

**OAK PARK AND RIVER FOREST HIGH SCHOOL
201 N. Scoville
Oak Park, IL 60302**

**Pool Site Committee Meeting Minutes
December 15, 2014**

A Pool Site Committee meeting was held on December 15, 2014. Mr. Weissglass called the meeting to order at 7:03 p.m. in the Board Room. Committee members present were Jeff Weissglass, Tom Cofsky, Steve Gevinson, Dr. Ralph Lee, Tod Altenburg, Joyce Gajda, John Stelzer, Chris Ledbetter, Paul Aeschleman, Joe Connell, Thomas Cronin, Chris Meister (arrived at 7:17 p.m.), Mary Roberts, Adam Salzman, Stephen Schuler, Peter Traczyk, and Cathy Yen. Also present was Gail Kalmerton, Executive Assistant/Clerk of the Board.

Visitors included Sharon Patchak-Layman, Board Member, Dr. Steve Isoye, Superintendent; Phil Prale, Assistant Superintendent for Curriculum & Instruction; Karin Sullivan, Director of Communications and Community Relations; Robert Zummallen, OPRFHS Director of Buildings and Grounds, Patrick Brosnan and Rob Wroble of Legat Architects, Al Steffeter of Henry Bros., Fred Galluzzo, Tennis Coach; Mel Kolbusz, softball coach; Terry Dean of the *Wednesday Journal*; Evan Richardson, video recorder; Tony Anesi, Gil Cabacungan, Nancy Heezen, Gary Nieslawski, Kevin Peppard, and Sara Spivy, community; Brian Endless and Bill Sullivan of OPYBS; John Carmody of Pony Baseball; Karen Anderson, Dana Connell, Dennis Podgorski, and Ian Silber, swimming; Dara Keidan, Tennis; Jason Aspin, Bret Patmode, and James Ridgeway of TOPS.

Minutes

Dr. Lee moved to approve the minutes of November 17, 2015; seconded by Mr. Connell. A voice vote resulted in all ayes. Motion carried.

Jason Aspin, 1749 N. New England, Galewood, daughters swim for TOPS for six years and he was a volunteer director for the past 4 years. As a parent who signed up to make sure his children could swim safely, he saw how instrumental it was to the development in being disciplined, time, etc. He spoke about how limiting the pools were for competition with only six lanes and limited seating space for visitors, the current conditions and the wear and tear on the facility. He was excited about a 50-meter pool. Each January, a meet is held in which 700 to 800 swimmers participate. Suburban families often make this a weekend event, staying in hotels and going to dinners. Organizations pay \$9,000 per weekend for the use of pools and he asked the committee to consider that option.

Brian Endless, 121 N. Columbian, Oak Park, representing OPYBS, appreciated the committee's honest attempt to work with all of the stakeholders in the community. He appreciated last week's pros and cons discussion. He reiterated the concern about the impact that moving the baseball or softball fields would have on the baseball and softball programs for younger children. He felt the garage site had more pros, but acknowledged that parking options need to be resolved.

John Carmody, 107 Wesley, Oak Park, on behalf of the Pony League, echoed Mr. Endless' statement.

Ian Silver, 228 Wesley, Oak Park, noted that the swimming parents came to the consensus that the parking garage was the best site for a pool. The only reason to put a sport on another site would be to make it a better facility. Even if a pool were put on the garage site, the District should still look to build an artificial turf baseball field. He asked the committee to be bold and make this a world class facility.

West Field Sports Update

Dr. Isoye gave an update on the discussions occurring with other organizations about sharing space. He spoke about many places. The Park District of Oak Park, the Park District of River Forest, and Triton College have the most potential.

The Park District of Oak Park:

- 1) Only Lindberg Park would be viable space. The amount of baseball that could be played there would be limited as the high school already uses it. It would require putting up a fence and taking more space.
- 2) Both youth and adults play softball at Lindberg.
- 3) Taylor Park has 6 tennis courts. Maple Park has 4 courts and the other parks have 3 courts. If OPRFHS looked for enough courts to have practices on two sites, what would mean for matches?
- 4) Dr. Isoye continues to talk with the Park District.

The Park District of River Forest.

- 1) An additional conversation is scheduled with the Park District of River Forest for Wednesday.
- 2) It has 6 courts at Keystone which are in good shape and are sized for competitive-type play.
- 3) The courts are utilized by various Oak Park groups. More conversation will occur about its utilization, as well as Euclid Park which has 4 courts.

Triton College

- 1) It is in the beginning stages of developing a master plan for its athletic fields and this is the right time to have conversations about partnering with Triton.
- 2) A letter will be sent to its board, so Dr. Isoye anticipated that the Triton board would have its own conversation about partnering. This could be about any sport except swimming.

Chicago Park District

- 1) A preliminary conversation with the Chicago Park District has occurred.
- 2) If the conversation continues, it would be about its six courts at Columbus Park.

YMCA and other Tennis Clubs

- 1) Dr. Isoye did not speak with anyone from the YMCA.
- 2) All of the other tennis clubs were contacted and many would work with the high school on a temporary basis, but a permanent relationship would affect their memberships.
- 3) Problems with using clay courts indoor versus outdoor courts also exist.

One member reminded the committee that it must talk about PE, in addition to extracurricular activities. Another member stated that the committee was still talking about the possibility of building on the baseball field and moving the softball fields and tennis courts. Once that conversation is complete, tennis courts or PE would not be a factor in those deliberations.

Tennis

Mr. Galluzzo noted that tennis had not been included in the conversation until now and he made the following points:

- 1) 52 girls participated in the past season, previously the high was 40. 42 boys participated in the spring semester, and has consistently been in the mid-forties. The peak was 58 in 2007-08.
- 2) 2.5 stipends, means 2.5 coaches. A full coach gets a half a stipend. That means there is a limit to what may or may not get done.
- 3) 3 volunteers participate
- 4) Speculations that the numbers will grow. Based on the growth of the summer tennis programs here and in the western suburbs, enrollment is expected to increase.

- 5) The present 8 courts have been there since 1940. The two courts at Scoville are used during practice season. Dual matches are held at the high school, IHSA events are frequently held at Taylor and Keystone Parks.
- 6) He began work at OPRFHS in 1974 and lived in Oak Park since 1975. Between 1938 and last month, the boys' team had 11 state champions, 9 second places and 6 third places, as well as other accolades.
- 7) The girls' team since 1974 has had 6 state championships, 1 third place, in addition to single championships. It has had double championships, and second and third places since then as well. The teams have had a rich history of success.
- 8) The communities helped out with OPRFHS and the tennis program.
- 9) Recently, the boys finished in the top 10, and except in one year in the top 5 from 2009-12.
- 10) The girls have been in the top 20 for several years past.
- 11) The coaching staff is great in terms of paid staff and volunteers.
- 12) Indoor solutions are good for emergency situations but not for competitive events. The state does not want schools playing indoors.
- 13) If practice occurred offsite, it would require 8 to 10 courts at a minimum, usually in the same place, i.e., JV and Varsity teams in the same place. To split them would be difficult because now with 2.5 coaches, they are able to coach varsity and JV practices. If the space was split, 4 or 5 more coaches would be needed. The rate of stipends would not ensure the ability to secure 4 or 5 more coaches to cover that extra space.
- 14) Typically, the cross country and track teams run by the tennis courts and acknowledge their friends on the court practicing. That is motivating to the team. If tennis were moved off site that would no longer occur.
- 15) If tennis were offsite, the following would be needed: 8 to 10 courts in the same place, an adult presence at each site, transportation for coaches, students and equipment, control and maintenance over the sites and accommodations such as restrooms, training facilities, etc. Tournaments have been held at Keystone Park and other places where restrooms or water fountains did not work.
- 16) Other schools with courts include: Hinsdale with 9, York with 12, Downers with 10, Glenbard West 8, and Proviso West both with 10 courts. Without a secure and stable site, OPRFHS will no longer be able to hold conference or sectional tournaments.
- 17) 8 sections of PE are scheduled 1st and 4th quarter with 32 to 36 students registered in every section. If tennis were moved offsite, it would no longer be a PE elective.

The campus is 133 years old and the 2 times green space was used: 1) in the 1960's for the auditorium, and 2) in the early 2000's for the parking garage. Green space should not be lost.

Softball

Mel Kolbusz, coach of softball, thanked the committee for this opportunity to address this issue. This is his 29th season. His four daughters graduated from OPRFHS, were athletes, and have been successful. He lived in the community for 30 years and understood its goals and beliefs. He has been in the east pool, as softball players have also been swimmers. All of the water sports need and deserve a new facility. This committee and the Board of Education will have to determine how that will happen.

He disliked seeing sports pitted against each other. The best solution would be to keep everyone on campus. JV and Varsity Softball are not cut sports and have 45 to 50 participants. OPRFHS has 2 excellent softball fields and are maximized having 3 teams on 2 fields. The two words most used is green space and if the fields are lost, that is gone. PE has softball classes and the fields are often used by people playing Frisbees. If softball were forced to move off campus, two fields will be lost. Should a partnership be had with the Park District, OPRFHS would need to have complete control of facilities and time slots. At present, visitor seating, a concession stand, PA, and a dugout are available. Many coaches

say the field is awesome and, thus, the attitude is better. If players were bused, practice time would be less, and student fans would no longer watch the teams, which motivates the players. Of the fourteen teams in the conference, only York is off campus. If practices were moved off campus, how would trainers be affected? Maintenance would be a consideration.

Discussion ensued. Elmhurst High School plays at Brian Jr High. The OPRFHS teams, the feeder groups and the Park District's fields are already utilized to the maximum and no other fields are available. The house league and the travel programs are the life blood of the program. A pitcher has to be pitching from the time they are 10 years old. Softball would be further complicated because of the large adult population that plays softball.

Garage Site Update

Mr. Weissglass thanked the staff, the consultants, Rob Wroble and Patrick Brosnan for their work during the past week on the quick turnaround of information.

Design

Parking garage Option 2B: 1 level above grade, 1 level at grade, and 1 level below grade; 158 parking spaces

Parking Garage Option 2C: this included additional parking further underground; 211 spaces

Revisions to the above options included:

2B, reduced the lowest area of parking (113 spaces reduced from 158 spaces) and is the most cost effective, but the Village of Oak Park would have to vet this. The entrance would be on Scoville. When asked why not build up further, the response was that people would not be able to enter the parking area on one side without having an extra ramp. Another design showed entering at the lower level and going up, but then the ground level would no longer be parking. Another option, sketched but not developed, had one entry on Scoville and another entry for parking. The cost would be approximately the same.

2C, entrance on Scoville Avenue with the cars going down a ramp to the lower level. Parking would be reduced from 211 spaces to 185 spaces. This option goes one level deeper and is 10' deep by the area of the pool structure. The pool building if placed above the parking structure, is bigger than what was presented—4,300 square feet in the pool building itself. While usable square footage, with the weight, it needs to be as efficient as possible. More discussions with a structural engineer would be needed. The slope was included because the challenge of ramping. The ramp follows the depth of the pool. Every level would connect to the next level.

Both Options 2B and 2C push out of the ground. In 2c, the building is 60 to 64 feet above Lake Street, exceeding the present height restrictions of 45 feet. If anything higher were proposed the community would have to see the cost benefit to that.

The pool portion of the building would be \$39.8 million in both options. Additional costs of \$2 million would be needed for Option 2C for the relocation of the utilities that run through the alley during construction, sheeting, shoring and dewatering (pumping out for a 12-month period of time). Thus, the cost for 2C would be \$42 million before parking is included.

Depending on the number of parking spaces, the cost per space ranged from \$50,000 to \$148,000 depending on the layout. Thus, the cost for 113 spaces was \$5.6 million, for 158 space was \$21 million and for 211 spaces \$31 million.

Total cost of parking garage site
 113 option \$47.6 million 2b revised
 185 option \$63.2 million 2c revised.
 158 option \$53.3 million other option

The above numbers included the purchase of the garage from the Village of Oak Park. Certain items are fixed and certain items are variables.

Previously discussion had occurred about connecting the parking deck site to the second floor of the main building for the convenience of students and staff moving between the two buildings. Thus, the balcony was highlighted on the east pool as that was assumed to be the best place for the connector as it is not usable space. However, there is no floor and it has a sloping balcony with no seats.

The public entrance would be at the corner of Lake Street and Scoville Avenue and a secondary entrance could be added to the mall on East Avenue. On the base site, the connector is the second floor by the athletic offices, which already has a floor. The cost of the bridge is similar in both examples, including the relocation of those areas.

An unanswered question was raised as to whether a fire lane would be needed between the south bleachers and the natatorium.

Mr. Aeschleman reviewed the parking issues and did a parking count survey and shared the results.

- 1) At 11:00 a.m. on Friday, 50 spaces were open in the garage.
- 2) Staying within the footprint of 3 blocks, and north of the tracks and west of East Avenue, behind the townhouses and east of the fire house on South Blvd., of the 60 spaces available, only 9 were occupied.
- 3) South of tracks between East Avenue and Scoville, out of 80 spots, 9 were occupied. If this were reserved for student parking, it was empty as was the area east of Scoville.
- 4) The area further east of Scoville and the meters on Lake Street had 217 open spaces.
- 5) North of the high school along Superior, a number of blocks are fairly heavily parked.
- 6) Areas not zoned permanent residential, had 40 to 60 spaces available.
- 7) Every area has some restriction, and restrictions change block to block.
- 8) The areas south of the high school were almost exclusively village lots. The village's process for managing permits is a more flexible process.
- 9) Village provided some information with regard to the number of spaces in the lots but not all, so a comparison could not be made. Information with regard to times, areas, etc., was still needed, but possibly another 250 to 270 might be available.
- 10) Spaces on Linden, Erie and Lake St, were not counted.
- 11) The Pilgrim lot was full.

Mr. Altenburg reported that the Buildings and Grounds department did a car count on December 11 and December 12 at 9 a.m. and 2 p.m. The results were:

12/11 at 9 a.m.	30 empty spaces and 5 empty handicapped spaces
12/11 at 2 p.m.	34 empty spaces and 4 empty handicapped spaces
12/12 at 9 a.m.	55 empty spaces and 7 empty handicapped spaces
12/12 at 2 p.m.	48 empty spaces with 4 handicapped spaces

Mr. Salzman stated that everyone needs to be operating under the same assumptions as to what restrictions would need to be relaxed, shared (look at how many people control those spaces and determine if they want to share), etc., if it were determined that street parking were available. Mr. Aeschleman concurred noting that this is a one-time scenario as compared to moving athletic teams

around every season. That cost would pale in comparison and the task of scheduling and moving the teams is difficult.

Dr. Gevinson noted that schools in the West Suburban Conference provide parking for their staff. If only 100 parking spaces are provided in the pool building, staff will be walking on hazardous sidewalks in the winter. The issue of parking for 400 staff members as they will continue to drive their cars and they need to get to the school safely. The variable not yet discussed was the size of the pool. Someone had commented that there was a shortage of 50 meter pools in the state and there is a good reason for that. This community is landlocked. The school's needs are being met with 11 lanes, other than the ventilation. If a smaller pool were built to meet the instructional, competitive and diving needs, how much more parking could be accommodated and what would that cost? While moving tennis offsite is doable, it was not an attractive option. Because the parking garage site was not an attractive scenario, he wanted to see a smaller pool footprint and the cost. Legat reported that the first range of options included a couple of smaller pool sizes to incorporate as much parking as possible. What is key in the pool building is the water, the deck, the perimeter area for students and visitors, the lockers, bathrooms, storage areas, etc., and they do not change as the same number of students need to be served whether it is a long course pool or a stretch pool. Thus, there would not be a significant savings. What drives the shape and size of the building is the parking structure. A suggestion was made to consider entering into an IGA between the Village and District 200 about clearing the sidewalks in order to make it easier for staff to reach the building. Mr. Aeschleman added that OPRFHS was already obligated to clear those passageways.

Below are schools with differing student populations and sizes of pools, as the pool size is a function of the population being served.

- Fenwick – 1200 students – stretch pool
- York High School – 3200 students - 50 meter pool
- Deerfield /Highland Park – 3800 students - 2 stretch pools and 2 therapeutic pools (warm water)
- Stevenson High School - one pool because maintenance was cheaper than for two pools.

Ms. Roberts reiterated that a 50-meter pool would bring an economic boom to the community, business to restaurants, hotels, etc., as bigger, competitive events could be hosted. UIC is used by TOPS for the Clare Staten event. Having a pool of that size would allow practices to be completed after school and would allow the pool to be open for community groups in the evening. This committee has been challenged to think boldly about not what done for the next 2 years, but for the next 100 years. A decision about the water now will allow the school to accommodate the people who live here both now and in the future. It would be a step backwards to go to a smaller pool space.

Mr. Stelzer stated that both the PE department and athletics have said that a 40-meter pool could accommodate their needs if it were 75 ft. wide to allow for practice swim lanes. However, a 50-meter pool would allow more options. Dr. Gevinson stated that only Evanston and New Trier schools can host a state meet and they have 25 yard pools. Just Lyons and York High Schools have 50 meter pools with Lyons having just 6 lanes. Note: Schools that host state championships have significant spectator seating.

When Legat considered adding another layer to the parking garage in order to add tennis courts, it determined that the stairs would need to be extended, an elevator would have to be added, and another set of stair would on the other side would have to be added so that getting to the courts would not include getting on the courts. It also would not have a bridge to the main building. While it is basically adding another layer and extending the structure up, it does not appear that the building was prepped for that so the cost would be about \$8 to 10 million if the goal was to add 8 courts on another level. The slab over the diagram could be extended and that would cost between \$10 and \$12 million.

Finalizing Recommendations Options

Mr. Weissglass spoke about renovating the current pools and having an off-campus pool. The Park District of Oak Park noted that enclosing Ridgeland Commons would be complicated and expensive, the kiddie pool would be lost, political issues would have to be addressed, income lost, and the conversation would take time. He recommended removing that option from the table at this time. The conversations about properties on Madison Street indicated that it would be a difficult process to put that together. No one felt an offsite option for natatorium should be pursued.

Referendum Basics

Mr. Altenburg provided a PowerPoint Presentation, which was embedded in the agenda. The reasons to go for a referendum would be getting: 1) permission to build, 2) permission for the bonding authority, 3) and community consent. Three laws oversee referendums: 1) The Election Code, 2) the State Officials' Local Ethics Act, and 3) Local Governmental Employees Political Rights Act. April 7 is the next viable option election date.

Responding to a question as to whether a decision would have to be made about a site in order to go for a referendum, Mr. Weissglass stated that there was none. Discussion has occurred about whether a referendum is required in order to build a natatorium and the lawyers have said that depending on the design, one may not be needed if the building is connected to the main building. The School Code of Illinois says that taxpayers must vote to build a new school building for instructional purposes, regardless of how it is funded.

Mr. Traczyk suggested using the non-referendum Debt Service Extension Base of \$38.3 million or using construction bonds and going for a referendum up to a specific number. While the OPRFHS Board of Education has made a great leap in its transparency to the community, he felt that not asking the community would cause a backlash. Other members concurred and they felt that a plan should be in place in order to answer questions and concerns regarding parking and green space. Ultimately, community groups, baseball, soccer, aquatics and Boosters, will want to play a large role in supporting this referendum, coalescing around green space and a community-building opportunity.

Ms. Roberts asked if it were the intent that the entire cost of the project be paid for by bonds. Or was \$25 million earmarked for this and the District would issue an additional \$27 million in bonds, a portion from DSEB and a portion from bonding. The Board of Education and this committee worked tirelessly to explore this complicated, multifaceted, and difficult question of a site with respect to the pool and the athletic facility that would encompass it within the site. To first ask the Board of Education to approve this and then ask the citizens' groups to educate the public in 2 or 3 months in an attempt to fully vet the site question would do a disservice to the community. The community elected the Board of Education to make decisions and the Board of Education charged this committee to make a recommendation. If it is within the Board of Education's province to act on the recommendation without going for a referendum, then it should do so. Mr. Cofsky leaned toward going forward with a referendum. Mr. Connell sensed much frustration in the community about not coming to a decision, as a spike in enrollment created an urgency. He supported allowing the Board of Education to make a decision. Dr. Gevinson preferred going for a referendum because not doing so would undermine the transparency and the building of trust within the community.

Future motions to come forward:

- 1) Consideration of moving forward with Triton to develop a facility for a sport.
- 2) Consideration of moving tennis. If so, include in the cost of adding turf to the softball fields.
Note: if the current tennis courts were renovated, the same spacing dilemma would exist and there would no longer be 8 courts because of new code and standards.

- 3) Comparison of a new building on the garage site costing \$47.6 million with 113 parking spaces spots versus building a pool on the baseball site costing \$34.3, including the field cost. That is a difference of \$14.4 million between building on the baseball site and building on garage site plus the loss of 180 parking spots on the garage site.
- 4) Consideration of the garage site with 185 parking spaces.
- 5) Consideration of using the DSEB.

At the next meeting, the committee will vote on the options regarding the baseball and garage sites and an 11-lane pool. The work will be on the parking garage site, understanding parking in the immediate vicinity, and what is possible with Triton. The 11-lane, 25-yard pool question is left on the table. Discussion ensued about Legat examining incorporating a smaller pool into the parking garage structure. If a smaller pool were built on the baseball field, would there be space on the west side of field to build tennis courts, perhaps 4 courts? If there not appreciable cost savings to building a smaller pool, then several members were not interested in exploring this as an option as Legat had stated that locker rooms would stay the same size. How shrinking the pool would relate to the building structure was questionable as the width is dictated by the structure below it. Another option might be rotating the pool. Having studied the layout before, Legat saw no efficiencies because of the lanes and lines for parking. Legat will clarify the costs of renovating the current pools.

Adjournment

Mr. Meister moved to adjourn the meeting at 10:11 p.m.; seconded by Mr. Traczyk. A voice vote resulted in all ayes.

Submitted by Gail Kalmerton
Clerk of the Board