Oak Park + River Forest High School

Long-Term Facility Plan

South End Options
Four Board Parameters

The Board provided four parameters within which the long-term facility plan was to be programmed and designed. These are the four parameters and how the Long-Term Facility Committee applied them.

**Enrollment**

For 2015-2016 enrollment was 3,300. The long-term plan needs to accommodate growth for 3,600 students.

The needs can be met by adjusting scheduling and/or adding space to the facility.

Needs (Years 1-5):
- Performing Arts Space
- Updated Locker Facilities

Anticipated needs (Years 6-10)*:
- Cafeteria Space
- PE Station

*With enrollment increasing by 300 students before years 6-10, scheduling for lunch periods and physical education (PE) may need to be adjusted. Enrollment projections and the plan for these spaces would need to be revisited in years 6-10.

Classrooms:
By using an average of 4 out of 5 classrooms (80%), the school has sufficient classroom spaces to accommodate projected enrollment.

Additional teacher workspaces will be needed to ensure the success of a shared classroom model.

**5 Year Budget**

The Board set out to create a long-term plan that stayed within a 20 million dollar allocation over the first five years. The 20 million dollar plan looked at the building holistically, taking into account the new pool addition that was budgeted at 37.5 million dollars. A new pool is a facility need; the current pools are leaking water and are beyond their life span.

The high school budgets for annual improvements to maintain the facility to keep the building operating, warm, safe and dry.

This long-term plan and the pools will inevitably inform the ongoing maintenance plan. Closely monitoring and integrating plans will ensure the proper sequencing of work and capture spending efficiencies.

This document looks at the facility in terms of the first five years, maintaining a 20 million dollar cap to address future learning environments, growing enrollment and recapturing pool space. The entire long-term facilities plan looks at the school over a 10 year span, providing options for the future of OPRFHS.

**Recapturing + Reusing Vacant Pool Space**

The committee was originally tasked with reprogramming the space vacated by the old pools. In December 2015 community reaction to the pool plan prompted the Board of Education to put the pool project on hold.

This altered one of the parameters of the long-term facility plan. The vacant pool space was no longer a guarantee. However, it became clear that a pool option still would need to be included as a part of the planning.

This report outlines two long-term plans, each of which includes a different pool option. While the two plans vary from years 1 to 5, the plans are consistent from years 6 to 10.

**Future Learning Environments**

The future of learning environments was defined during the Envision | Define community workshops. The long-term plan focused on developing the facilities to meet these needs. See page 4 for the community vision of OPRFHS.

The Long-term Facility Plan Committee identified future learning environments as a need. Many of the programmatic pieces address enrollment concerns, but this also is an opportunity realize the vision of optimal learning at OPRFHS can be.

**Insights Gained from the Process**

- The current capital improvement plan maintains the vintage building through 2022.
- A new multi-year maintenance plan is in development now.
- The building is structurally sound and well maintained, including the field house.
- Per Illinois School Code a 10-year life safety survey will be initiated in the summer of 2016.
- Locker facility renovations are needed. Due to construction from decades ago, the boys locker rooms along the west side of the field house have low ceiling heights which limit any attempt to renovate the space to meet current ventilation codes. Significant modifications are required to improve this space.
- Increased performing arts space is needed (see page 9).
Needs - Images of Existing

Existing locker facilities, the existing ceiling height cannot accommodate new duct work.

Existing typical classroom

Existing band room

Existing student cafeteria
Future Learning Environments

These meet future learning needs as defined by the community during the Envision | Define Session. There are many opportunities to reconfigure space within OPRFHS to create optimal learning environments.

The Vision*

1. To prepare students for the future, creating a community around learning is essential, educating the whole student.

2. Forward-thinking educational experiences for students, staff, and the community. To reinforce diversity of thought and prepare learners for a global world.

3. To celebrate diversity; provide an education that allows all students to find what makes them unique and meet their full potential.

Program Aspirations

4. The educational environment should allow for variety in learning styles, creating equal opportunities for all learners and providing space diverse in scale, texture, and use.

5. The educational environment needs to celebrate architectural heritage while providing vibrant and engaging spaces infused with technology, inspiring students to be lifelong learners.

6. The educational environment needs to be safe and healthy, while also welcoming and engaging the community.

7. The educational environment should allow students access to natural daylight, connections to nature, and the surrounding environment.

*Numbers do not indicate a ranking of descriptors.
Horizontal Expansion Challenges

The facility of OPRFHS is landlocked, but there are a few opportunities to capture vertical space or build out horizontally. The long-term facility plan sought to take advantage of these spaces while maintaining the historic character of the building.

Scoville Avenue Elevation, Main Entry

Site eliminated due to concerns about changing the historic fabric of the school.

Vertical Opportunities
Addition Opportunities
Site Choice Eliminated

Linden Ave.
East Ave.
Lake St.
Scoville Ave.
Ene Cl.
Recommendation - Model Classrooms (Year 1)

Designing Future Learning Environments

As OPRFHS continues the practice of shared classrooms, the faculty’s comfort with and confidence in facilities and technology-rich learning environments bears consideration. Also, the facility needs to contain spaces for teachers to prep for lessons, meet with students, and collaborate with their colleagues. Before moving forward with large-scale development of offices and classrooms, the LTFPC identified several spaces that could use the existing Active Learning Spaces process that has come out of the strategic planning facilities planning team over the past two years. Working with teachers and students, the administration could renovate and improve a small number of learning spaces, by identifying specific learning ideas and spaces that would spark innovative teaching and foster collaboration and sharing of facilities. The spaces renovated and added to OPRFHS by the long-term plan will last for the next 50 years, and the model classrooms offer the opportunity to test the long-term facility plan, ensuring the design fits the needs of the school community.

Associated Costs for Entire Shaded Area:

1. $570,000
2. $660,000
3. $350,000

Total - $1,580,000

Image courtesy of carleton.edu, Classroom Precedent

Legat Architects Classroom Study
Two Options Overview

South End Option A

Needs (Years 1-5)
Replace two pools in current location
Performing arts addition
Renovate locker rooms

Anticipated Needs (Years 6-10)
Rebuild cafeteria
Stacked gyms

Opportunities (Years 6-10)
Move Family + Consumer Sciences to the first floor
Create learning commons + library
Create classrooms in library space

Recommendation - Model Classrooms (Year 1)
Provide model classrooms on third floor

South End Option B

Needs (Years 1-5)
Natatorium and parking garage addition
Expand performing arts
Renovate locker rooms

Anticipated Needs (Years 6-10)
Rebuild cafeteria
Stacked gyms

Opportunities (Years 6-10)
Move Family + Consumer Sciences to the first floor
Create learning commons + library
Create classrooms in library space

Recommendation - Model Classrooms (Year 1)
Provide model classrooms on third floor

Legend

Pool Location
Additions (Years 1-5)
Additions (Years 6-10)
Recommendation (Year 10)
Existing Parking Garage
Repurposed Instructional Space

Enrollment

5 Year Budget

Recapturing Vacant Pool Space

To prepare students for the future, creating a community around learning is essential, educating the whole student.

Forward-thinking educational experiences for students, staff, and the community. To reinforce diversity of thought and prepare learners for a global world.

To celebrate diversity; provide an education that allows all students to find what makes them unique and meet their full potential.

The educational environment should allow for variety in learning styles, creating equal opportunities for all learners and providing space diverse in scale, texture, and use.

The educational environment needs to celebrate architectural heritage while providing vibrant and engaging spaces infused with technology, inspiring students to be lifelong learners.

The educational environment needs to be safe and healthy, while also welcoming and engaging the community.

The educational environment should allow students access to natural daylight, connections to nature, and the surrounding environment.
South End Option A

Needs (Years 1-5)
- Replace two pools in current location
- Performing arts addition
- Renovate locker rooms

Anticipated Needs (Years 6-10)
- Rebuild cafeteria
- Stacked gyms

Opportunities (Years 6-10)
- Move FCS to the first floor
- Create learning commons + library
- Create classrooms in library space

Recommendation - Model Classrooms (Year 1)
- Provide model classrooms on third floor
## South End Option A

### Years 1-5

<table>
<thead>
<tr>
<th>Program Element</th>
<th>Drivers</th>
<th>2016 Cost*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Replace Two Pools in Current Location</strong></td>
<td>Warm/Safe/Dry</td>
<td>$22,300,000</td>
</tr>
<tr>
<td><strong>2. Performing Arts Addition</strong></td>
<td>Enrollment Needs</td>
<td>$10,700,000</td>
</tr>
<tr>
<td><strong>3. Renovated Locker Rooms</strong></td>
<td>Quality of Locker Room Space</td>
<td>$5,300,000</td>
</tr>
<tr>
<td><strong>4. Recommendation - Year 1</strong></td>
<td>Enrollment Needs</td>
<td>$1,580,000</td>
</tr>
</tbody>
</table>

**Total:** $39,880,000

**Option A**

**Renovated Pools:**
- Replace two pools in current location.
- Fulfills the need of warm/safe/dry.

**Performing Arts Addition:**
- Project program enrollment for 2016-17: 1,081 students.
- Recommended ideal space for concert band, 86 students calls for 30% more square footage.
- An additional 3,000 square feet is needed for program instruction, along with storage.
- Community and department support for expanded performing arts spaces.
- From 2013-14 to 2014-15 school year, the program grew by 87 students. The program dropped by 70 students between 2014-15 and 2015-16, but is projected to increase by 53 students between 2015-16 and 2016-17. This is a projected total increase of 70 students between 2013-14 and 2016-17.
- Board parameters: enrollment and future learning spaces.

**Renovated Locker Rooms:**
- Moving locker facilities accommodates renovated rooms and new HVAC.
- Identified as a need by the LTFPC.
- Proposed additional space to be occupied by driver education classrooms, weight room, and performing arts.

### Years 6-10

<table>
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<tr>
<th>Program Element</th>
<th>Drivers</th>
<th>2016 Cost*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5. Stacked Gyms</strong></td>
<td>Additional PE stations are needed</td>
<td>$13,400,000</td>
</tr>
<tr>
<td><strong>6. Rebuild Cafeteria</strong></td>
<td>Additional 2sf per student is needed</td>
<td>$20,700,000</td>
</tr>
<tr>
<td><strong>7. Consolidate Huskie Pups</strong></td>
<td>Way-finding/ease of use</td>
<td>$80,000</td>
</tr>
<tr>
<td><strong>8. Move Family and Consumer Sciences to First Floor</strong></td>
<td>Welcomes community</td>
<td>$6,400,000</td>
</tr>
<tr>
<td><strong>9. Centralize Tutoring Center, Library, and Faculty Offices</strong></td>
<td>Shorter average travel distance to receive academic support</td>
<td>$11,000,000</td>
</tr>
<tr>
<td><strong>10. Renovate Library to have Science Labs and Classroom Space</strong></td>
<td>Welcomes community</td>
<td>$7,800,000</td>
</tr>
</tbody>
</table>

**Potential Aggregated Cost:** $59,380,000

**Rebuild Cafeteria:**
- At projected enrollment of 3,600 students, the current cafeteria dining area, would provide 13 square feet per student, not including areas without tables. The recommended total is 15 square feet per student. That requires an additional 7,200 square feet of dining space. With the need for additional cafeteria space comes the opportunity to create additional dining space above the cafeteria off of the relocated tutoring center, below the relocated library. This allows for students to dine and have independent study, and keeps the food located in one part of the building.
South End Option A - Second Floor, Years 1-10

- **ATT:** Attendance
- **FCS:** Family and consumer sciences
- **LL:** Learning Lab, i.e., flexible classroom space, combined with an office make up a Classroom Block.
- **OFF:** Office space
- **PR:** Practice Room
- **RC:** Resource Center, a place for students to go to receive help, study, etc.
- **Resource (Teacher + Student):** Huskie Pups
- **Cafeteria:** Applied Arts
- **Athletics:** Special Education
- **Classroom Space:** Performing Arts
- **Office Space:** Science
- **Performing Arts:** Visual Arts
- **Science:** Welcome/Entry

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**Legend:**
- **Applied Arts**
- **Athletics**
- **Classroom Space**
- **Office Space**
- **Addition Perimeter**
- **Existing Envelope Perimeter**
- **Interior Renovations Perimeter**
- **Circulation**
- **Collaborative Node/Student Breakout Space**
- **PR:** Practice Room
- **RC:** Resource Center, a place for students to go to receive help, study, etc.
- **ATT:** Attendance
- **FCS:** Family and consumer sciences
- **OFF:** Office space

**Years 1-5:** Years 6-10

**SCOVILLE LAKE ST.**
South End Option A - Third Floor, Years 1-10

- **ATT**: Attendance
- **FCS**: Family and consumer sciences
- **LL**: Learning Lab, i.e., flexible classroom space, combined with an office to make up a Classroom Block.
- **OFF**: Office space
- **PR**: Practice Room
- **RC**: Resource Center, a place for students to go to receive help, study, etc.
- **Huskie Pups**: Resource (Teacher + Student)
- **Cafeteria**: Applied Arts
- **Athletics**: Special Education
- **Classroom Space**: Performing Arts
- **Office Space**: Science
- **Performing Arts**: Visual Arts
- **Science**: Welcome/Entry

**GRAPHICS**

- **GREEN ROOF**
- **5. DOUBLE HEIGHT PE SPACE**
- **5. PE SUPPORT**
- **9. OFF**
- **9. LIBRARY + LEARNING COMMONS**
- **STAIR INSTRUCTIONAL SPACE**
- **6. ATHLETIC STORAGE**
- **MECH.**
- **6. MECH.**
- **6. ATHLETIC STORAGE**
- **LAKE ST.**
- **ERIE CT.**
- **SCOVILLE**

**Legend**

- Red: Addition Perimeter
- Black: Existing Envelope Perimeter
- Gray: Interior Renovations Perimeter
- Orange: Collaboration Node/Student Breakout Space
- Circulation
- Green: Green Roof
South End Option A - Fourth Floor, Years 1-10

ATT Attendance
FCS Family and consumer sciences

LL   Learning Lab, ie flexible classroom space, combined with an office make up a Classroom Block.
OFF   Office space
PR   Practice Room
RC   Resource Center, a place for students to go to receive help, study, etc.

Cafeteria
Applied Arts
Special Education
Performing Arts
Science
Resource (Teacher + Student)
Visual Arts
Welcome/Entry

LAKE ST.
WEST
GREEN ROOF BELOW
SCOVILLE
LAKE ST.
EAST AVE.
GREEN ROOF BELOW
Circulation
Collaborative Node/Student Breakout Space

Applied Arts
Athletics
Classroom Space
Office Space

Addition Perimeter
Existing Envelop Perimeter
Interior Renovations Perimeter

Years 1-5
Years 6-10
SOUTH
PENTHOUSE
001
NORTH
PENTHOUSE
002
WEST
003
8. OFF
8. OFF
8. LL
8. OFF
8. OFF
GREEN ROOF BELOW
ADDITION
BELOW
LAKE ST.
ERIE CT.
South End Option B

Needs (Years 1-5)
Natatorium and parking garage addition
Expand performing arts
Renovate locker rooms

Anticipated Needs (Years 6-10)
Rebuild cafeteria
Stacked gyms

Opportunities (Years 6-10)
Move FCS to the first floor
Create learning commons + library
Create classrooms in library space

Recommendation - Model Classrooms (Year 1)
Provide model classrooms on third floor
**South End Option B**

### Years 1-5

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<tr>
<td></td>
<td>Enrollment Quality/Condition Program Domino Effect</td>
<td></td>
</tr>
<tr>
<td>1. Natatorium and Parking Garage Addition</td>
<td>Warm/Safe/Dry</td>
<td>The cost includes 8,475sf of instructional space, valued at $4 million. The parking garage, pool, and support space are valued at $36 million. Natatorium creates additional space</td>
</tr>
<tr>
<td>2. Expand Performing Arts</td>
<td>Enrollment Needs</td>
<td>This would include 5,500sf repurposed space from the pool addition, valued at $2.1 million.</td>
</tr>
<tr>
<td>3. Update Student Locker Room Facilities</td>
<td>Quality of Locker Room Space</td>
<td></td>
</tr>
<tr>
<td>4. Recommendation - Year 1</td>
<td>Enrollment Needs</td>
<td></td>
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</table>

Total: $52,280,000

**Option B**

Natatorium and Parking Garage Addition:
- Building a pool addition with a parking garage.
- Fulfills the need of warm/safe/dry.

Expand Performing Arts:
- Project program enrollment for 2016-17: 1,081 students.
- Recommended ideal space for concert band, 86 students calls for 30% more square footage.
- An additional 3,000 square feet is needed for program instruction, along with storage.
- Community and department support for expanded performing arts spaces.
- From 2013-14 to 2014-15 school year, the program grew by 87 students. The program dropped by 70 students between 2014-15 and 2015-16, but is projected to increase by 53 students between 2015-16 and 2016-17. This is a projected total increase of 70 students between 2013-14 and 2016-17.
- Board parameters: enrollment and future learning spaces.

Renovated Locker Rooms:
- Moving locker facilities accommodates renovated rooms and new HVAC.
- Identified as a need by the LTTPC.
- Proposed additional space to be occupied by driver education classrooms, weight room, and performing arts.

### Years 6-10

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<td>7. Consolidate Huskie Pups</td>
<td>Way-finding/ease of use</td>
<td>Space on first floor becomes available for FCS</td>
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<td>8. Move Family and Consumer Sciences to First Floor</td>
<td>Welcomes community</td>
<td>Shared efficiencies/adjacencies</td>
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<td>9. Centralize Tutoring Center, Library, and Faculty Offices</td>
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Potential Aggregated Cost: $59,380,000

Rebuild Cafeteria:
- At projected enrollment of 3,600 students, the current cafeteria dining area, would provide 13 square feet per student, not including areas without tables. The recommended total is 15 square feet per student. That requires an additional 7,200 square feet of dining space. With the need for additional cafeteria space comes the opportunity to create additional dining space above the cafeteria off of the relocated tutoring center, below the relocated library. This allows for students to dine and have independent study, and keeps the food located in one part of the building.
South End Option B - Second Floor, Years 1-10

ATT Attendance
FCS Family and consumer sciences

Applied Arts
Athletics
Classroom Space

Cafeteria
Huskie Pups
Office Space

Performing Arts
Resource (Teacher + Student)
Science

Special Education
Visual Arts
Welcome/Entry

Addition Perimeter
Existing Envelope Perimeter
Interior Renovations Perimeter
Circulation
Collaborative Node/Student Breakout Space

Years 1-5
Years 6-10

ATT Attendance
FCS Family and consumer sciences

LAKE ST.
EAST AVE.
ERIE CT.
#### South End Option B - Third Floor, Years 1-10

**ATT** Attendance

**FCS** Family and consumer sciences

**LL** Learning Lab, is flexible classroom space, combined with an office make up a Classroom Block.

**OFF** Office space

**PR** Practice Room

**RC** Resource Center, a place for students to go to receive help, study, etc.

**Resource (Teacher + Student)** Huskie Pups

**Cafeteria**

**Applied Arts**

**Athletics**

**Classroom Space**

**Office Space**

**Performing Arts**

**Science**

**Special Education**

**Visual Arts**

**Welcome/Entry**

**Addition Perimeter**

**Existing Envelop Perimeter**

**Interior Renovations Perimeter**

**Circulation**

**Collaborative Node/Student Breakout Space**
Community Engagement + Future Events

**2015**
- November 2015: Launched Survey
- December 3, 2015: First LTFPC Meeting
- January 14-15, 2016: Student Lunch Sessions
- January 22-23, 2016: Second LTFPC Meeting
- February 22-23, 2016: District Leadership
- February 24, 2016: Third LTFPC Meeting
- March 10, 2016: Fourth LTFPC Meeting
- April 28, 2016: Fifth LTFPC Meeting
- June 3, 2016: Sixth LTFPC Meeting

**2016**
- December 14, 2015: Envision/Define Session
- January 26, 2016: Consider Community Session
- February 24, 2016: District Leadership
- March 14, 2016: Transform Community Session
- May 17, 2016: Presentation to the Board

**Anticipated Time-line**
- Winter 2016: Refine Long-term Plan for Years 1-5, Work with User Groups
- Summer 2016: Community Engagement
- Summer 2016: Collaborative Model Classroom Design
- Fall 2016: Winter Long-term Plan for Years 1-5
- Summer 2017: Begin Phased Construction of Preferred Long-term Plan - Years 1-5
- Summer 2017: Renovate Space for Model Classroom
- Spring 2018: Survey Model Classroom Users

**Past**
- November 2015
- December 3, 2015
- January 22-23, 2016
- February 22-23, 2016
- February 24, 2016
- March 10, 2016
- April 28, 2016
- June 3, 2016

**Future**
- December 14, 2015
- January 26, 2016
- February 24, 2016
- March 14, 2016
- May 17, 2016
- Winter 2016
- Summer 2016
- Winter 2016
- Summer 2017
- Summer 2017
- Spring 2018
South End Option C

With this option the possibility of the pool being removed from the building opens up additional space. With the removal of the pool, a PE station is gained, and there is not need to rebuild the stacked gyms in years 6 to 10. See below for the first and second floor plans.
### South End Option C

#### Years 1-5

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<tr>
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<th>2016 Cost*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrollment</td>
<td>Quality/Condition</td>
<td>Program</td>
</tr>
<tr>
<td>1. Natatorium Below Grade</td>
<td>Warm/Safe/Dry</td>
<td>Natatorium creates additional space</td>
</tr>
<tr>
<td>2. Expand Performing Arts</td>
<td>Enrollment Needs</td>
<td></td>
</tr>
<tr>
<td>3. Update Student Locker Room Facilities</td>
<td>Quality of Locker Room Space</td>
<td></td>
</tr>
<tr>
<td>4. Additional PE Station + Classroom Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Recommendation - Year 1</td>
<td>Enrollment Needs</td>
<td></td>
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</table>

**Total:** $66,580,000

#### Years 6-10

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<td>Space for additional classrooms</td>
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<td></td>
<td></td>
</tr>
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</table>

**Potential Aggregated Cost:** $45,980,000

**Option C**

**Natatorium Below Grade:**
- Building a new freestanding pool.
- Fulfils the need of warm/safe/dry.

**Expand Performing Arts:**
- Project program enrollment for 2016-17: 1,081 students.
- Recommended ideal space for concert band, 86 students calls for 30% more square footage.
- An additional 3,000 square feet is needed for program instruction, along with storage.
- Community and department support for expanded performing arts spaces.
- From 2013-14 to 2014-15 school year, the program grew by 87 students. The program dropped by 70 students between 2014-15 and 2015-16, but is projected to increase by 53 students between 2015-16 and 2016-17. This is a projected total increase of 70 students between 2013-14 and 2016-17.
- Board parameters: enrollment and future learning spaces.

**Renovated Locker Rooms:**
- Moving locker facilities accommodates renovated rooms and new HVAC.
- Identified as a need by the LTFPC.
- Proposed additional space to be occupied by driver education classrooms, weight room, and performing arts.

**Rebuild Cafeteria:**
- At projected enrollment of 3,600 students, the current cafeteria dining area, would provide 13 square feet per student, not including areas without tables. The recommended total is 15 square feet per student. That requires an additional 7,200 square feet of dining space. With the need for additional cafeteria space comes the opportunity to create additional dining space above the cafeteria off of the relocated tutoring center, below the relocated library. This allows for students to dine and have independent study, and keeps the food located in one part of the building.
South End Option C - Second, Third and Fourth Floor

Second Floor Plan

Third Floor Plan

Fourth Floor Plan

Years 1-5: Years 6-10
South End Option - Not Pursued

The option to include a 200-meter track was considered, but does not meet the cost parameter given by the board. This option requires a complete tear down of the south end, and rebuild, costing approximately 90 million dollars for the first five years.