



FACILITIES MASTER PLAN COMMUNITY FORUM

MARCH 1, 2022

6:00 PM

WELCOME!

TONIGHT'S AGENDA

☐ Welcome

☐ Facilities Planning Process

☐ Q & A

☐ Tours - Optional!



DISTRICT 67 & 115
SUPERINTENDENT

DR. MATTHEW
MONTGOMERY



DISTRICT 115
BOARD OF EDUCATION
PRESIDENT

JENNY ZINSER



PERKINS&WILL
SENIOR PROJECT MANAGER

RICK YOUNG

History and Timeline



Facilities Master Plan

- **Board Approval to Proceed** **November 2018**
- **Kick-off Meeting** **December 2018**

- 1st Oversight Committee Meeting February 2019
 - 19 total meetings through May 2020

- Educational Assessment Spring/Summer 2019
 - Student & Faculty/Staff Surveys April – May 2019
 - Student & Faculty/Staff Meetings May 2019
 - Peer Institution Tours June 2019

- Physical Assessment Summer 2019



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 - **Student & Faculty/Staff Surveys** April – May 2019
 - **Student & Faculty/Staff Meetings** May 2019
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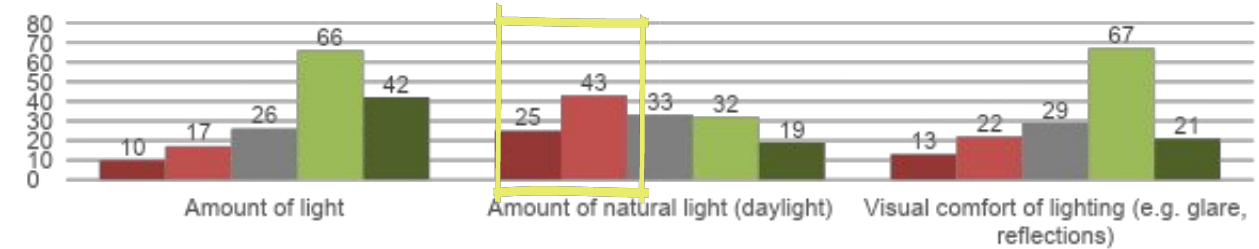


Survey Themes

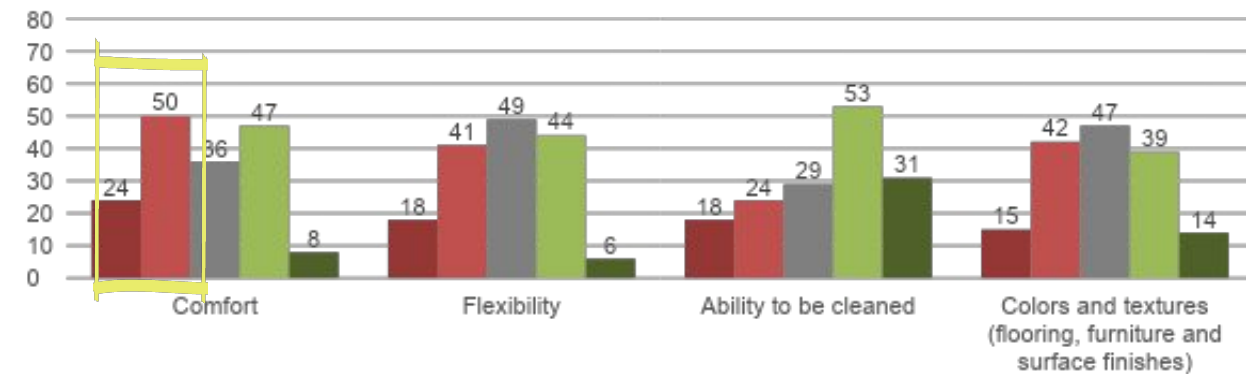
- Classroom size
- Lighting
- Temperature control
- Furniture
- Toilet rooms
- Daylight
- Outdoor learning spaces

Students:

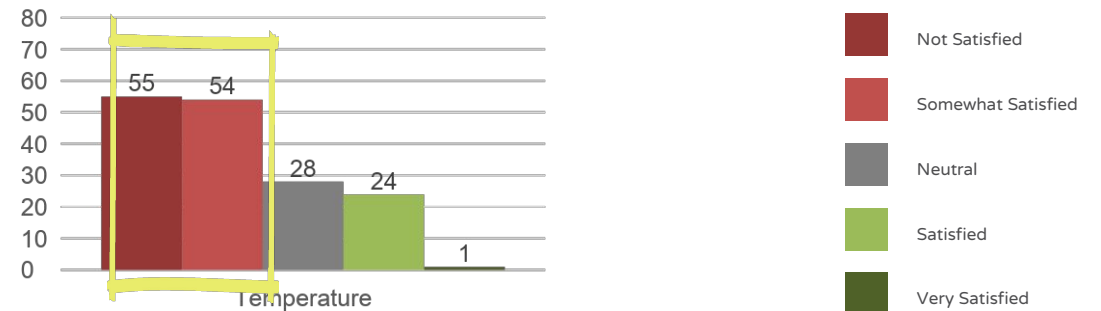
Lighting



Furniture



Temperature



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MASTER PLAN

PHYSICAL

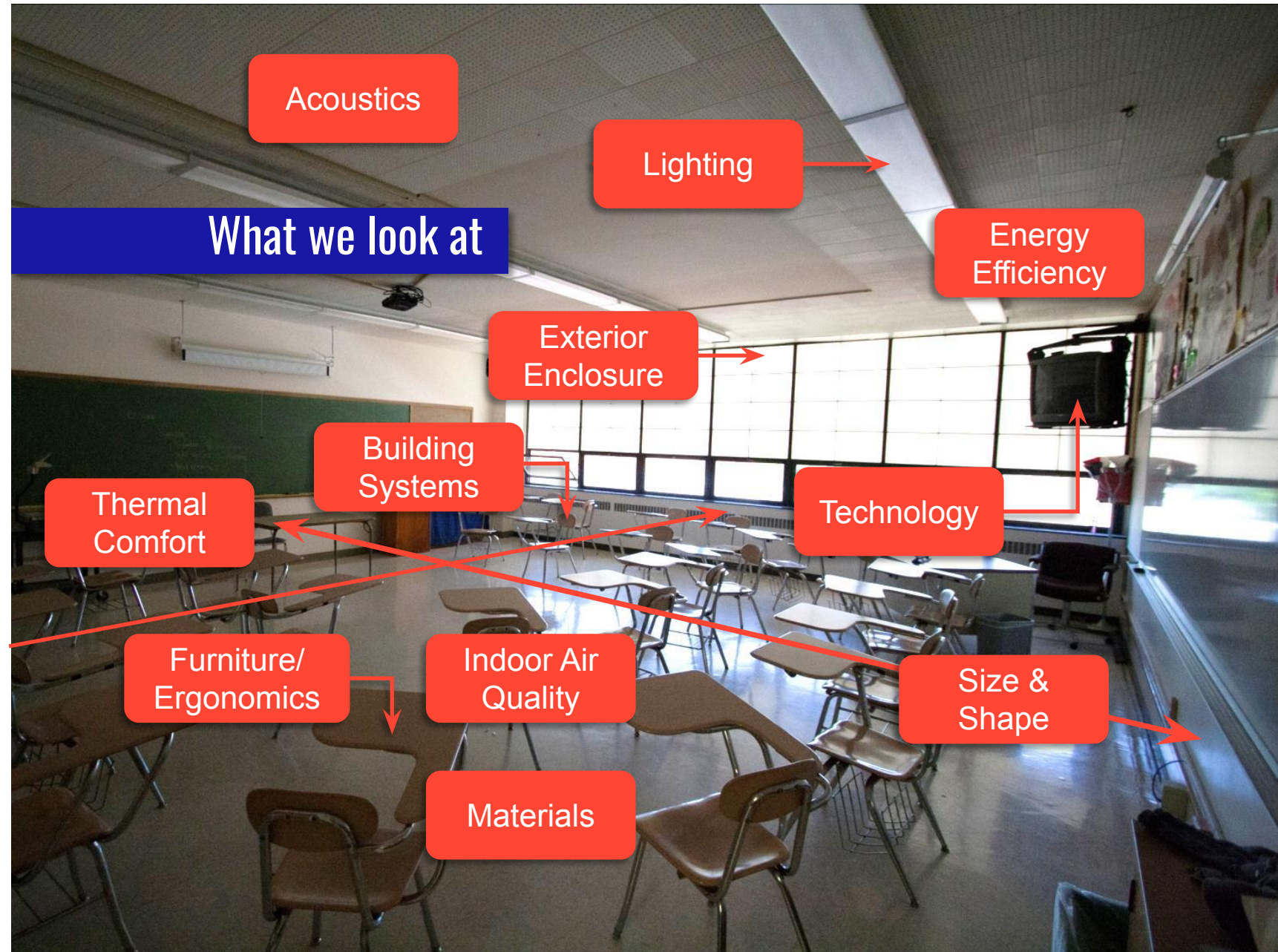
- Exterior Construction
- Interior Construction
- Building Systems
- Combined with 10 Year HLS
- Safety and Security

EDUCATIONAL

- Organization of facilities
- Appropriate room sizes
- Flexible/Adaptive
- Allow for changing technology
- Interdisciplinary collaboration

QUALITATIVE

- Temperature
- Indoor air quality (IAQA)
- Light levels
- Acoustics



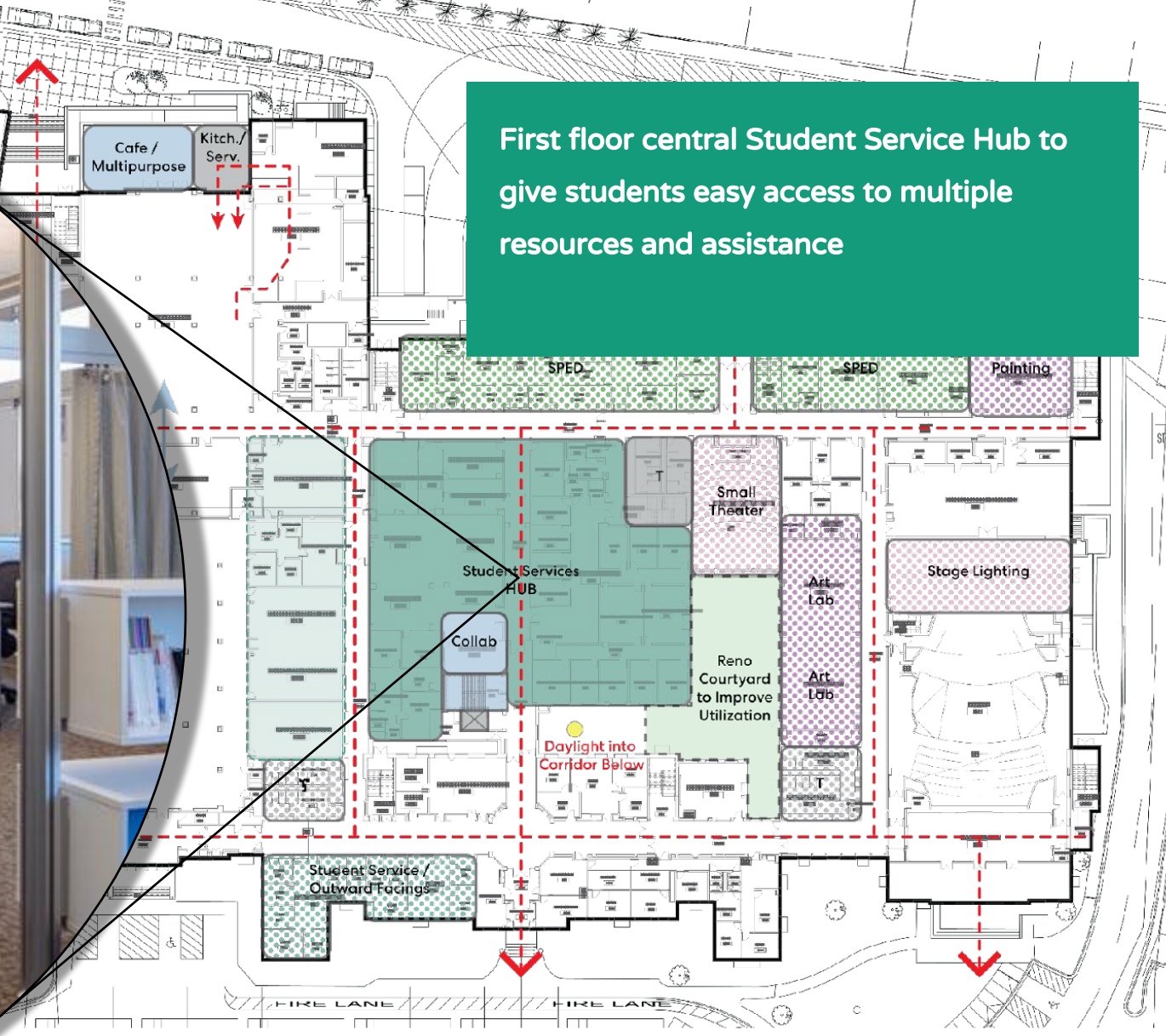
Facilities Master Plan

- **Options Development**
 - **Joint Leadership Team Meetings** Summer/Fall 2019
 - **Department Meetings** September 2019
October 2019
- Board of Education Updates
 - Assessment Overview & Initial Options October 2019
 - Community Open House Prep January 2020
- Community Open House March 2020
- Project Budget Estimating Spring 2020
- Board of Education Presentation
 - COH Results & FMP Report April 2020





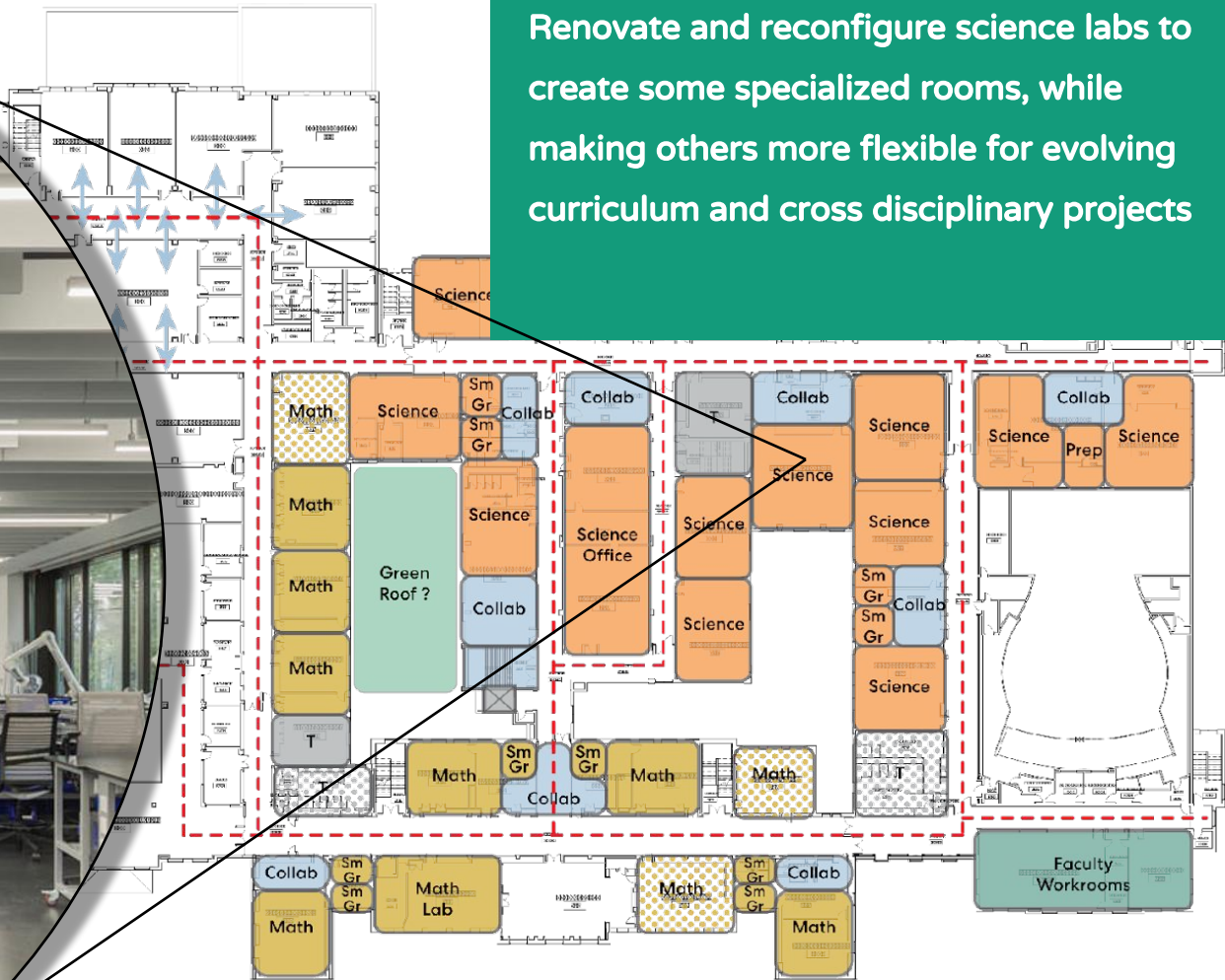
First floor central Student Service Hub to give students easy access to multiple resources and assistance



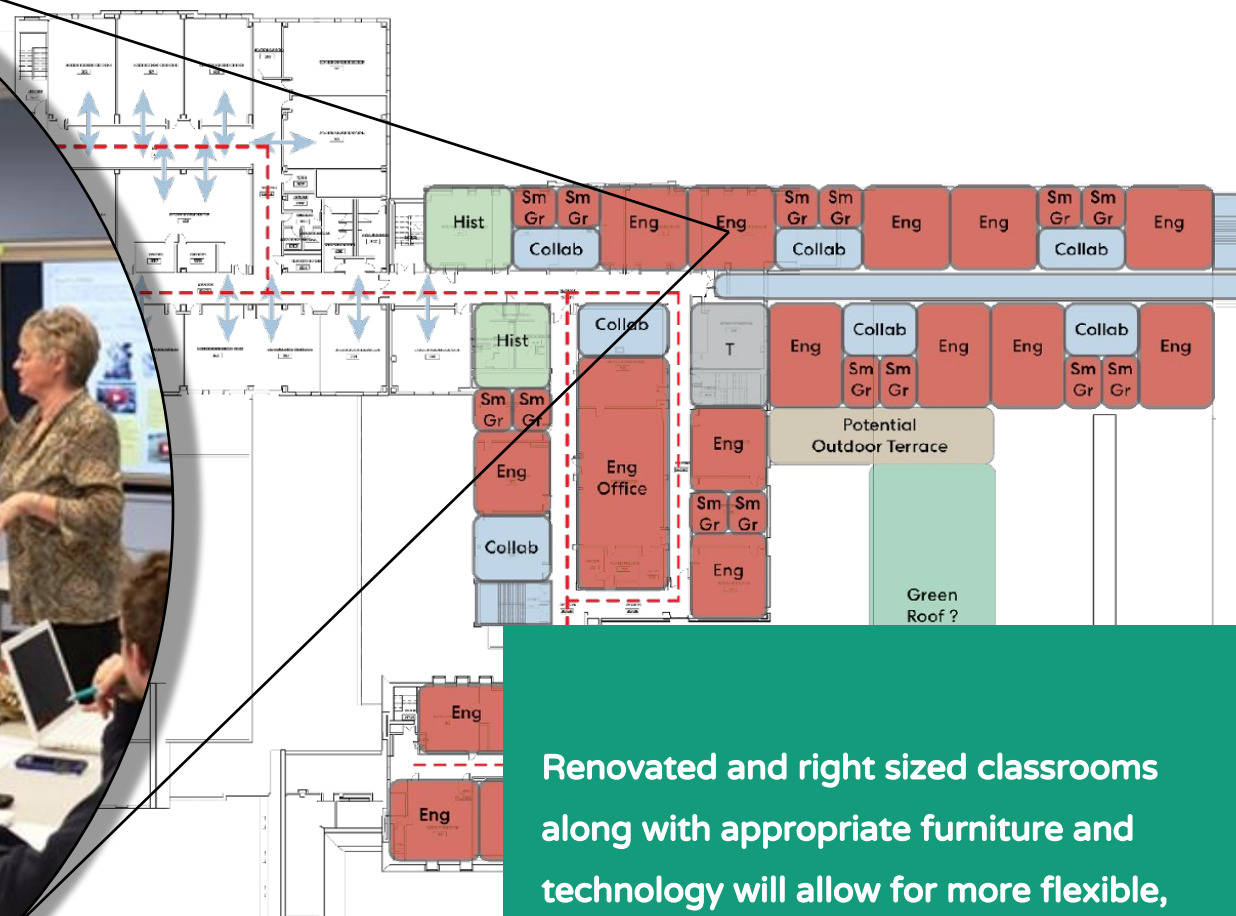
First Floor



Renovate and reconfigure science labs to create some specialized rooms, while making others more flexible for evolving curriculum and cross disciplinary projects



Second Floor



Renovated and right sized classrooms along with appropriate furniture and technology will allow for more flexible, collaborative environment better suited for a variety of inquiry and project-based learning

Facilities Master Plan

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 - **Assessment Overview & Initial Options**
 - **Community Open House Prep**
 - Community Open House
 - Project Budget Estimating
 - Board of Education Presentation
 - COH Results & FMP Report
- Summer/Fall 2019
September 2019
October 2019
October 2019
January 2020
March 2020
Spring 2020
April 2020



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Open House – Stations

Preparing Future Ready Students

- Typical Classrooms
- Collaboration & Transparency
- Furniture & Flexibility

Enhancing Specialized Learning

- Science
- PE / Athletics / Wellness
- Arts
- Special Education & Transitions Program

Supporting Emotional Well-Being

- Student Support
- Faculty Student Engagement
- Student Connectivity

Modernizing Infrastructure

- Safety and Security
- Infrastructure
- Technology





Keep

What do you like
and
want to keep?

Stop

What don't you
like and
want to stop?

Start

What would
be great
to start?

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October 2019
January 2020
March 2020
Spring 2020
April 2020



FMP Report - Documents Narrative



April 7, 2020

General Information

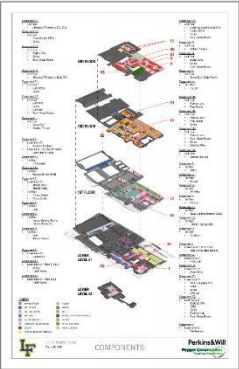
The Facilities Master Plan for LFHS has been broken down into Components. These Components include groups of spaces based on reasonable project areas, common functional space, and logical divisions from adjacent spaces. These Components can be executed as discreet projects or grouped together into larger construction projects, giving the Board of Education the flexibility to decide how much they wish to address at any one time with the knowledge of how that Component relates to all the other Components of the overall Master Plan. The axonometric diagram and order of magnitude spreadsheets included with this narrative illustrate how these Components relate to each other by their location within the building and estimated project budget cost. Below are further descriptions of the Component Axonometric Diagram and Order of Magnitude Project Summary.

Component Axonometric Diagram

The Component Axonometric Diagram is an exploded axonometric plan showing where the Components are located within the school.

An exploded axonometric plan is a view of the school as if you were floating in the air, looking down at the school from an angle. Each of the floors of the building is broken apart and stacked such that the bottom is the lower level with the first floor stacked directly above that and each subsequent floor stacked above. To the left of each floor plate are the floor designations, Lower Level O2 through 3rd Floor in capital letters.

The individual colored blocks in the axon plans are colored in relation to the specific department, i.e. Math, Science, Special Education, etc., the space is associated with. In the bottom right hand corner is a Legend showing which departments are related to each color. Groups of these individual colored blocks are then outlined in light red dashed lines to indicate a Component and tagged with the associated Component letter (C, P1, Q, etc.) in red. As was described earlier in this document, Components are groups of spaces based on reasonable project areas, common functional space, and logical divisions from adjacent spaces. The text to the left and right of the page has the Component heading **bolded and underlined**, with bullet point listing of the individual elements included in the Component and organized by floor.



April 7, 2020

Order of Magnitude Project Summary

The Order of Magnitude Project Summary provides estimated project budgets associated with each of the components illustrated on the Axonometric Diagram, summary of the 10 Year Health and Life Safety violations, and other miscellaneous capital improvements identified in the facility assessment. These budget costs are estimated total project costs including the estimated construction bid cost, contractor insurance and bonds, design contingency, escalation, construction contingency and soft costs. These items are further described in the notes on the second page of the spreadsheet.

The far left column of the spreadsheet has the component designations or category of capital improvement. The next column includes a short description of the component. The right half of the spreadsheet contains the associated project cost arranged into one of five columns. The first of those columns highlights infrastructure improvements, including the Urgent and Required HLS items and the majority of the capital improvements which are largely items reaching the end of their useful life and needing to be replaced.

The next two columns include elements viewed as having an immediate impact on instruction across the broadest section of the student population with the first column including the elements receiving the most universally positive feedback from the community, staff and students. The last two columns are broken up into components viewed by the Oversight Committee as improvements that have value for the school, but are initially recommending be placed in the mid and long term priority categories.

The far right side of the page identifies specific components that are either enabling other components or depending on another component in order to be executed. The colored boxes next to each of these designations group which enabling components are associated with its dependent components. There is also some additional information provided in the Descriptions column giving some additional info on the implications of not executing the enabling project.

FMP Report – Axonometric Diagram

- Collab

Component M5:

- 2nd Floor
 - English CRs
 - Collab
 - Small Group Rooms

Component P1:

- 2nd Floor
 - Clerestory Windows to Math CRs

Component O1:

- 2nd Floor
 - Math Office
 - Collab

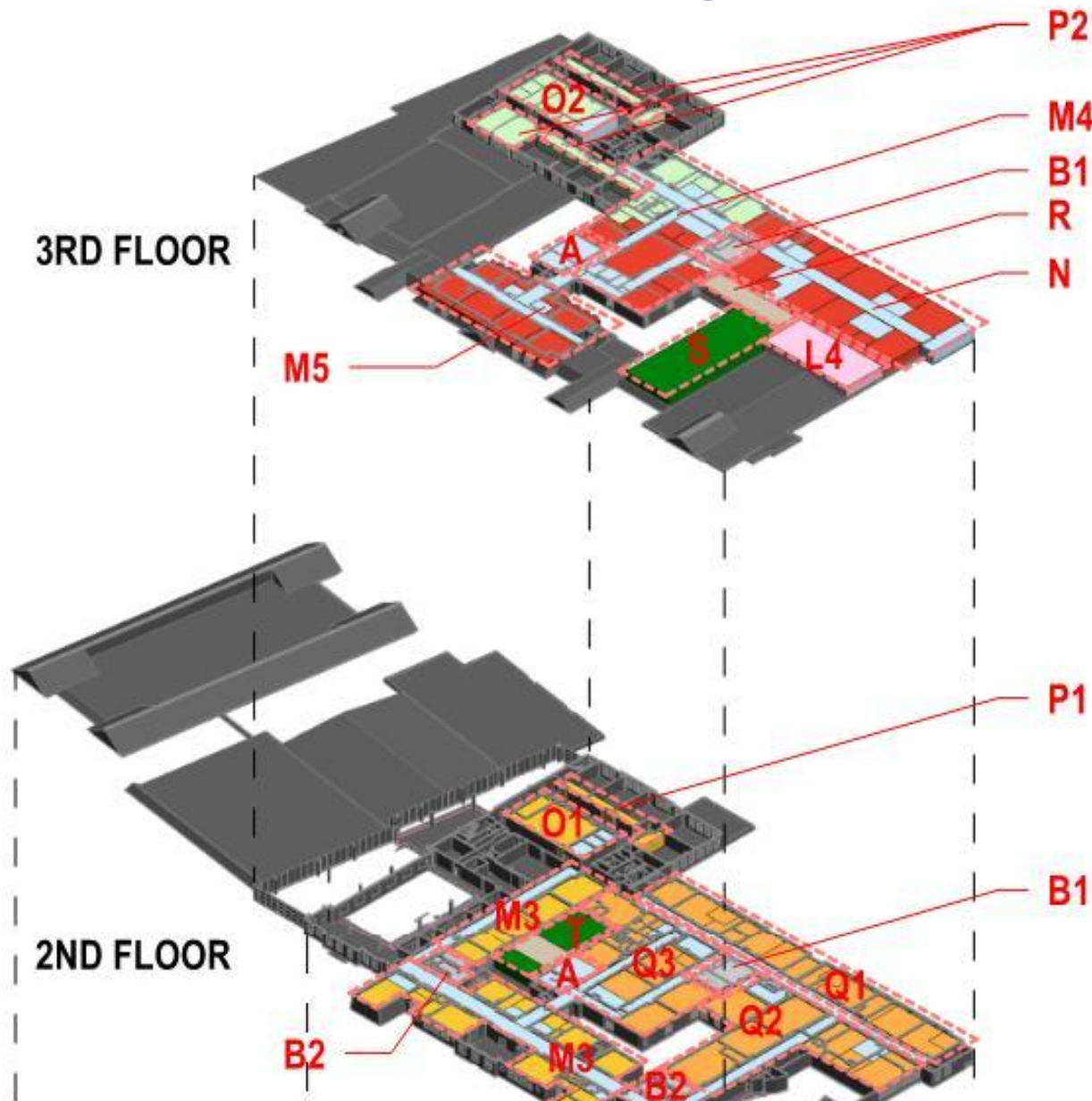
Component M3:

- 2nd Floor
 - Math CRs
 - Collab
 - Math Lab
 - Small Group Rooms

Component T:

- 3rd Floor
 - Green Roof
 - Outdoor Terrace

Component A:



Component R:

- 3rd Floor
 - Outdoor Terrace

Component N:

- 2nd Floor
 - English CRs
 - Collab
 - Small Group Rooms

Component S:

- 3rd Floor
 - Green Roof / Solar Panels

Component L4:

- 3rd Floor
 - Fly Loft

Component Q1:

- 2nd Floor
 - Science Labs
 - Prep Rooms

Component Q2:

- 2nd Floor
 - Science Labs
 - Prep Rooms
 - Collab

Component Q3:

- 2nd Floor
 - Science Labs
 - Small Group Rooms

FMP Report – Project Budget Summary

DRAFT

4/7/2020

Lake Forest High School East and West Campus Facilities Master Plan - Order of Magnitude Project Summary

COMPONENT	PROJECT DESCRIPTION	INFRASTRUCTURE	INSTRUCTION		MID TERM PRIORITY	LONG TERM PRIORITY
HEALTH AND LIFE SAFETY	Urgent	\$813,311				
HEALTH AND LIFE SAFETY	Required	\$659,020				
HEALTH AND LIFE SAFETY	Recommended			\$1,110,710		
MISC. CAPITAL IMPROVEMENTS	Lighting and Tech Infrastructure will be variable depending on components selected above					
WEST	Fire Suppression - extend sprinklers throughout building				\$843,878	
	Plumbing - end of life equipment	\$102,752				
	HVAC - end of life equipment	\$3,560,639				
	Controls - based on 50,000 sf	\$335,250				
	Electric - outdated panel replacement	\$237,111				
	Lighting and Controls - based on 151,928 sf				\$1,400,681	
	Fire Alarm	\$41,165				
	Lightning Protection	\$50,665				
	Architectural - exterior doors	\$32,932				
	Civil - paving	\$1,027,481				
	West Campus Infrastructure Subtotal	\$5,387,995				
EAST	Fire Suppression - extend sprinklers throughout building	\$493,981				
	Plumbing - piping replacement, pool UV filter	\$146,377				
	HVAC - end of life equipment	\$8,073,544				
	Controls - not needed	\$0				
	Electric - outdated panel replacement	\$244,883				
	Lighting and Controls - based on 263,152 sf			\$2,426,097		
	Fire Alarm - not needed	\$0				
	Lightning Protection	\$27,992				
	Tech Infrastructure - based on 263,152 sf			\$882,217		
	Architectural - roof, ext. stairs, windows, painting	\$3,080,160				
	Civil - paving	\$1,140,641				

FMP Report – Project Budget Summary

	Tech Infrastructure - based on 263,152 sf			\$882,217			
	Architectural - roof, ext. stairs, windows, painting	\$3,080,160					
	Civil - paving	\$1,140,641					
	East Campus Infrastructure Subtotal	\$13,207,580					
HISTORICAL WINDOWS	East Campus	\$2,137,162					
SECURITY	Camera Upgrades	\$614,625					
SECURITY	Classrooms and Corridor Doors - Allowance	\$3,352,500					
SECURITY	Building Zoning	\$257,282					
SECURITY	Exterior Doors	\$961,839					
TURF FIELD	West Campus			\$1,716,970			
TURF FIELD	East Campus			\$1,352,624			
A	Central Vertical Stair			\$1,114,344			
A1	IT Helpdesk			\$387,297			Dependent
A2	Student Services Hub (without PE addition, this includes renovation of existing offices and business incubator in place)				\$3,260,035		Enabling
B1	Eastern Restrooms: Lower Level, 1st, 2nd & 3rd Floors	\$753,108					Dependent
B2	Western Restrooms: Lower Level, 1st & 2nd Floors	\$876,004					
C	PE/Athletics/Wellness - Addition					\$8,938,915	Enabling
D	Makerspace Lab (without PE addition, this remains as dance studio)					\$631,208	Dependent
E	Special Education		\$1,382,018				
F	Grind Café-Cafeteria Improved Connection				\$149,838		
G	Counselors Office			\$399,954			
H	Cafeteria and Servery Addition				\$1,005,169		
I	DMT (Davis Miller Theater) Lighting and Refresh		\$751,870				
J1	Art Labs				\$738,209		
J2	Photo Lab				\$250,181		
J3	Art Office (without PE addition, this remains as S.E. Offices)					\$108,348	Dependent
K	Painting Classroom				\$269,078		
L1	RMA (Raymond Moore Auditorium) Lighting	\$1,320,047					
L2	RMA (Raymond Moore Auditorium) Dock Entrance				\$165,336		
L3	Scene Shop Expansion into Maintenance Project Room (without PE addition, this remains as Maintenance Project Room)					\$163,042	Dependent
L4	RMA (Raymond Moore Auditorium) Fly Loft					\$1,536,512	
M1	World Language Classrooms and Office			\$2,528,384			
M2	Business Classrooms and Office			\$1,712,536			
M3	Math Classrooms			\$2,419,595			
M4	English and Social Studies Classrooms and English Office			\$2,191,381			
M5	English Classrooms			\$1,299,477			

Facilities Master Plan

- **FMP Updates**

- **Prioritization & Budget Updates**

May 2020

October 2020

Fall 2021

- **FMP Re-Engage**

- Oversight Committee Meeting #20-22
- November 2021
December 2021
January 2022

- **Educational Assessment**

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December 2021
January 2022



FMP Report – Project Budget Summary - UPDATED

Lake Forest High School East and West Campus Facilities Master Plan - Order of Magnitude Project Summary

COMPONENT	PROJECT DESCRIPTION	Group A				Group B		Group C				
		INFRASTRUCTURE						INSTRUCTION				
		2021 (FY22)	2022 (FY23)	2023 (FY24)	2024 (FY25)	2025 (FY26)	2026 (FY27)	FUTURE	PHASE 1	PHASE 2	MID TERM	LONG TERM
	ESCALATION YEAR @ 5%/year	2021	2022	2023	2024	2025	2026	2031	2025	2026	2031	2041
HEALTH AND LIFE SAFETY	Urgent	\$813,311										
HEALTH AND LIFE SAFETY	Required	SEE ATTACHMENT A FOR HLS SCOPE		\$558,003								
HEALTH AND LIFE SAFETY	Recommended					\$1,350,075						
B&G												
CAPITAL PLAN												
NON-OPTIONAL	Replace Windows Back of Building		\$785,502									
	Replace Variable Frequency Drive on Chiller #2		\$45,938									
	Burner Control for Boiler #2-East		\$81,375									
	Tile Roof Repair-East		\$36,740									
	Auditorium Portico Slab Replacement		\$32,730									
	Scoreboard for varsity field-West				\$173,203							
	Roof Life Cycle Replacements East			\$366,568								
	Roof Life Cycle Replacements West			\$1,033,594								
	Replace 4 metal doors on Penthouse-West		\$34,911									
	Resurface back lot where vans park-West		\$155,791									
	Resurface Main Drive-East		\$523,668									
	Resurface South Parking Lot -West		\$261,834									
	Resurface Admin Parking Lot-West		\$261,834									
	Resurface North Parking Lot-West		\$523,668									
	Replace Brick Pavers In Paver Parking Lot							\$812,380				
	Cooling tower drift eliminators and fill		\$34,911									
	Relocate rooftop control panels to inside mech room		\$43,639									
	Install lightning detector at East Campus - completed 2020											
	Replace irrigation system-east			\$91,642								
	Replace stairs in front of library entrance				\$115,468							
	Replace Pool Heater				\$76,980							
	Replace 84 lights in fieldhouse to LED fixtures			\$36,657								
	Replace (2) sump pumps in pool pump room			\$36,657								
	Replace (6) small sized air handlers: Athletics office, Pool locker room, Wrestling room, Ceramics room, Fitness center, Small theatre-East			\$344,531								
	Replace (2) medium sized air handlers: Field house., Auditorium-East			\$206,719								
	Replace (2) large S-2 and S-3 air handlers: Front office area-two levels-East			\$310,078								
	Replace (20) entry way/vestibule in-wall cabinet heaters-East			\$137,813								
	Replace all victaulic fittings in main boiler room-East		\$115,763									
	Replace (30) stand alone unit heaters-East		\$118,125									
	Install new deck leveler at loading dock-East		\$59,063									
	Replace (2) pool air handlers-East			\$964,688								
	Replace BAS controls on (26) unit-vents-East		\$85,313									
OPTIONAL	Paint Auditorium			\$91,642								
	Caulk & Paint Trim on Front of Building				\$96,224							
	Replace Main Entrance Stairs				\$115,468							
	Grounds Check			\$641,403								

FMP Report – Project Budget Summary - UPDATED

A2	Student Services Hub (without PE addition, this includes renovation of existing offices and business incubator in place)					\$961,177				\$5,310,254		Dependent
B1	Eastern Restrooms: Lower Level, 1st, 2nd & 3rd Floors					\$1,118,028						
B2	Western Restrooms: Lower Level, 1st & 2nd Floors											
C	PE/Athletics/Wellness - Addition									\$23,717,602		Enabling
D	Makerspace Lab (without PE addition, this remains as dance studio)									\$1,674,784		Dependent
E	Special Education								\$1,679,852			
F	Grind Café-Cafeteria Improved Connection									\$244,071		
G	Counselors Office								\$510,454			
H	Cafeteria and Servery Addition									\$1,637,314		
I1	Little Theater Lighting			\$478,185								
I2	Little Theater Refresh								\$406,038			
J1	Art Labs									\$1,202,464		
J2	Photo Lab									\$407,519		
J3	Art Office (without PE addition, this remains as S.E. Offices)										\$287,480	Dependent
K	Painting Classroom									\$438,299		
L1	RMA (Raymond Moore Auditorium) Lighting			\$1,345,102						\$269,316		
L2	RMA (Raymond Moore Auditorium) Dock Entrance											
L3	Scene Shop Expansion into Maintenance Project Room (without PE addition, this remains as Maintenance Project Room)										\$432,599	Dependent
L4	RMA (Raymond Moore Auditorium) Fly Loft										\$4,076,824	
M1	World Language Classrooms and Office								\$3,226,929			
M2	Business Classrooms and Office								\$2,185,678			
M3	Math Classrooms								\$3,088,084			
M4	English and Social Studies Classrooms and English Office								\$2,796,820			
M5	English Classrooms								\$1,658,499			
N	3rd Floor Classrooms Addition (enables increased classroom sizes and additional collaborative areas)										\$16,971,665	Enabling
O1	Math Office									\$672,121		
O2	Social Studies Office									\$563,811		
P1	Math Classrooms Clerestory Windows at Corridor								\$193,469			
P2	Social Studies Clerestory Windows at Corridor								\$796,866			
Q1	Science Labs								\$5,190,326			
Q2	Science Labs								\$5,950,811			
Q3	Science Labs and Office								\$3,248,888			
Q4	Science Flex Lab								\$1,457,672			
R	3rd Floor Outdoor Terrace										\$542,406	
S	3rd Floor Green Roof										\$1,635,142	
T	2nd Floor Outdoor Terrace and Green Roof										\$1,180,891	
U	1st Floor Courtyard										\$506,191	
V	Maintenance Project Room to Lower Level Fitness Center (without PE addition, this remains as Fitness Center)										\$489,207	Dependent
W	West Campus Gymnasium Addition										\$14,454,668	
X	West Campus Stadium Secure Ticket Entrance									\$400,464		
Y	Transitions Program			\$1,777,747								
OWNER SOFT COSTS		all soft cost markups include above										
OWNER DIRECT COSTS	Furniture, Technology Equipment, Abatement								\$6,381,408			
		\$813,311	\$3,887,662	\$7,973,085	\$4,164,137	\$7,939,851	\$23,543,188	\$2,186,969	\$23,908,957	\$20,697,021	\$11,145,632	\$65,969,458

2022-24 SUMMARY	
HLS (East & West):	\$686,859
East:	\$8,839,329
West:	\$6,498,697
Total:	\$16,024,884

2025-26 SUMMARY	
HLS (East & West)	\$1,350,075
East:	\$25,423,374
West:	\$4,709,590
Total:	\$31,483,039

\$92,113,903

2025-26 SUMMARY	
East:	\$42,414,641
West:	\$2,191,338
Total:	\$44,605,979

\$76,089.018

Notes:

Facilities Master Plan

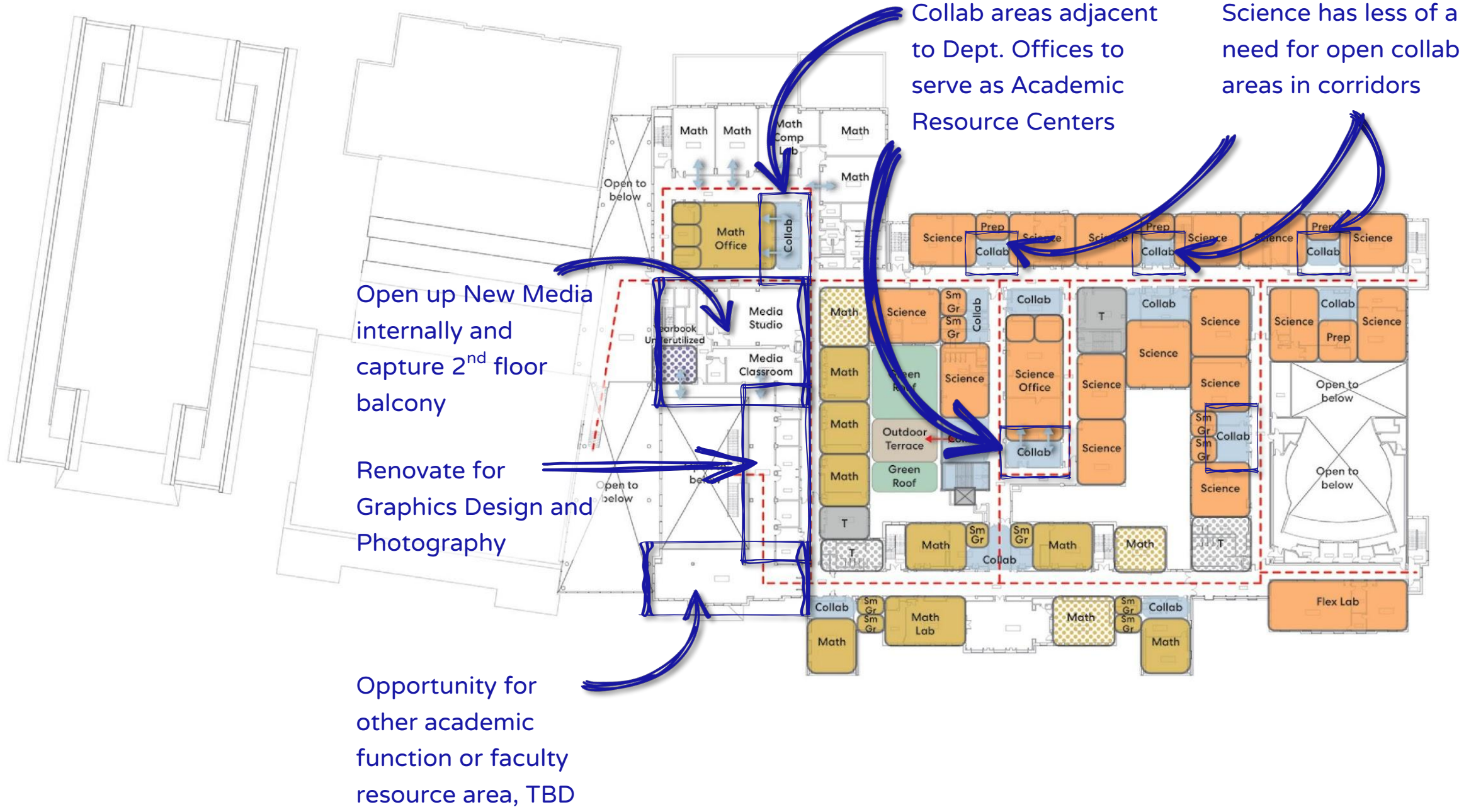
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Collab areas adjacent to Dept. Offices to serve as Academic Resource Centers

Science has less of a need for open collab areas in corridors

Open up New Media internally and capture 2nd floor balcony

Renovate for Graphics Design and Photography

Opportunity for other academic function or faculty resource area, TBD

Planned Facilities Work & Summer 2022



Planned Facilities Work & Summer 2022


		Group A				
COMPONENT	PROJECT DESCRIPTION	INFRASTRUCTURE				
		2021 (FY22)	2022 (FY23)	2023 (FY24)	2024 (FY25)	2025 (FY26)
	ESCALATION YEAR @ 5%/year	2021	2022	2023	2024	2025
HEALTH AND LIFE SAFETY	Urgent	\$813,311				
HEALTH AND LIFE SAFETY	Required SEE ATTACHMENT A FOR HLS SCOPE		\$558,003			
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CAPITAL PLAN						
NON-OPTIONAL	Replace Windows Back of Building		\$785,502			
	Replace Variable Frequency Drive on Chiller #2		\$45,938			
	Burner Control for Boiler #2-East		\$81,375			
	Tile Roof Repair-East		\$36,740			
	Auditorium Portico Slab Replacement		\$32,730			
	Scoreboard for varsity field-West				\$173,203	
	Roof Life Cycle Replacements East			\$366,568		
	Roof Life Cycle Replacements West			\$1,033,594		
	Replace 4 metal doors on Penthouse-West		\$34,911			
	Resurface back lot where vans park-West		\$155,791			
	Resurface Main Drive-East		\$523,668			
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	Resurface North Parking Lot-West		\$523,668			
	Replace Brick Pavers In Paver Parking Lot					
	Cooling tower drift eliminators and fill		\$34,911			
	Relocate rooftop control panels to inside mech room		\$43,639			
	Install lightning detector at East Campus - completed 2020					

Planned Facilities Work & Summer 2022

	Replace Brick Pavers In Paver Parking Lot				
	Cooling tower drift eliminators and fill		\$34,911		
	Relocate rooftop control panels to inside mech room		\$43,639		
	Install lightning detector at East Campus - <i>completed 2020</i>				
	Replace irrigation system-east			\$91,642	
	Replace stairs in front of library entrance				\$115,468
	Replace Pool Heater				\$76,980
	Replace 84 lights in fieldhouse to LED fixtures			\$36,657	
	Replace (2) sump pumps in pool pump room			\$36,657	
	Replace (6) small sized air handlers: Athletics office, Pool locker room, Wrestling room, Ceramics room, Fitness center, Small theatre-East			\$344,531	
	Replace (2) medium sized air handlers: Field house., Auditorium-East			\$206,719	
	Replace (2) large S-2 and S-3 air handlers: Front office area-two levels-East			\$310,078	
	Replace (20) entry way vestibule in-wall cabinet heaters-East			\$137,813	
	Replace all victaulic fittings in main boiler room-East		\$115,763		
	Replace (30) stand alone unit heaters-East		\$118,125		
	Install new deck leveler at loading dock-East		\$59,063		
	Replace (2) pool air handlers-East			\$964,688	
	Replace BAS controls on (26) unit-vents-East		\$85,313		
OPTIONAL	Paint Auditorium			\$91,642	
	Caulk & Paint Trim on Front of Building				\$96,224
	Replace Main Entrance Stairs				\$115,468
	Grounds Shed			\$641,493	
	Install UV Filter In Natatorium			\$109,970	
	Change Remain WC Piping from Gal to Copper				\$96,224
	Caulk & Paint Trim North End of Building				\$46,188
	Replace Carpet In Lower Level Of Auditorium				\$96,224
	B&G Subtotal	\$0	\$3,200,803	\$4,372,051	\$815,980

Planned Facilities Work & Summer 2022

[illegible]

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ERIN
LENART

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MATTHEW
MONTGOMERY

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LANE
LINDER

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JOHN
NOBLE

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SUZANNE
SANDS

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JIMMY
JULIANO

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JOEY
NASSAR

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JOANNA
ROLEK

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JENNIFER
HERMES

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RICK
YOUNG

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LESLEY
FISHER

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JEFF
SUMMY





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Facilities Master Plan Forum
and tour experience.*



THANK YOU!

