provide versatility and flexibility.

Renovating the East pool, using the existing frame, and going from 6 to 5 lanes and deeper, would include subdividing the volume of the pool into 2 levels, creating larger departmental offices and enhanced classroom spaces, etc. Height and ceiling would prevent diving. The renovation would include making it structurally sound for the long term and renovating the locker rooms, but the weight room would stay as is.

While costs would be considered next week, rough estimates to repurpose the pools were \$5 million for the west pool and \$11 million for the east pool and that included putting a second story over both the weight room.

One member felt the baseball field should be moved and a plan to upgrade the facilities to create more space should be developed. One person stated that if the grass areas were converted to turf, more opportunities could be created because of less wear and tear.

Pool dimensions were discussed. A long-course pool which is 50 X 75 meters wide gives the most versatility for PE and athletics. It can be used for diving, synchronized swimming, more focused instruction, and lap swim. Anything smaller would cause programming loss and extend the day.

At the November 17 meeting, Dr. Lee's proposal for an 8-lane stretch pool that he felt would meet the PE and competition needs would be discussed. It was noted that a stretch pool would affect the dance floor above it.

Specific questions should be sent to Mr. Weissglass.

Next step

The next meeting will be November 17 and the consensus was to meet from 7:00 to 9:30 p.m. Mr. Brosnan noted he would work with Henry Bros on demolition numbers and looking at a peer review of its costs.

Public Comments

None

Adjournment

At 9:15 p.m., Ms. Yen moved to adjourn the meeting; seconded by Dr. Lee. A voice vote resulted in all ayes. Motion carried.

Submitted by Gail Kalmerton
Clerk of the Board