



Oak Park Elementary School District 97

970 Madison ▪ Oak Park ▪ Illinois ▪ 60302 ▪ ph: 708.524.3000 ▪ fax: 708.524.3019 ▪ www.op97.org

TO: Members, Board of Education

**FROM: Dr. Carol L. Kelley, Superintendent of Schools
Therese M. O'Neill, Assistant Superintendent for Finance & Operations**

RE: Holmes Capacity

DATE: June 28, 2016

During its meeting on June 14, 2016, the District 97 Board of Education reviewed three options for addressing the capacity issues at Holmes Elementary School. Those options included:

Option 1 – Construct a five-classroom addition with renovation to provide new bathrooms necessary to accommodate added occupancy -- \$2,474,000 (plus soft costs).

Option 2 – Construct a five-classroom addition with renovation to provide new bathrooms necessary to accommodate added occupancy.

Perform minimal renovation of existing classrooms to resolve issues of consistency in size and create individual instructional space -- \$3,322,000 (plus soft costs).

Option 3 – Construct a five-classroom addition with renovation to provide new bathrooms necessary to accommodate added occupancy.

Perform minimal renovation of existing classrooms to resolve issues of consistency in size and create individual instructional space.

Renovate instructional space to produce kindergarten classrooms that are equal in size and consistent with the district average.

Update the school office to improve the overall functionality of the space; include a professional library/conference room for staff meetings -- \$5,968,025 (plus soft costs).

Soft costs included professional fees, contingency and escalation costs.

The administration explained to the board that its intention was to use the June 14 meeting as a work session during which the options could be explored in greater detail. The hope was that the board could settle on one option at the end of that session that would be more fully vetted during the board meeting on June 28, 2016.

During the review/discussion of all three options, the board concluded that the cost and long-term, district-wide implications of Option 3 outweighed the potential benefits. As a result, the consensus of the group was to reject this option.

From there, the focus of the discussion turned toward the pros and cons of the other two options, which led to several questions. Below are the responses to those questions.

1. What is the cost for performing the minimal renovation of existing classrooms?

RESPONSE: The rooms that require renovation (kindergarten room 104 and the OT/PT classroom) are located in the north wing on the school's first floor. The rooms will be converted into three general education classrooms at an estimated cost of \$848,000 (the difference between the total costs of Options 1 and 2). This estimate includes the demolition of the existing spaces, which have significant plumbing work, as well as the construction of new walls, replacement of ceiling tiles and lighting fixtures, the application of new finishes and cabinetry work.

2. Are there any efficiencies to be gained by completing the work for Option 2 now versus doing it in four or five years?

RESPONSE: Some of the advantages of completing the work now include the ability to coordinate all of the trades required for the scope of the project. This will be particularly helpful in cutting down on the cost of having to do the plumbing work for both the addition and the renovation of the existing classrooms. By doing everything now, we will only need to shut down access to Holmes for one summer instead of two. In addition, we can avoid the escalator cost of five percent. If we delay the work on the existing classrooms for four years, we would incur additional costs totaling \$182,699.

3. What are the additional civil engineering costs that will be incurred by the district given the Village of Oak Park's easement on the Holmes site?

Our architectural firm obtained preliminary sketches from the civil engineer for relocating the utilities located in the Kenilworth easement. These sketches have been shared and discussed with the Village of Oak Park. Bulley & Andrews then acquired a cost estimate associated with performing this portion of the work. That estimate is approximately \$180,000.

An additional unknown cost is the relocation of the gas line. This work will be completed by NICOR and billed back to the district.

4. Can FAC review Options 1 and 2 at its meeting on June 21, 2016, and then share its observations/recommendation to the full board?

RESPONSE: FAC was unable to conduct a formal meeting on June 21, 2016 because it did not have the legally required quorum to do so. However, the one member of FAC who was in attendance thought it made sense to go with Option 2 based on the advantages stated above (e.g., coordination of trades, closing the school for only one summer, potential savings, etc.). The current hope is that the committee can meet on Monday, June 27, 2016 to discuss the options in greater detail. If that meeting does occur, the administration will review the feedback from FAC and provide the board with its recommendation on Tuesday, June 28, 2016.

5. During the June 14 meeting, the board asked the representative from the district's architectural firm whether she had enough information to begin designing the addition given everyone's agreement that it is necessary, and the Board's commitment to provide clear direction on the which option to proceed with prior to its meeting on July 12, 2016.

RESPONSE: Jennifer Costanzo of STR Partners understood that, by responding “yes” to this question, she was authorized to begin design of the addition. However, we believe it is appropriate to wait until the July 12 board meeting to not only formally authorize the architect to begin this work, but also employ Bulley & Andrews to serve as the construction management at risk firm for the work at Holmes, as well the capital projects and renovations at Julian Middle School that are scheduled for the summer of 2017. Attached is a proposal from Bulley & Andrews for the board’s review.

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attachments