

OAK PARK AND RIVER FOREST HIGH SCHOOL

201 NORTH SCOVILLE AVENUE □ OAK PARK, IL 60302-2296

TO: Board of Education
DATE: Dec. 11, 2018
FROM: Dr. Joylynn Pruitt-Adams, Superintendent
Re: Initial Master Plan Recommendations

BACKGROUND

On Nov. 15, 2018, the Imagine OPRF Work Group made its recommendations to the Board for a long-term facilities master plan. The Board accepted those recommendations. It's important to note that a master plan is *not* a construction project, where design and financing of every portion is done at the start. Instead, a master plan is a living document that should be reviewed and modified as the impact of early projects is assessed, school needs change, and funding becomes available.

In accepting the long-term facilities master plan recommendations, the Board accepted the facility needs that had been identified by the Imagine team; acceptance did not commit the Board to undertaking any of the work nor the recommended sequencing of the projects. Now the Board of Education must decide what, if any, portion of the master plan to implement, when to schedule the work, and how to fund it.

SUMMARY OF FINDINGS

Attached is a listing of two projects that could potentially be done. *Initial Recommended Components* has an estimated total project budget of \$32,631,500 and includes renovation/construction of the following:

- 76 general education classrooms
- Classrooms, kitchen, laundry area, sensory room, and ADA-compliant restroom for the Special Education TEAM (Transitional Education with Access to the Mainstream) program
- First phase of student commons (east first, second, and third floors)
- Main entrance
- All-gender restrooms
- Three science labs
- Huskie Pups daycare facilities
- ADA-compliant elevator in the north end of the building

While all of these components address *important* facility needs, only the TEAM items address issues that were identified as most *urgent*, based primarily on physical condition of those facilities. *The Initial Recommended Components* will have the most significant impact on students in terms of classroom spaces, ADA, Special Education, and Collaboration Spaces, etc. Additionally, consideration was given to maintaining the Districts debt free status on this initial project.

If the Board wishes to commit to rectifying the most urgent facility needs, it also could consider doing Component D (see *Future Additional Component*, second page in attachment), which has an estimated total project budget of \$65,367,600. This component comprises:

- Pool replacement (urgent)
- Locker rooms (urgent for boys and all-gender)
- ADA-compliant elevator in the south end of the building (urgent)
- PE/Athletic offices

Strategic Plan: Goal 6, Strategy 3

Board Goals:

District Policy:

- Dance studio
- Multi-court gymnasium
- Weight room

While several of the items listed in Components D are identified as important rather than urgent, the most cost effective way to complete Component D would be to do all the work as once rather than delaying the non-urgent items until later.

At this time, however, the Administration is recommending that the Board authorize issuing a request for qualifications (RFQ) for design services only for *Initial Recommended Components*, at a total project cost of \$32,631,500. Doing this project would have a significant and immediate positive impact on students while taking into consideration the District's financial uncertainties, previous Board discussion, the size and scope of component D, and community input. As detailed under separate cover, the administration recommends that the Board make additional commitments to ensure that the urgent facility needs identified in the master plan are addressed in future projects.

RECOMMENDATION

For discussion only at this time, with formal recommendation and action item to be brought forward on Dec. 20, 2018.



FACILITY MASTER PLAN

RECOMMENDED INITIAL COMPONENTS

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INITIAL COMPONENTS**
\$ 32,631,500

Components I&F:

Commons & Main Entrance-Phase 1
\$5,453,600
Duration - 6 months

Component C:

SRC & S Cafe
\$13,654,700
Duration - 14 months

Component L:

Classrooms & Labs (12&3) infill of Library
\$4,862,300
Duration - Summer

Component G,J&K:

SPED TEAM & Huskie Pups
\$1,572,600
Duration - Summer

Components P 1-4:

Classrooms (64)
\$6,030,400
Duration - Multiple Summers

Component W:

N Elevator
\$505,000
Duration - Summer

Component V:

All Gender Toilet Rooms
\$552,900
Duration - Summer



LEGEND

ADMINISTRATION	HISTORY
APPLIED ARTS	LIBRARY
ART: PERFORMING	MATH
ART: VISUAL	PHYSICAL EDUCATION / ATHLETICS
BUILDING SERVICES	SCIENCE
COMMUNITY / SHARED SPACES	SPECIAL EDJICATION
ENGLISH	WORLD LANGUAGE
GENERAL / SHARED CLASSROOMS	

December 6, 2018

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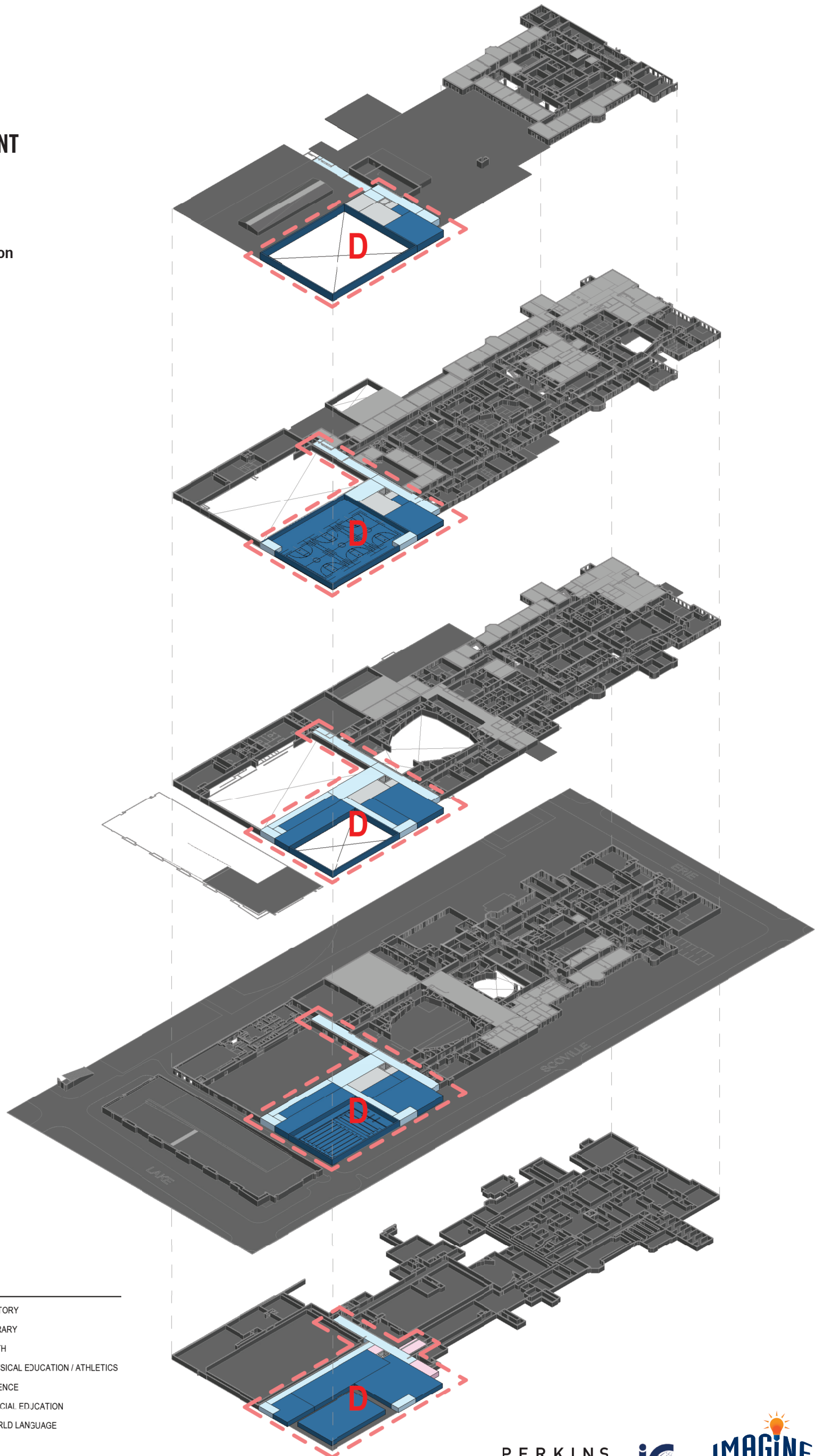




FACILITY MASTER PLAN FUTURE ADDITIONAL COMPONENT

**FUTURE
ADDITIONAL COMPONENT**
\$ 65,367,600

Component D:
SE Physical Educaion Addition
\$65,367,600
Duration - 18 months



LEGEND

■ ADMINISTRATION	■ HISTORY
■ APPLIED ARTS	■ LIBRARY
■ ART: PERFORMING	■ MATH
■ ART: VISUAL	■ PHYSICAL EDUCATION / ATHLETICS
■ BUILDING SERVICES	■ SCIENCE
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