

## **IMAGINE: OPRF**

and Equity-Focused October 17, 2024

#### **Presented by:**

Greg Johnson, OPRF Superintendent

**Business Services** 

Alyson Sternquist, FGMA Project Manager

## Delivering a MasterPlan that is Student-Centered, Needs-Driven,

- Lynn Kamenitsa, IMAGINE Foundation Director
- Anthony Arbogast, OPRF Assistant Superintendent for





### **GREG JOHNSON, PhD** Superintendent, OPRF



### ANTHONY ARBOGAST, CSBO, MBA

Assistant Superintendent for Business Services, OPRF



#### LYNN KAMENITSA, PhD Co-Chair IMAGINE Team, **Director IMAGINE Foundation**



### **ALYSON STERNQUIST** AIA, LEED AP BD+C Project Manager, FGM Architects



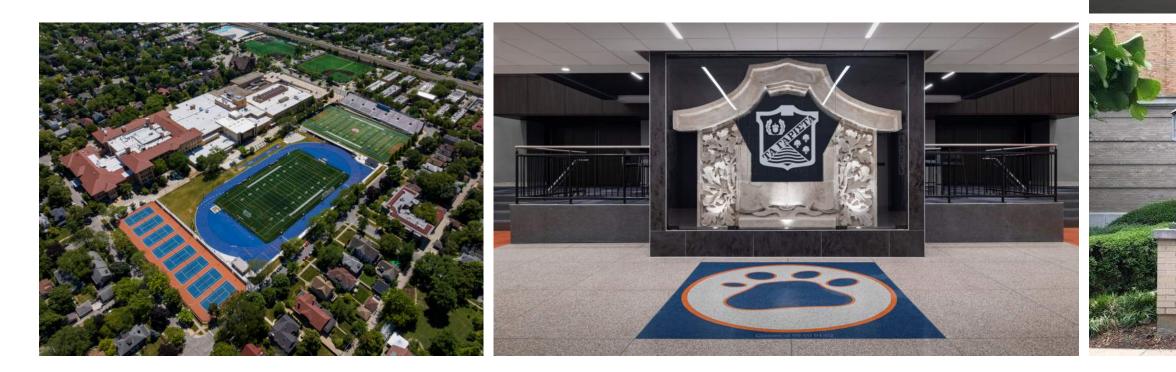
# Oak Park and River Forest High School District 200

## **History and Culture**

- **Oak Park & River Forest Communities**
- **OPRF**

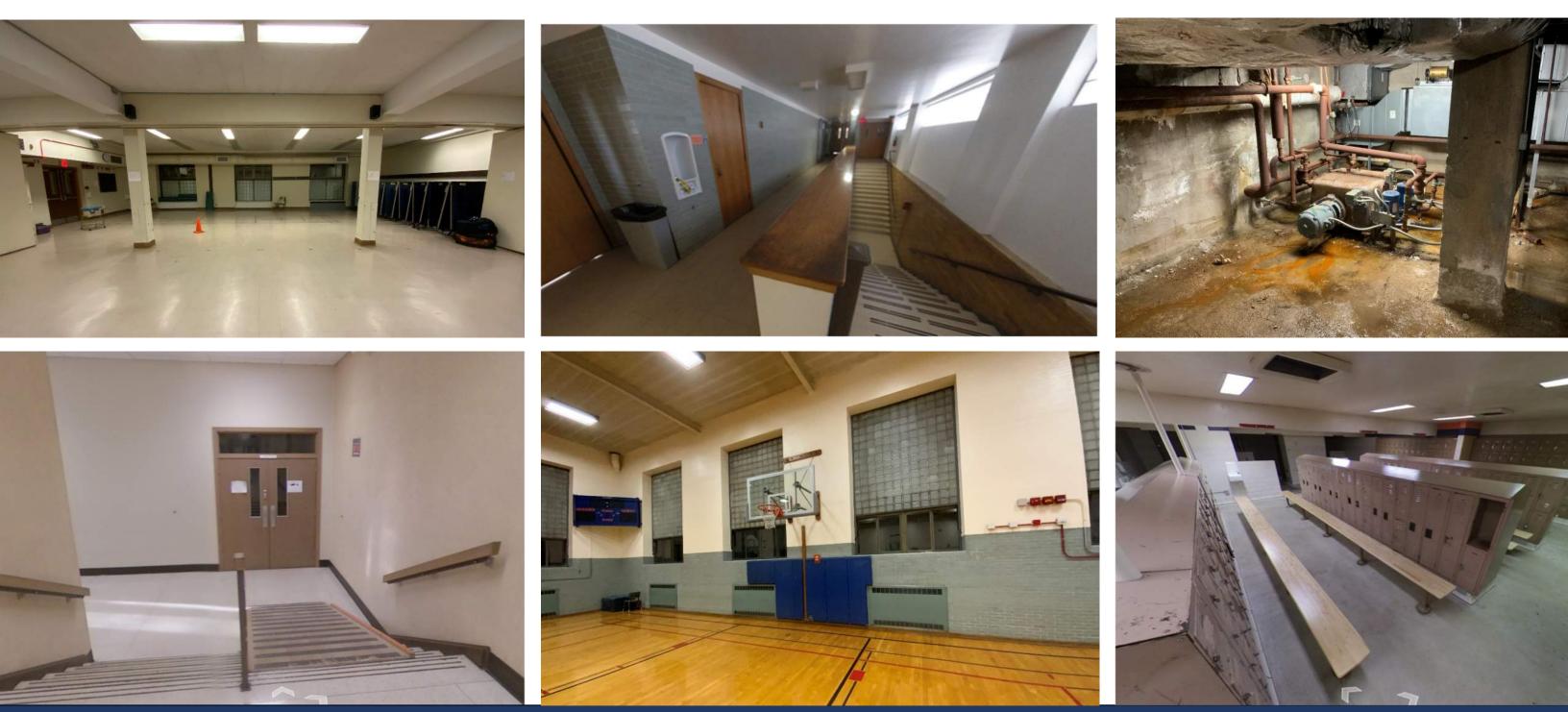
## **Values and Priorities**

- **Equity & Accessibility**
- **Sustainability**
- Learning Environments  $\bullet$









**Configuration Issues** 

Capacity Issues

### The Realities of a 100+ Year Old Building

#### **Condition Issues**





# **IMAGINE OPRF – The Origins**

## • The Political Landscape

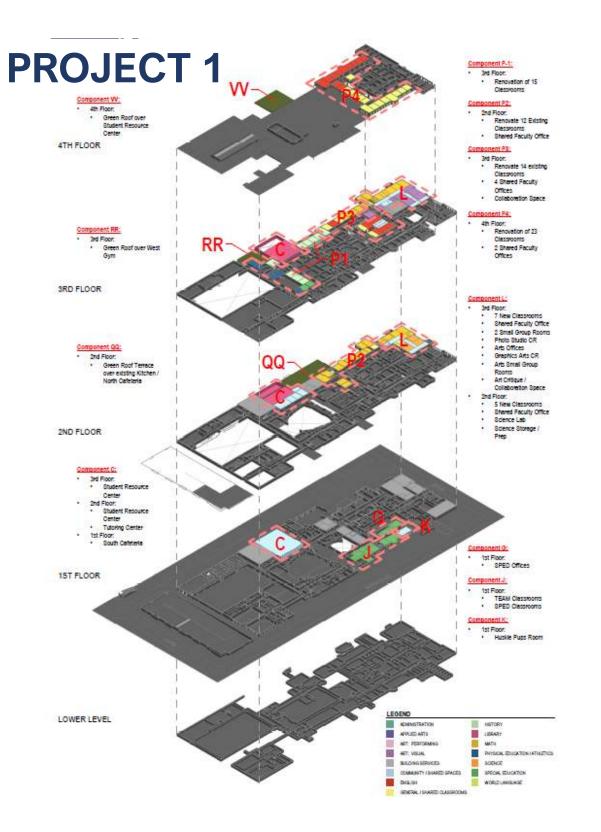
- Community Perceptions
- Failed Referendum

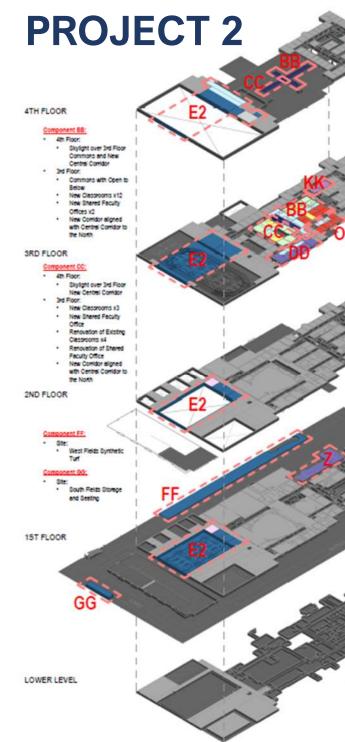
## • Development of the IMAGINE Plan

- Strategy A Team of Rivals
- Process Community Engagement
- Outcome Built-In Advocacy Group



# **IMAGINE OPRF Projects**





#### 4th Floor: New Classrooms x5 3rd Floor. New Classrooms x3 New Small Group / Collaboration Spaces ent DO: 3rd Floor: Renovation of Business Suite of Classrooms with New Collaboration Speces. onent KK: 3rd Floor Renovation of Visual Arts Labs Mechanical Systems ponent 88: Sth Floor: Solar Panels over Comp. E2 omponent E2: This Component assumes Comp. E1 was not executed 4th Floor: • Track Spectator Seeting Renovate Shell / StoregeSpaces from Comp. D to: • Track Spectator Besting Tollet Rooms Concessions 3rd Floor, 200M Treck Field House infil between Competition Gym and MP Gymnestics Gym PE Storage Changing Facilities 2nd Floor: New Classrooms #4 1st Floor: Competition Gymnesium New Classrooms X2 PE Storege Officiels' Lockers

- 1st Floor: New FACS Labs (Femily
- end Consumer Sciences)
- New Commercial Kitchen Lab
- New Child Development
- Classroom

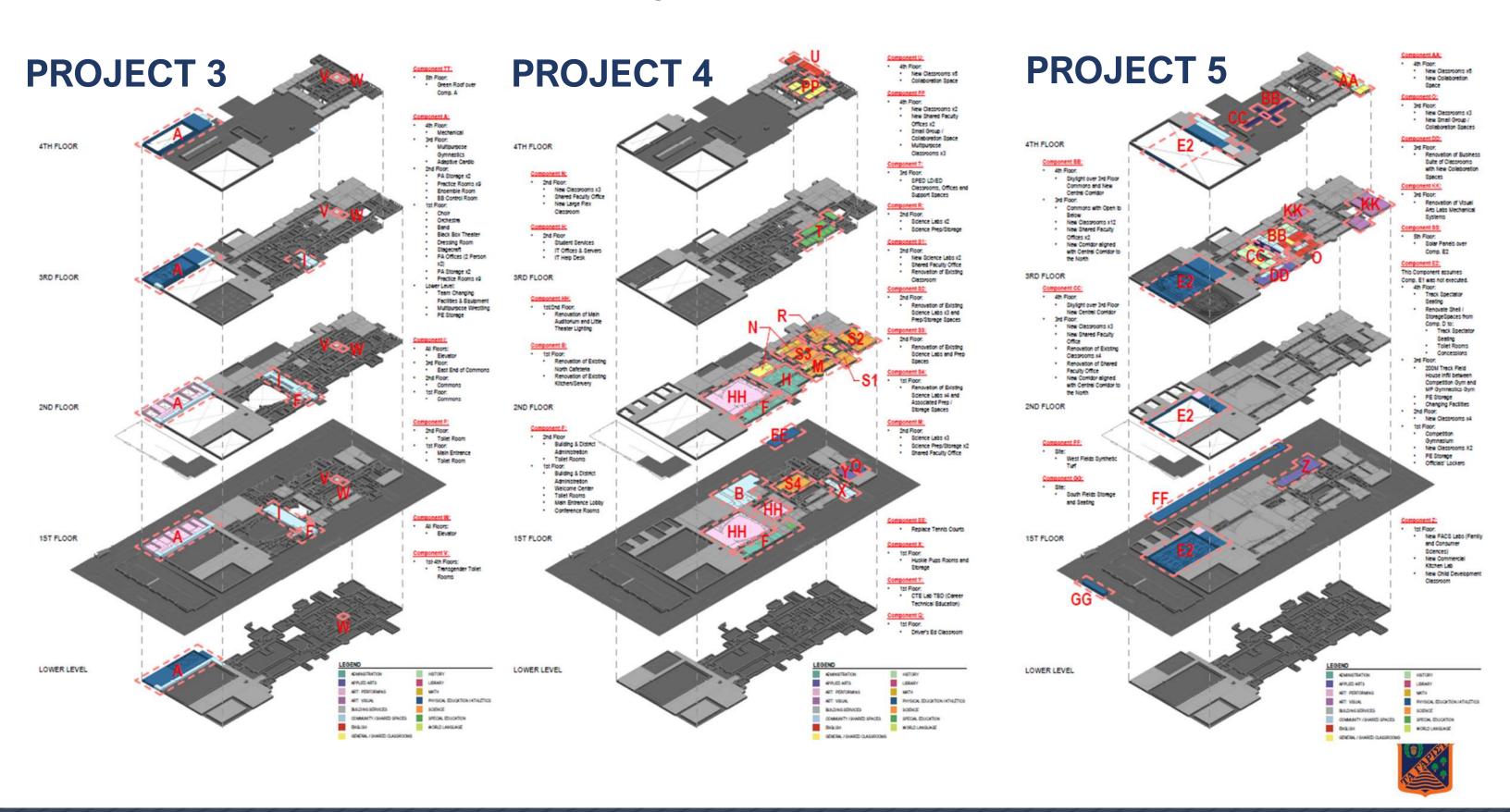
#### LEGEND

ACCOUNTRATE OF APPLIED ARTS ANT PERFORMENT ART VOUAL BADING STRUCT ..... COMMENTY / SHARED SPACES B13.54 GDERK / SHARD

HISTOR LEAKEY MON Prisos EDUCKTON/ATHETICS 30804 PEOK EDUCATION WORLD LANGLASE



## **IMAGINE OPRF Projects**



# **IMAGINE OPRF - Implementation**

## • Project 1

- Reasons for Prioritization of Scope
- How It Achieved IMAGINE Goals
- Generating Support for Project 2



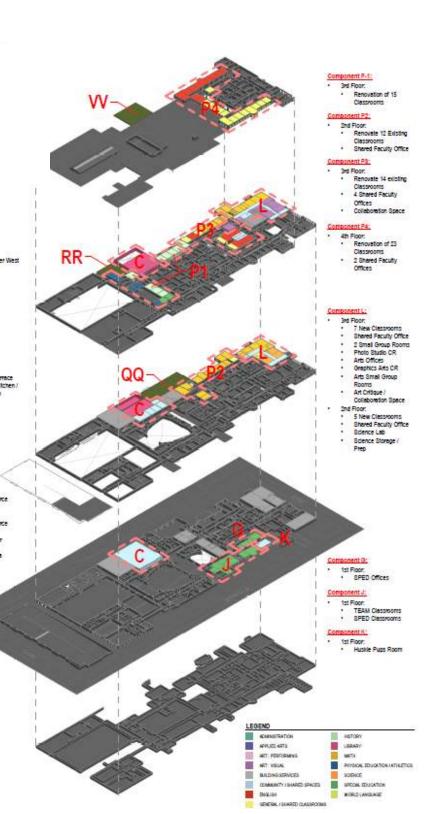
**3RD FLOOP** 

Component QQ: • 2nd Floor: • Green Roof Terr over existing Kits

2ND FLOOR

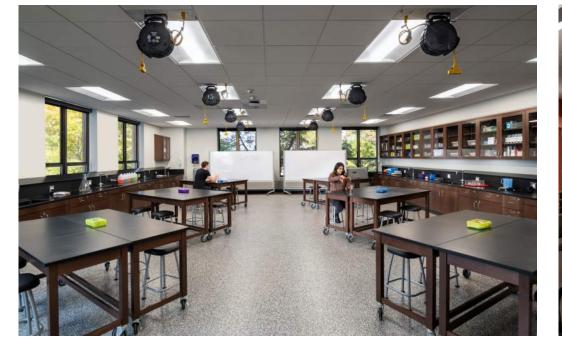






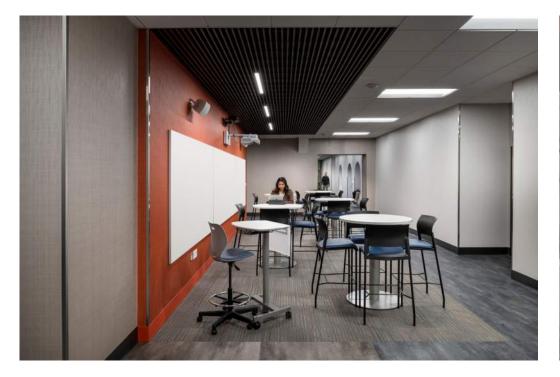


## **OPRF Project 1**

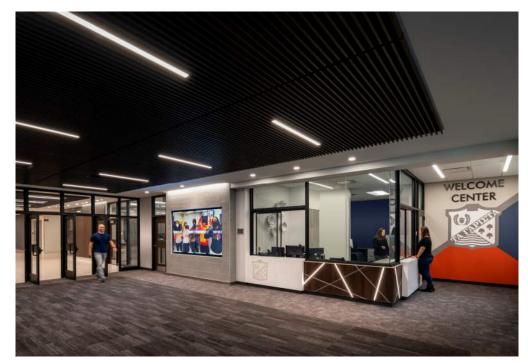














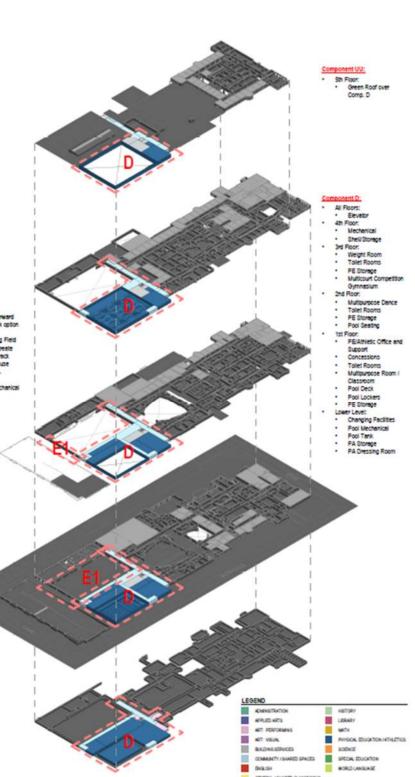
# **IMAGINE OPRF - Implementation**

## • Project 2

- Scope and Complicating Factors
- What Project 2 Did to Achieve IMAGINE Goals
- Keeping Focus On Future Work



SRD FLOOR

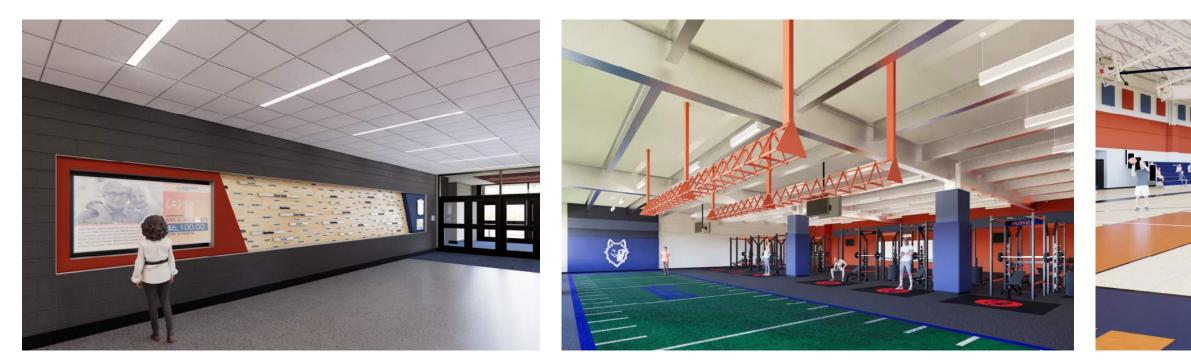












## **OPRF Project 2**





# **IMAGINE OPRF - Implementation**

## • Bidding Complexity

- Multiple Bid Periods
- Mixing Capital Projects & Capital Improvements Work

## • Flexibility & A Holistic Approach

- One Thought Process CIP & Capital Projects
- Respond to the Unexpected Track & Field Work
- District Sustainability Goals





# **IMAGINE OPRF – Lessons**

### **Communication & Relationships**

- The Importance of Transparency  $\bullet$ 
  - **Community Dashboard**
  - **Clarity of Reporting**  ${\bullet}$
- Internal Communication & Organization ullet
  - Being On the Same Page
  - The Importance of Working Together
- **Investing In Neighborhood Relationships** ullet

### Project 2 Dashboard



cuses on building a new physical fucation wing (the available action)	OAK PARK and RIVER FOREST HIGH SCHOOL		Phase 2 Summary				
125-Yard X 40-Yard Pold & Spectator Balcony Mechanical Construction Management \$9.3M   125-Yard X 40-Yard Pold & Spectator Balcony Construction Management \$9.3M   3) All-Gender Locker Rooms Construction Management \$9.3M   b) Performing Arts Dressing Rooms Electrical \$9.3M   5) Elevator in Compliance with Accessibility Requirements Multi-Purpose / Dance Gym \$9.3M   0) Weight Room Boys' Locker Room \$9.3M   9) Girls' Locker Room Steel & Metals \$7.3M   9) Girls' Locker Room Sitework \$6.5M   10) Costume Shop / Prop Shop Storage Steel & Metals \$5.0M   11) Student Commons and Pre-Function Space \$0M \$5M \$10M   12) Green Roof to Manage Stormwater Runoff \$2,060,000 \$0 \$29,754 \$3,306 \$2,026,940   Cearpentry & Casework \$2,060,000 \$0 \$0 \$1,788,000 \$0 \$1,788,000   Construction Management \$9,255,110 \$0 \$1,784,000 \$0 \$67,050 \$7,450 \$4,913,900   Contingency \$1,851,297 \$0 \$0 \$1,633,115 \$0 \$7,71,1995 \$1,069,550 <th>lucation wing (No available actions) Lake) corner of the building. Th</th> <th>al Jcoville his will</th> <th colspan="2">0.462 (C.D.) 843 (MODULO 843) 3005434500</th> <th>P</th> <th colspan="2">Paid to Date 11.21%</th>	lucation wing (No available actions) Lake) corner of the building. Th	al Jcoville his will	0.462 (C.D.) 843 (MODULO 843) 3005434500		P	Paid to Date 11.21%	
125-Yard X 40-Yard Pool & Spectator Balcony Mechanical \$15.8M   2) Earger, Flexible, Multi-use Gyms Construction Management \$9.3M   3) All-Gender Locker Rooms Construction Management \$9.3M   6) Hortorning Afts Dressip Rooms Electrical \$9.3M   5) Elevator in Compliance with Accessibility Requirements Owner/Other Costs \$9.3M   6) Multi-Purpose / Dance Gym Masconry \$7.3M   9) Girls' Locker Room Steel & Metals \$7.3M   9) Girls' Locker Room Steel & Metals \$5.0M   9) Girls' Locker Room Steel & Metals \$5.0M   10) Costume Shop / Prop Shop Storage Steel & Metals \$5.0M   11) Student Commons and Pre-Function Space Steel & Metals \$5.0M   12) Green Roof to Manage Stormwater Runoff \$000 \$0 \$29,754 \$3.306 \$2,026,940   Ceilings & Shades \$1,788,000 \$0 \$0 \$1,788,000 \$0 \$1,788,000   Concrete \$4,988,400 \$0 \$67,050 \$7,450 \$4,913,900   Construction Management \$9,255,110 \$0 \$1,71,88,000 \$0 \$67,050 \$7,450 <			Δ	pproved Big	Packages		
Carpentry & Casework   \$2,060,000   \$0   \$29,754   \$3,306   \$2,026,940     Ceilings & Shades   \$1,788,000   \$0   \$0   \$0   \$0   \$1,788,000     Concrete   \$4,988,400   \$0   \$67,050   \$7,450   \$4,913,900     Construction Management   \$9,255,110   \$0   \$1,463,115   \$0   \$7,791,995     Contingency   \$1,851,297   \$0   \$0   \$0   \$1,851,297     Demolition   \$1,473,200   \$0   \$363,285   \$40,365   \$1,069,550     Doors   \$1,113,250   \$0   \$9,900   \$1,100   \$1,102,250     Drywall & Framing   \$2,168,000   \$0   \$85,806   \$9,534   \$2,072,660     Electrical   \$9,078,990   \$0   \$52,2180   \$58,020   \$8,498,790     Total   \$101,899,817   \$0   \$11,428,029   \$309,742   \$90,162,046	1) 25-Yard x 40-Yard Pool & Spectator Balcony 2) Larger, Flexible, Multi-use Gyms 3) All-Gender Locker Rooms 4) Performing Arts Dressing Rooms 5) Elevator in Compliance with Accessibility Req 6) Multi-Purpose / Dance Gym 7) Weight Room 9) Boys' Locker Room 9) Girls' Locker Room 10) Costume Shop / Prop Shop Storage (1) Student Commons and Pre-Function Space	Co	onstruction Management Electrical Owner/Other Costs Masonry Steel & Metals Sitework Concrete		\$9.1M \$9.0M \$7.8M \$7.3M \$6.5M		
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# **IMAGINE OPRF – Funding**

## **Educating the Community**

- **Navigating Politics &** Framing the Discussion
- Weighing the Pros & Cons of Funding Options
- **Post-Approval**

### COMMUNITY FINANCE COMMITTEE PRESENTATION

**Raymond James Public Finance** 

PREPARED BY: Elizabeth Hennessy, Managing Director

PREPARED FOR

Oak Park and River Forest High School Cook County, Illinois



January 17, 2023







# **IMAGINE OPRF – Take Aways**

- Collaboration
- Communication
- Flexibility
- Funding











Questions?