

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

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

To: Board of Education  
From: Tod Altenburg, CSBO  
Phil Prale, ASCI  
Date: August 16, 2016  
Re: Requested Pool and Facility Plans

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**BACKGROUND**

On August 1, 2016 the Board of Education voted to approve a facility plan and directed the administration to work with the district's architects to propose alterations to the plan that would limit costs and preserve major elements of the plan. The attached documents show 1) line-by-line changes to the accepted plan that bring costs under \$45 million, and 2) conceptual drawings of the relevant sections of the building.

**SUMMARY**

The process of changing the pool and facilities plan involved conversations with administrators in the athletics, physical education, and fine and applied arts areas. The changes made to the previous plan included reducing support areas around the pool, removing one level to the proposed parking structure, deferring renovation of theater and choir spaces along the east side of the school building, and leaving the weight room in its current location and not planning to add an additional classroom over that area. One item that was not altered was the size of the pool.

Staff concluded that several opportunities for development of instructional spaces may be created by the revised plan. As the project would proceed, those spaces could be the subject of discussion and planning based on student needs. Shown as "unassigned spaces" on the concept drawings, the use of those spaces would be determined in real time with appropriate stakeholder participation.

**RECOMMENDATIONS**

This information is presented to the Board of Education per its direction to staff.

# 5 Year Pool & Facilities Plan Comparisons

OWNER Oak Park & River Forest High School District 200  
PROJECT NUMBER 216018.00  
DATE August 16, 2016

APPROVED PROGRAM: 9/24/15		5 YEAR POOL & FACILITIES PLAN	5 YEAR POOL & FACILITIES PLAN REV
AREA DESCRIPTION	COMMENTS	POOL ADDITION (40Mx75') AND GARAGE	POOL ADDITION (40Mx75') AND GARAGE
<b>POOL</b>			
Water	3'-3" shallow to 14'-0" deep	9,842 SF	9,842 SF
Parapet/Gutter	(1) 30" parapet; (3) 14" gutters	589 SF	589 SF
Deck	16'/20" ends; 12'/16" sides	5,865 SF	5,865 SF
On-Deck Athlete Seating	(125) minimum	w/ Deck	w/ Deck
Toilet Rooms	All gender	w/ Family Change	w/ Family Change
Scorekeeper	Shared w/ Life Guard & First Aid	150 SF	150 SF
Spectator Seating - Permanent		2,000 SF	2,000 SF
Spectator Seating - Retractable		not included	not included
		<b>18,446 SF</b>	<b>18,446 SF</b>

<b>POOL LOCKER ROOMS</b>			
P.E. - Men's Locker Room	(68) 2-tier lockers; 18"x18"x72"	2,300 SF	2,230 SF
P.E. - Women's Locker Room	(68) 2-tier lockers; 18"x18"x72"	2,300 SF	2,230 SF
P.E. - Showers	(31) sh. Heads for each class of 40	included above	included above
P.E. - Toilets	(4) water closets; (2) lavs each	included above	included above
Athletics - Men's Locker Room	(21) 2-tier lockers; 18"x18"x72"	included above	included above
Athletics - Women's Locker Room	(21) 2-tier lockers; 18"x18"x72"	included above	included above
Athletics - Showers	(10) shower heads for each	included above	included above
Athletics - Toilets	(3) water closets; (2) lavs each	included above	included above
Visiting Athletes - Lockers/Showers/Toilets	Utilize PE Locker Rooms	0 SF	0 SF
Coaches - Office	Plan for (6) Coaches	1,300 SF	812 SF
Coaches - Locker Room	(10) single-tier lockers; 18"x18"x72"	included above	included above
Coaches - Showers	(2) shower heads for each	included above	included above
Coaches - Toilets	(1) water closet; (1) lav each	included above	included above
Aquatic Director's Office	Separate staff member from Coaches	included above	included above
Laundry, Towel Distribution & Storage	(1) Attendant, Washer, dryer, utility sink	included above	included above
Custodial Room		included above	included above
Family Changing	(4) Stations w/ toilets, lavs, showers	750 SF	356 SF
		<b>6,650 SF</b>	<b>5,628 SF</b>

<b>POOL STORAGE</b>			
Scorekeeper's Storage	Timing System, Electronics	w/ Scorekeeper	w/ Scorekeeper
B&G Storage		included below	included below
PE & Adaptive PE Storage	On deck storage for lane reels	1,183 SF	868 SF
Athletic Storage		included above	included above
Community Storage	Tops, West Suburban, Park District	included above	included above
Dryland Storage		w/ Dryland	w/ Dryland
Concessions Storage		w/ Concession	w/ Concession
PE Storage		included above	included above
		<b>1,183 SF</b>	<b>868 SF</b>

<b>POOL SUPPORT</b>			
Pool Filtration Room	Confirm filtration type	1,550 SF	1,550 SF
Surge Tank		use existing	use existing
Chemical Storage	Confirm chemicals to be used	use existing	use existing
Electrical Service Room		use existing	use existing
IDF/AV Room		use existing	use existing
Mechanical Room: AHU East		2,025 SF	2,025 SF
Mechanical Room: AHU West		included above	included above
Mechanical Room: Boiler/Chiller		included above	included above
Rooftop Cooling Tower Enclosure		included above	included above
		<b>3,575 SF</b>	<b>3,575 SF</b>

<b>POOL COMMON AREAS</b>			
Main Entrance Lobby		use existing	use existing
Security Office		use existing	use existing
Elevator - Freight		not included	not included
Elevator - Passenger		300 SF	300 SF
Elevator - Machine Room		not included	not included
Stairs		use existing	1,416 SF
Concessions		500 SF	250 SF
Classroom	Classroom, Multipurpose Room, Team Room	1,200 SF	1,000 SF
Dryland - 1st Floor		not included	alternate
Dryland - 2nd Floor		416 SF	not included
Public Toilet Rooms	(5) water closets; (3) lavs each	800 SF	800 SF
Interior Corridor to Connect Bridge		0 SF	0 SF
Connecting Bridge to Building		0 SF	0 SF
		<b>3,216 SF</b>	<b>3,766 SF</b>

# 5 Year Pool & Facilities Plan Comparisons

OWNER Oak Park & River Forest High School District 200  
PROJECT NUMBER 216018.00  
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	5 YEAR POOL & FACILITIES PLAN	5 YEAR POOL & FACILITIES PLAN REV
	POOL ADDITION (40Mx75') AND GARAGE	POOL ADDITION (40Mx75') AND GARAGE
<b>POOL &amp; 5 YEAR CONCEPTUAL PLAN SUMMARY</b>		
Net Program Area Sub-Total	33,070 SF	32,283 SF
Access Corridors	3,293 SF	3,812 SF
Non-Program Area/Grossing Factor	2,717 SF	2,697 SF
<b>Total Pool Related Construction Area</b>	<b>39,080 SF</b>	<b>38,792 SF</b>
Finished Classroom Space in East Pool Area	8,475 SF	2,484 SF
New Garage Parking Structure	117,790 SF	88,343 SF
<b>Total Construction Area</b>	<b>165,345 SF</b>	<b>129,619 SF</b>
Pool Construction Cost (Based on CCS Estimates)	\$ 12,431,687	\$ 12,350,124
General Conditions (18%)	\$ 2,237,704	\$ 2,223,022
Design Contingency (12%)	\$ 1,760,327	\$ 1,748,778
Escalation (4%)	\$ 657,189	\$ 652,877
Soft Costs: Construction Contingency (10%)	\$ 1,708,691	\$ 1,697,480
Soft Costs: Indirect Costs (20%)	\$ 3,417,381	\$ 3,394,960
<b>Pool Cost Sub-Total</b>	<b>\$ 22,212,978</b>	<b>\$ 22,067,241</b>
Cost to Demo Garage	Included above	Included above
Cost to Purchase Garage from Village *	\$ 2,700,000	\$ 2,700,000
Cost to Construct New Garage (Based on CCS Estimates)	\$ 9,824,956	\$ 7,124,956
Garage Construction Contingency and Indirect Costs (30%)	\$ 2,947,487	\$ 2,137,487
Repurposed West Pool Band/Weight Room Space (5500 SF)	\$ 2,100,000	\$ 2,100,000
Repurposed East Pool Classroom/Drivers Ed Space	\$ 4,000,000	\$ 1,172,389
<b>Sub Total</b>	<b>\$ 43,785,421</b>	<b>\$ 37,302,073</b>
OPRF Rounded Numbers for Community Chart and 5 Year Conceptual Plan	\$ 43,500,000	\$ 37,000,000
5 Year Conceptual Plan: Expand Performing Arts	\$ 5,800,000	\$ 2,700,000
5 Year Conceptual Plan: Student Locker Room Facilities	\$ 2,800,000	\$ 2,800,000
5 Year Conceptual Plan: Model Classroom Recommendations	\$ 1,600,000	\$ 1,600,000
<b>Total Proposed Cost</b>	<b>\$ 53,985,421</b>	<b>\$ 44,402,073</b>
OPRF Rounded Numbers for Community Chart and 5 Year Conceptual Plan	\$ 53,700,000	\$ 44,500,000

<b>ADDITIONAL INFO</b>		
Garage Parking Spaces	331	239
Alley Access from Scoville	Eliminated	Eliminated
Net Change of PE Stations	0	0
Loss of Green Space	0 SF	0 SF
Power Shutdown Impact	Minor	Minor
PE Swimming Lanes	17	17
Competition Swim Lanes	8 or 9	8 or 9
Simultaneous Diving	Yes	Yes
Diving Boards	(2) 1M, (1) Future 3M	(2) 1M, (1) Future 3M
Spectator Seating	400+/-	400+/-
Pool ADA Means of Egress	2	2
Bulkhead to Divide Pool	Yes	Yes
Annual Energy Costs **	\$ 50,000	\$ 50,000
Community Use (Hours per Week)	15	15

\* Purchase price is expected to be the outstanding debt at time of sale

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

Oak Park + River Forest High School

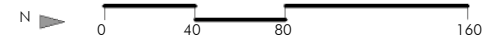
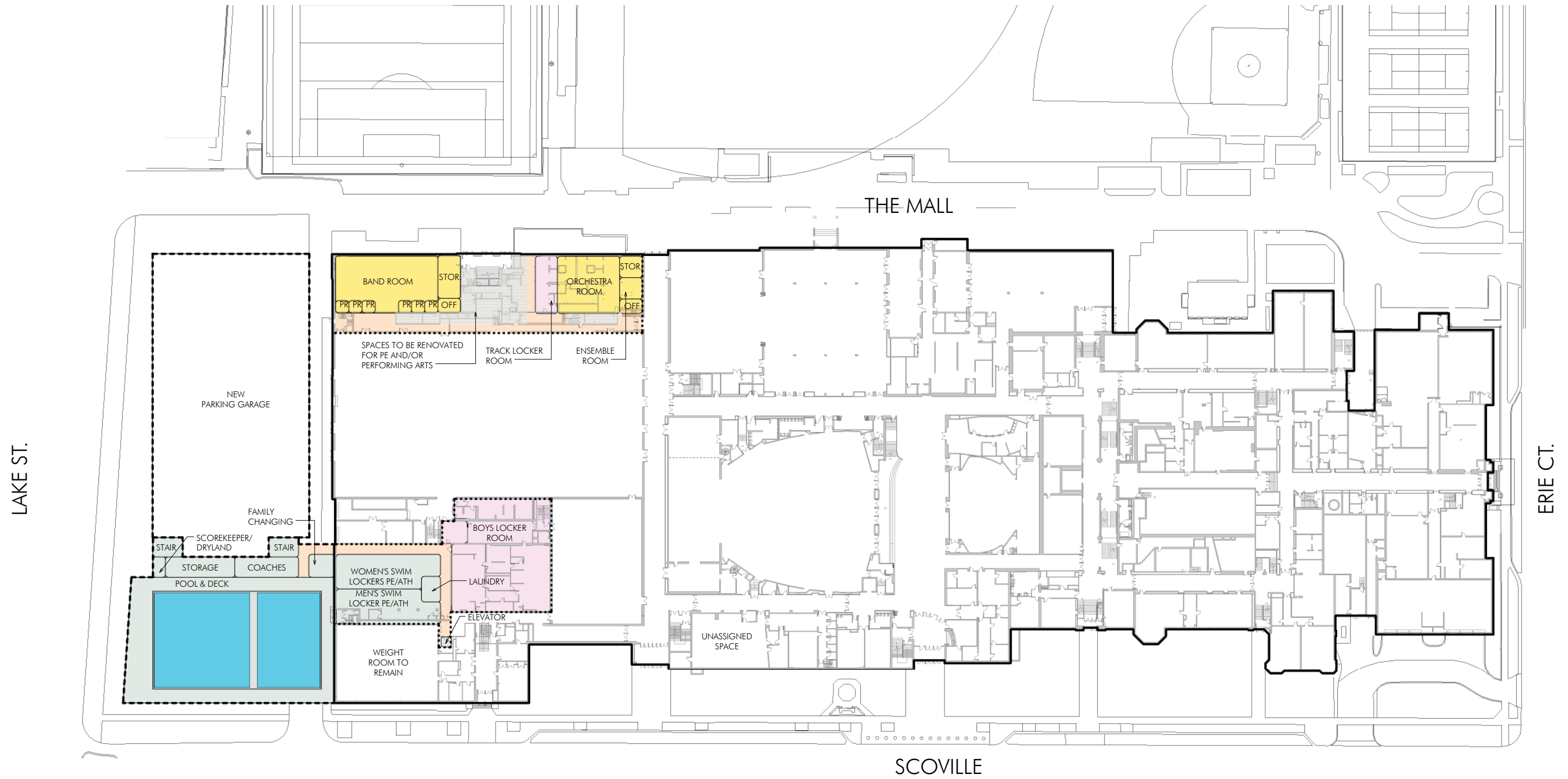
# Pool and Facilities Plan

August 16, 2016



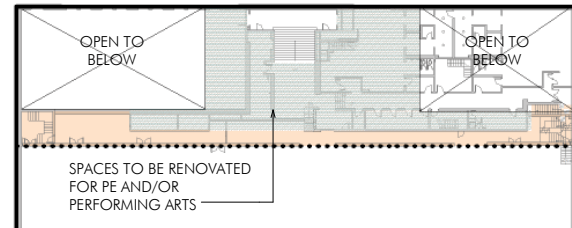
# First Floor Diagram

- Locker Rooms
- Pool
- Performing Arts
- Classroom Space + Office Space - Recommendations Year 1
- Addition Perimeter
- Existing Envelop Perimeter
- Interior Renovations Perimeter
- Circulation
- LL Learning Lab, which is classroom space that has flexible furniture, and technology integrated.
- OFF Office space/Teacher Preparation Space
- PR Practice Room

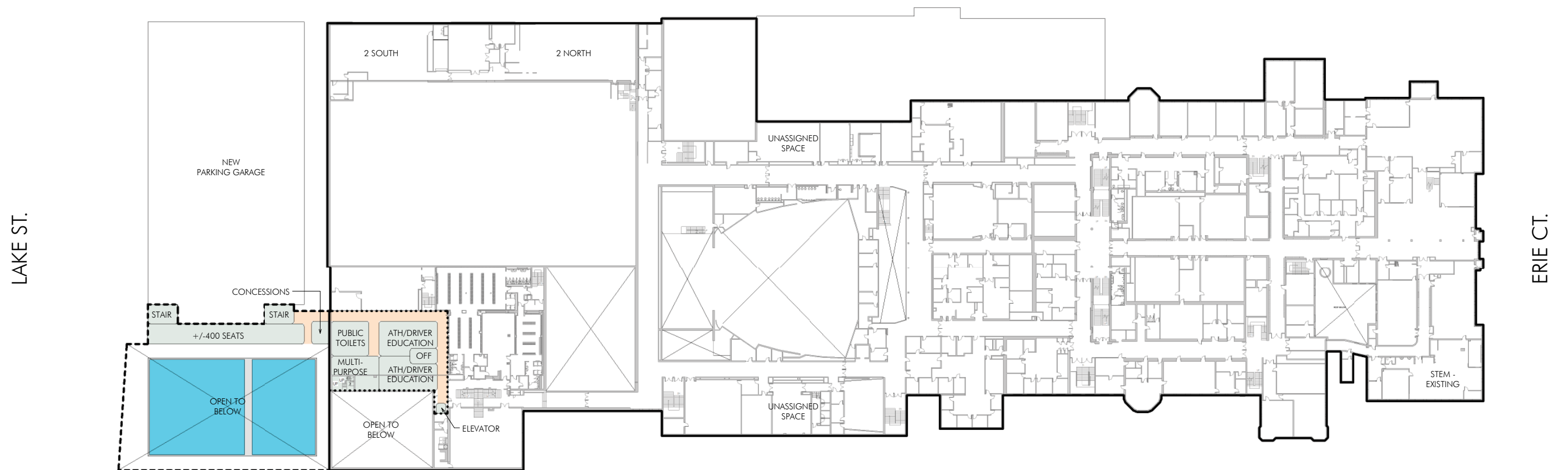


# Second Floor Diagram

- Locker Rooms
- Pool
- Performing Arts
- Classroom Space + Office Space - Recommendations Year 1
- Addition Perimeter
- Existing Envelop Perimeter
- Interior Renovations Perimeter
- Circulation
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MEZZANINE LEVEL



SCOVILLE

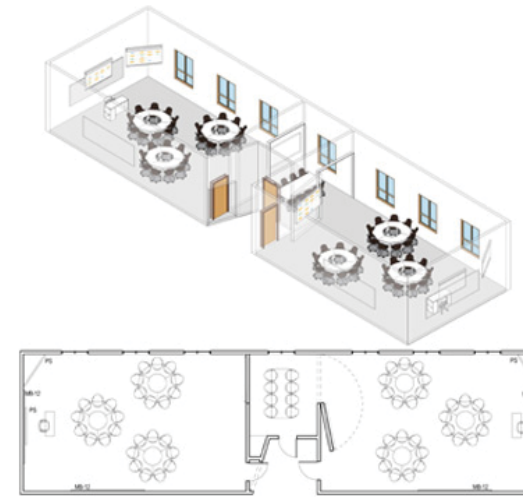


# Third Floor Diagram

## Designing Future Learning Environments

As enrollment has increased, OPRF has sought to use existing space more efficiently. This has included increasing classroom sharing and repurposing some conference areas into office space for teachers. The model learning spaces proposed here recognize the importance of a teacher having a classroom that serves as a central location as well as the need for sharing and collaboration within academic areas. These models would include office space adjacent to shared classrooms, which addresses needs for instructional space and provides teachers with designated office space for preparing lessons, collaborating with colleagues, communicating with parents, and meeting with students. Three spaces have been identified to pilot this program, test the plan, and ensure that the design fits the needs of teachers and students.

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Legat Architects Classroom Study



Image courtesy of carleton.edu, Classroom Precedent

