

Five-Year Pool and Facilities Plan Comparisons

OWNER Oak Park & River Forest High School District 200
PROJECT NUMBER 216018.00
DATE July 13, 2016

APPROVED PROGRAM: 9/24/15					5 YEAR FACILITY PLAN A	5 YEAR FACILITY PLAN B	5 YEAR FACILITY PLAN C
AREA DESCRIPTION	COMMENTS	UNIT AREA	QUANTITY	TOTAL AREA	REPLACE TWO EXISTING POOLS	POOL ADDITION (40Mx75') AND GARAGE	NEW POOL (40Mx75') BELOW GRADE
POOL							
Water	3'-3" shallow to 14'-0" deep	12,753 SF	1	12,753 SF	7,306 SF	9,842 SF	9,842 SF
Parapet/Gutter	(1) 30" parapet; (3) 14" gutters	680 SF	1	680 SF	681 SF	589 SF	589 SF
Deck	16'/20' ends; 12'/16' sides	8,667 SF	1	8,667 SF	5,998 SF	5,865 SF	7,342 SF
On-Deck Athlete Seating	(125) minimum	576 SF	1	576 SF	w/ Deck	w/ Deck	w/ Deck
Toilet Rooms	All gender	72 SF	2	144 SF	w/ Family Change	w/ Family Change	110 SF
Scorekeeper	Shared w/ Life Guard & First Aid	220 SF	1	220 SF	150 SF	150 SF	235 SF
Spectator Seating - Permanent		1,158 SF	1	1,158 SF	1,470 SF	2,000 SF	2,845 SF
Spectator Seating - Retractable		2,496 SF	1	2,496 SF	not included	not included	not included
				SUB-TOTAL	15,605 SF	18,446 SF	20,963 SF

LOCKER ROOMS							
P.E. - Men's Locker Room	(68) 2-tier lockers; 18"x18"x72"	758 SF	1	758 SF	2,075 SF	2,300 SF	750 SF
P.E. - Women's Locker Room	(68) 2-tier lockers; 18"x18"x72"	758 SF	1	758 SF	2,075 SF	2,300 SF	750 SF
P.E. - Showers	(31) sh. Heads for each class of 40	630 SF	2	1,260 SF	included above	included above	1,268 SF
P.E. - Toilets	(4) water closets; (2) lavs each	193 SF	2	386 SF	included above	included above	776 SF
Athletics - Men's Locker Room	(21) 2-tier lockers; 18"x18"x72"	336 SF	1	336 SF	included above	included above	365 SF
Athletics - Women's Locker Room	(21) 2-tier lockers; 18"x18"x72"	336 SF	1	336 SF	included above	included above	365 SF
Athletics - Showers	(10) shower heads for each	228 SF	2	456 SF	included above	included above	776 SF
Athletics - Toilets	(3) water closets; (2) lavs each	132 SF	2	264 SF	included above	included above	included above
Visiting Athletes - Locker Room	Utilize PE Locker Rooms	included above		0 SF	0 SF	0 SF	0 SF
Visiting Athletes - Showers	Utilize PE Locker Rooms	included above		0 SF	0 SF	0 SF	0 SF
Visiting Athletes - Toilets	Utilize PE Locker Rooms	included above		0 SF	0 SF	0 SF	0 SF
Coaches - Office	Plan for (6) Coaches	165 SF	1	165 SF	1,475 SF	1,300 SF	200 SF
Coaches - Locker Room	(10) single-tier lockers; 18"x18"x72"	292 SF	2	584 SF	included above	included above	550 SF
Coaches - Showers	(2) shower heads for each	included above	2	included above	included above	included above	included above
Coaches - Toilets	(1) water closet; (1) lav each	included above	2	included above	included above	included above	included above
Aquatic Director's Office	Separate staff member from Coaches	165 SF	1	165 SF	included above	included above	156 SF
Towel Distribution Room	(1) Attendent	112 SF	1	112 SF	w/PE Locker Room	w/PE Locker Room	629 SF
Towel Storage Room		131 SF	1	131 SF	w/PE Locker Room	w/PE Locker Room	included above
Laundry Room	Washer, dryer, utility sink	187 SF	1	187 SF	w/PE Locker Room	w/PE Locker Room	included above
Custodial Room		93 SF	3	280 SF	w/PE Locker Room	w/PE Locker Room	included above

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Family Changing	(4) Stations w/ toilets, lavs, showers	590 SF	1	590 SF	750 SF	750 SF	588 SF
SUB-TOTAL				6,768 SF	6,375 SF	6,650 SF	7,173 SF

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STORAGE							
Scorekeeper's Storage	Timing System, Electronics	240 SF	1	240 SF	w/ Scorekeeper	w/ Scorekeeper	w/ Scorekeeper
B&G Storage		192 SF	1	192 SF	included below	included below	included below
PE & Adaptive PE Storage	On deck storage for lane reels	789 SF	1	789 SF	990 SF	1,183 SF	1,183 SF
Athletic Storage		included above	1	0 SF	included above	included above	included above
Community Storage	Tops, West Suburban, Park District	112 SF	3	336 SF	included above	included above	included above
Dryland Storage		110 SF	1	110 SF	w/ Dryland	w/ Dryland	w/ Dryland
Concessions Storage		87 SF	1	87 SF	w/ Concession	w/ Concession	w/ Concession
PE Storage		288 SF	1	288 SF	included above	included above	included above
				SUB-TOTAL	2,042 SF	990 SF	1,183 SF

SUPPORT							
Pool Filtration Room	Confirm filtration type	1,288 SF	1	1,288 SF	1,550 SF	1,550 SF	2,730 SF
Surge Tank		594 SF	1	594 SF	use existing	use existing	included above
Chemical Storage	Confirm chemicals to be used	160 SF	3	480 SF	use existing	use existing	included above
Electrical Service Room		168 SF	1	168 SF	use existing	use existing	included above
IDF/AV Room		168 SF	1	168 SF	use existing	use existing	included above
Mechanical Room: AHU East		1,270 SF	1	1,270 SF	2,025 SF	2,025 SF	1,183 SF
Mechanical Room: AHU West		1,040 SF	1	1,040 SF	included above	included above	3,338 SF
Mechanical Room: Boiler/Chiller		1,745 SF	1	1,745 SF	included above	included above	included above
Rooftop Cooling Tower Enclosure		912 SF	1	912 SF	included above	included above	included above
				SUB-TOTAL	7,665 SF	3,575 SF	7,251 SF

COMMON AREAS							
Main Entrance Lobby		668 SF	1	668 SF	350 SF	use existing	742 SF
Security Office		144 SF	1	144 SF	included above	use existing	250 SF
Elevator - Freight		100 SF	3	300 SF	not included	not included	261 SF
Elevator - Passenger		100 SF	2	200 SF	300 SF	300 SF	192 SF
Elevator - Machine Room		not included	0	0 SF	not included	not included	not included
Stairs		144 SF	5	720 SF	600 SF	use existing	3,849 SF
Concessions		200 SF	1	200 SF	500 SF	500 SF	500 SF
Classroom	Classroom, Multipurpose Room, Team Room	1,187 SF	1	1,187 SF	1,575 SF	1,200 SF	1,200 SF
Dryland - 1st Floor		473 SF	1	473 SF	600 SF	not included	not included
Dryland - 2nd Floor		not included	0	0 SF	not included	416 SF	535 SF

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Public Toilet Rooms	(5) water closets; (3) lavs each	320 SF	2	640 SF
Interior Corridor to Connect Bridge		not included	0	0 SF
Connecting Bridge to Building		not included	0	0 SF
SUB-TOTAL				4,532 SF

5 YEAR FACILITY PLAN A	5 YEAR FACILITY PLAN B	5 YEAR FACILITY PLAN C
REPLACE TWO EXISTING POOLS	POOL ADDITION (40Mx75') AND GARAGE	NEW POOL (40Mx75') BELOW GRADE
800 SF	800 SF	800 SF
0 SF	0 SF	0 SF
0 SF	0 SF	0 SF
4,725 SF	3,216 SF	8,329 SF

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SUMMARY							
Net Program Area Sub-Total				47,701 SF	31,270 SF	33,070 SF	44,899 SF
Access Corridors				6,099 SF	4,410 SF	3,293 SF	6,234 SF
Non-Program Area/Grossing Factor			7.47%	4,020 SF	2,666 SF	2,717 SF	3,821 SF
Total Pool Related Construction Area				57,820 SF	38,346 SF	39,080 SF	54,954 SF
New Addition Space for Non-Pool Related Functions				0 SF	10,720 SF	0 SF	0 SF
Repurposed Interior Space for Non-Pool Related Functions				0 SF	0 SF	8,475 SF	12,781 SF
New Garage Parking Structure				0 SF	0 SF	117,790 SF	0 SF
Total Construction Area				57,820 SF	49,066 SF	165,345 SF	67,735 SF

Pool Construction Cost (Based on CCS Estimates)	No CCS Estimate	\$ 12,441,698	\$ 12,431,687	\$ 29,904,681
General Conditions (18%)	N/A	\$ 2,239,506	\$ 2,237,704	\$ 5,382,843
Design Contingency (12%)	N/A	\$ 1,761,744	\$ 1,760,327	\$ 4,234,503
Escalation (4%)	N/A	\$ 657,718	\$ 657,189	\$ 1,580,881
Soft Costs: Construction Contingency (10%)	N/A	\$ 1,710,067	\$ 1,708,691	\$ 4,110,291
Soft Costs: Indirect Costs (20%)	N/A	\$ 3,420,133	\$ 3,417,381	\$ 8,220,582
Pool Cost Sub-Total	N/A	\$ 22,230,866	\$ 22,212,978	\$ 53,433,781

Cost to Demo Garage	N/A	Included above	N/A
Cost to Purchase Garage from Village *	N/A	\$ 2,700,000	N/A
Cost to Construct New Garage (Based on CCS Estimates)	N/A	\$ 9,824,956	N/A
Garage Construction Contingency and Indirect Costs (30%)	N/A	\$ 2,947,487	N/A
Repurposed West Pool Band/Weight Room Space (5500 SF)	N/A	\$ 2,100,000	N/A
Repurposed East Pool Classroom/Drivers Ed Space (8475 SF)	N/A	\$ 4,000,000	N/A
Original Sub Total from LTFP	\$ 22,300,000	\$ 42,100,000	\$ 53,800,000
Increased Pool Width to 75' wide (Add 4680 SF)	N/A	\$ 1,685,421	N/A
Decreased Pool Length to 40 Meters to match Option B	N/A	N/A	\$ (366,219)
Sub Total	\$ 22,230,866	\$ 43,785,421	\$ 53,433,781
OPRF Rounded Numbers for Community Chart and LTFP	\$ 22,300,000	\$ 43,500,000	\$ 53,500,000

LTFP Expand Performing Arts	\$ 10,700,000	\$ 5,800,000	\$ 7,900,000
LTFP Update Student Locker Room Facilities	\$ 5,300,000	\$ 2,800,000	\$ 2,800,000
LTFP Recommendation Year 1	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000

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LTFP Additional PE Station + Classroom Space

Space not available	N/A	\$ 2,300,000
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Total Proposed Cost	\$ 37,500,000
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\$ 39,830,866	\$ 53,985,421	\$ 68,033,781
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OPRF Rounded Numbers for Community Chart and LTFP

\$ 39,900,000	\$ 53,700,000	\$ 68,000,000
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Garage Parking Spaces		0
Alley Access from Scoville		Maintained
Net Change of PE Stations		
Loss of Green Space		N/A
Power Shutdown Impact		N/A
PE Swimming Lanes		21
Competition Swim Lanes		8 or 9
Simultaneous Diving		Yes
Diving Boards		(2) 1M, (1) Future 3M
Spectator Seating		450+/-
Pool ADA Means of Egress	Pool LF < 300 = 1, Pool LF > 300 = 2	2
Bulkhead to Divide Pool		Yes
Annual Energy Costs **		\$ 60,000.00
Community Use (Hours per Week)		20

300	331	300
Maintained	Eliminated	Maintained
-1	0	1
2,680 SF	0 SF	0 SF
Major	Minor	Minor
12	17	17
8 or 9	8 or 9	8 or 9
No	Yes	Yes
(2) 1M	(2) 1M, (1) Future 3M	(2) 1M, (1) Future 3M
300+/-	400+/-	450+/-
1 per pool	2	2
No	Yes	Yes
\$ 40,000.00	\$ 50,000.00	\$ 50,000.00
25	15	15

* OPRF received a study suggesting a renovation cost of \$270,000.

** These are estimated costs for gas and electricity, which represent the bulk of pool operating costs.