



Oak Park and River Forest High School Comparison of Five-Year Pool and Facilities Plan Options July 2016

Oak Park and River Forest High School offers a diverse selection of academic classes, athletics, and extracurricular activities to more than 3,250 students. The original building was constructed in 1906. The facilities have expanded greatly during the past 110 years and are structurally sound except for the two pools, which were built in 1928 and have exceeded their anticipated lifespans. They are failing structurally, leak 3,000 gallons of water daily, and do not meet current safety design standards. Planning committees have developed three options for renovating the south (Fieldhouse) side of the building. All options address enrollment growth (a projected 10% increase by 2020); a 20% increase in the number of students participating in performing arts classes; current and future academic needs; and the deteriorated pools. While all three options meet the overall needs established by the Board of Education, the pool designs, costs, and space available for future academic needs vary.

	Five-Year Pool and Facilities Plan A	Five-Year Pool and Facilities Plan B	Five-Year Pool and Facilities Plan C
Overall Needs Addressed	<ol style="list-style-type: none"> Replace pools, which leak 3,000 gallons of water per day Expand performing arts classrooms to accommodate 20% increased enrollment Renovate boys PE locker rooms to mitigate health and safety issues Improve learning spaces 	<ol style="list-style-type: none"> Replace pools, which leak 3,000 gallons of water per day Expand performing arts classrooms to accommodate 20% increased enrollment Renovate boys PE locker rooms to mitigate health and safety issues Improve learning spaces 	<ol style="list-style-type: none"> Replace pools, which leak 3,000 gallons of water per day Expand performing arts classrooms to accommodate 20% increased enrollment Renovate boys PE locker rooms to mitigate health and safety issues Improve learning spaces
Pool Description	New 8-lane x 25-yard pool and new 4-lane x 25-yard pool (formerly Pool Option 2). Replace east pool with a competition pool by expanding into adjacent areas. Replace west pool with a smaller pool in the existing space.	40-meter x 25-yard pool (formerly Pool Option 4). Build new pool on existing garage site. Eliminate east and west pools; repurpose space.	40-meter x 25-yard underground pool below the baseball field (formerly Pool Option 5C). Build new 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. (Cost of \$15 million to purchase and remove garage + build new included in pool cost, below.)	Current garage with 300 spaces. Estimated \$271,000 in repairs will extend life another 25 years.
# Swimming Lanes	<ul style="list-style-type: none"> PE/Practice: 12 lanes Competition: 8 lanes with non-simultaneous diving plus separate warm up pool 	<ul style="list-style-type: none"> PE/Practice: 17 lanes Competition: 8 lanes with simultaneous diving 	<ul style="list-style-type: none"> PE/Practice: 17 lanes Competition: 8 lanes with simultaneous diving
# Swim Competition Spectator Seats	+/- 300	+/- 400	+/- 450
Annual Energy Costs for Pool*	\$40,000	\$50,000	\$50,000
Estimated Use of Pool by Community— primarily Park District of Oak Park, YMCA/TOPS, WSSRA (West Suburban Special Recreation Association) (currently 20 hours/ week)	Allocation: TBD Total hours per week: 25 Potential number of lanes available: 12	Allocation: TBD Total hours per week: 15 Potential number of lanes available: 17	Allocation: TBD Total hours per week: 15 Potential number of lanes available: 17
Increased Performing Arts Classroom Space	6,700 square feet	10,700 square feet	10,700 square feet
PE Station Gain/Loss	Lose 1 PE station	None	Gain 1 PE station
Cost — Pool & Related Renovation	\$22.3 million	\$43.5 million [^]	\$53.5 million
Cost — Performing Arts Classroom Space	\$10.7 million ^{^^}	\$5.8 million	\$7.9 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)	Approximately \$40 million	Approximately \$54 million	Approximately \$68 million
Overall Length of Facility Disruptions	Approximately 2.5 years	Approximately 2 years	Approximately 2 years
Program/Facility Impacts After Completion	<ul style="list-style-type: none"> Possible loss of several PE classes Water polo practice (spring) no longer possible in west pool (too small); add later practices in east pool Community groups: later use of east pool; possible earlier use of west pool, depending on synchro practice time 	<ul style="list-style-type: none"> Alley not accessible from Scoville Avenue (west end access and Field House egress maintained; Buildings & Grounds storage area still accessible) Water polo practices (spring) run later Synchro practices may run later Community groups: Use may be very late, groups may need to share pool OR may be eliminated 	<ul style="list-style-type: none"> PE classes: approx. 160 students going to/coming from pool each period may require additional security. Potentially less instructional time in the pool. Baseball right outfield fence may be shorter due to above-ground mechanicals building Water polo practices (spring) run later Synchro practices may run later Community groups: Use may be very late, groups may need to share pool OR may be eliminated
Loss of Green Space	10,070 square feet for bump-out on Scoville Avenue (Note: Bump-out can accommodate a green roof)	400 square feet between landscaping planters around garage exterior	7,200 square feet (includes some Mall space)

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

[^]Includes purchasing, demolishing, and building new garage. NOTE: In the previous design for the pool (Pool Option 4), the weight room was displaced and moved to the west pool site; the cost for this is included in the pool cost here. In the new long term facilities plan, the weight room moves to previously uncommitted space to make room for relocating band, orchestra, and choir classrooms. No additional costs are added for building out the new performing arts classrooms.

^{^^}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.

**POTENTIAL Program/Facility Disruptions During Construction
(Sequencing and Length of Work to be Determined)**

Five-Year Pool and Facility Plan A	Five-Year Pool and Facility Plan B	Five-Year Pool and Facility Plan C
<ul style="list-style-type: none"> • Power shutdown to relocate transformer • Sidewalk by bump-out on Scoville Avenue unusable for 1 school year plus 2 summers <p>East pool under construction/west pool still intact:</p> <ul style="list-style-type: none"> • PE classes: combine boys and girls OR limit number; girls will have to walk through field house in swim suits • Add earlier morning and later night practices for boys swimming (fall) and girls swimming (winter) OR relocate to off-campus pool for both • No home swim meets • Diving remains off campus • All four water polo teams (boys and girls, JV + varsity) relocate off site for practices and matches • Access to weight room? • Girls locker rooms? • Community groups: Limited or no use during construction <p>New east pool completed, west pool under construction:</p> <ul style="list-style-type: none"> • PE classes: combine boys and girls OR limit number; boys will have to walk through field house in swim suits • Add later night practices for boys swimming (fall), girls swimming (winter), and boys + girls water polo (spring) • Potential conflict between water polo and synchro practices • Community groups: Limited or no use during construction 	<ul style="list-style-type: none"> • No onsite parking for 2 years • Pedestrian/traffic disruptions on Lake Street, Scoville Avenue, the Mall • Potential inconvenience for students walking to Lake Street Field for PE and practices 	<ul style="list-style-type: none"> • Several weeks of clanging as cranes install metal plates for foundation • Site access from Linden Avenue likely to disrupt traffic and parking • Freshman football and marching band practices relocated off campus (obtaining variance for keeping lights on past 8 p.m. could alter this) • Unavailable for OPRF Youth Football • Loss of visitor bleachers for football games • Relocate baseball and softball off campus • Unavailable for Oak Park Youth Baseball & Softball and Windmills Girls Fastpitch