

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 typical classroom



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



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.

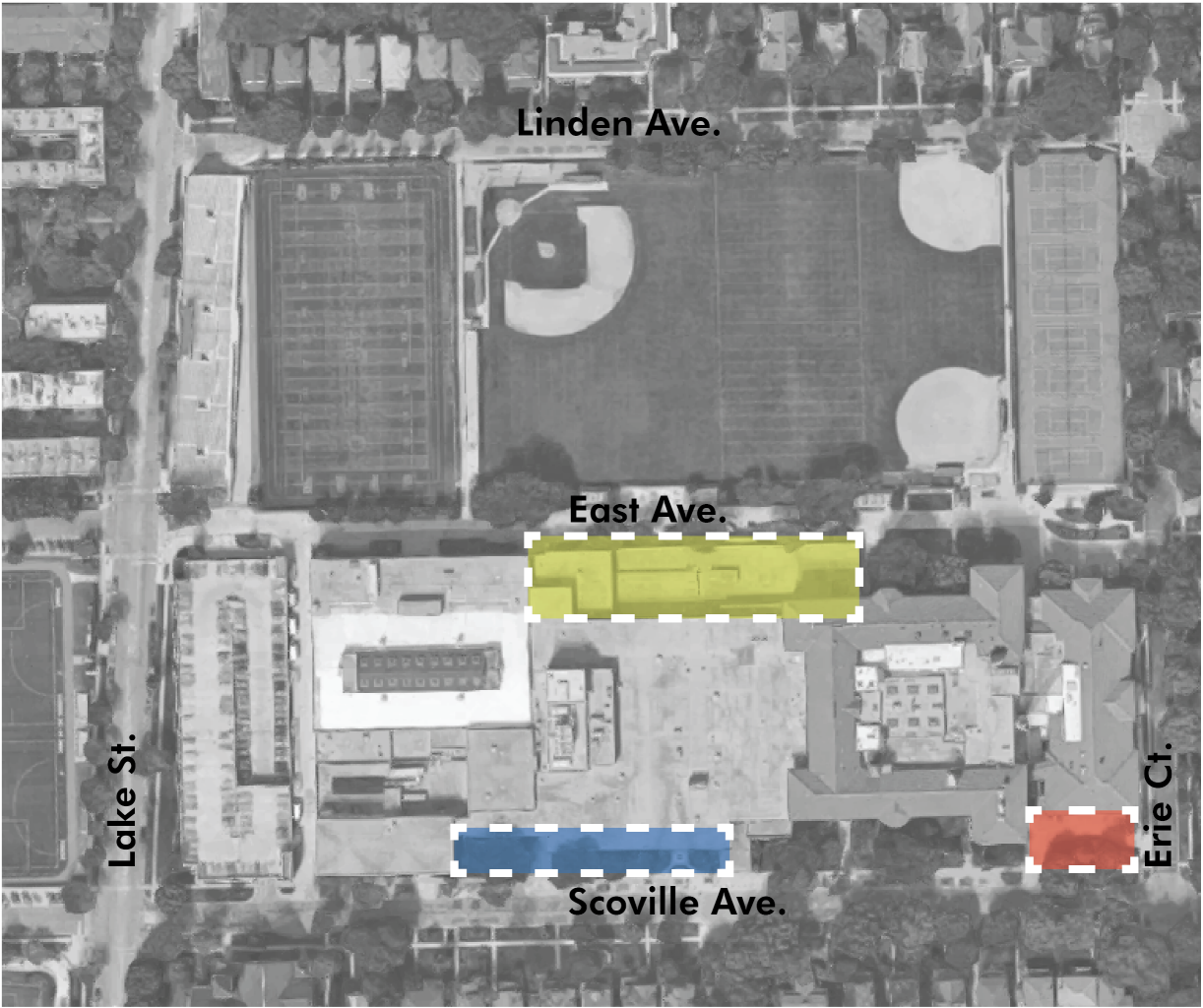
*Numbers do not indicate a ranking of descriptors.

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



- Vertical Opportunities**
- Addition Opportunities**
- Site Choice Eliminated**
Site eliminated due to concerns about changing the historic fabric of the school.

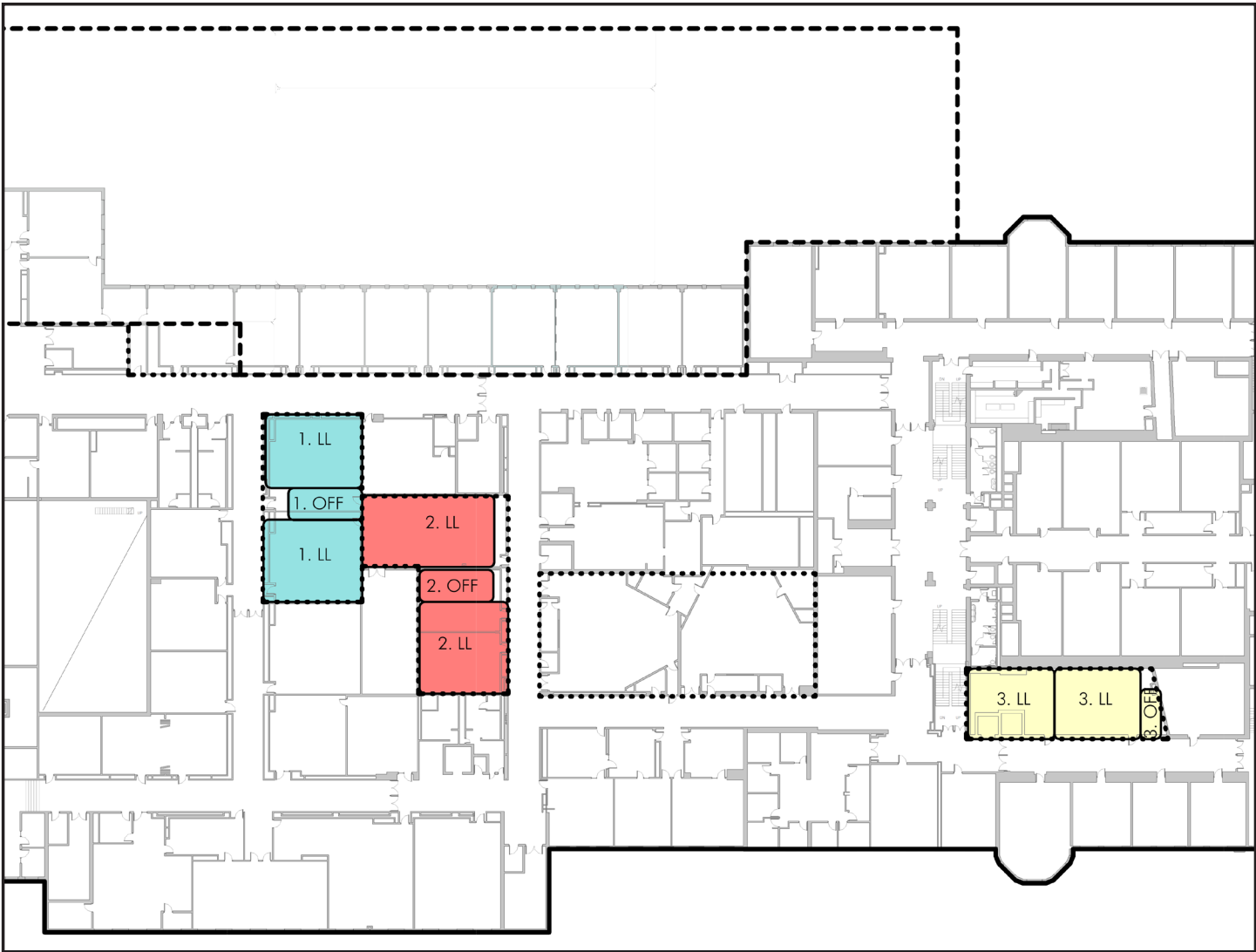
Recommendation - Model Classrooms (Year 1)

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.



Collaboration with students during the long-term planning process



LL - Learning Lab
OFF - Office



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



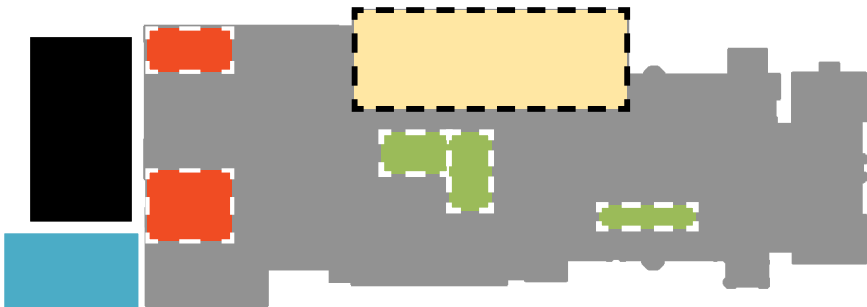
Legat Architects Classroom Study

Two Options Overview

South End Option A



South End Option B



Legend

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

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



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



- Enrollment
- 5 Year Budget
- Recapturing Vacant Pool Space
- 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.
- 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.

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

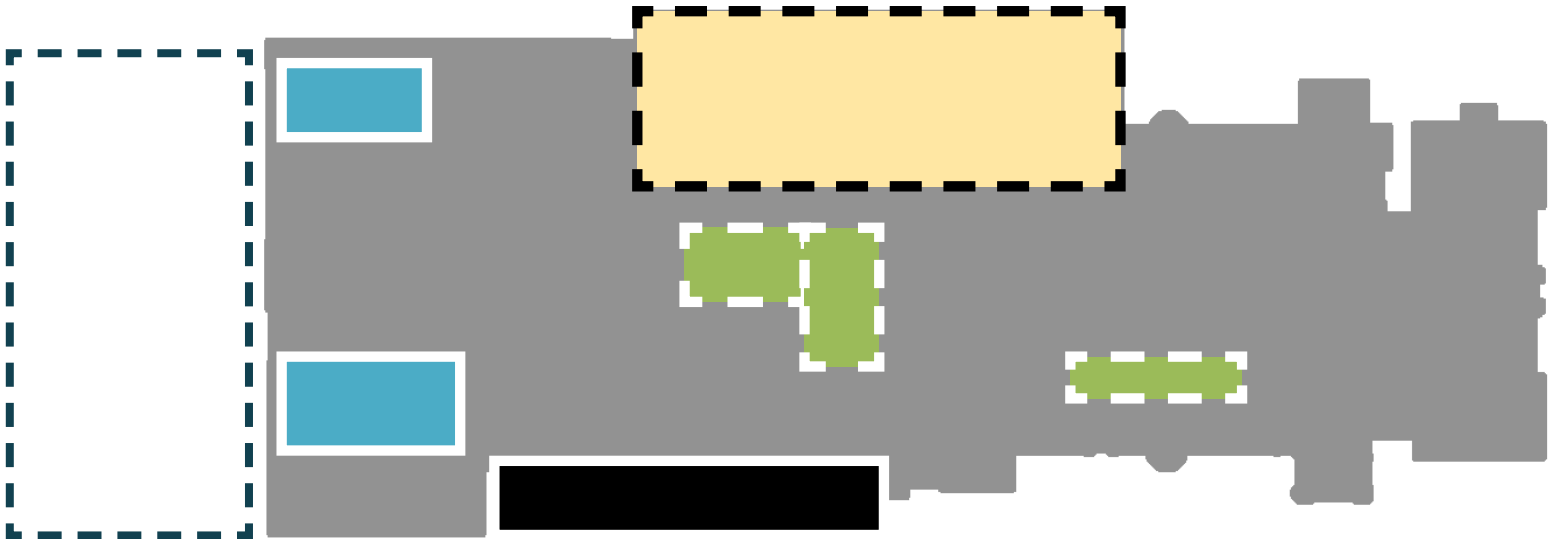


Create classrooms in library space



Recommendation - Model Classrooms (Year 1)

Provide model classrooms on third floor



South End Option A

Years 1-5

Program Element	Drivers				2016 Cost*
	Enrollment	Quality/Condition	Program	Domino Effect	*add 3.5% per year for inflation
1. Replace Two Pools in Current Location		Warm/Safe/Dry			\$22,300,000
2. Performing Arts Addition	Enrollment Needs		1,700sf of instructional space		\$10,700,000
3. Renovated Locker Rooms		Quality of Locker Room Space			\$5,300,000
4. Recommendation - Year 1	Enrollment Needs				\$1,580,000

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

Program Element	Drivers				2016 Cost*
	Enrollment	Quality/Condition	Program	Domino Effect	*add 3.5% per year for inflation
5. Stacked Gyms	Additional PE stations are needed				\$13,400,000
6. Rebuild Cafeteria	Additional 2sf per student is needed				\$20,700,000
7. Consolidate Huskie Pups		Way-finding/ease of use		Space on first floor becomes available for FCS	\$80,000
8. Move Family and Consumer Sciences to First Floor		Welcomes community	Shared efficiencies/adjacencies	Space for additional class-rooms	\$6,400,000
9. Centralize Tutoring Center, Library, and Faculty Offices			Shorter average travel distance to receive academic support	Space for additional class-rooms	\$11,000,000
10. Renovate Library to have Science Labs and Classroom Space					\$7,800,000


















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.

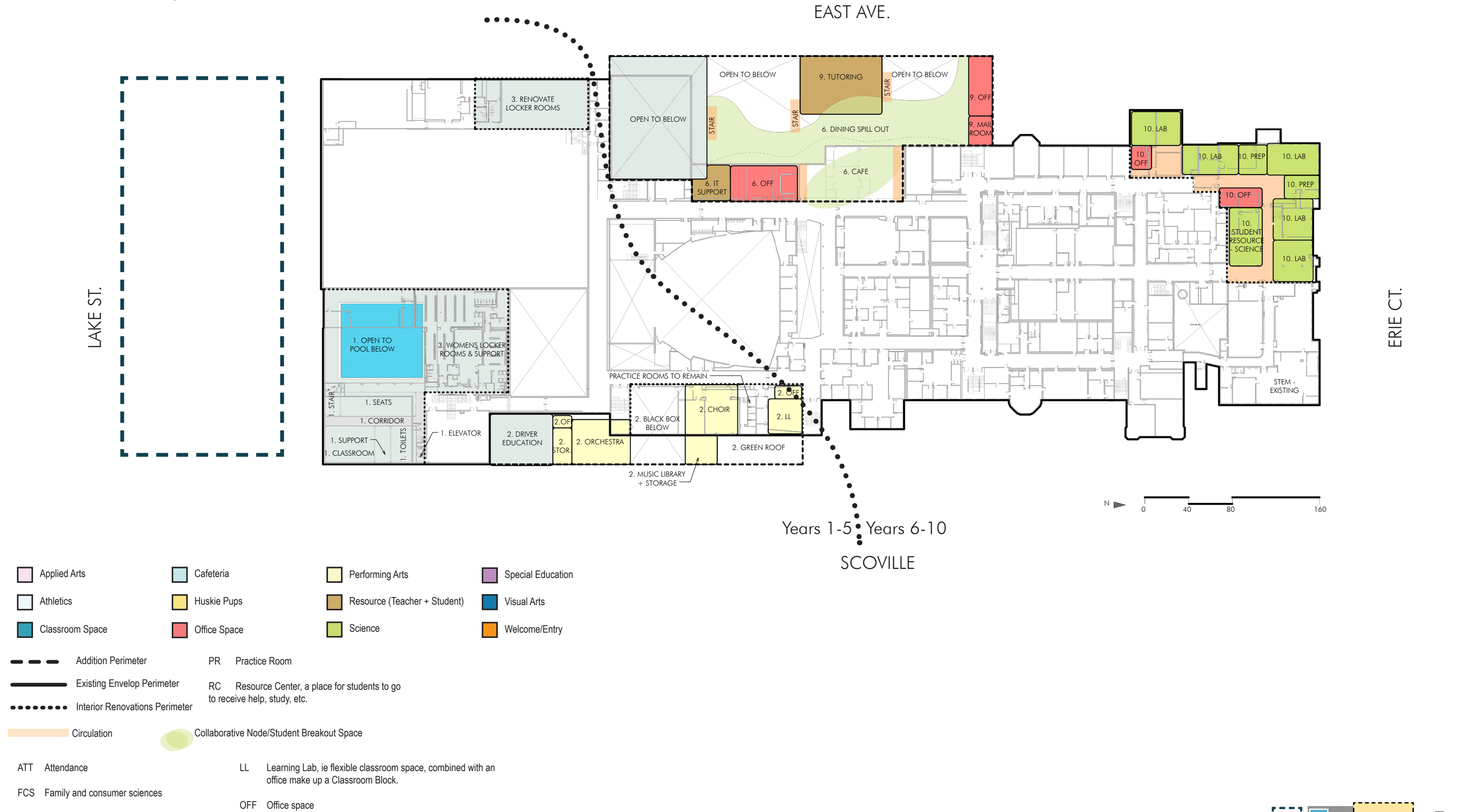
South End Option A - First Floor, Years 1-10



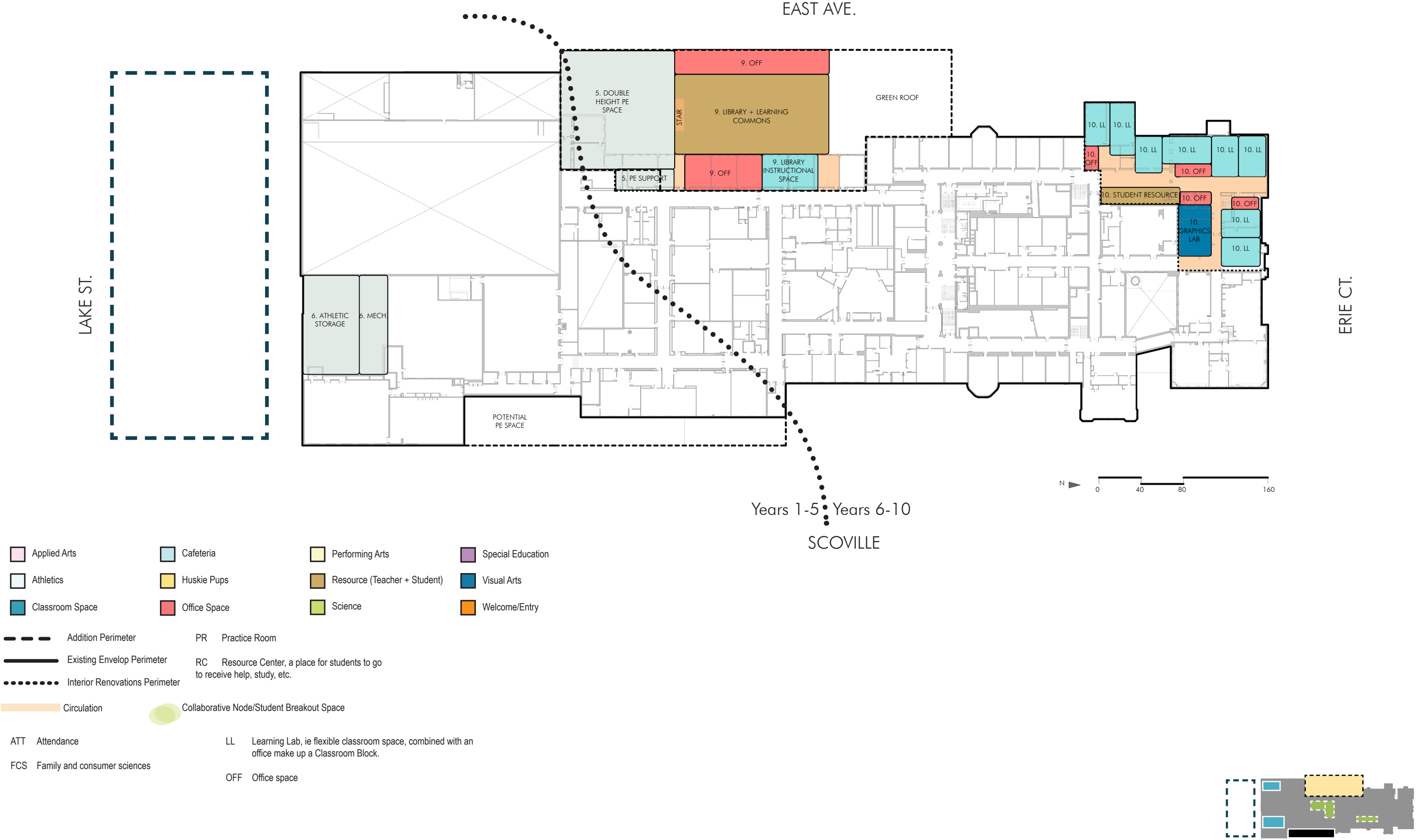
- | | | | |
|---|--|--|---|
|  Applied Arts |  Cafeteria |  Performing Arts |  Special Education |
|  Athletics |  Huskie Pups |  Resource (Teacher + Student) |  Visual Arts |
|  Classroom Space |  Office Space |  Science |  Welcome/Entry |
-
- | | | | |
|---|---|----|--|
|  | Addition Perimeter | PR | Practice Room |
|  | Existing Envelop Perimeter | RC | Resource Center, a place for students to go to receive help, study, etc. |
|  | Interior Renovations Perimeter | | |
|  | Circulation | | |
|  | Collaborative Node/Student Breakout Space | | |
-
- | | | | |
|-----|------------------------------|-----|---|
| ATT | Attendance | LL | Learning Lab, ie flexible classroom space, combined with an office make up a Classroom Block. |
| FCS | Family and consumer sciences | OFF | Office space |



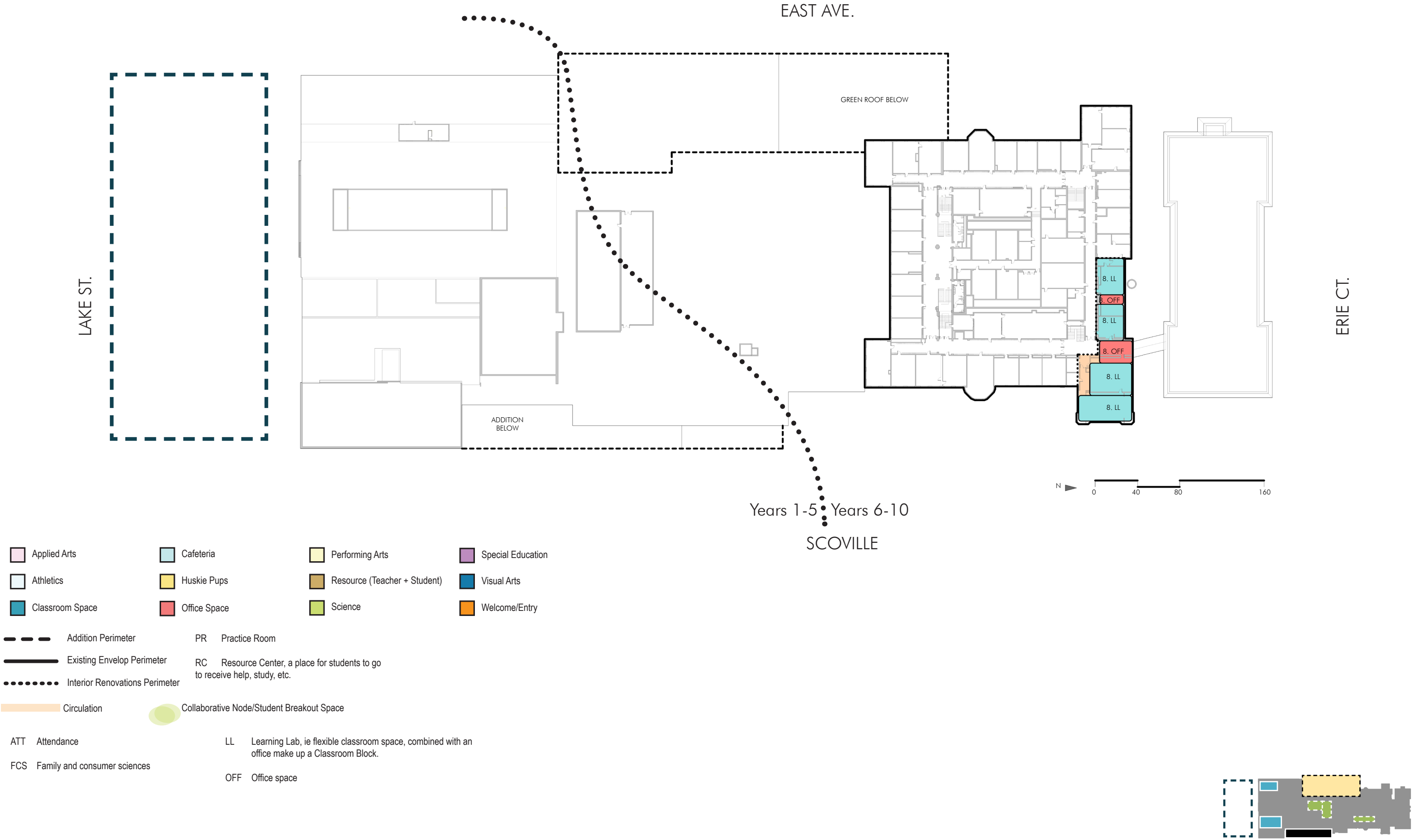
South End Option A - Second Floor, Years 1-10



South End Option A - Third Floor, Years 1-10



South End Option A - Fourth Floor, Years 1-10



South End Option B

Needs (Years 1-5)

Natatorium and parking garage addition

- Expand performing arts 3   
- Renovate locker rooms 



Anticipated Needs (Years 6-10)

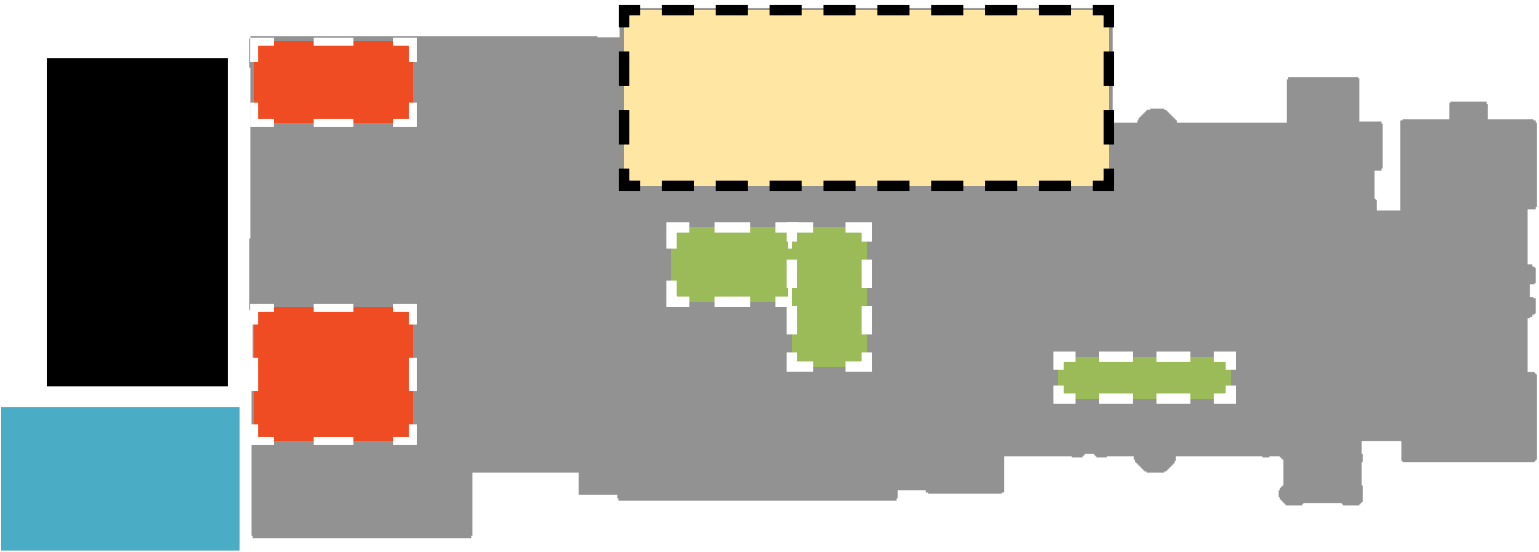
- Rebuild cafeteria 2 3 4 5 7 
- Stacked gyms 

Opportunities (Years 6-10)

- Move FCS to the first floor 1 6
- Create learning commons + library 2 3 4 5 7
- Create classrooms in library space 4 7

Recommendation - Model Classrooms (Year 1)

- Provide model classrooms on third floor 2 5  



South End Option B

Years 1-5

Program Element	Drivers				2016 Cost*
	Enrollment	Quality/Condition	Program	Domino Effect	*add 3.5% per year for inflation
1. Natatorium and Park-ing Garage Addition		Warm/Safe/Dry	The cost includes 8,475sf of instruc-tional space, valued at \$4 million. The parking garage, pool, and support space are valued at \$36 million.	Natatorium cre-ates additional space	\$42,100,000
2. Expand Performing Arts	Enrollment Needs		This would include 5,500sf repurposed space from the pool addition, valued at \$2.1 million.		\$5,800,000
3. Update Student Locker Room Facilities		Quality of Locker Room Space			\$2,800,000
4. Recommendation - Year 1	Enrollment Needs				\$1,580,000
				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 LTFPC.
 - Proposed additional space to be occupied by driver education classrooms, weight room, and performing arts.

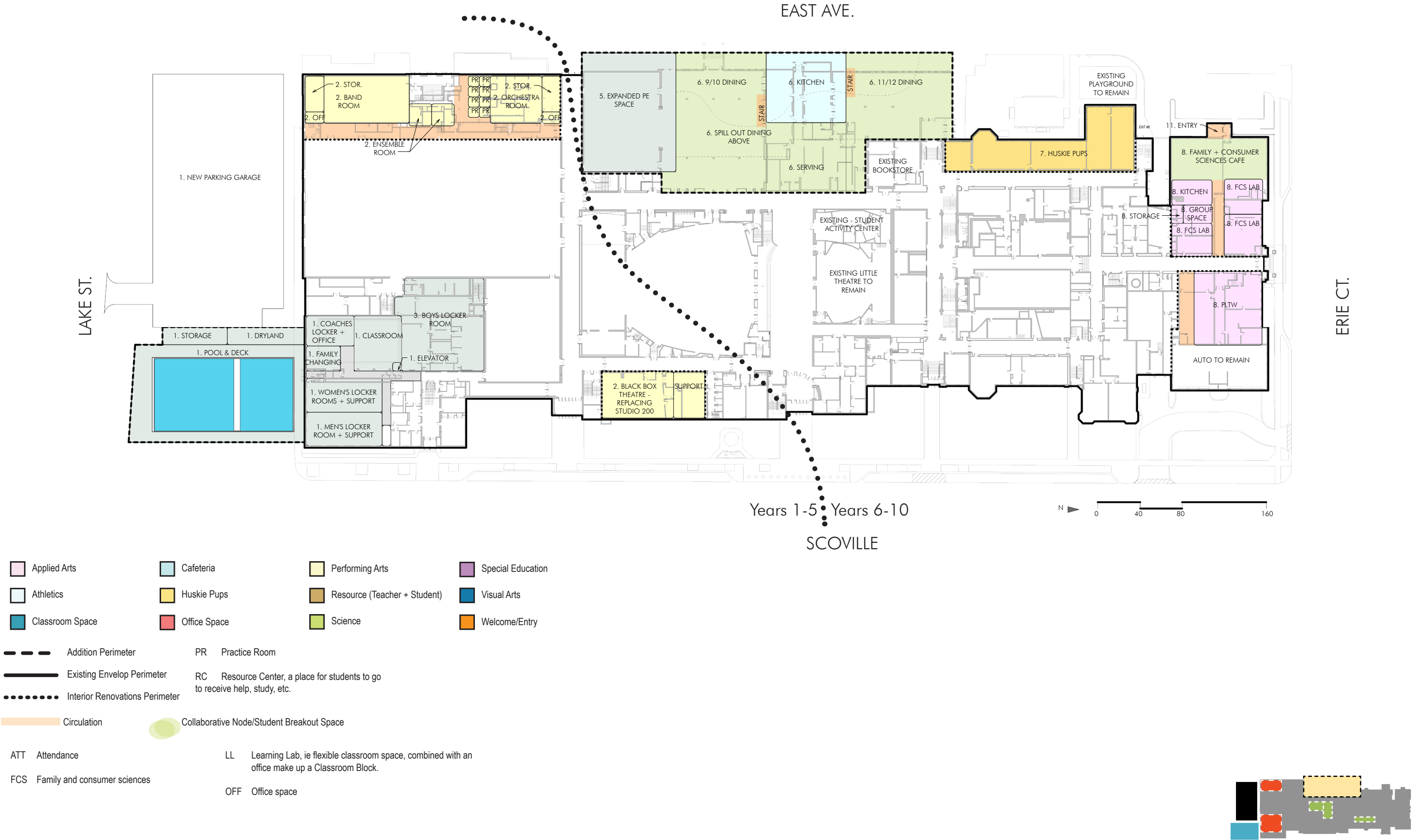
Years 6-10

Program Element	Drivers				2016 Cost*
	Enrollment	Quality/Condition	Program	Domino Effect	*add 3.5% per year for inflation
5. Stacked Gyms	Additional PE stations are needed				\$13,400,000
6. Rebuild Cafeteria	Additional 2sf per student is needed				\$20,700,000
7. Consolidate Huskie Pups		Way-finding/ease of use		Space on first floor becomes available for FCS	\$80,000
8. Move Family and Consumer Sciences to First Floor		Welcomes community	Shared efficiencies/adjacencies	Space for additional class-rooms	\$6,400,000
9. Centralize Tutoring Center, Library, and Faculty Offices			Shorter average travel distance to receive academic support	Space for additional class-rooms	\$11,000,000
10. Renovate Library to have Science Labs and Classroom Space					\$7,800,000

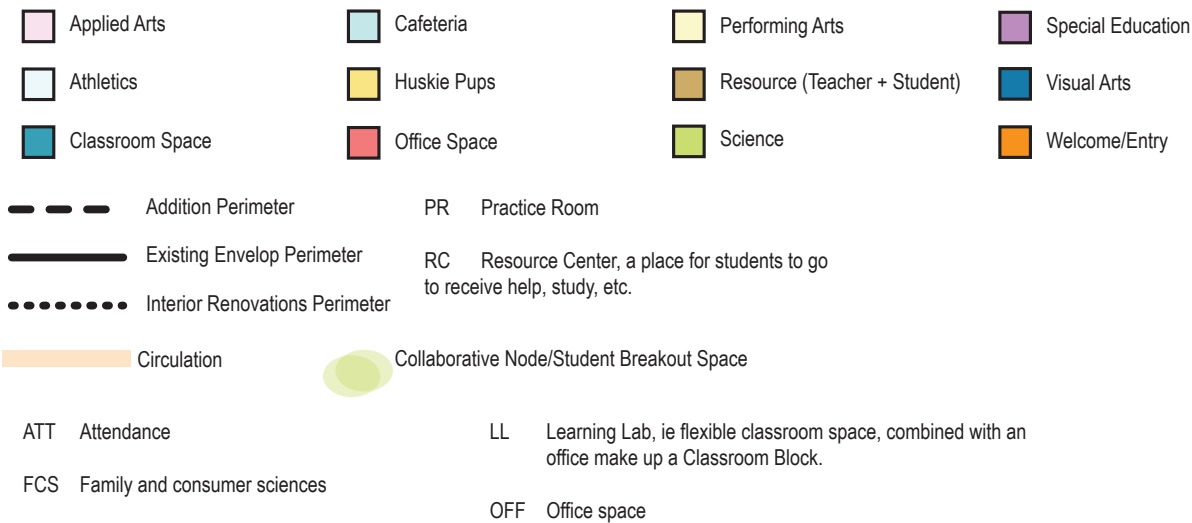
Potential Aggregated Cost: \$59,380,000

- 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.

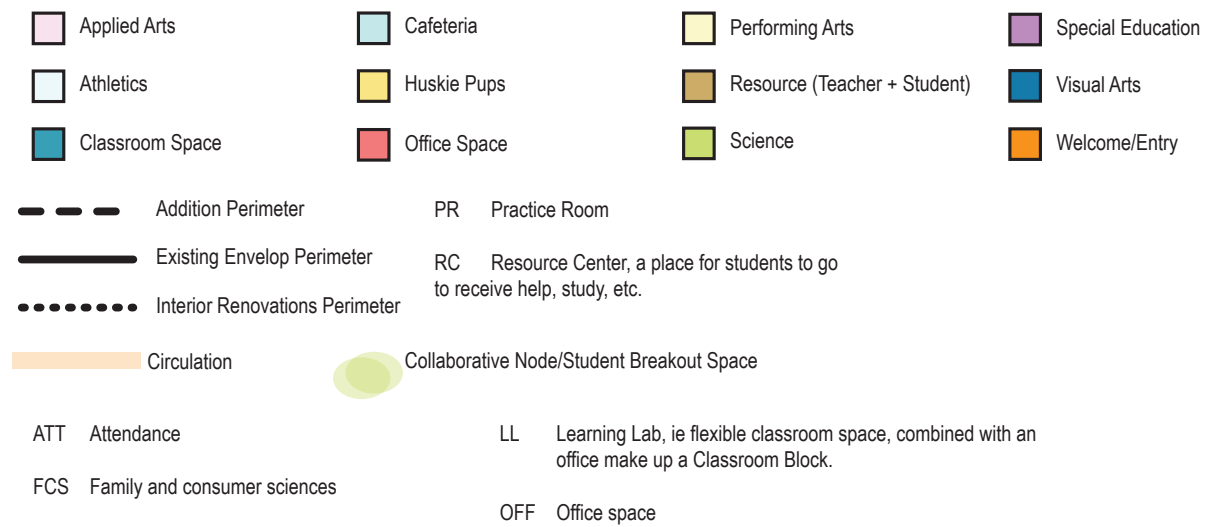
South End Option B - First Floor, Years 1-10



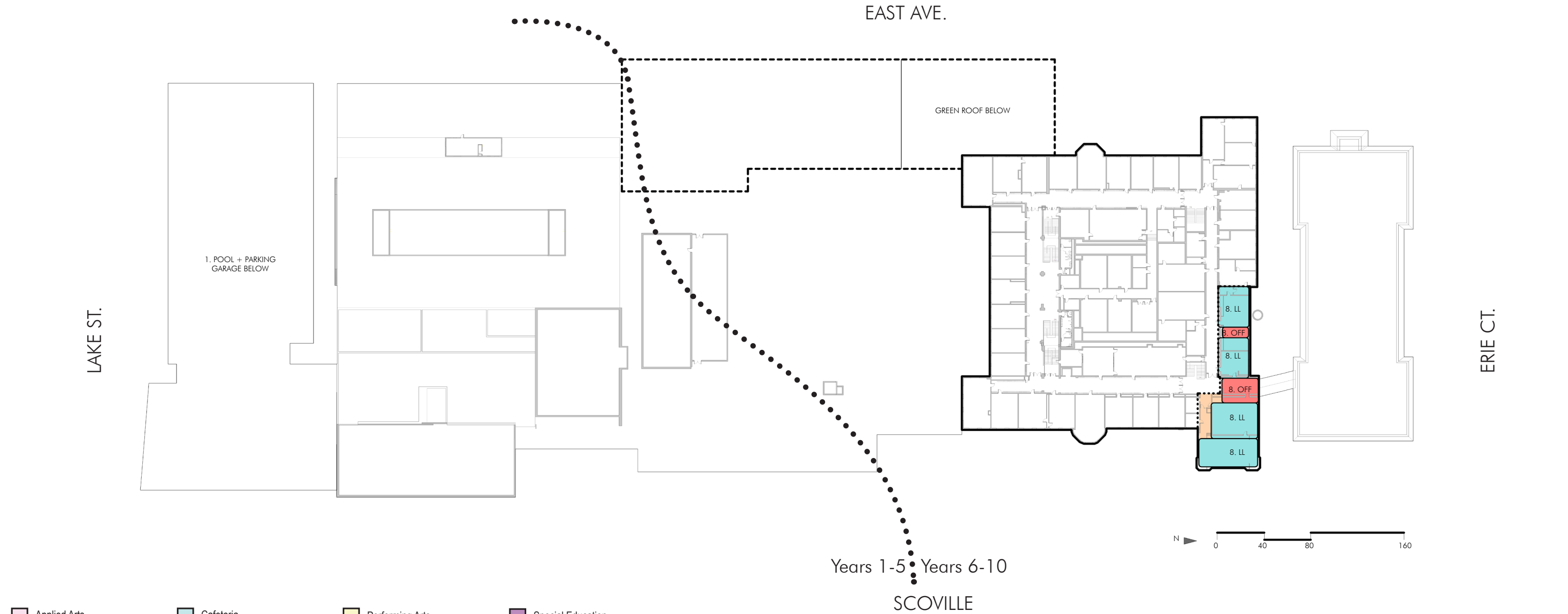
South End Option B - Second Floor, Years 1-10



South End Option B - Third Floor, Years 1-10



South End Option B - Fourth Floor, Years 1-10



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 Envelop Perimeter

..... Interior Renovations Perimeter

PR Practice Room

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

Circulation

Collaborative Node/Student Breakout Space

ATT Attendance

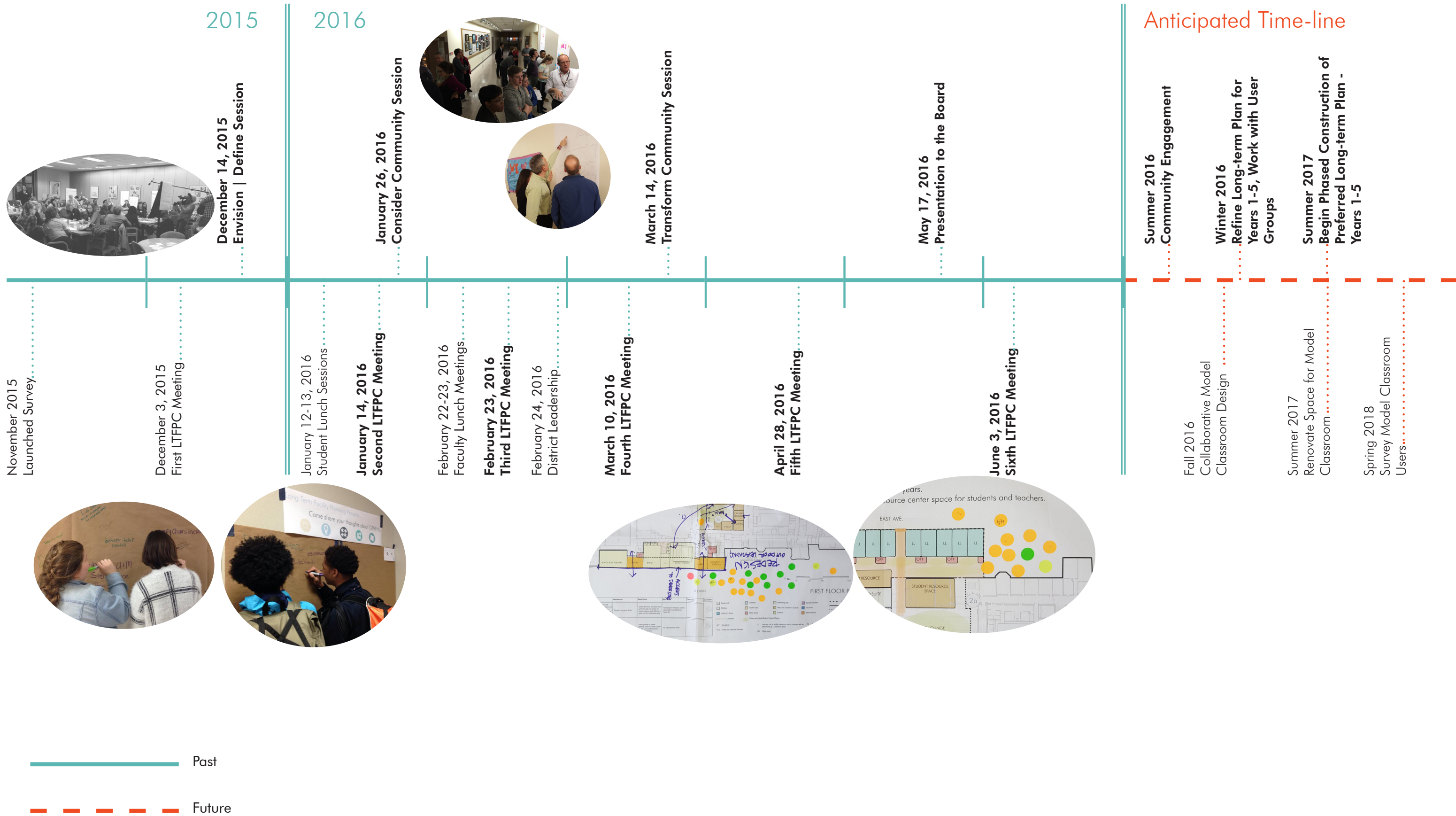
FCS Family and consumer sciences

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

OFF Office space

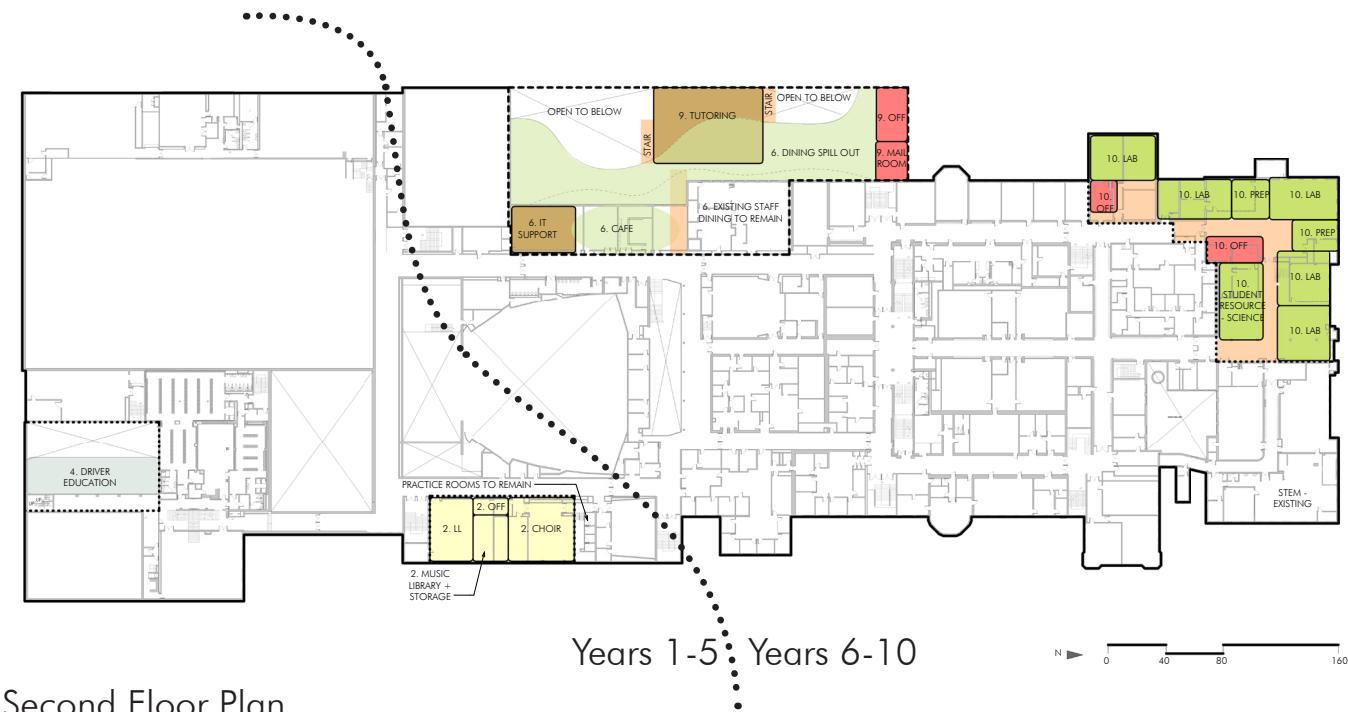


Community Engagement + Future Events

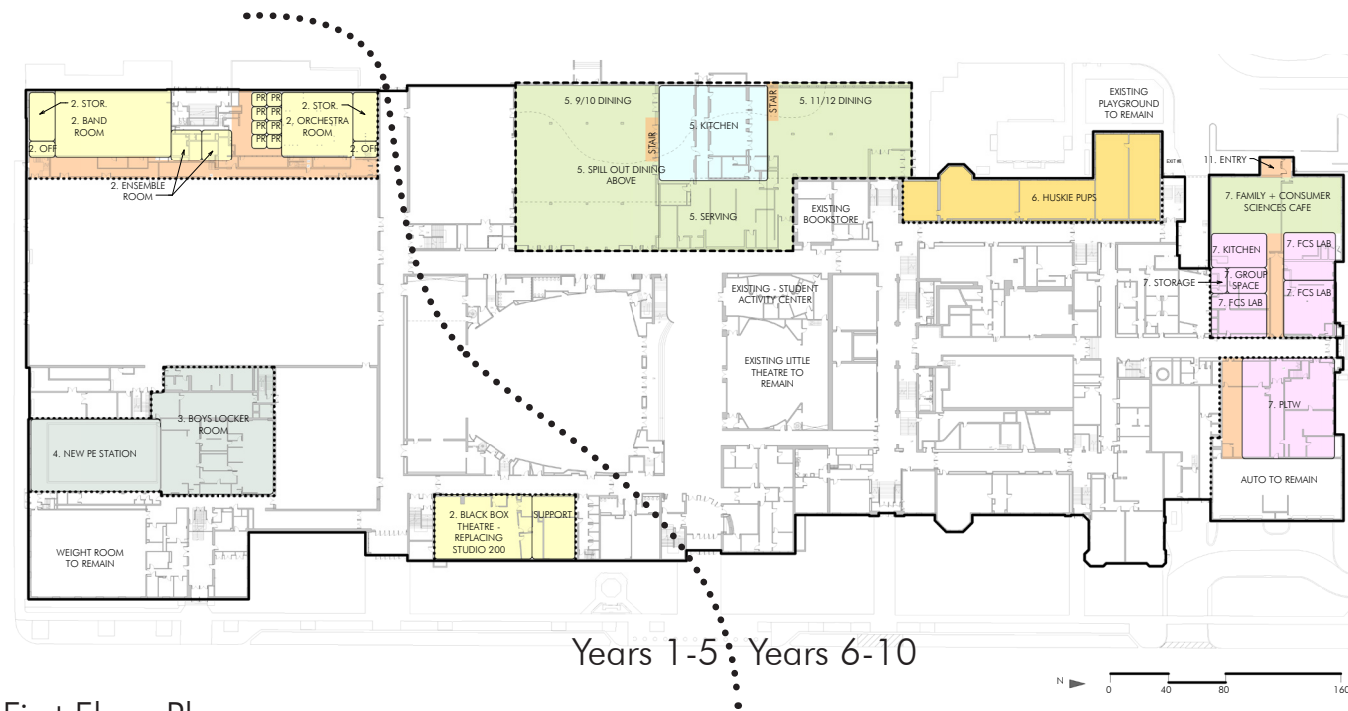


South End Option C

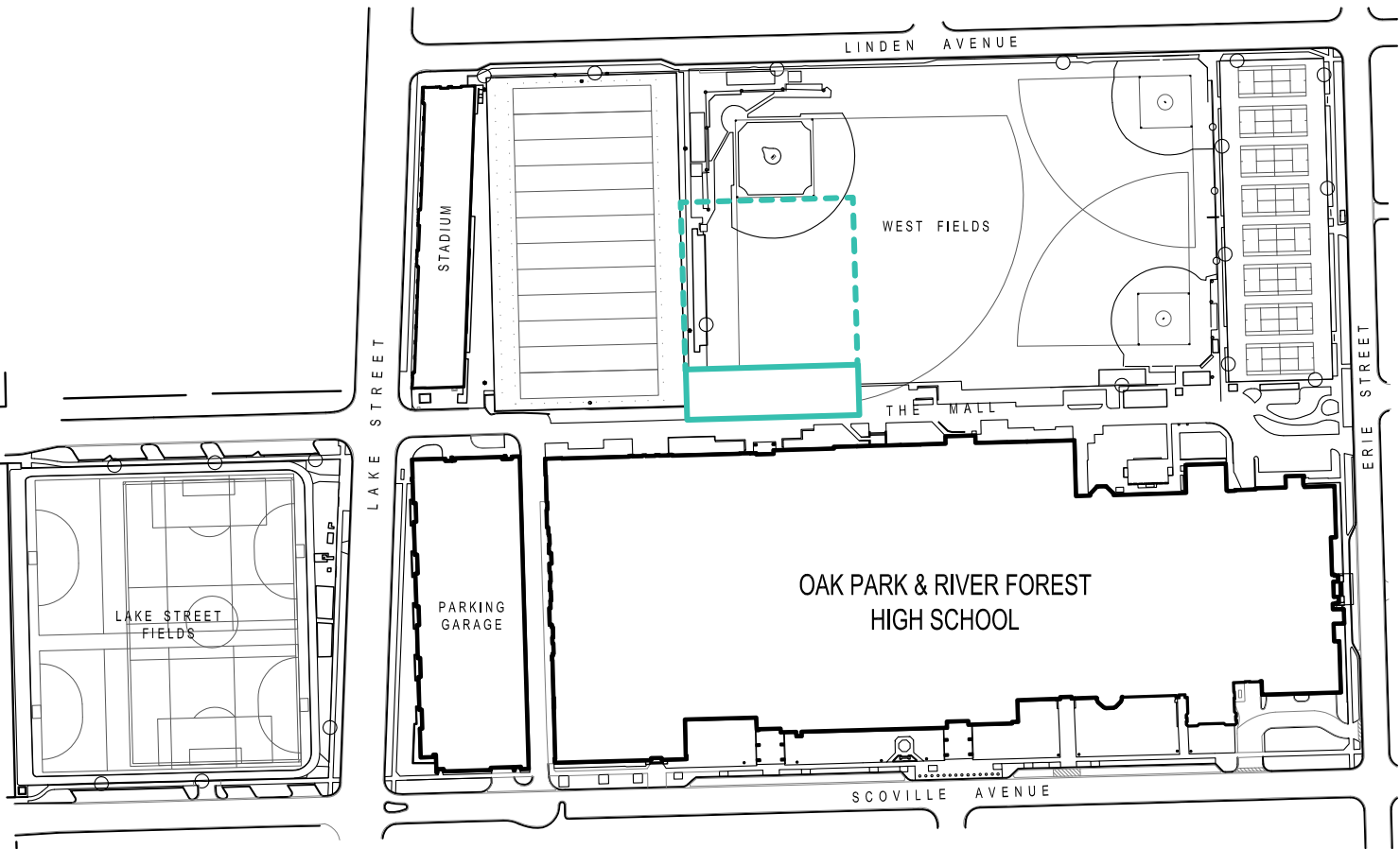
With this option the possibility of the pool being removed from the building opens up additional space. With the removal of the pool, a PE station is gained, and there is not need to rebuild the stacked gyms in years 6 to 10. See below for the first and second floor plans.



Second Floor Plan



First Floor Plan



- Proposed Vestibule, Above Ground
- Proposed Pool, Underground

South End Option C

Years 1-5

Program Element	Drivers				2016 Cost*
	Enrollment	Quality/Condition	Program	Domino Effect	*add 3.5% per year for inflation
1. Natatorium Below Grade		Warm/Safe/Dry		Natatorium creates additional space	\$50,300,000
2. Expand Performing Arts	Enrollment Needs				\$7,900,000
3. Update Student Locker Room Facilities		Quality of Locker Room Space			\$2,800,000
4. Additional PE Station + Classroom Space					\$4,000,000
5. Recommendation - Year 1	Enrollment Needs				\$1,580,000
Total:					\$66,580,000

Option C

Natatorium Below Grade:

- Building a new freestanding pool.
- 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.
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- 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.

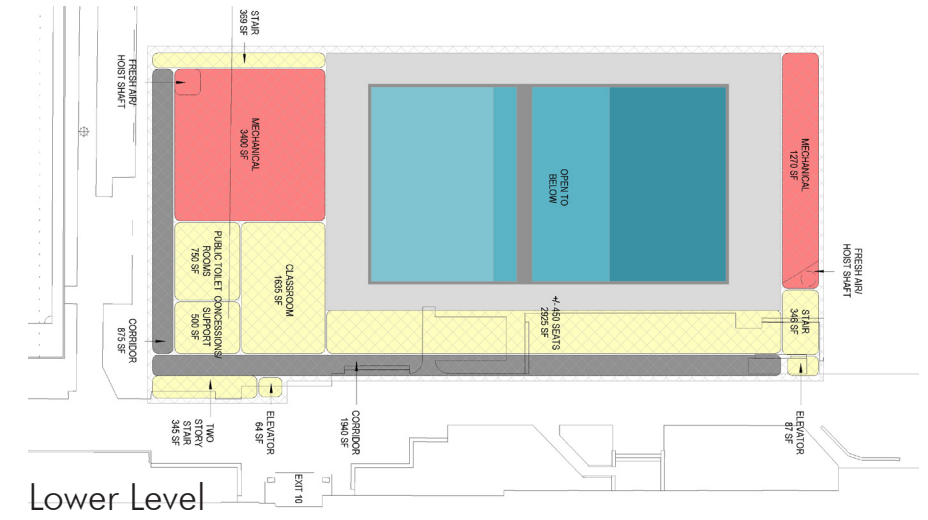
Years 6-10

Program Element	Drivers				2016 Cost*
	Enrollment	Quality/Condition	Program	Domino Effect	*add 3.5% per year for inflation
6. Rebuild Cafeteria	Additional 2sf per student is needed				\$20,700,000
7. Consolidate Huskie Pups		Way-finding/ease of use		Space on first floor becomes available for FCS	\$80,000
8. Move Family and Consumer Sciences to First Floor		Welcomes community	Shared efficiencies/adjacencies	Space for additional class-rooms	\$6,400,000
9. Centralize Tutoring Center, Library, and Faculty Offices			Shorter average travel distance to receive academic support	Space for additional class-rooms	\$11,000,000
10. Renovate Library to have Science Labs and Classroom Space					\$7,800,000

Potential Aggregated Cost: \$45,980,000

Rebuild Cafeteria:

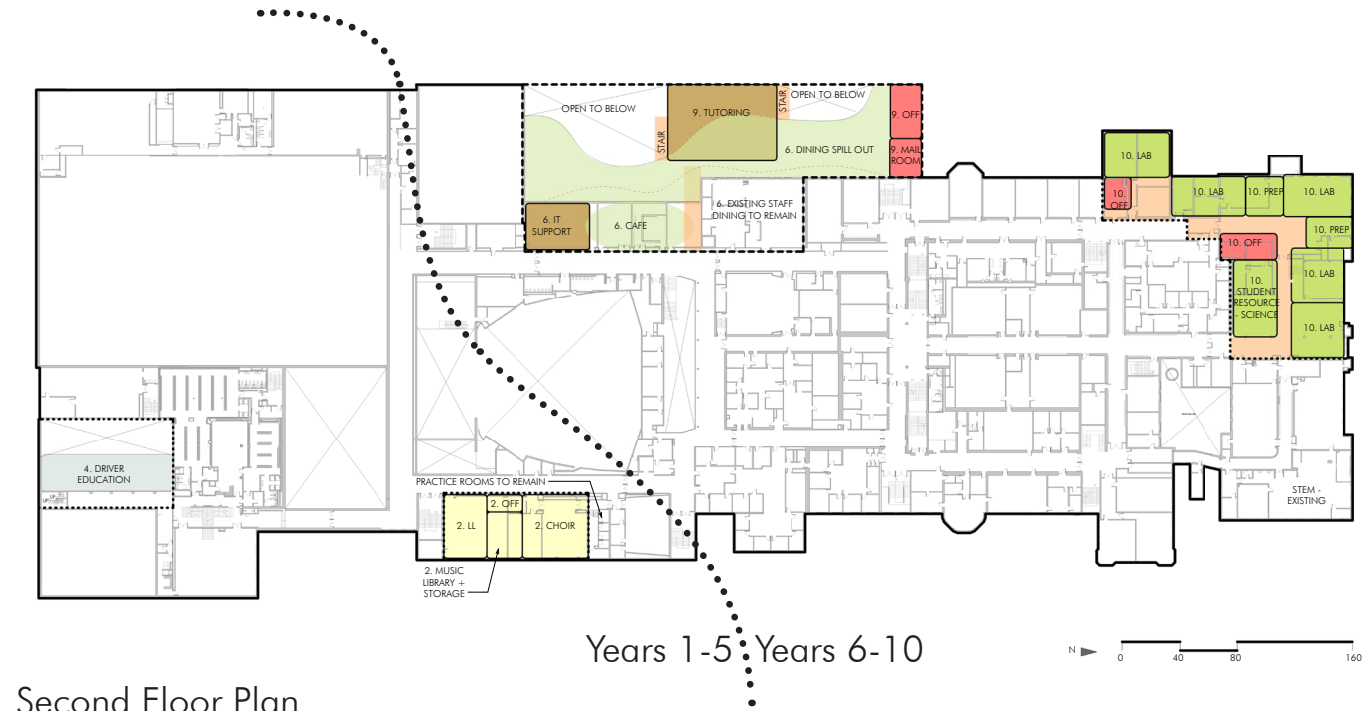
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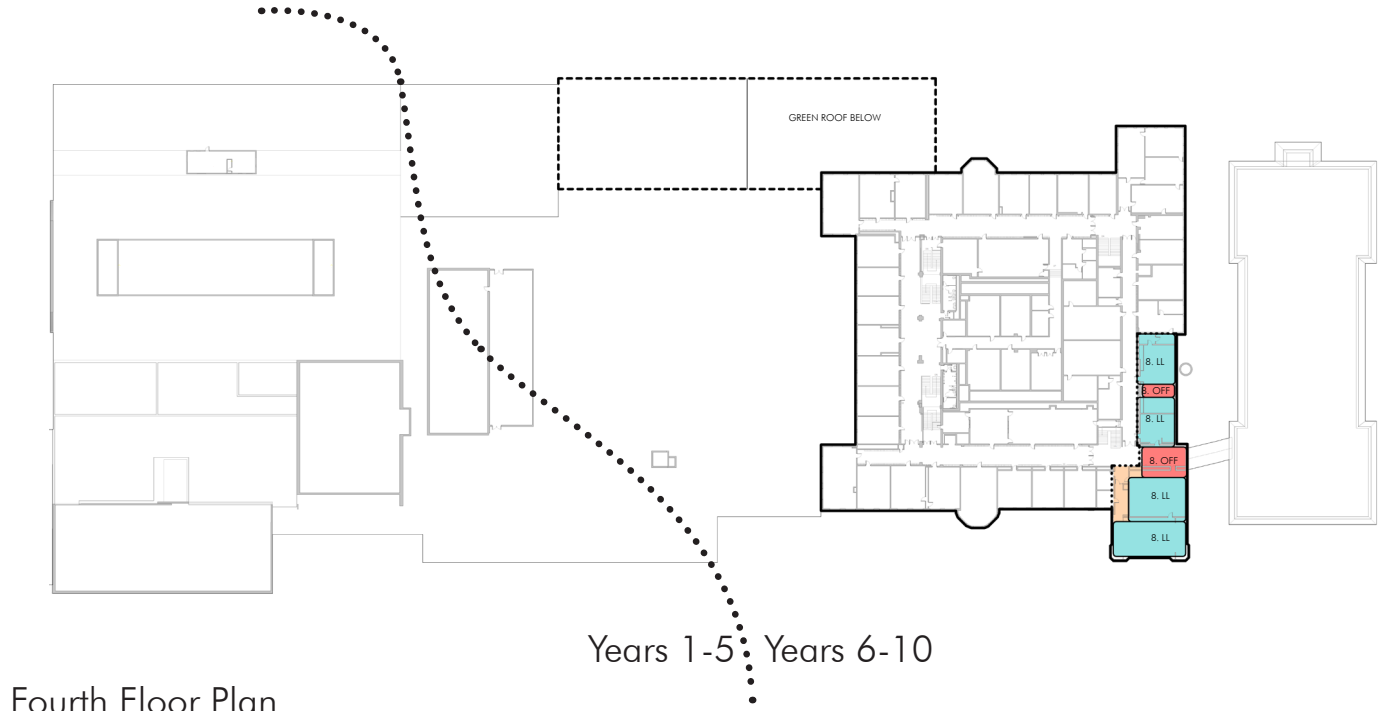
Floor plan of Lower Level 3. The plan includes the following rooms and areas:

- POOL ABOVE: 1447 SF
- FILTRATION/SPACE TANK/CEMICALS: 2730 SF
- STAR CHAMBER: 548 SF
- ELEVATOR: 67 SF
- CHANGING: 560 SF
- RESTROOM: 1000 SF

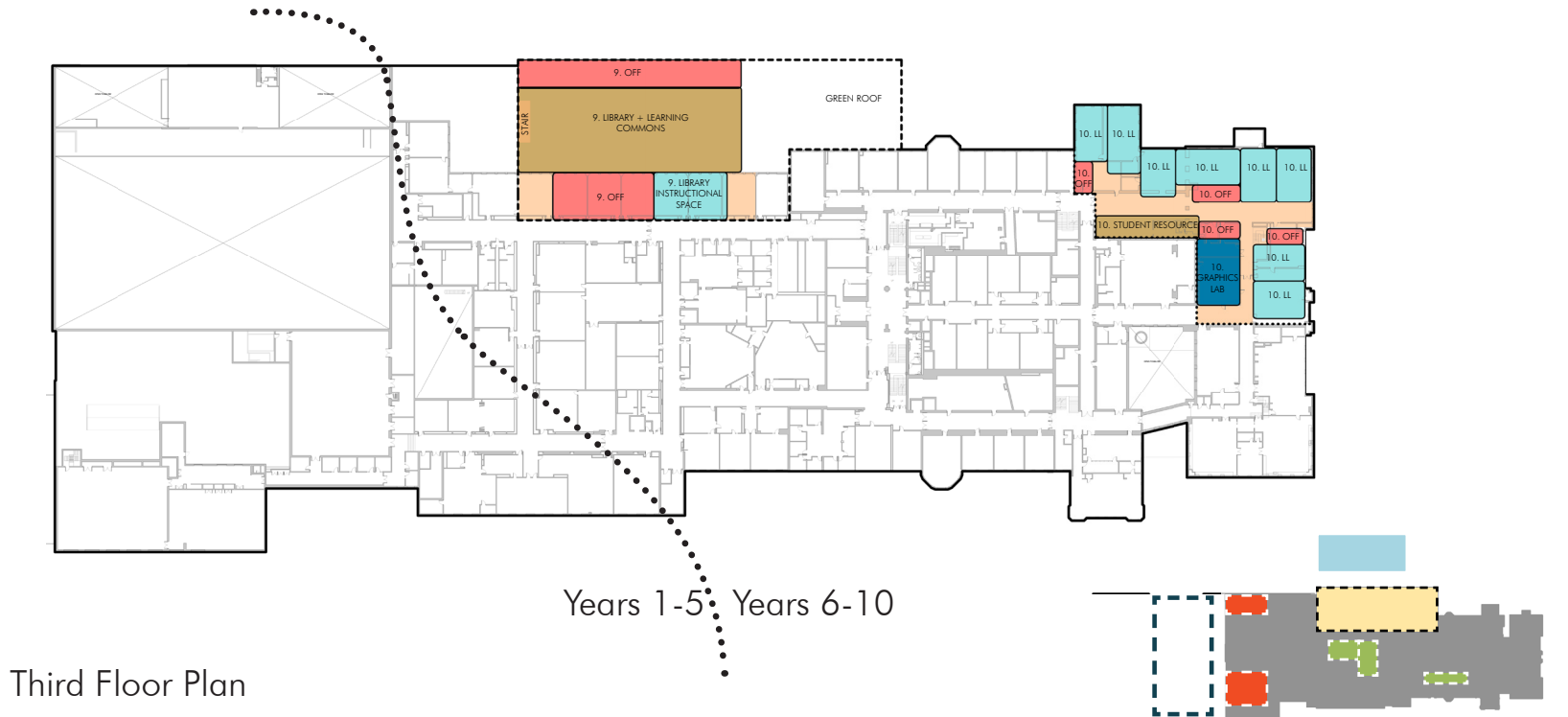
South End Option C - Second, Third and Fourth Floor



Second Floor Plan



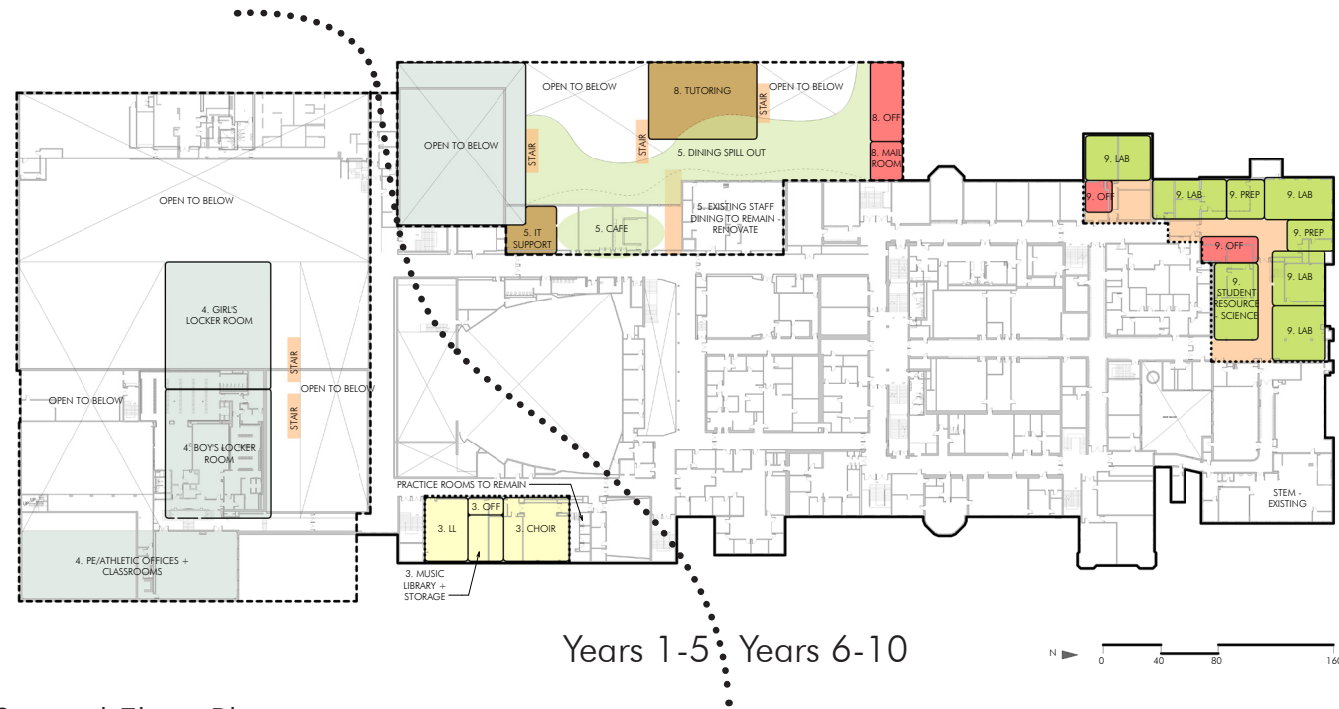
Fourth Floor Plan



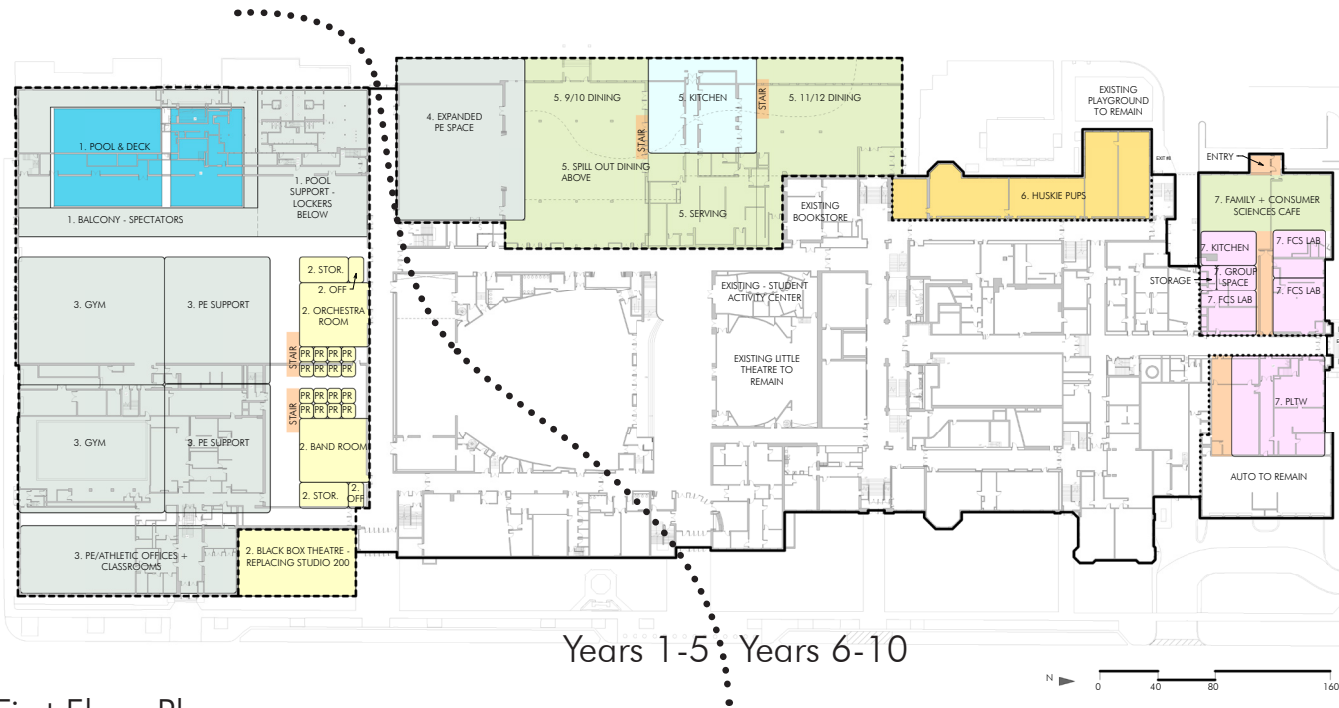
Third Floor Plan

South End Option - Not Pursued

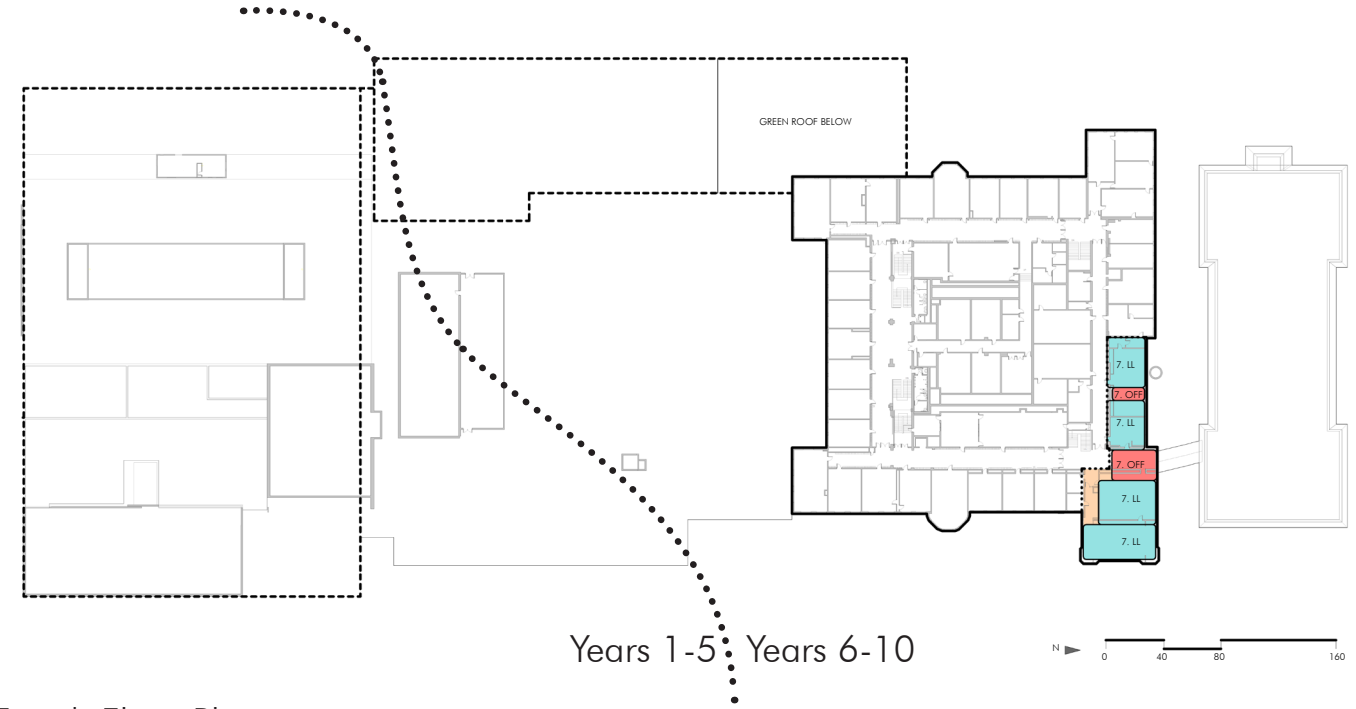
The option to include a 200-meter track was considered, but does not meet the cost parameter given by the board. This option requires a complete tear down of the south end, and rebuild, costing approximately 90 million dollars for the first five years.



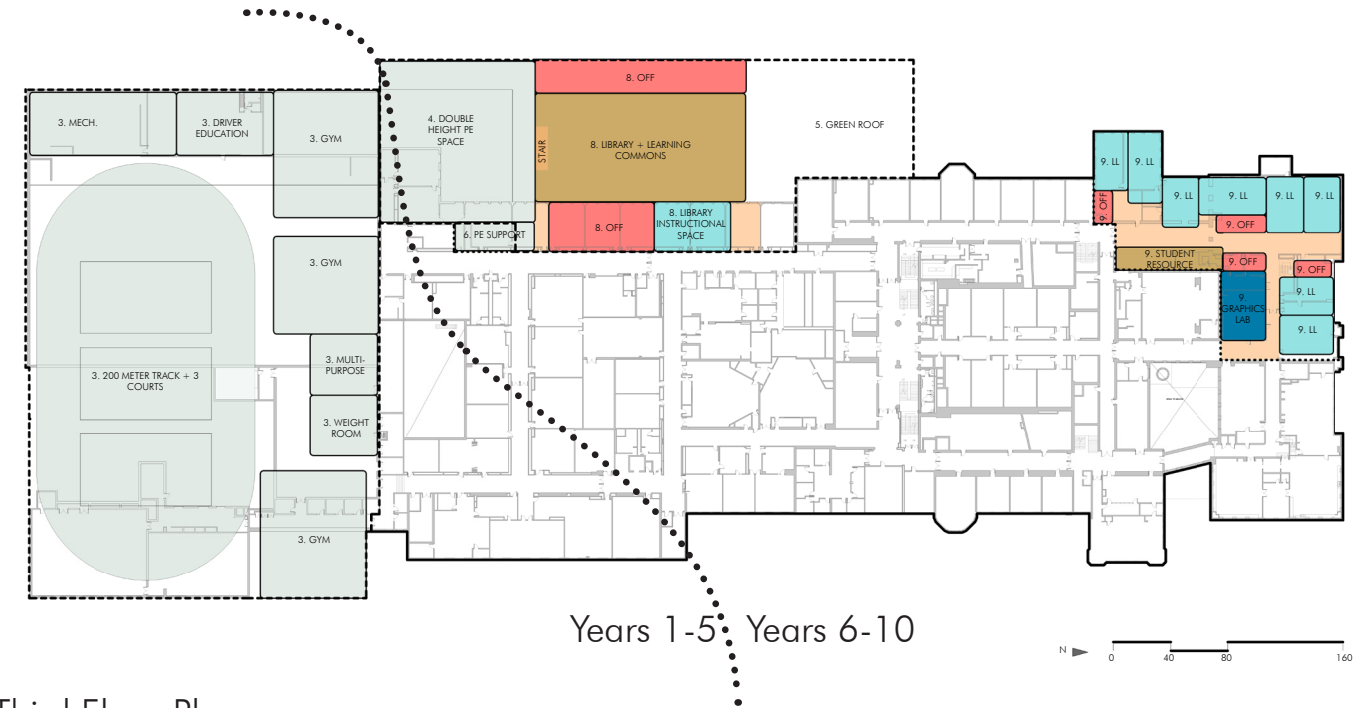
Second Floor Plan



First Floor Plan



Fourth Floor Plan



Third Floor Plan