Oak Park Elementary
School District 97

MASTER FACILITY PLAN



September 10, 2024

STR

AGENDA

2016 10-Year Capital Plan

Master Facility Plan

Description of Studies & Evaluations

Facility Condition Assessment
Capacity & Current Utilization
Educational Adequacy
Safety & Security
Sustainability

Engagement Opportunities

Preliminary Schedule

2016 10-YEAR CAPITAL PLAN PROCESS

Categories of Work organized in Capital Plan Spreadsheet:

A. Life Safety Violation Corrections (Mandated)
B. Facility Assessment Improvements/Maintenance Items (Non-Mandated Life Safety Items & Other)
C. Capital Improvements
D. Previous 10-Year Capital Plan (carry-over)
E. Educational Enhancement Improvements
F. Accessibility Improvements
G. Temperature Controls



CAPITAL PLAN OVERVIEW

Oak Park District 97 has engaged STR Partners to compile a 10-Year Capital Plan document describing currently known scope of work required to meet code requirements, maintain facilities, meet D97 educational goals, and provide for accessible environments at each of the 10 D97 facilities.

The document has been organized in the following categories:

A. **Life Safety Violation Corrections (Mandated)**
   - Borne from the 10-Year Life Safety Survey conducted by STR Partners for each Elementary School.
   - Remaining 10-Year Life Safety Survey items from the 2012 Survey conducted by DLA.
   - These items are observed code violations ranked per ISBE requirements
     - "a" priority must be completed in one year.
     - "b" priority must be completed within 5 years.

B. **Facility Assessment Improvements/Maintenance Items (Non-Mandated Life-Safety Items and Other)**
   - Includes "c" priority items from the Life Safety Surveys – recommended items without requirement mandate to complete.
   - Includes facility improvements identified by D97 Administration, Buildings and Grounds, and Principals.

C. **Capacity Improvements**
   - Identified renovations or additions resulting from STR's and D97's analysis of the updated demographic report prepared by Ehlers (2016)

D. **Previous 10-Year Capital Plan (carry-over)**
   - Work items that had not yet been completed from the previous 2012 Capital Plan
     - These items have now been captured in Categories A and B above.

E. **Educational Enhancement Improvements**
   - Borne from Dr. Kelley's vision – still being defined.

F. **Accessibility Improvements**
   - Includes items not yet complete from the 2013 FAC Accessibility Committee Report.
   - Also includes items identified during STR Life Safety Survey

G. **Temperature Controls**
   - Addresses HVAC control issues at the Middle Schools

PRIORITIZATION

D97 created a sub-committee from the Facilities Advisory Committee to assist STR and Therese O'Neill as well as Buildings and Grounds in providing logic to prioritizing scope of work across the 10 years at the 10 buildings.

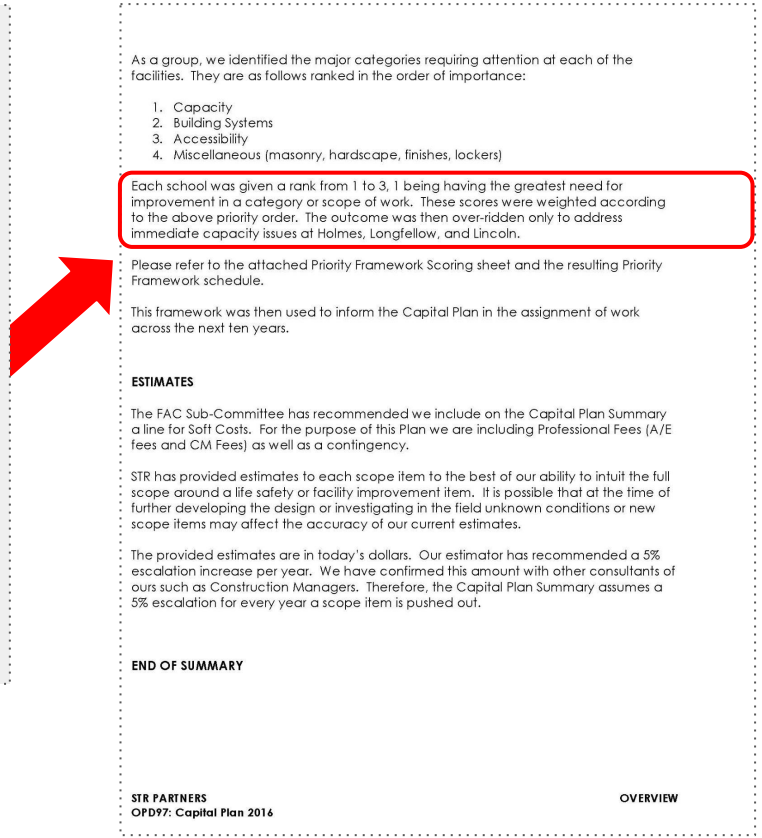
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2016 10-YEAR CAPITAL PLAN PROCESS

Major Areas of Needs Identified as a Group Born from the Assessment Findings:

1. Capacity
2. Building Systems
3. Accessibility
4. Miscellaneous

"Each school was given a rank from 1 to 3, 1 having the greatest need for improvement in a category or scope of work. These scores were weighted according to the above priority order. The outcome was then over-ridden only to address immediate capacity issues at Holmes, Longfellow, and Lincoln."



As a group, we identified the major categories requiring attention at each of the facilities. They are as follows ranked in the order of importance:

1. Capacity
2. Building Systems
3. Accessibility
4. Miscellaneous (masonry, hardscape, finishes, lockers)

Each school was given a rank from 1 to 3, 1 being having the greatest need for improvement in a category or scope of work. These scores were weighted according to the above priority order. The outcome was then over-ridden only to address immediate capacity issues at Holmes, Longfellow, and Lincoln.

Please refer to the attached Priority Framework Scoring sheet and the resulting Priority Framework schedule.

This framework was then used to inform the Capital Plan in the assignment of work across the next ten years.

ESTIMATES

The FAC Sub-Committee has recommended we include on the Capital Plan Summary a line for Soft Costs. For the purpose of this Plan we are including Professional Fees (A/E fees and CM Fees) as well as a contingency.

STR has provided estimates to each scope item to the best of our ability to intuit the full scope around a life safety or facility improvement item. It is possible that at the time of further developing the design or investigating in the field unknown conditions or new scope items may affect the accuracy of our current estimates.

The provided estimates are in today's dollars. Our estimator has recommended a 5% escalation increase per year. We have confirmed this amount with other consultants of ours such as Construction Managers. Therefore, the Capital Plan Summary assumes a 5% escalation for every year a scope item is pushed out.

END OF SUMMARY

2016 10-YEAR CAPITAL PLAN PROCESS

Category of Priorities	School Facilities							
	Beye	Hatch	Holmes	Irving	Lincoln	Longfellow	Mann	Whittier
A. Capacity Issues (x1)	**2**	**3**	**1**	**3**	**1**	**1**	**3**	**3**
Fire Alarm Replacement	2	2	2	3	3	3	1	3
Installation	3	3	2	2	3	3	1	3
replacement	1	1	3	1	2	2	2	2
Intercom Replacement	2	2	2	3	3	3	2	3
Security Systems	2	2	2	3	3	3	1	3
Lighting Replacement	2	2	2	2	2	2	2	2
B. Systems Scoring (x2)	**4.0**	**4.0**	**4.3**	**4.7**	**5.3**	**5.3**	**3.0**	**5.3**
Toilet Room Renovations	**1**	**2**	**3**	**3**	**2**	**1**	**1**	**3**
Accessibility/Elevator	**1**	**2**	**3**	**3**	**2**	**1**	**1**	**3**
C. Accessibility Scoring (x3)	**3.0**	**6.0**	**9.0**	**9.0**	**6.0**	**3.0**	**3.0**	**9.0**
Finishes Replacement	2	2	2	2	2	2	2	2
Locker Replacement	1	1	1	1	1	1	1	1
Masonry/Hardscape	1	1	1	3	3	3	2	3
D. Misc. Scoring (x4) (masonry repairs, hardscape, etc.)	**5.3**	**5.3**	**5.3**	**8.0**	**8.0**	**8.0**	**6.7**	**8.0**
Priority Scoring Totals	**14.3**	**18.3**	**19.7**	**24.7**	**20.3**	**17.3**	**15.7**	**25.3**

Roofing Replacement	*Replaced/Repaired per Roofing Consultant Report*

Priority Framework Scoring

1. Immediate Priority
2. Arising Priority
3. Lower Priority

** Priority Ranking determined during FAC Sub-Committee Meeting April 13, 2016*

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2016 10-YEAR CAPITAL PLAN PROCESS

Priority Framework Scoring Revised 4/21/16

Priority Per Scoring Chart

1. Beye
2. Mann
3. Longfellow
4. Hatch
5. Holmes
6. Lincoln
7. Irving
8. Whittier

Priority Per Immediate Capacity Needs

1. Holmes
2. Longfellow
3. Lincoln
4. Mann
5. Beye
6. Hatch
7. Irving
8. Whittier

Proposed Strategy For Completing Work

2017	Holmes	LS Priority A & B Items / Addition & Renovation / STEM
	Beye	LS Priority A & related Priority B items
	Mann	LS Priority A & related Priority B items
	Hatch	LS Priority A & related Priority B items
	Julian MS	LS Priority A & related Priority B Items
		2017 Total* **$15,124,824**
2018	Longfellow	LS Priority A & B Items / Capacity / Accessibility / STEM
	Lincoln	LS Priority A & related Priority B items / Capacity / Accessibility / STEM
	Irving	LS Priority A & related Priority B items
	Whittier	LS Priority A & related Priority B items
	Brooks MS	LS Priority A & related Priority B items
		2018 Total* **$17,298,871**
2019	Beye	LS Priority B Items / Capacity & Accessibility / Systems / STEM
	Mann	LS Priority B Items / Systems / Accessibility / STEM
		2019 Total* **$14,420,419**
2020	Hatch	LS Priority B Items / Systems / Accessibility / STEM
	Irving	LS Priority B Items / Systems / STEM
	Whittier	LS Priority B Items / Systems / STEM
		2020 Total* **$16,893,896**
2021	Longfellow	Systems / Other
	Holmes	Systems / Other / Reevaluate STEM
	Lincoln	LS Priority B Items / Systems / Other
		2021 Total* **$12,788,597**

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2016 10-YEAR CAPITAL PLAN PROCESS

Priority Framework Scoring Revised 4/21/16

Priority Per Scoring Chart

1. Beye
2. Mann
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5. Holmes
6. Lincoln
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Priority Per Immediate Capacity Needs

1. Holmes
2. Longfellow
3. Lincoln
4. Mann
5. Beye
6. Hatch
7. Irving
8. Whittier

2022	Julian	LS Surveys and Remaining Capital Plan Items	
	Brooks	LS Surveys and Remaining Capital Plan Items	
		2022 Total*	**$1,571,430**
2023	Lincoln	Remaining Capital Plan Items	
	Mann	Remaining Capital Plan Items	
		2023 Total*	**$4,115,065**
2024	Holmes	Remaining Capital Plan Items	
	Longfellow	Remaining Capital Plan Items	
		2024 Total*	**$4,870,745**
2025	Beye	Remaining Capital Plan Items	
	Hatch	Remaining Capital Plan Items	
		2025 Total*	**$3,168,651**
2026	Irving	Remaining Capital Plan Items	
	Whittier	Remaining Capital Plan Items	
		2026 Total*	**$5,626,153**

Note: Scope occurring in off years such as roofing and paving will not be reflected above. Refer to Capital Plan Summary Sheets

SUMMARY OF PAST CAPITAL PLAN

2016 Capital Plan

- Prioritized capacity & utilization needs due to overcrowding
- Updated for referendum items: accessibility, toilet rooms, 3rd floor air conditioning, enhanced learning centers, intervention & support spaces, etc.
- Remaining life safety improvements were next priority
- Some improvements to mechanical, lighting, & roofing systems



What's next? ***Reassess facility conditions & educational adequacy to create a new road map for the next 5 to 10 years!***

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2016 10-YEAR CAPITAL PLAN - UPDATED

2019 Plan Update

- Omit work items D97 completed internally
- Reassess priorities of work items
  - D97 Buildings & Grounds
  - FAC Sub-committee

Priorities for 2020 & 2021

- Outstanding referendum items
- Life Safety improvements
- Accessibility
- Any roof/paving repair or replacement as per original assessment

AGENDA

2016 10-Year Capital Plan

Master Facility Plan

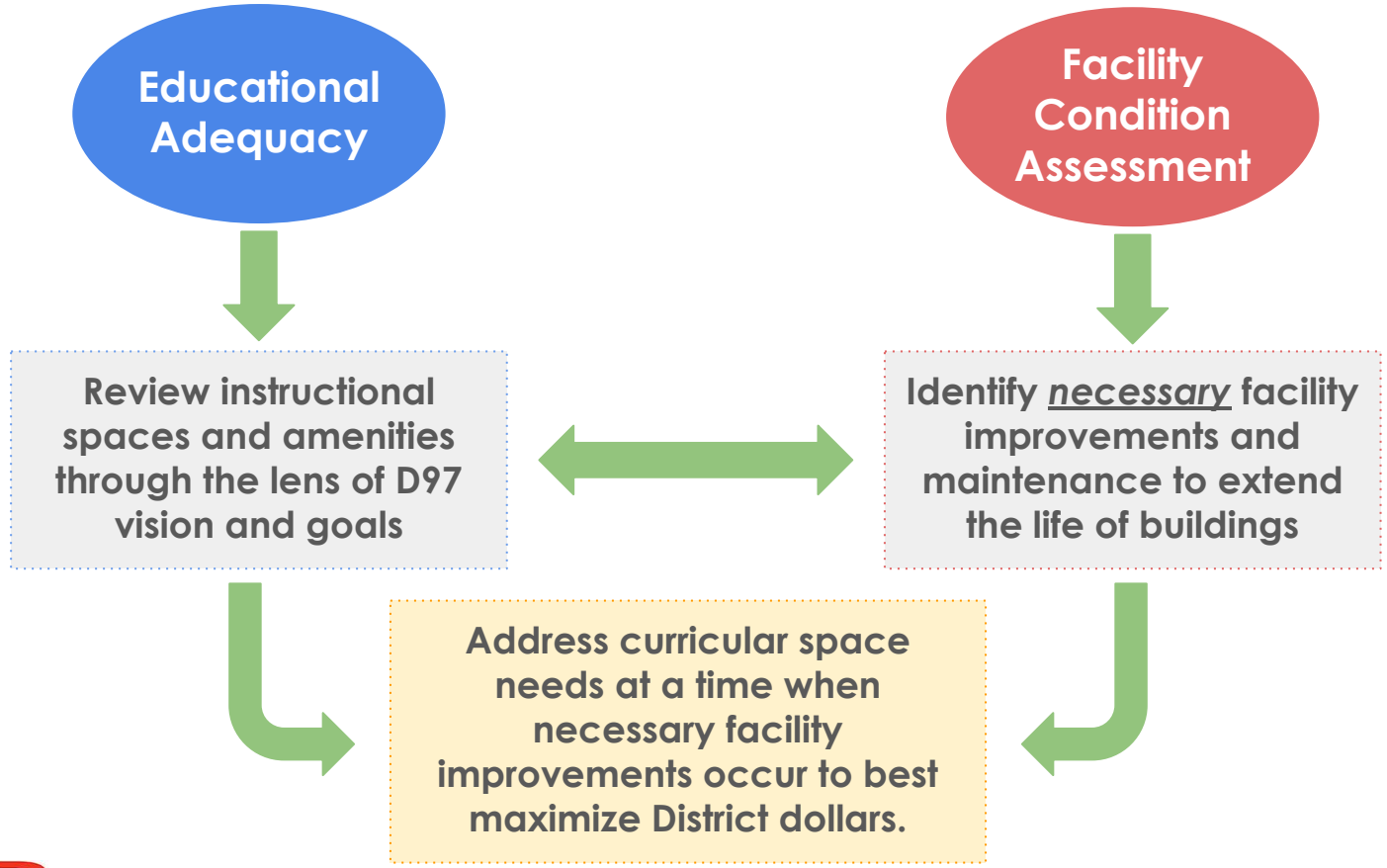
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MASTER FACILITY PLAN



MASTER FACILITY PLAN

PHASE I

Planning the Plan

- Core Team Meeting
- Set expectations/goals
- Identify stakeholders to engage and for what purpose
- Create FAC sub-committee and schedule work sessions
- Gather existing data
    - Demographics study
    - Strategic Plan
    - Initiatives affecting facilities
        - Safety and security
        - Sustainability
        - Portrait of an 8th grader

Confirm Plan with BOE

PHASE II

Assessment & Discovery

Physically walk each building for:

- Capacity & Utilization Analysis
- Area Comparison Analysis
- Facility Condition Assessment
- Educational Adequacy Review
- Safety and Security Analysis
- Sustainability opportunities current and potential (review against policy)

Key findings update with

- Core Team
- FAC sub-committee
- BOE

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MASTER FACILITY PLAN

PHASE III

Conceptualization

- Create options/Make recommendations
- Align Vision with Space
- Align program needs with space
- Propose systems aligned with policies (i.e. Sustainability, etc)
- Identify long-term maintenance strategies
- Identify and refine option costs

Refining Scenarios:

- Vet Options with FAC sub-committee and refine
- Review options with Core Team
- Present options to BOE for direction

PHASE IV

Prioritization

- Finalize recommendations and cost
- Define the framework for prioritizing work
- Identify a target annual budgets
- Plan the work across 5 years

Finalizing Scenarios

- FAC sub-committee workshops
- Review with Core Team
- Updates to BOE

MASTER FACILITY PLAN

PHASE V

Adoption

- Finalize implementation schedule with FAC committee
- Update Core Team
- BOE Presentation
- Community Presentation

AGENDA

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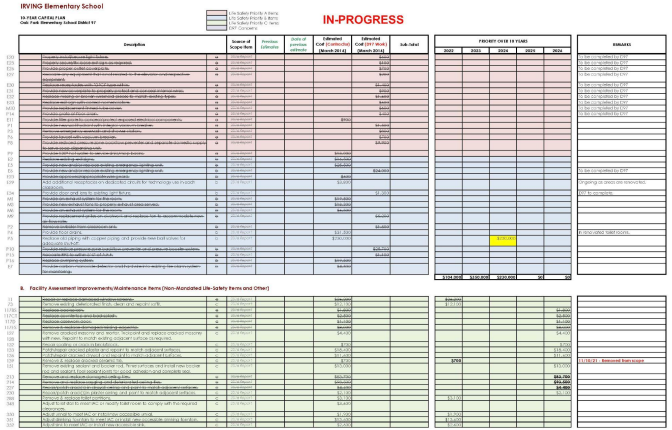
Engagement Opportunities

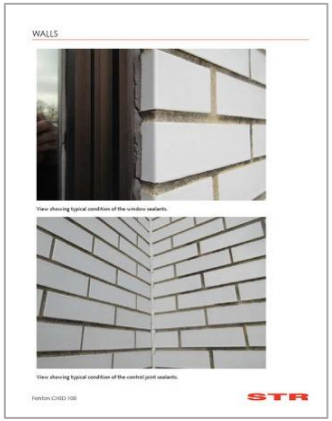
Preliminary Schedule

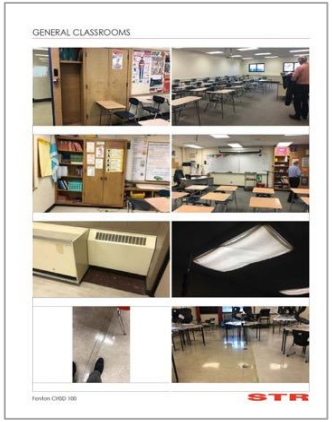
FACILITY CONDITION ASSESSMENT

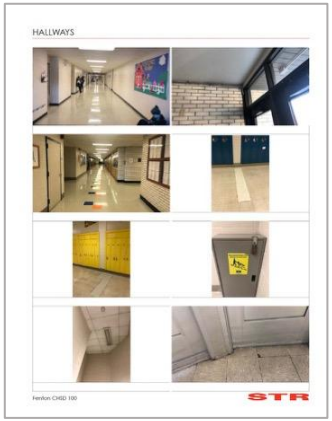
- Mechanical systems
- Plumbing systems
- Electrical service
- Life Safety Systems
- Roofing conditions
- Exterior wall conditions
- Exterior Site Conditions
- Hardscape conditions (asphalt and concrete)
- Interior finishes/classroom conditions

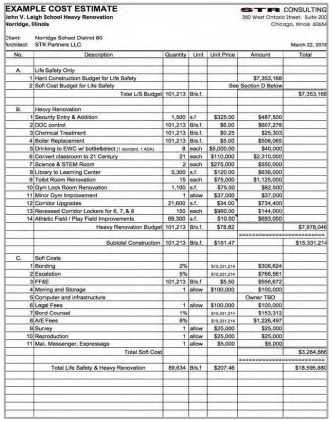
Industry Experts + Facility Users
= Thorough Facility Knowledge





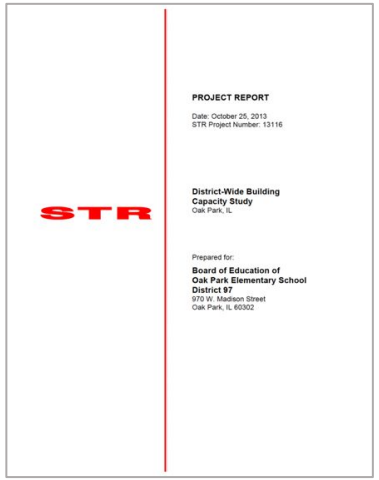






CAPACITY & CURRENT UTILIZATION

- Assess & confirm facilities can accommodate enrollment projections
- Assess & confirm programs have adequate space
- Assess & confirm if space should be reallocated


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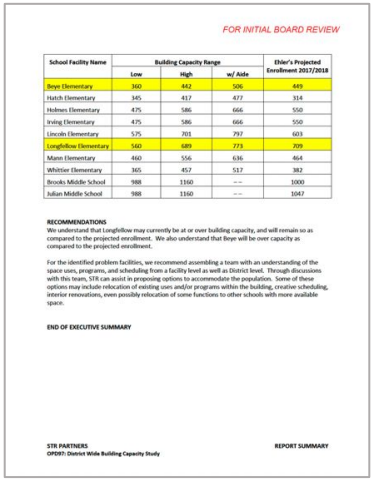
PROJECT REPORT

Date: October 25, 2013
STR Project Number: 13116

District-Wide Building Capacity Study
Oak Park, IL

Prepared for:

Board of Education of Oak Park Elementary School District 97
970 W. Madison Street
Oak Park, IL 60302


FOR INITIAL BOARD REVIEW

School Facility Name	Building Capacity Range			Ehler's Projected Enrollment 2017/2018
	Low	High	w/ Aide	
Beye Elementary	360	442	506	449
Hatch Elementary	345	417	477	314
Holmes Elementary	475	586	666	550
Irving Elementary	475	586	666	550
Lincoln Elementary	575	701	797	603
Longfellow Elementary	560	689	773	709
Mann Elementary	460	556	636	464
Whittier Elementary	365	457	517	382
Brooks Middle School	988	1160	---	1000
Julian Middle School	988	1160	---	1047

RECOMMENDATIONS

We understand that Longfellow may currently be at or over building capacity, and will remain so as compared to the projected enrollment. We also understand that Beye will be over capacity as compared to the projected enrollment.

For the identified problem facilities, we recommend assembling a team with an understanding of the space uses, programs, and scheduling from a facility level as well as District level. Through discussions with this team, STR can assist in proposing options to accommodate the population. Some of these options may include relocation of existing uses and/or programs within the building, creative scheduling, interior renovations, even possibly relocation of some functions to other schools with more available space.

END OF EXECUTIVE SUMMARY

STR PARTNERS
OPDB7: District Wide Building Capacity Study

REPORT SUMMARY

District Wide Building Capacity Study
Oak Park Elementary School District 97

Beye Elementary School

Core Classrooms	Room Capacity Range				Rooms	Low	High	W/Aide
Early Childhood	5	to	10	to	0	0	0	-
Pre-K	15	to	20	to	0	0	0	-
Self-Contained SE	5	to	10	to	2	10	20	-
Kindergarten	15	to	19	to	2	30	38	-
Classrooms	20	to	24	to	16	320	384	448
Building Capacity Range					20	350	442	506
2013/2014 Enrollment					405	-45	+37	+101
2017/2018 Ehler's Projected Enrollment					449	-89	-7	+57

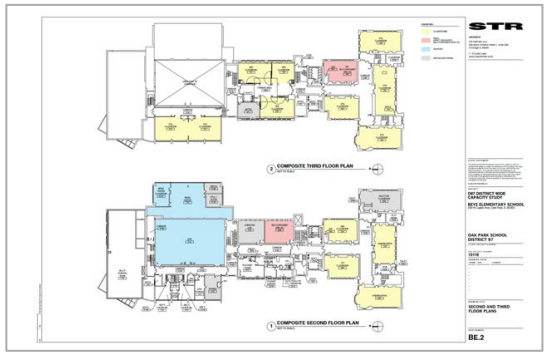
Specialized Instruction Spaces							
Spanish	10	to	15	1	10	15	
Computer Lab	20	to	30	1	20	30	
Language Arts	10	to	15	1	10	15	
Speech	1	to	2	1	1	2	
Gifted	10	to	15	1	10	15	
Special Ed	5	to	10	0	0	0	
LDR	5	to	10	0	0	0	
OT/PT	5	to	10	0	0	0	
Title 1	5	to	10	1	5	10	
ELL	5	to	10	0	0	0	
Reading Intervention	5	to	10	0	0	0	
Multi-use Classroom*	20	to	24	2	40	48	
				8	N/A	N/A	

Support Areas	SF Area	SFSF	Capacity Per Period
Gym	4010	100	40
Library	2226	50	45
Cafeteria	3715	15	248
Music / Band	1760	40	44
Art Room	1082	33	33
Auditorium	---	---	270

*Multi-use Classrooms include Hephatah room on 1st floor used after school and Multi-use Classroom on 2nd floor used for pull-out instruction.

Notes:
1. Calculation is based on current space use.
2. Capacity of non-classroom spaces are counted in elementary school building capacity. Break-out classes/spaces do not directly increase capacity.
3. Capacity of non-classroom facilities (ie. Special Education, Art, Music, LRC, etc.) are not in calculation.
4. Downsize enrollments by grade-level could have a significant effect on school overall capacity. Study does not accommodate an anomaly in class size.
5. SFSF = Students per Square Foot
6. The capacity calculated for use of teacher's aide assumes an aide may be integrated into grades 1-5 classrooms. The high range of K.C., Pre-K, Self-Contained SE, and Kindergarten students are then included in the total capacity shown in the column.

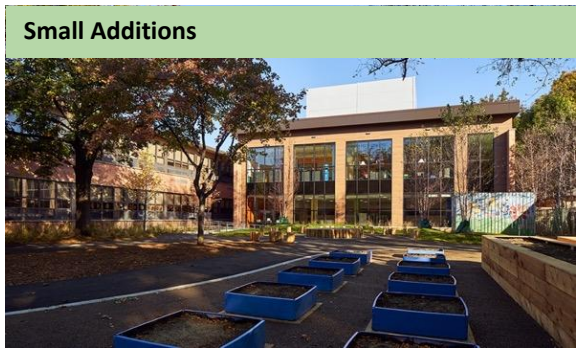
STR Partners, LLC 10/25/13


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2 COMPOSITE THIRD FLOOR PLAN

1 COMPOSITE SECOND FLOOR PLAN

BE.2

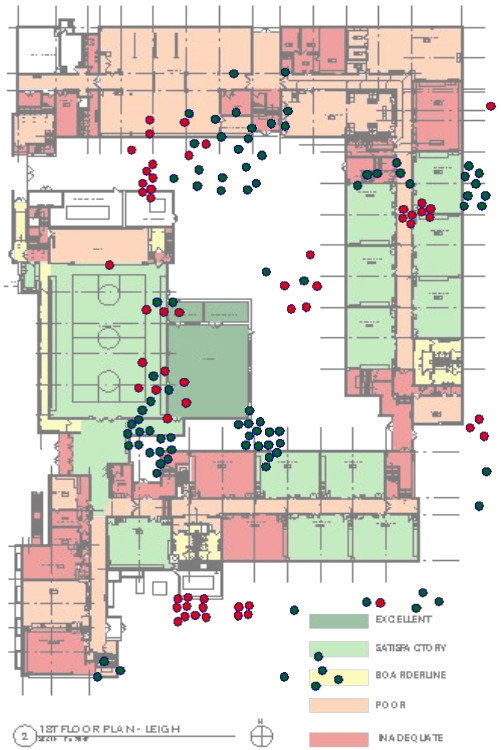

Small Additions

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EDUCATIONAL ADEQUACY

- Align with Portrait of an Oak Park 8th Grade Graduate
- Confirm facilities can accommodate requested programs or D97 programs
- Assess space usage to determine if realignment would improve synergy
- Assess amenities in each space & review for need and consistency
- Assess educational spaces to determine alignment with current curricular needs





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SAFETY & SECURITY

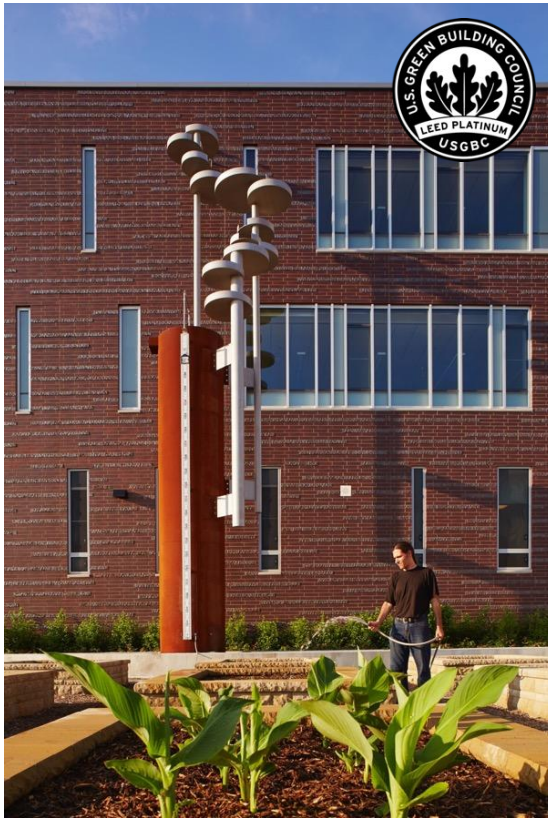
- Review door access systems & entry sequence for visitors & students
- Review intercom system readiness for current safety protocols
- Engage outside consultants to evaluate facilities & identify areas of concern and identify solutions



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SUSTAINABILITY

- Recommendations of work (i.e. mechanical, electrical, etc.) to align with Sustainability policy
- Aligning lighting system selections with energy efficiency goals.
- Aligning roofing system selections to accommodate future solar panels.
- Align mechanical systems with Oak Park initiative to eliminate dependency on natural gas.







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ENGAGEMENT OPPORTUNITIES

This is a collaborative process. Each of the studies may engage the various stakeholder groups below:

- FAC
- Sustainability Task Force
- Community
- Buildings & Grounds
- Admin/Principals
- Teachers/Staff
- Students



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ENGAGEMENT OPPORTUNITIES

Facility Condition Assessment	Capacity & Utilization	Educational Adequacy	Safety & Security	Alignment w/ Sustainability Policy
• STR (architectural) • CS2 (Mech, Elec, Plumb, Fire Protection) • STR -SEG (bldg envelope & hardscape) • FAC Committee • Buildings & Grounds • Admin/Principals • Teachers/Staff • Students (survey)	• STR • FAC Committee • Admin/Principals • Teachers/Staff	• STR • FAC Committee • Sustainability Task Force • Admin/Principals • Teachers/Staff • Community • Students	• STR • FAC Committee • Safety Consultant(s) • Chief Safety Officer • Admin/Principals • Buildings & Grounds • Teachers/Staff • Students	• STR (architectural) • CS2 (Mech, Elec, Plumb, Fire Protection) • STR -SEG (bldg envelope & hardscape) • FAC Committee • Sustainability Task Force • Admin/Principals • Community • Students

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NOTE: Stakeholder groups will be determined during Phase I: Planning

AGENDA

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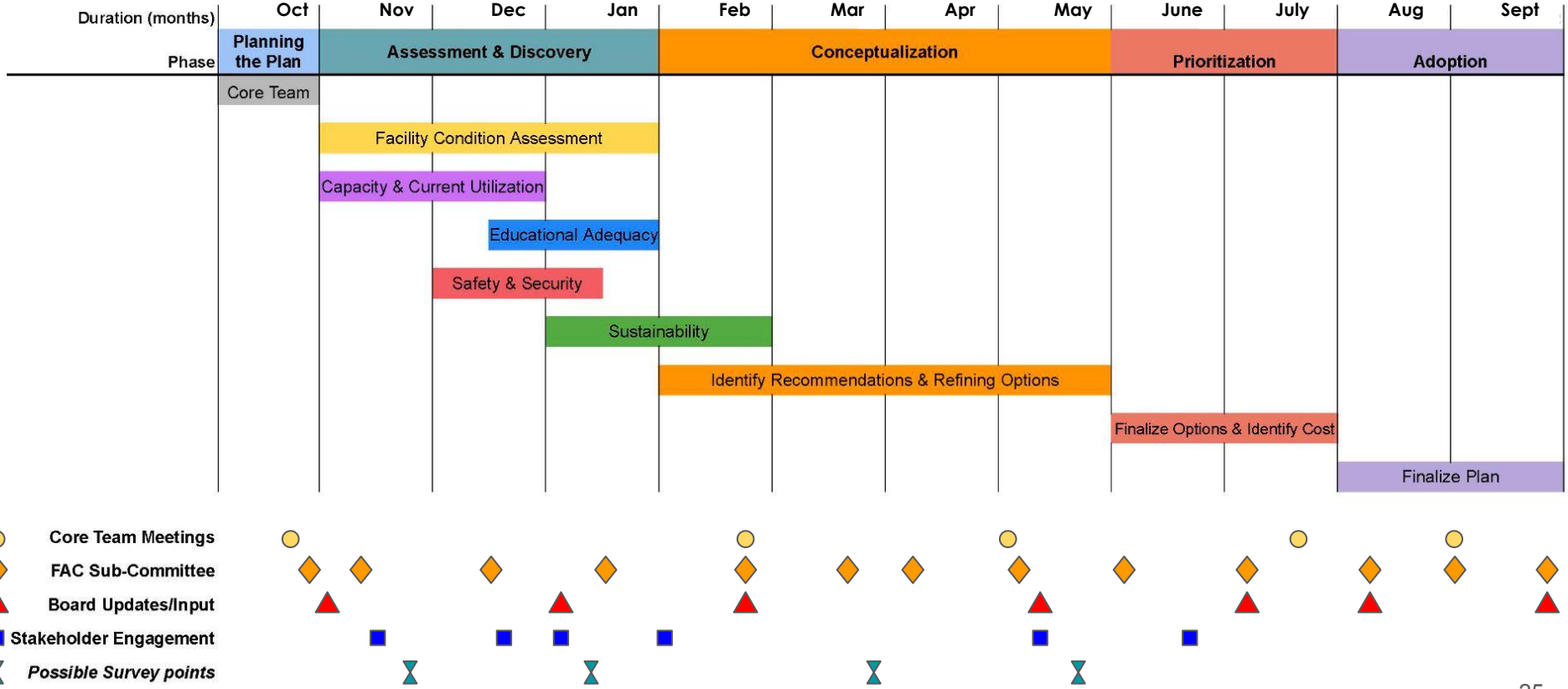
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THANK YOU!