



Welcome and thanks for being here. This is our second community conversation.

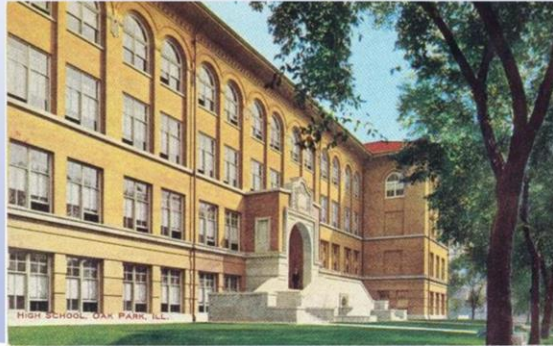
At the first round of meetings in April, we shared four pool options and learned that the community wanted to understand how replacing our 90-year-old pools dovetailed with other building needs. If you would like to know more about those meetings, the report is on the website.

Tonight we will be presenting three five-year pool and facility plans. After this presentation, the plans will be on display and you will have the opportunity to discuss them with the architects and board members.

Oak Park and River Forest High School

- ▶ Original building constructed 1906
- ▶ Structurally sound today, except pools

Picture Postcard,
circa 1915



Today's million-square foot facility reflects about 14 different projects completed over the past 110 years.

Thanks to the support of taxpayers, over the past 20 years, the district has been able to address long-deferred infrastructure needs including:

- Replacing HVAC systems, plumbing, and wiring that dated back to the early 1900s
- Installing more energy efficient lighting
- Asbestos abatement
- Tuck-pointing and restoring exterior stone, and
- Replacing the roof

The changes resulted in the building being awarded an Energy Star Rating in 2013. Today, with the exception of the pools, which we will be discussing shortly, the building is structurally sound, including the field house.

Enrollment

- ▶ 3,262 last year
- ▶ 10% increase projected by 2020



Although enrollment will not reach our all-time peak of about 4,500 students in the 1970s, there has been tremendous growth in both curricular and extracurricular programs that translates into additional space needs.

For example, Special Education was one of the District's smallest departments at that time. Due to mandated programming, which means better services for students, special education staff has increased from 5 to 104 over the past 40 years.

In addition, the number of students participating in athletics, performing arts (band, choir, orchestra & theater), and other extracurricular activities is far greater than it was at that time.

The Pools

- ▶ Built in 1928
- ▶ Have far exceeded the anticipated lifespan of 40–50 years

East “Girls” Pool,
1932



As many of you know, our pools were built in 1928 and have far exceeded the anticipated lifespan of 40-50 years. This poses a number of problems.

They are leaking 3,000 gallons of water daily, are poorly ventilated, have chipped and falling tile, and contractors will not guarantee repairs. Most importantly, they do not meet current design safety standards.

This does not mean that they are unsafe, merely that building and safety codes for pools have changed over the past 90 years. Our narrow pool decks and shallow diving well are two examples of features that do not meet current codes. When major renovations or repairs are completed, facilities must be brought up to code. If the pools are renovated in place, and the decks are widened to meet current standards, each would each be narrowed by a full lane.

Aquatics Programming

- ▶ Pools in use 12 months a year, typically from 6 am till 9 or 10 pm for:
 - ▶ Physical Education
 - ▶ Extracurricular activities
 - ▶ TOPS/YMCA Swim Team
 - ▶ Summer camps
 - ▶ WSSRA
(West Suburban Special Recreation Association)
 - ▶ Community lap and recreational use



Freshman and sophomores take swimming during their required physical education classes. Swimming is a critical component of developing lifelong fitness habits. 10% of incoming freshman cannot safely enter and exit the water. Another 40 –50% are inefficient swimmers, meaning that they struggle with their kick and/or arm stroke and typically cannot put their faces in the water.

Research indicates that students who participate in extracurricular activities are more successful and engaged. Seven athletic activities—Boys and Girls Swimming, Boys and Girls Water Polo, Boys and Girls Diving, and Synchronized Swimming—take place in the water. Currently Diving takes place off campus because the diving board had to be removed. In addition, the track and cross county teams cross train in the pools.

Addressing The Pool Question

- ▶ Prior work informed the options being presented tonight
- ▶ Alignment with Long Term Facilities Plans a priority



The Board and administration have known for decades that the pools need to be replaced. In addition to the problems I mentioned earlier, the concrete is losing its integrity and the mechanicals are so old that replacement parts do not always exist.

The board, community, and staff have discussed this for years and that work was used to inform the options that you will hear about shortly.

As you may recall, a plan with no parking was approved and taken off the table in response to a community petition drive. Additional plans were shared last spring. We learned that the community wanted to know how the pool plans dovetailed with long-term facility needs.

During the process of creating integrated plans and budgets, the concept of building an underground pool bubbled up and that option will be shared for the first time tonight.

Long-Term Facilities Planning

- ▶ Current capital improvement plan addresses building needs through 2022
- ▶ Beginning 10–year, state-mandated facilities review cycle
- ▶ Board provided the LTFP Committee with parameters:
 - ▶ Accommodate enrollment growth
 - ▶ Contain costs
 - ▶ Address future learning needs
 - ▶ Recapture and reuse vacant pool space



While the pool team was developing options, another committee was charged with looking at the facility as a whole. All campus structures were studied, and I as mentioned earlier, were found to be structurally sound, with the exception of the pools.

LTFPC Recommendations

- ▶ Current Plan—Years 1–5 (south side of building)
 - ▶ Pilot shared classrooms to support academics needs including collaboration, flexible grouping, and increased use of technology
 - ▶ Improve other learning spaces
 - ▶ Increase Performing Arts classroom and storage space to address a 20% enrollment increase in those classes
 - ▶ Replace pools to address structural and safety deficits

(continued)



Shared classrooms allow for scholarly collaboration between students, teachers, and even full classes. These spaces will meet technology needs today and tomorrow, and create opportunities for flexible grouping, which is a key component of differentiated learning.

Student enrollment in performing arts classes has grown 20% since 2010. The number of students in band, orchestra, choir, theatre, and sound production classes already was large at 900 students. It's now roughly 1,050. In addition, 475 student from eight different extracurricular activities use the classrooms.

LTFPC Recommendations

- ▶ Current Plan—Years 1–5 (south side of building)
 - ▶ Renovate boys locker rooms to improve safety and ventilation

Man depicted is
six feet tall



And, about replacing those locker rooms. This is not just about new lockers and fixtures, it is about plumbing, ventilation, health, and safety. Currently three floors are squeezed into two stories. The low ceilings prevent us from addressing ventilation issues; there simply is no space to upgrade the HVAC system. Water backs up into the showers because of plumbing that needs to be replaced.

Before moving on, I want to note that initially, the LTFPC included recommendations for facilities changes that would cover years 6 through 10 and fulfill these anticipated needs and opportunities. However, the parameters from the Board include a spending cap of \$20 million for the first five years. Therefore the plans being presented tonight focus on the most urgent needs. Discussion of future needs and opportunities has been tabled for the time being.

School Renovation and Architecture

- ▶ Architects meet with stakeholders to determine needs
- ▶ Conceptual Design Phase—Concepts developed and approved
- ▶ “Program verification”
- ▶ Schematic Design Phase—Plans and timelines are created: detailed costs, specifications, environmental and LEED considerations, etc.
- ▶ Bidding
- ▶ Construction



As you can imagine, there are a lot of moving parts and details associated with these plans. For that reason, District 200 has followed school-district best practices in having an architect of record. The firm spends a great deal of time in our building, is familiar with our annual and long-term facility needs, and conducts the Health/Life Safety survey mandated by the state.

We are currently at the program verification stage for the options you will be seeing tonight.

The Timeline

Week of July 18	Quantitative research
July 19 & 20	Community meetings
July 28 Special Board Meeting	Presentation of research findings and discussion
August 1 Special Board Meeting	Choose plan, determine type and amount of bond
August 16 Special Board Meeting	Approve referendum question
August 22	Referendum question submission deadline
November 8	Election Day



The board is working on a pretty tight timeline. These are highlights for the next couple of months.

The Plans

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

 Enrollment

 5 Year Budget

 Recapturing + Reusing Vacant Pool Space

 Future Learning Environments



Thanks for your patience with the background information. Hopefully it provided you with context for the three plans you are about to review.

Comparison sheets are being distributed.

As you will see, all three options meet the Year 1–5 needs highlighted here.

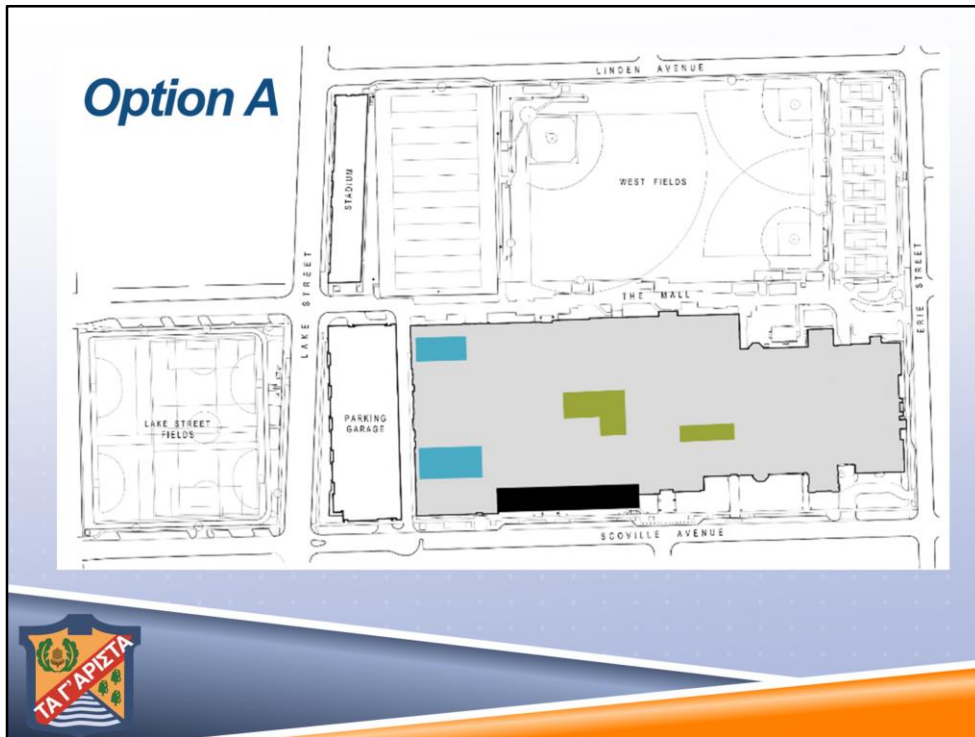
And, while all three options meet the overall needs established by the Board of Education, and fit within our existing footprint, the pool designs, costs, and space available for future academic needs vary.

All three plans focus on the south (Field House) side of the building.

Option A

- ▶ Replaces pools in existing locations
- ▶ Fewest lanes and possibilities for simultaneous activities
- ▶ Student programming will be spread over more hours
- ▶ Community hours may be slightly higher because there are two pools, but number of lanes available will lower
- ▶ Garage remains
- ▶ Cost: \$40 million





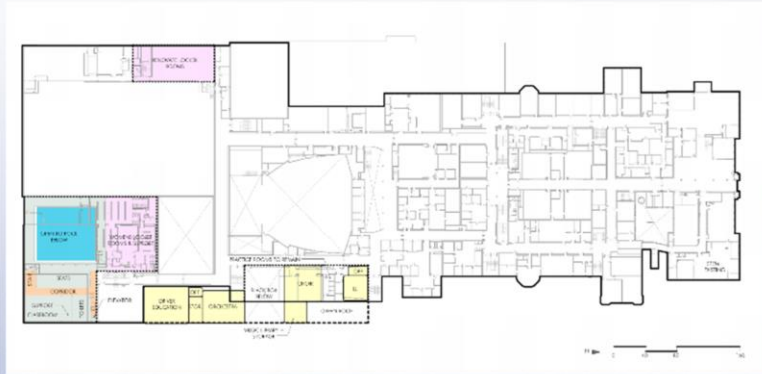
This is a site plan for the full campus. Colored blocks indicate the areas that will be renovated.



A new entrance is included.

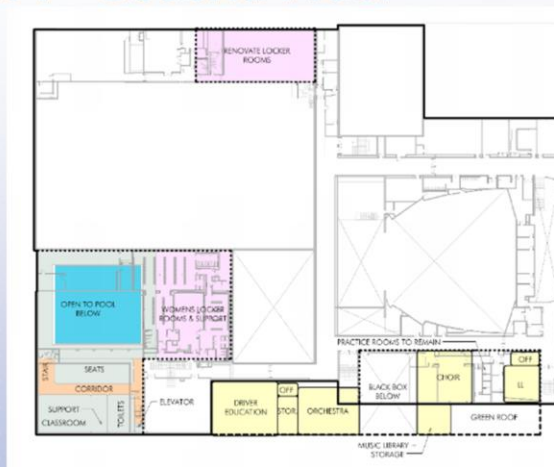
Option A – First Floor

Option A – Second Floor



Spectator seating, concessions, and additional performing arts space are located on the second floor.

Option A – Second Floor

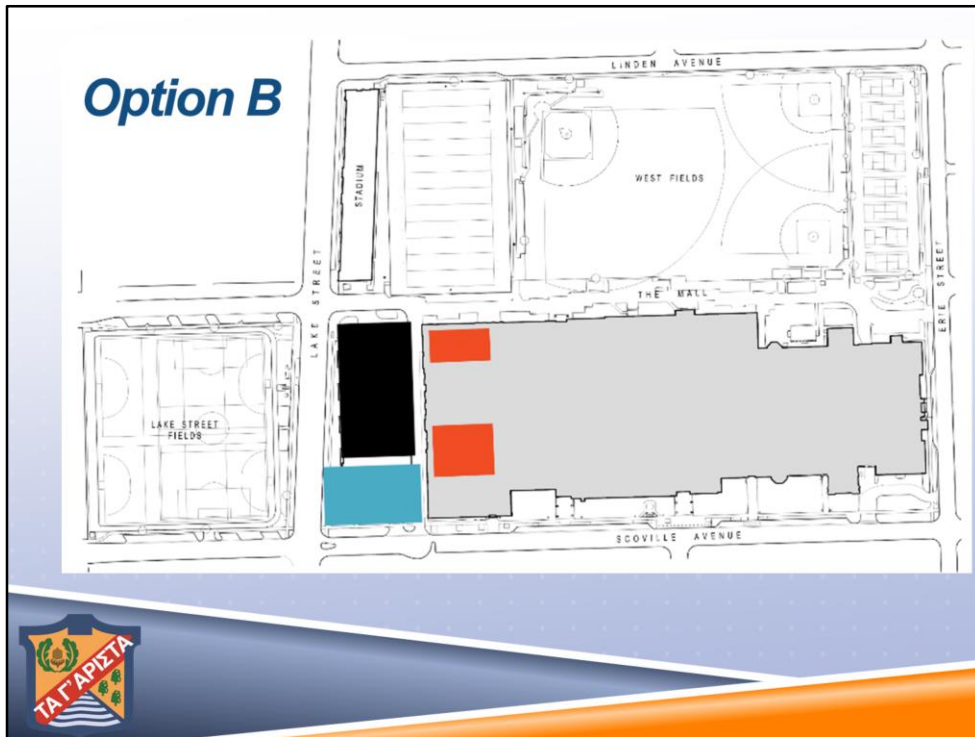


Additional details.

Option B

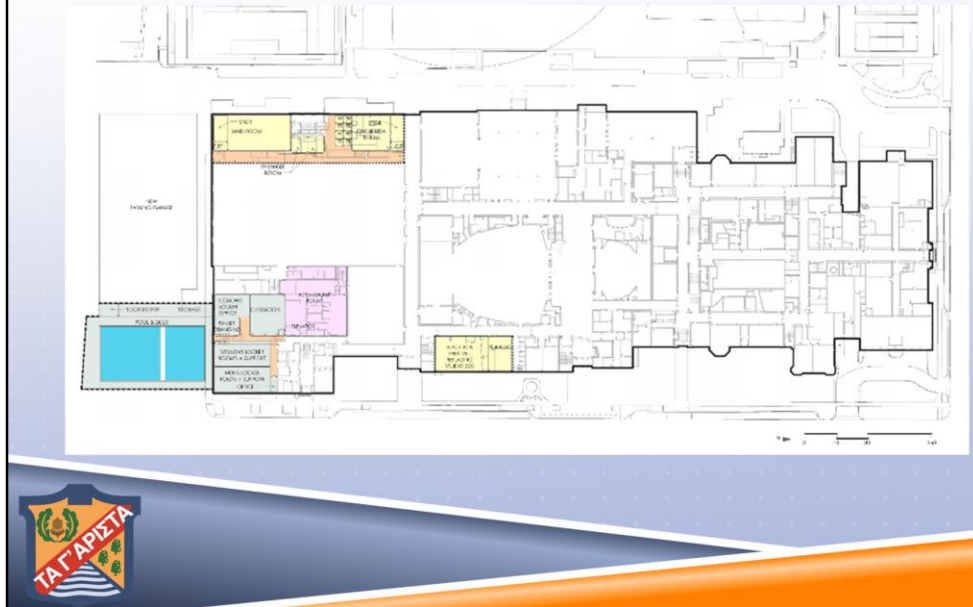
- ▶ A new 40-meter pool on existing garage site
- ▶ Swimming and diving can occur simultaneously
- ▶ Additional space available to be used for academics
- ▶ Garage is replaced
- ▶ Cost: \$54 million





This is a site plan for the full campus. Colored blocks indicate the areas that will be renovated.

Option B – First Floor



A 40-meter by 25-yard pool and a new garage are built on the site of the existing parking lot.

The weight room is converted to locker rooms.

The East Pool space is converted to support facilities and storage.

Boys locker rooms are moved to east side of building.

There is no new addition.

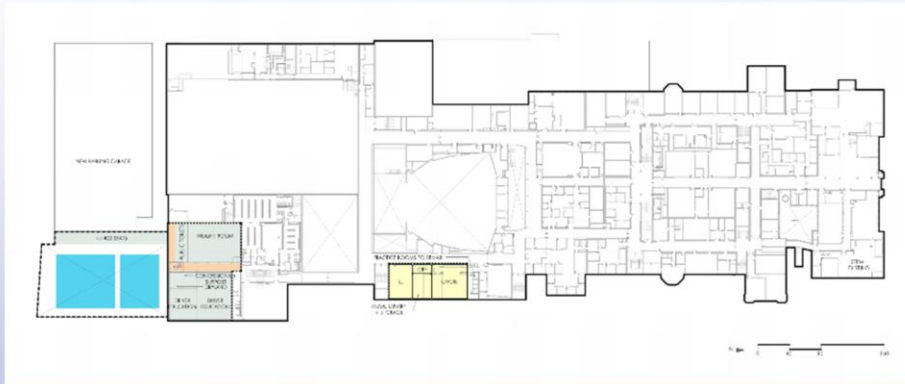
Band and orchestra move to the west side of the building.

The floor plan illustrates the proposed renovation of the Black Box Theatre and Studio 200. Key features include:

- New Parking Garage:** Located on the left side of the plan.
- Storage Rooms:** Multiple rooms labeled "STOR." in yellow, including one labeled "STOR. CLOSET" and another labeled "STOR. CLOSET" near the "ENTRANCE ROOM".
- Entrance Room:** A central orange-colored room labeled "ENTRANCE ROOM".
- Coaches Locker Room + Office:** A green-colored room labeled "COACHES LOCKER ROOM + OFFICE".
- Classroom:** A green-colored room labeled "CLASSROOM".
- Boys' Locker Room:** A pink-colored room labeled "BOYS' LOCKER ROOM".
- Pool & Deck:** A blue-colored area labeled "POOL & DECK" with a "SCOREKEEPER" and "STORAGE" area nearby.
- Faiver Engineering:** A small room labeled "FAIVER ENGINEERING".
- Elevator:** A room labeled "ELEVATOR" near the boys' locker room.
- Women's Locker Room + Support:** A green-colored room labeled "WOMEN'S LOCKER ROOM + SUPPORT".
- Men's Locker Room + Support Office:** A green-colored room labeled "MEN'S LOCKER ROOM + SUPPORT OFFICE".
- Black Box Theatre + Refracting Studio 200:** A yellow-colored room labeled "BLACK BOX THEATRE + REFRACTING STUDIO 200".
- Support:** A yellow-colored room labeled "SUPPORT".

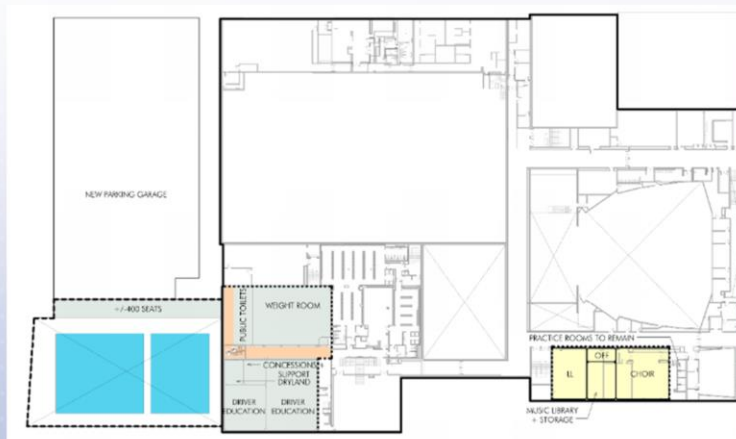


Option B – Second Floor



A second floor is added over the former pool and weight room.

Option B – Second Floor

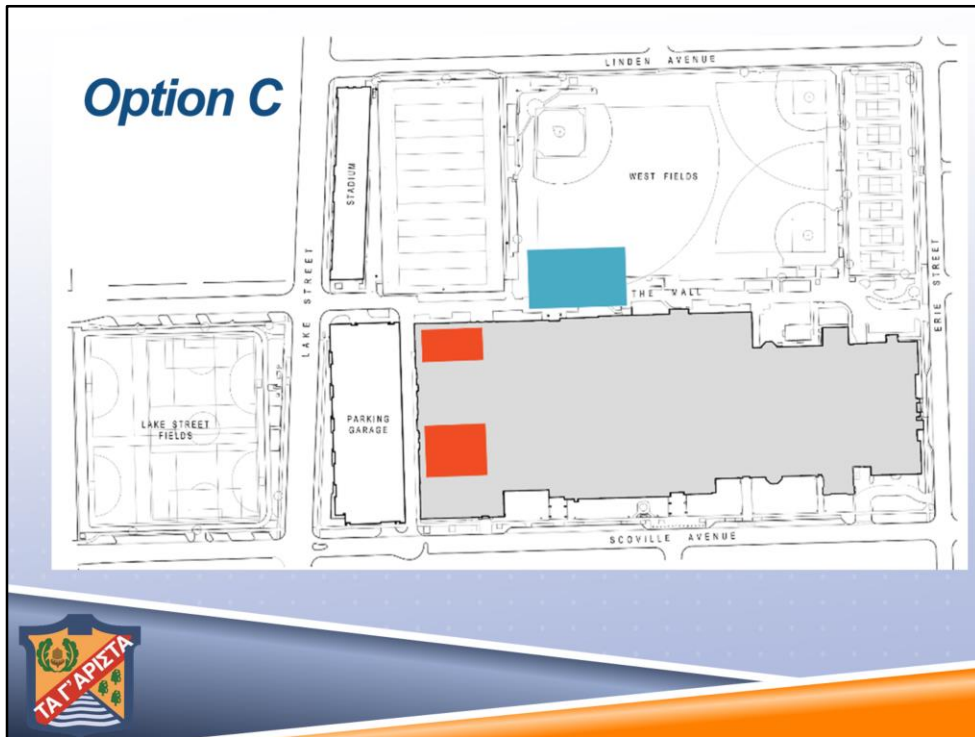


Option C

- ▶ A 40-meter underground pool located under the baseball field
- ▶ Garage remains
- ▶ Innovative solution that addresses the issues of being landlocked, but there are additional unknowns and risks that require further study
- ▶ Maximum space inside the building is created
- ▶ Cost: \$68 million

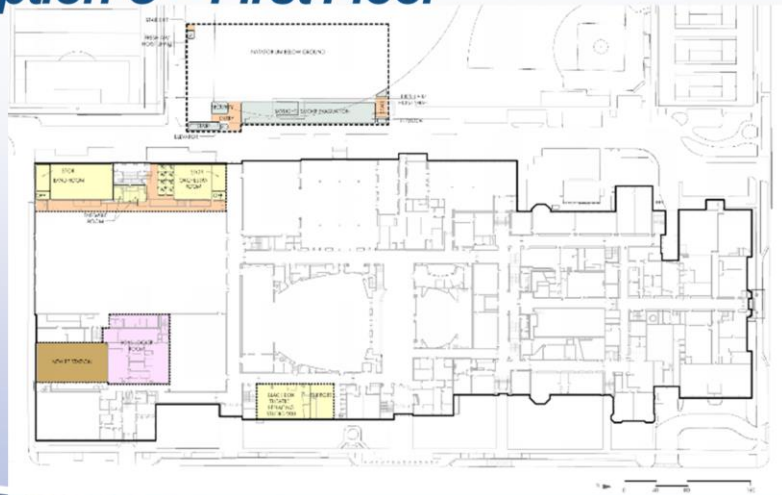


This option was developed most recently. Further study of the program elements and design might lead to a lower cost.



This is a site plan for the full campus. Colored blocks indicate the areas that will be renovated.

Option C – First Floor



Pool is located below baseball field.

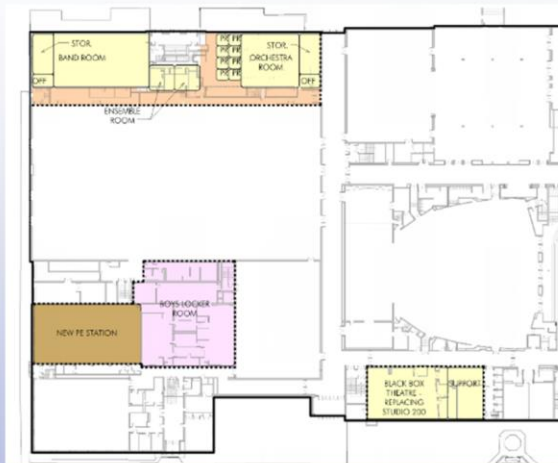
Above ground entrance to pool is located across from an existing exit.

East pool space is available for a PE station or gym.

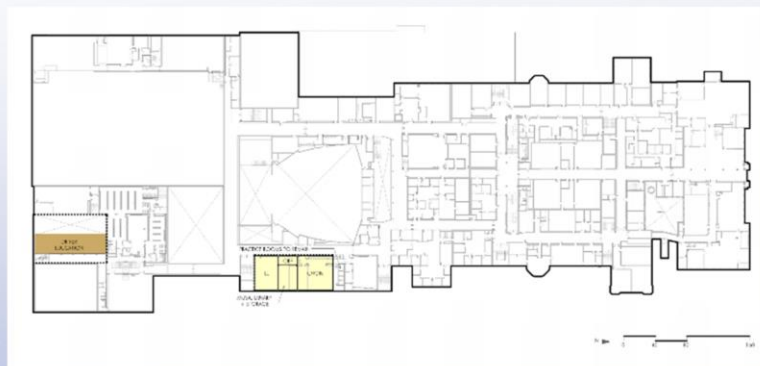
Boys locker rooms are moved to current girls locker room location.

There are code requirements for stairs and natural light.

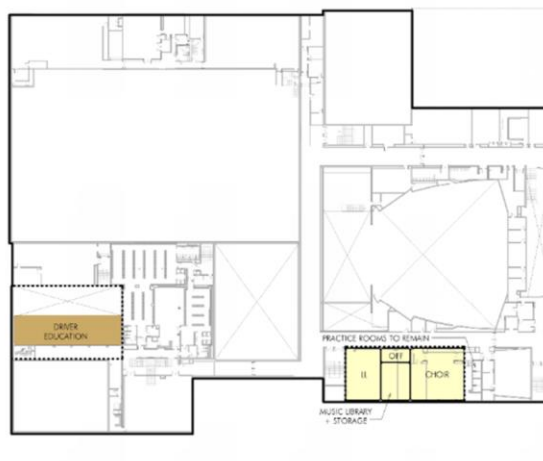
Option C – First Floor



Option C – Second Floor



Option C – Second Floor



Model Classroom – Third Floor

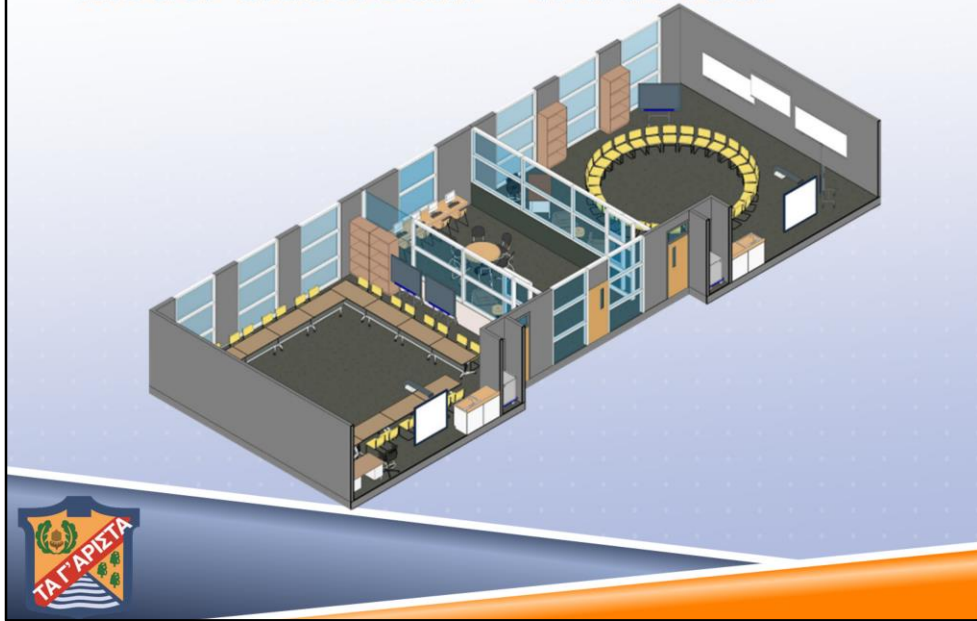


This is the same for all three plans.
Classrooms are grouped to allow for better utilization.
Computer labs, which have low utilization, will be repurposed.
The plans reflect student voice and input.

Model Classroom – Third Floor



Model Classroom – Third Floor



When teachers use classrooms for offices and meetings, they typically are used for teaching about 60% of the day. Shared offices and classrooms increase utilization. These classrooms will have modular furniture for increase flexibility. This is more cost effective than building new classrooms.

Financing & Taxes

- ▶ Project will be funded through a combination of cash and bonds; cost of borrowing is currently very low
- ▶ Bonds spread the cost of a project over many years and allow future generations to help pay for a project

Total Project Cost	\$40 million	\$55 million	\$68 million
Fund balance used	\$20 million	\$20 million	\$20 million
Bonds issued	\$20 million	\$35 million	\$48 million
Estimated Impact on \$362,000 Home (Oak Park)	\$72 (annually)	\$126 (annually)	\$173 (annually)
Estimated Impact on \$530,700* Home (River Forest)	\$108 (annually)	\$190 (annually)	\$260 (annually)

**Note: At the presentations, an incorrect figure was used for the median value of a River Forest home. This is the correct figure; the tax impacts have been updated to reflect this change.*



Until a project is selected and the bond amount is confirmed it is not possible to determine the impact on individual tax bills. This information was provided by the firm of William Blair and is intended to be used for comparative purposes.

Viewing The Plans

- ▶ Identical materials are posted at Stations 1–3
- ▶ Station #1 is for reviewing the plans
- ▶ Stations #2 & #3 are staffed with architects to answer your questions, Board members who want to hear your thoughts, and note takers who are recording your ideas so they can be compiled.
- ▶ At station #4 you will have the opportunity to review the pros and cons of the pool options that were presented last spring. You can add additional comments and share your thoughts on the underground pool option.



Before you stand up, stretch your legs, and look at the plans let me explain what is about to happen. There are three viewing stations. Each includes all three plans.

Station #1 is for viewing only. Stations #2 and #3 are staffed so you can ask questions and share your thoughts.

Oak Park and River Forest High School

Continuing the Conversation
about the Pools & Facilities



July 2016