

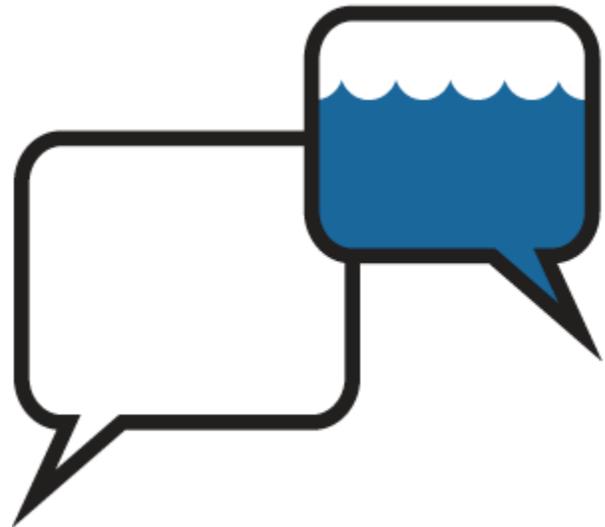
Oak Park and River Forest High School

District 200

Five-Year Pool and Facilities Plan

Community Engagement

Phase II Findings



Presented July 28, 2016

Oak Park and River Forest High School  
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Five-Year Pool and Facilities Plan  
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## ***Overview & Goals***

The Oak Park and River Forest High School Board of Education and administrative team have been exploring options for replacing and/or rebuilding the school's nearly 90-year-old pools for decades. In 2015, a Long-Term Facilities Planning Committee (LTFPC) was created and charged with taking a holistic view of the building to ensure that it could do the following:

- Accommodate a projected enrollment increase of 10% increase by 2020
- Address current and future academic needs
- Recapture vacant pool space if possible

The work of the two planning teams was merged in May 2016, based on feedback gathered at three pool-focused community meetings held in April 2016. Three five-year facilities options, which included different potential pool solutions and space configurations, were developed and presented to community members at two meetings in July 2016.

The purpose of the meeting was threefold:

- Share the most current plans and costs with stakeholders
- Provide the Board of Education, staff, and architects with an opportunity to engage in dialog with attendees
- Collect qualitative feedback about the three plan options

After a presentation, attendees had the opportunity to view the three plans and discuss them with the planning team (architects, staff and Board of Education members). In addition, attendees were asked to provide written feedback for an underground pool option that was presented to the community for the first time.

A recap of the questions and comments from that meeting is included in this report. The information collected is qualitative. It provides insight into the ideas and opinions of attendees. It does not provide numerical or statistical data that is predictive of the full Oak Park and River Forest community's views. Some thoughts may be overrepresented because attendees expressed their views to multiple data collectors and provided written input. For these reasons, qualitative research is typically used to guide further work including quantitative research and identify areas that require additional exploration.

## ***Meetings and Data Collection***

### ***Meeting Overview***

Two evening meetings were held; the same information was presented at both. On July 19, approximately 85 residents gathered at Oak Park and River Forest High School. The July 20 meeting was held at Dominican University in River Forest; there were approximately 50 people in attendance.

### ***Communication & Outreach***

Multiple channels were used to notify Oak Park and River Forest residents about the purpose of the meetings and the schedule.

Every household in the District was sent a postcard one week prior to the meetings. Quarter-page ads were placed in the *Wednesday Journal*, and a letter to the editor was published the week of the meetings.

Parents, and community members who supplied the District with an email address, received digital invitations and reminders. The meeting schedule was featured on the District website and social media feeds.

## ***Presentations***

Board of Education member, Fred Arkin, shared information about the history of the school and its two pools, which are close to 90 years old. He also discussed academic needs, the physical education program, extracurricular activities, and the planning process before representatives from Legat Architects presented three options designed meet the following goals:

- Improve learning spaces
- Pilot a shared classroom model
- Replace the pools, bringing diving back on campus without displacing other sports, and provide on-site parking
- Expand performing arts classroom space and storage
- Renovate Boys PE locker rooms

Attendees were provided with comparison sheets that included costs and comparative data for the three options. All three options meet the overall needs established by the Board of Education and fit on the existing campus. Pool designs, costs, and the space available for future academic needs vary.

### **Option A**

- Pools replaced in existing locations—The east pool would be replaced with a new 8-lane x 25-yard competition pool that would expand into adjacent areas. The west pool would be replaced with a smaller pool in the existing space.
- Garage would remain intact.
- An addition would be built to accommodate performing arts needs.
- Boys PE locker rooms would be renovated.
- Cost: \$40 million

### **Option B**

- A new 40-meter x 25-yard pool would be built on the existing garage site.
- The existing pools would be eliminated and the space would be repurposed, including space for performing arts and renovated locker rooms.
- Garage would be demolished and replaced.
- Cost: \$54 million

### **Option C**

- A new 40-meter x 25-yard underground pool would be built underground, below the varsity baseball field.
- The existing pools would be eliminated and the space would be repurposed , including space for performing arts and renovated locker rooms.

- Cost: \$68 million

The full presentation and comparison sheet are posted on the district website.

### ***Gallery Walk***

Immediately following the presentation, the plans were posted for viewing at three stations. Architects, BOE members, staff, and note takers staffed two; the third was provided for in-depth study. Each station included all three plans so that attendees were able to compare and contrast costs and features.

Forms for providing written input, primarily about the underground pool option, were available at a fourth station.

### ***Data Collection***

The architects, as well as members of the staff and Board of Education and two additional note takers recorded comments and questions while community members were viewing the plans.

Attendees were given the opportunity to develop a list of pros and cons for the underground pool option, which was presented at community meetings for the first time, and to submit questions and comments in writing.

Some thoughts may be overrepresented because attendees expressed their views to multiple data collectors and filled out forms.

Therefore, the qualitative information included in this report provides insight into the ideas and opinions of residents who were interested in/able to attend the meetings. It is not representative of all Oak Park and River Forest residents.

## ***Findings***

Three summaries of verbatim comments and questions are included in this report. The comments are grouped by topic for convenience, but please note that some straddle several topics.

- **Data Set #1**—Questions and comments recorded by the BOE, architects, and staff while the plans were on view.
- **Data Set #2**—Pros and Cons for Pool Option C, which were submitted in writing by attendees. Forty-three forms were filled out.
- **Data Set #3**—Comments and Questions that were submitted in writing. Forty-three forms were filled out.

Attendees had multiple opportunities to submit their thoughts, so the data sets should be considered separately.

The following topics were mentioned most frequently in one or more of the data sets:

1. A preference for Option A, typically because of the cost
2. Concern about the lack of a tunnel or corridor for accessing the underground pool (Option C)
3. Concern about the price of Option C
4. Requests for additional details about curricular and performing arts needs

**Data Set #1—Information recorded by note takers**

<b>T (n)</b>	<b>W (n)</b>	<b>Total (n)</b>	<b>Questions and Comments</b>	<b>Category</b>
2		2	Is the Option A bump out necessary?	Option A
1		1	Weight room is squeezed in Option A. Everyone uses it.	Option A
4	1	5	Option A fulfills the needs/makes sense.	Option A
2		2	Option A is enough water.	Option A
	2	2	I prefer Option A.	Option A
	2	2	Option A is shortsighted.	Option A
	1	1	I do not like Option A, pick B or C.	Option A
2	2	4	I prefer B.	Option B
	1	1	Option B pool is more accessible for spectators than Option C Pool.	Option B
4	2	6	Option C should have an underground tunnel/students should not have to go outside.	Option C
2		2	What are the hazards of C?	Option C
1		1	Why is cost of C so high?	Option C
1		1	Plan C price is inflated.	Option C
1		1	Plan C is not vetted.	Option C
3		3	Why not a 50-meter pool underground?	Option C
	2	2	Plan C seems fraught with issues/risky.	Option C
	3	3	I prefer C.	Option C
	1	1	I do not like Option C.	Option C
	1	1	Water polo practice would be later with Option A.	aquatics
	2	2	Close down the swimming program.	aquatics
	3	3	Maintain the swimming program.	aquatics
1		1	Extra space is for water polo.	aquatics
1		1	How many pool users are there?	aquatics
1	1	2	Provide information on pools at other schools.	aquatics

<b>T (n)</b>	<b>W (n)</b>	<b>Total (n)</b>	<b>Questions and Comments</b>	<b>Category</b>
	1	1	We have the worst pools in the conference.	aquatics
2		2	Swimming is not a state requirement.	aquatics
3		3	Arts in feeder schools have been reduced, how will this impact OPRF? (one person?)	curriculum
1		1	Add more STEM and rigorous academics.	curriculum
1		1	Are there enough classrooms?	curriculum
1		1	Appreciated upgraded learning spaces.	curriculum
	2	2	Great to see the learning lab/shared classroom spaces.	curriculum
1		1	Costs are too high.	finance
1		1	What is the period of the tax increase?	finance
1		1	How much money does the District have in reserves?	finance
1		1	If the referendum is approved and the new construction comes in under budget – what happens to the money that is unexpended?	finance
1		1	Could the District consider using more than \$20 M from reserves, like \$25 M or \$30 M?	finance
1		1	Has/could the District seek money from private donors to assist in the funding of the approved project?	finance
1		1	How much revenue could the District generate in renting the pool to outside groups, when it is not being used by OPRFHS related activities and events?	finance
1		1	District should contain costs.	finance
	1	1	Our village has unfunded pension mandates that are also going increase taxes.	finance
1		1	Anticipate changing economy.	finance
	1	1	Having 17 lanes will lead to more revenue generating opportunities.	finance
	1	1	Additional parking spaces (Option B) are desirable.	garage
3	4	7	Garage should not be torn down. (Expensive, wasteful)	garage
	1	1	Make it easier to get visitor parking passes for garage.	garage
	2	2	Access to the garage seems problematic in Option B.	garage
1		1	Traffic on Lake Street is a problem.	garage
	1	1	Where will people park during construction?	garage
1		1	Why is capital improvement for performing arts needed?	performing arts
1		1	Performing arts needs should be vetted.	performing arts
1		1	How many students participate in performing arts?	performing arts

<b>T (n)</b>	<b>W (n)</b>	<b>Total (n)</b>	<b>Questions and Comments</b>	<b>Category</b>
	1	1	Define the needs for performing arts.	performing arts
	1	1	Performing arts spaces benefit the community.	performing arts
	1	1	Music is expensive, but worth it.	performing arts
	1	1	I am surprised to see facilities costs tacked onto the pools	process
2		2	Q&A would allow us to hear what others think.	process
2		2	Meeting format is terrible.	process
1		1	Process is too fast--mistakes. Process is too slow--inertia.	process
1		1	Give more rationale, less timeline.	process
1		1	Put the charts in the newspaper.	process
2		2	Do not combine LTFP and pools.	process
2		2	Don't lose green space.	miscellaneous
1		1	What is a PE station?	miscellaneous
3		3	Convert Ridgeland for 12-month use.	miscellaneous
2		2	Layer pool and garage.	miscellaneous
1		1	How frequently are spectator stands used?	miscellaneous
1		1	Population is decreasing.	miscellaneous
1		1	Size of BOE room.	miscellaneous
1		1	Maximize flexibility.	miscellaneous
1	1	2	Concerned about access to Farmer's Market.	miscellaneous
1		1	Provide separation by gender	miscellaneous
1		1	What is PE/Athletic support?	miscellaneous
1		1	When will the Field House be renovated?	miscellaneous
	1	1	OPRFHS is the only facility for therapeutic uses.	miscellaneous
	1	1	What about a do nothing option?	miscellaneous
	1	1	Why won't the field house be renovated?	miscellaneous
	1	1	Kids and community are important, spending money on library was worth it.	miscellaneous
	1	1	Handmade tiles are worth keeping.	miscellaneous

## Data Set #2—Pros and Cons of Underground Pool

T (n)	W (n)	Total (n)	Pros	T (n)	W (n)	Total (n)	Cons
4	1	5	innovative	13	10	23	cost
2	2	4	garage remains	5	3	8	unforeseen risks
3	1	4	increased PE space	5	2	7	safety
1	2	3	forward thinking	5	1	6	accessible only from outside
	3	3	less disruptive	2	2	4	loss of green space
2		2	preserves green space	1	3	4	24-hour pumps will be needed (water table)
	1	1	increased instructional space	1	2	3	disruption to BB and other activities during construction
	1	1	# of lanes	2		2	lack of light
				1	1	2	reduces BB field
					2	2	excavation concerns
				1		1	tight fit
				1		1	not 50-meter
				1		1	construction time
				1		1	compromises mall space
				1		1	less attractive pool
				1		1	not a good idea
				1		1	it is underground
				1		1	voters will not approve
				1		1	not enough emphasis on education
					1	1	community resistance
					1	1	low community availability
					1	1	structures on baseball field
					1	1	40-meter pool not needed

### **Data Set #3—Questions and Comments Submitted by Attendees**

<b>T (n)</b>	<b>W (n)</b>	<b>Total (n)</b>	<b>Questions &amp; Comments</b>	<b>Category</b>
3	2	5	I prefer A	Option A
1		1	Will A accommodate synchro, or is it too shallow?	Option A
	1	1	Option A is not adequate.	Option A
	1	1	Option A is shortsighted.	Option A
1		1	B has no chance of passing	Option B
	1	1	Use more reserves to fund Option B.	Option B
	1	1	Option B has the most upside.	Option B
1		1	C is the worst	Option C
2		2	What are the hazards/concerns of an underground pool?	Option C
2		2	Can an underground tunnel be provided for C?	Option C
1		1	Would C require less staff?	Option C
	1	1	Could Option C be upgraded to a 50-meter pool?	Option C
	1	1	Has Option C been fully researched?	Option C
	2	2	Option C is the best.	Option C
	1	1	Would Option C require additional security?	Option C
	1	1	Please choose the best pool (Option C) and don't be swayed by naysayers	Option C
1		1	Do the options include diving?	aquatics
	1	1	What happened to the 50-meter pool?	aquatics
	1	1	We know 10% of students cannot swim. How many are not reading at grade level. What are we doing to close the achievement gap?	curriculum
1		1	Arts in feeder schools are being reduced.	curriculum
1		1	Taxes are high.	finance
	1	1	Please consider the costs and needs of the full community.	finance
	1	1	Emphasize the low cost of borrowing.	finance
	1	1	I was pleased with the tax presentation.	finance
	1	1	Operating costs seem low for all options.	finance
	1	1	Parking is a necessity.	garage

<b>T (n)</b>	<b>W (n)</b>	<b>Total (n)</b>	<b>Questions &amp; Comments</b>	<b>Category</b>
	1	1	Put parking, not the pool underground.	garage
	1	1	Performing arts additions need to be further explained.	performing arts
1		1	Comments on sheet are biased	process
1		1	Impressed with process.	process
1		1	The pros and cons are opinions.	process
1		1	How was C introduced after spring meeting?	process
	1	1	Which athletes participated in the planning?	process
	1	1	What suggestions did the performing arts staff offer?	process
	1	1	How many successful new suburban pools were visited?	process
1		1	Find an option voters will support so aquatics are not at risk.	referendum
2		2	Put original option #1 on ballot.	referendum
1		1	Our chances of passing a referendum are slim.	referendum
1		1	Younger people exercise more and need space for this.	miscellaneous
1		1	Could pool and cafeteria be layered?	miscellaneous
	1	1	What are contingency plans if issues arise after construction begins?	miscellaneous
	1	1	I oppose all plans.	miscellaneous
	1	1	Maintain maximum community use.	miscellaneous
	1	1	Can pool be moved above ground on the mall? Cost?	miscellaneous
	1	1	Deerfield High School has a brand new pool with an \$83 million referendum.	miscellaneous



Oak Park and River Forest High School  
Five-Year Pool and Facilities Plan Options  
Meeting Feedback Form  
July 2016

Two of the pool options presented this evening were shared with the community in April. Pros and cons for those options were developed by attendees and are provided for your review on the reverse side of this paper. The complete report is available on the district website ([facilities.oprfhs.org](http://facilities.oprfhs.org)).

One of our objectives this evening is to create a similar list of pros and cons for the pool included in Five-Year Pool and Facilities Plan C (an underground 40-meter pool located under the baseball field on the west side of the existing building).

Thank you for taking the time to share your thoughts about the pros and cons of the Plan C pool.

<i>Plan C Pool</i>	
<b>40-meter x 25-yard underground pool below the baseball field.</b> Build new pool below grade on the west field. Eliminate east and west pools; repurpose space.	
<i>Pros</i>	<i>Cons</i>

*Questions/Comments*

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The following pros and cons for the Five-Year Pool and Facilities Plan A & Plan B pools (previously referred to as, respectively, Pool Option 2 and Pool Option 4) were submitted by community members in April 2016. They are ranked by frequency—the most frequently mentioned features are listed first.

<i>Plan A Pool</i>	
<b>New 8-lane x 25-yard pool and new 4-lane x 25-yard pool.</b> Replace east pool with a competition pool by expanding into adjacent areas. Replace west pool with a smaller pool in existing space.	
Pros	Cons
Lowest cost	High expense for little improvement
Maintains existing garage	Programs displaced during construction
Meets needs, not wants	Not a big space gain
Lowest energy costs	Not visionary
Maintains two pools	Garage will need to be repaired
Least disruptive	Not big enough for major competition
Retains green space	No simultaneous activities
Keeps aquatics at OPRF	No need to go to referendum
Space efficient	Maintains two pools
	Limits long term facility plan
	Potential to preserve historic features

<i>Plan B Pool</i>	
<b>40-meter x 25-yard pool.</b> Build new pool and garage on existing garage site. Eliminate east and west pools; repurpose space.	
Pros	Cons
Extra lanes & bulkhead	High cost/tax impact
Increased Instructional Space	Single pool
Improved garage	40 meters does not make sense
Most flexibility	Low community use
Options for simultaneous use	Tearing down garage
My favorite	10 less feet of water for similar price
Spectator space	Less disruptive
Includes all costs	High cost vs. Stantec
A good value	Only one pool temperature
Less expensive than Pool Option 3	Not revolutionary like Pool Option 1
Similar to other suburban pools	