

***Oak Park and River Forest High School
District 200***

201 North Scoville Avenue • Oak Park, IL 60302-2296

TO: Board of Education
FROM: Steve Isoye, Superintendent
DATE: June 30, 2016
RE: Update on pool project/long-term facilities plan

BACKGROUND

At its June 23, 2016, regular meeting, the Board considered a motion to bring forward a draft of Pool Option 5C to the community meetings in July. Option 5C is a separate underground pool beneath the baseball field. (Option 5C replaced the previously presented Option 5B, which did not include all verified program elements; Option 5C does.) Based on figures from an independent CCS cost estimate, the approximate projected cost of Option 5C was believed to be \$38.7 million. The motion was tabled so that Legat Architects could integrate Option 5C into a long-term facilities plan for further consideration.

SUMMARY OF FINDINGS

As work on integrating Pool Option 5C into a long term facilities plan progressed, however, it was discovered that the cost estimates provided for Option 5C included only hard costs, i.e., the “bricks and mortar.” Estimated costs for all other pool options also have included soft costs, such as professional fees, furniture, equipment, testing agents, consultants, etc. Soft costs were estimated by adding a 30% allowance to the hard costs. Because this multiplier was used in all other pool options, it was necessary to use it for 5C as well, in order to make a fair comparison. This brings the total estimated cost of Pool Option 5C to \$50.3 million.

NEXT STEPS

Given this information, we have asked Legat to prepare documents for discussion at the June 30 special board meeting that will focus on helping the board consider Long Term Facilities Plan A and Plan B, which incorporate Pool Options 2 and 4 respectively, without consideration of the underground pool. Legat also will have available draft documents regarding a possible Plan C that incorporates Pool Option 5C if the board would like to consider it. Documents presented will include a review of the Pool Verification Program and a matrix comparing Long Term Facilities Plans, as requested by the board.