

*****DRAFT FOR BOARD FEEDBACK*****

*Oak Park and River Forest High School
Long Term Facilities Plan Option Comparisons
June 30, 2016*

The Oak Park and River Forest High School pools were built in 1928 and have significant structural and mechanical deficits. They have exceeded their useful life. The Board of Education has been considering several options for replacing the pools, which were presented for feedback to more than 350 residents at April 2016 community engagement meetings. Concurrently, the district's Long Term Facilities Planning Committee has been developing a five-year plan to address facility needs, the most critical of which is replacing the pools. The pool designs have been incorporated into three long term facility plan (LTFP) options, compared below. Note that the overall needs addressed by each plan are the same. Variations in the three plans, particularly cost and the amount of space available for repurposing, are driven by the significantly different pool designs.

	LTFP Option A	LTFP Option B	LTFP Option C
Overall Needs Addressed	1. Replace pools 2. Expand performing arts to accommodate enrollment 3. Renovate boys PE locker rooms 4. Improve learning spaces	1. Replace pools 2. Expand performing arts to accommodate enrollment 3. Renovate boys PE locker rooms 4. Improve learning spaces	1. Replace pools 2. Expand performing arts to accommodate enrollment 3. Renovate boys PE locker rooms 4. Improve learning spaces
Pool Description	Two pools (formerly Pool Option 2). Replace east pool with a 25-yard competition pool by expanding into adjacent areas. Replace west pool with a smaller pool in the existing space.	40-meter pool (formerly Pool Option 4). Build new 40-meter pool on existing garage site. Eliminate east and west pools; repurpose space.	40-meter underground pool below the baseball field (formerly Pool Option 5C). Build new 40-meter pool below grade on the west field. Eliminate east and west pools; repurpose space.
Garage Description	Current garage with 300 spaces. Estimated \$271,000 in repairs will extend life another 25 years.	New garage with 331 spaces on existing site. (Factored into pool cost.)	Current garage with 300 spaces. Estimated \$271,000 in repairs will extend life another 25 years.
# Swimming Lanes	<i>PE/Practice</i> 12 lanes <i>Competition</i> 8 lanes with non-simultaneous diving plus separate warm up pool	<i>PE/Practice</i> 17 lanes <i>Competition</i> 8 lanes with simultaneous diving	<i>PE/Practice</i> 17 lanes <i>Competition</i> 8 lanes with simultaneous diving
# Swim Competition Spectator Seats	300	450	450
Annual Energy Costs for Pool*	\$40,000	\$50,000	\$50,000
Community Use of Pool, Hours per Week (Currently 20)	Allocation TBD Total 25	Allocation TBD Total 15	Allocation TBD Total 15
Increased Performing Arts Instructional Space	14,500 square feet	10,700 square feet	10,700 square feet
Repurposed Instructional Space Included in Pool Cost	Driver Education (1,700 square feet)	Driver Education, weight room, band room, PE classroom^ (8,475 square feet)	Driver Education, performing arts, PE station (12,781 square feet)
Cost — Pool	\$22.3 million	\$42.1 million^	\$50.3 million
Cost — Performing Arts Instructional Space	\$10.7 million^^	\$5.8 million	\$7 million
Cost — Renovated Locker Rooms	\$5.3 million#	\$2.8 million	\$2.8 million
Cost — Improved Learning Spaces	\$1.6 million	\$1.6 million	\$1.6 million
Cost — Other Additional Space Needs/Costs	Not applicable	Not applicable	Additional PE station and classroom \$2.3 million
Total Cost — Long Term Facilities Plan (including Pool)	\$39.9 million	\$52.3 million	\$64 million
Program/Facility Disruptions	Boys locker room (1/2 semester + 1 summer) PE instruction, swimming team, water polo, synchronized swim, TOPS, WSSRA, Park District (1 school year + 2 summers) Athletic entrance and sidewalk (1 school year) Performing arts classes (1 semester)	Locker rooms (1 summer) PE swim instruction, swimming team, water polo, synchronized swim, TOPS, WSSRA, Park District (2 school years + 3 summers) Garage parking (2 years)	Locker rooms (1 summer) Baseball (2 years)

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

^Includes purchasing and demolishing garage. NOTE: In the previous stand-alone design for the pool, the weight room was displaced and moved to the west pool site; the cost for this is included in the pool cost. In the new long term facilities plan, the weight room moves to previously uncommitted space to make room for relocating the band room. No additional costs are added for building out the new band room.

^^Cost is higher than in other two options because it includes bump-out north of Exit 2 (Athletics offices entrance).

Cost is higher than in other two options because of structural requirements.