

20947 -

**ADOPTED**  
BOARD OF TRUSTEES OF  
COMMUNITY COLLEGE DISTRICT NO. 508

**NOV 5 - 1998**

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508  
County of Cook and State of Illinois

**COUNTY OF COOK  
AND STATE OF ILLINOIS**

RESOLUTION  
REVISED RESOURCES ALLOCATION MANAGEMENT PLAN (RAMP)  
FISCAL YEAR 2000  
(Amend Board Report #20727 Adopted 7-2-1998)

**WHEREAS**, the Illinois Community College Board (ICCB) requires that each community college district provide a Resources Allocation Management Plan (RAMP) each year and the Capital Project requirements of this report has been completed for Fiscal Year 2000; and

**WHEREAS**, the ICCB requires a certification that the governing board has reviewed and approved the RAMP report capital projects;

**THEREFORE, BE IT RESOLVED**, that the Board of Trustees hereby approves the revised Capital Project requests for Resources Allocation Management Plan for Fiscal Year 2000 for the City Colleges of Chicago.

November 5, 1998

# 20947 -

## CITY COLLEGES OF CHICAGO CAPITAL PROJECTS REQUESTS FOR FY2000 FUNDING

PRIORITY	PROJECT / COLLEGE	ESTIMATED BUDGET	REQUEST FROM STATE	CCC MATCHING FUNDS
1.	Workforce Preparation Centers, All Colleges	\$5,148,000	\$3,861,000	\$1,287,000
2.	Allied Health Center Malcolm X College	\$5,893,000	\$4,419,750	\$1,473,250
3.	Industrial Technology Center Daley College	\$17,069,000	\$12,801,750	\$4,267,250
4.	ADA Retrofit Work All Colleges	\$2,628,000	\$1,971,000	\$657,000
5.	Building Renovation, all floors Harold Washington College	\$21,731,000	\$16,298,250	\$5,432,750
6.	Renovation of Parking Lot, Auditorium and Building Ceiling and Lighting Wright College South-Campus	\$4,214,000	\$3,160,500	\$1,053,500
7.	New Campus Kennedy-King College	\$242,277,000	\$181,708,000	\$60,569,000
	Total	\$298,960,000	\$224,220,250	\$74,739,750

November 5, 1998

**BOARD OF TRUSTEES MATCHING FUNDS COMMITMENT**

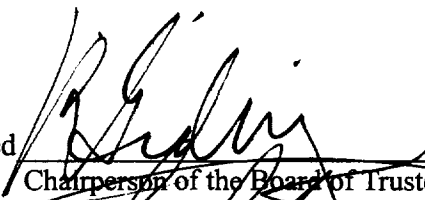
I hereby certify that the Board of Trustees of Community College, District # 508, meeting in their regular session on November 5, 1998, with a quorum present, officially authorized the submission of the attached Fiscal Year 2000 Ramp Community College Capital Project Request.

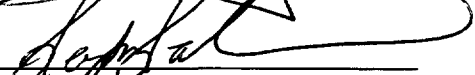
- I certify that the board reviewed and approved the attached programmatic justification scope of work, and related forms for the project identified below.
- I further certify that board has made a commitment to either use available assets and/or credits, or to make local funds available for the project requested as indicated below, should the project be approved.

**PROJECT NAME:** New Campus, Kennedy-King College

Proposal Source(s) of Local Funding

1.	Available Local Fund Balance	\$ _____
2.	Protection, Health, and Safety Tax Levy	\$ _____
3.	Protection, Health, and Safety Bond Proceeds	\$ _____
4.	Other Debt Issue	\$ _____
5.	State Certified Construction Credits (remaining from 1987)	\$ _____
6.	Other (Please specify) _____	\$ _____
	<b>TOTAL LOCAL MATCH</b>	<b>\$ 60,569,250</b>

Signed  \_\_\_\_\_  
 Chairperson of the Board of Trustees

Signed  \_\_\_\_\_  
 Chief Executive Officer of the College District

**CHANCELLOR**

## PROGRAMMATIC JUSTIFICATION NARRATIVE

**DISTRICT/COLLEGE: 50001 Kennedy-King College**

**PROJECT NAME: New Campus - Kennedy-King College**

### Executive Summary

Kennedy-King College facilities need to be replaced. The existing facilities are dysfunctional, inefficient and they are unable to meet the programmatic needs of Kennedy-King College or its community. Nor can the facilities be efficiently modified to meet the future needs of the students.

The Chin Report as well as a recent feasibility study performed by Johnson and Lee for the Chicago Public Building Commission, has confirmed that over \$30.3 million dollars in remedial work must be performed in order to just make the facilities operational for the next several years. Despite the enormous capital expenditures, Kennedy-King College facilities cannot be made into cost efficient facilities, or facilities that can provide the students with a safe environment that is conducive to learning. Additionally, the existing facilities are made of pre-cast concrete and cannot efficiently be modified to meet the space and technical requirements of new program. The facility systems and layout makes it nearly impossible to operate efficiently.

In view of the significant deficiencies with the existing buildings comprising Kennedy-King College, the Chicago Public Building Commission, ordered a preliminary feasibility study be performed of the existing facility and that a recommendation be made for the future of the facility.

The preliminary feasibility study confirmed that Kennedy-King College is in desperate need of major remedial work and it is necessary to make significant expenditures to make the facility operational and that despite the millions of dollars in repairs, the College's existing facilities cannot be made into an efficient facility that meets the programmatic needs of Kennedy-King College.

The preliminary feasibility study considered alternative sites for the construction of a new campus. Several sites were evaluated based on the following criteria:

- Functional Efficiency
- Availability of Utilities

- Public Transportation
- Housing Displacement
- Business Displacement
- Infrastructure
- Phasing Implementation
- Retail Opportunities
- Secure Exterior Space

Based on this criteria, it was determined that a site located at 63<sup>rd</sup> and Halsted Business District best met the need of Kennedy-King College. The facility would be bordered on the north by the Green Line Rapid Transit line. This site is divided in the north-south direction by south Halsted Street. The campus would extend south to 66<sup>th</sup> Street and would be part of a redevelopment plan that would envelope the entire business district. The campus would have eight buildings that will be positioned to meet all of Kennedy-King College requirements.

It is recommended that instead of spending over \$30.3 millions in repairing the existing facilities that a new campus be built that is cost efficient and that meets the needs of Kennedy-King College's student body, community and business partners.

Funds are being requested for the acquisition of the land and building of a new home for the Kennedy-King College family.

## **Background**

Kennedy-King was opened to service the community approximately 26 years ago. During its life it has served hundred of thousands of students to achieve their educational goals. Its primary mission is to provide affordable, high-quality, comprehensive education and training opportunity to Chicago residents, contributing to the development of a self-sufficient citizenry and an adaptable, skilled workforce. The colleges seeks to maintain in all programs the key characteristics of accessibility, comprehensive, flexibility, excellence and accountability as determined by the current needs of the community, industry, and the available resources.

In addition, CCC also plays a focal point in the development of the community surrounding Kennedy-King College. Kennedy-King College plays an integral part in the lives of the community.

Kennedy-King College serves one of the most needed communities in the City of Chicago. A significant percentage of the families in this community are below the poverty level some earning under \$5,000 annually. A significant number of parents cannot read or write. The community has one of the highest unemployment rates in the city, a great number of children come from single parent families and it has one of the highest crime rates in the City of Chicago. It is the responsibility and moral obligation of this institution to provide this community with the educational resources to make a change in their quality of lives.

## **Its Services**

Kennedy-King College offers course work in the following areas:

- College Transfer Education
- Career Education
- Pre-Credit/Remedial Education
- Continuing Education/Vocational Skills

KK also serves as the home for the Katherine Duham Theater, it has a child development center, television stations and WKKC-FM radio station. It also houses a One Stop Shop and an alternative high school program.

## **Its Accomplishments**

Kennedy-King College is accredited by the North Central Association of Colleges and Schools and approved by the Illinois Community College Board and the

Illinois Office of Education Department of Adult, Vocational, and Technical Education. The Department of Registration and Education of the State of Illinois approves the real estate and nursing programs. Kennedy-King College is recognized by the State Approving Agency for Veterans Education as well as the federal Veterans Administration for the training of veterans. The Child Development Center day care facility is licensed by the Department of Children and Family Services, State of Illinois.

In addition to the thousand of students that it serves, it also serves the business community, economic development of the community and the resources for the community. A partnership with the Chicago Public Schools was developed to provide a direct access for high school students to attend college.

### Existing Facility

Kennedy-King College was built in 1972. The college was not built with the flexibility to be adapted to the changing educational needs. As a result, it has become very expensive to adapt the building to new educational programs. In addition, the facility has many structural deficiencies that are exhausting the financial and human resources of the district. Due to solid concrete structure, it has become ever more difficult and cost prohibited to make retrofits to meet ADA requirement and the installation of new technology. Recently the Chin Report identified deficiencies in infrastructure for the building to be operational.

The building requires significant capital expenditures to just make it inhabitable without improving either the operational efficiency or the quality of education. The recent Chin Report stated that \$17,550,418 is required for remedial work on the facility. Additionally, \$577,773 is required for Capital Improvement Projects. Kennedy-King College ranks the highest in terms of remedial work for any facility in the system at \$26.05/sf. Additionally, the Chin Report states in its "Contingency for Anticipated Latent Conditions" section, that \$4,999,657 should be earmarked for wide spread damage to the building by significant water infiltration. The total amount of remedial work totaled \$23,127,848. This would increase the cost/sf. to \$32.35 thereby, making KKC the most costly of all facilities over 150,000 sf.

Not included in the aforementioned figure is the chiller system. It is being repaired at a cost of approximately \$900,000. This repair should keep it operational for the next five years. In five years the entire system will have to be replaced at an estimated cost of \$4,782,000. Additionally, the Chin Report also recommends the

replacement of the entire roof at a cost of \$1,500,000.

Since major facility elements have not been replaced in the 26-year history of the facility, major expenditures will be necessary for the duration of its operational life of these buildings. Following these expenditures, the existing facility will still be inefficient in terms of space utilization, energy consumption and will not be appropriately configured to meet the future program requirements of Kennedy-King College. This was recently confirmed by a preliminary feasibility study requested by PBC and performed by Johnson & Lee, Ltd.

### **Why a New Facility**

It is not only financially the best option, but it is also a moral obligation to provide the students in this community with a safe environment in which to learn and to provide them with the opportunity that other students in the City of Chicago have to excel in their life. The College enrolled an average of almost 20,000 students annually from Fiscal Years 1993 through 1997. Capacity to serve more students is diminishing as the number of habitable rooms in the existing facility shrinks due to deterioration and dysfunctional systems.

Building a new facility will also provide economic development to the community. A new campus will also serve as a catalyst to revitalize the business community. A new facility can be designed with a much needed increase in capacity to support adoption of continual advancements in technology. This will enable the College to provide students with the skills required by employers, and to provide state-of-the-art customized training through business partnerships. The new facility will provide the faculty and staff with the physical resources to meet the challenges of the new millennium and to provide the students with the education that they deserve and need.

### **Conclusion**

Kennedy-King College's mission is to provide high quality, comprehensive, accessible education and training opportunities that respond to changing community needs that enable individuals to reach their full potential and successfully compete in the global marketplace. Kennedy-King College has also adopted the philosophy of the Illinois Master Plan for Higher Education and the Illinois Public Community College Act, which is to accept all eligible students and to provide them with an education appropriate to their needs that will allow them to achieve the kind of economic, cultural, and social life they desire.



20947 1

To achieve the mission of the college and be able to provide high school students with high quality education and services, and in order for the campus to play a major integral part of the development of the community; it is essential that the faculty and staff be provided with a facility that is efficient, meets the programmatic needs, provides the students with a safe environment that is conducive to learning, that is able to provide services that are necessary to students and generally available to students at other community colleges.

The facilities should also allow enough flexibility to include and readily adapt changes in high technology equipment, both in training programs and in college operations. This is vital in order for the college to equip all students with the skills demanded by a changing job market, and to continue and expand viable, training partnerships that meet business and industry's customized training needs.

Kennedy-King family of students, faculty, staff and business partners urges that funds be appropriated as soon as possible so that residents of its communities can have an opportunity to be educated and to excel in their lives.

20947 ■

SCOPE OF WORK NARRATIVE

DISTRICT/COLLEGE: 50801

PROJECT NAME: New Campus, Kennedy-King College

Funds are being requested for the acquisition of approximately 32 acres of land; as well as for demolishing existing buildings and to performed the required site work. Funds are also being requested to erect and equip approximately eight building to house Kennedy-King College.

A preliminary facility study has been performed of a proposed site for the new campus. However a complete plan needs to be performed for the building of a new campus for Kennedy-King College. Funds also being requested for the planning of the new facility.

**TABLE 1  
FISCAL YEAR 2000 CAPITAL PROJECT REQUEST**

DISTRICT/COLLEGE: 50801

PROJECT NAME AND/OR DESCRIPTION New Campus, Kennedy-King College

DISTRICT PRIORITY NUMBER 5 OUT OF 7

Check one:  
 NEW FACILITIES CONSTRUCTION/ACQUISITION  (Complete Table 2)  
 REMODELING/REHABILITATION PROJECT \_\_\_\_\_ (Complete Table 2)  
 OTHER \_\_\_\_\_ (Complete Table 2 or provide additional information per instructions)

Check one:  
 NEW REQUEST   
 REQUESTED PREVIOUSLY \_\_\_\_\_

Dollars in thousands

PROJECT CATEGORIES*	PRIOR YEARS FUNDING*			CURRENT REQUEST FY			BEYOND CURRENT YEAR*			TOTAL PROJECT COST		
	STATE FUNDS	LOCAL FUNDS	TOTAL COST	STATE FUNDS	LOCAL FUNDS	TOTAL COST	STATE FUNDS	LOCAL FUNDS	TOTAL COST	STATE FUNDS	LOCAL FUNDS	TOTAL COST
BLDGS, ADDITIONS, AND/OR STRUCTURES			0	115,334	38,445	153,778			0			0
LAND			0	33,116	11,039	44,155			0			0
EQUIPMENT			0	8,487	2,829	11,315			0			0
UTILITIES			0	4,400	1,467	5,866			0			0
REMODELING & REHABILITATION			0			0			0			0
SITE IMPROVEMENTS			0	9,496	3,165	12,662			0			0
PLANNING			0	10,875	3,625	14,500			0			0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>181,708</b>	<b>60,569</b>	<b>242,277</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* Describe prior year funding and/or future year funding in the scope statement section using the requested format.  
 State funds should equal 75% of total and local funds should equal 25% of total. ICCB will adjust for credits

TOTAL PROJECT REQUEST (CURRENT YEAR) \$ 181,708  
 TOTAL COMPLETED PROJECT COST \$ 242,277  
 DESIRED PROJECT START DATE Dec-01  
 ESTIMATED COMPLETION DATE Dec-05  
 ESTIMATED OCCUPANCY DATE Dec-05  
 ESTIMATED ANNUAL OPERATING COST \$ \_\_\_\_\_

MATCHING CONTRIBUTION \$ 60,569  
 LOCAL FINANCING SOURCE \_\_\_\_\_  
 AVAILABLE FUND BALANCE \$ \_\_\_\_\_  
 ICCB CONSTRUCTION CREDITS \$ \_\_\_\_\_  
 (if any)  
 DEBT ISSUE \$ \_\_\_\_\_  
 DATE OF APPROVAL: \_\_\_\_\_  
 OTHER (please specify) \$ \_\_\_\_\_  
 TOTAL \$ 60,569

20947

COMPLETE ONE SHEET FOR EACH PROJECT REQUESTED

**TABLE 2  
SUMMARY OF REQUESTED SPACE AND/OR ACREAGE**

PART A					PART B	
NET ASSIGNABLE SQUARE FOOTAGE SUMMARY					ACREAGE SUMMARY	Number of Acres Requested in Budget Year
Space Type	FICM Codes	REQUEST FOR NEW FACILITIES	REDISTRIBUTION OF NASF SPACE			
		Net Assignable Square Feet (NASF)	Space Prior to Remodeling	Space After Remodeling		
Classrooms	110 thru 115				1 Landscaped Ground	5
Laboratory	210 thru 255				2 Physical Education and Athletic Fields	5
Office	310 thru 355				3 Buildings and Attached Structures	6
Study	410 thru 455				4 Experimental Plots	
Special Use	510 thru 590				5 Other Instructional Areas	
<i>General Use:</i>					6 Parking Lots	6
Assembly and Exhibition	610 thru 625				7 Roadways	
Other General Use	630 thru 685				8 Pond Retention and Drainage	
Support Facilities	710 - 765				9 Other (specify)	
Health Care	810 - 895				Total Assigned Area	21
Unclassified					Currently Unassigned	5
<b>TOTAL NASF #</b>		0	0	0	Total Acres	26.04
<b>TOTAL GSF* #</b>		719,805				

\*Gross Square Feet

\*\* The area requirements are estimates

**COMPLETE THE APPLICABLE SECTION--ONE SHEET FOR EACH PROJECT REQUESTED**

20947

TABLE 3  
BUILDING BUDGET ESTIMATION FORM

District/College 50801  
 Location Kennedy-King College  
 Project Name New Campus, Kennedy-King College

(in thousands of dollars)

Space Type	NASF	Multiplier Factor	GSF	\$/GSF	Cost
Instructional Space			719805 0	163.5	\$117,688.1
1. Base Total					\$117,688.1
2. Added Costs					\$1,605.2
3. Base Cost					\$119,293.3

4. Escalation (Use 3.0 percent per year, .25 percent per month from base bid to bid date.) \$12,525.8  
 Expected Bid Date Dec-01 Number of Months to Bid Date 42

5. Escalated Building Budget (Line 3 plus Line 4) \$131,819.1

6. Escalated Building Budget  
 Plus 10% Contingency (Line 5 multiplied by 1.10) \$145,001.0

7. Adds:

a. A/E Fees 5 % \$7,250.0

b. On-Site Observation  
 Number of Months 48 Days per Month 22 \$439.7

c. Reimbursable Expenses, 5% of A/E \$362.5

d. Art in Architecture  
one-half of one percent (Multiply Line 6 by .005) \$725.0

e. Other Adds \_\_\_\_\_ (ADA, Asbestos, etc. specify) 0

f. Sub-total Adds (Lines 7a through 7e) \$8,777.2

8. Total Building Budget (Line 6 plus Line 7f) \$153,778.2

OTHER:  
 Estimate of Annual State Supported Operations and Maintenance Expense \_\_\_\_\_

Source of Cost Estimate: Johnson & Lee, Ltd & New Wright College construction expenses  
 Date of Cost Estimate: June 1998

TABLE 4  
MOVEABLE EQUIPMENT LIST

District/College: 50801  
Project Name: New Campus, Kennedy King College

<u>Programmatic Unit</u>	<u>Room Use Classification</u>	<u>Name of Equipment</u>	<u>Number of Units</u>	<u>Cost per Unit</u>	<u>Estimated Total Cost</u>
Kennedy-King College	All	Furnishing, Computing, office & movab	719805	15.72	\$11,315.3
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
Total					\$11,315.3

\* The equipment estimate is based on the equipment expenses for New Wright College prorated and escalated for inflation.

COMPLETE ONE SHEET FOR EACH PROJECT REQUESTING MOVEABLE EQUIPMENT

20947 4

## PROGRAMMATIC JUSTIFICATION NARRATIVE

**DISTRICT/COLLEGE: 50001 Kennedy-King College**

**PROJECT NAME: New Campus - Kennedy-King College**

### Executive Summary

Kennedy-King College facilities need to be replaced. The existing facilities are dysfunctional, inefficient and they are unable to meet the programmatic needs of Kennedy-King College or its community. Nor can the facilities be efficiently modified to meet the future needs of the students.

The Chin Report as well as a recent feasibility study performed by Johnson and Lee for the Chicago Public Building Commission, has confirmed that over \$30.3 million dollars in remedial work must be performed in order to just make the facilities operational for the next several years. Despite the enormous capital expenditures, Kennedy-King College facilities cannot be made into cost efficient facilities, or facilities that can provide the students with a safe environment that is conducive to learning. Additionally, the existing facilities are made of pre-cast concrete and cannot efficiently be modified to meet the space and technical requirements of new program. The facility systems and layout makes it nearly impossible to operate efficiently.

In view of the significant deficiencies with the existing buildings comprising Kennedy-King College, the Chicago Public Building Commission, ordered a preliminary feasibility study be performed of the existing facility and that a recommendation be made for the future of the facility.

The preliminary feasibility study confirmed that Kennedy-King College is in desperate need of major remedial work and it is necessary to make significant expenditures to make the facility operational and that despite the millions of dollars in repairs, the College's existing facilities cannot be made into an efficient facility that meets the programmatic needs of Kennedy-King College.

The preliminary feasibility study considered alternative sites for the construction of a new campus. Several sites were evaluated based on the following criteria:

- Functional Efficiency
- Availability of Utilities

- Public Transportation
- Housing Displacement
- Business Displacement
- Infrastructure
- Phasing Implementation
- Retail Opportunities
- Secure Exterior Space

Based on this criteria, it was determined that a site located at 63<sup>rd</sup> and Halsted Business District best met the need of Kennedy-King College. The facility would be bordered on the north by the Green Line Rapid Transit line. This site is divided in the north-south direction by south Halsted Street. The campus would extend south to 66<sup>th</sup> Street and would be part of a redevelopment plan that would envelope the entire business district. The campus would have eight buildings that will be positioned to meet all of Kennedy-King College requirements.

It is recommended that instead of spending over \$30.3 millions in repairing the existing facilities that a new campus be built that is cost efficient and that meets the needs of Kennedy-King College's student body, community and business partners.

Funds are being requested for the acquisition of the land and building of a new home for the Kennedy-King College family.



## **Background**

Kennedy-King was opened to service the community approximately 26 years ago. During its life it has served hundred of thousands of students to achieve their educational goals. Its primary mission is to provide affordable, high-quality, comprehensive education and training opportunity to Chicago residents, contributing to the development of a self-sufficient citizenry and an adaptable, skilled workforce. The colleges seeks to maintain in all programs the key characteristics of accessibility, comprehensive, flexibility, excellence and accountability as determined by the current needs of the community, industry, and the available resources.

In addition, CCC also plays a focal point in the development of the community surrounding Kennedy-King College. Kennedy-King College plays an integral part in the lives of the community.

Kennedy-King College serves one of the most needed communities in the City of Chicago. A significant percentage of the families in this community are below the poverty level some earning under \$5,000 annually. A significant number of parents cannot read or write. The community has one of the highest unemployment rates in the city, a great number of children come from single parent families and it has one of the highest crime rates in the City of Chicago. It is the responsibility and moral obligation of this institution to provide this community with the educational resources to make a change in their quality of lives.

## **Its Services**

Kennedy-King College offers course work in the following areas:

- College Transfer Education
- Career Education
- Pre-Credit/Remedial Education
- Continuing Education/Vocational Skills

KK also serves as the home for the Katherine Duham Theater, it has a child development center, television stations and WKKC-FM radio station. It also houses a One Stop Shop and an alternative high school program.

## **Its Accomplishments**

Kennedy-King College is accredited by the North Central Association of Colleges and Schools and approved by the Illinois Community College Board and the

Illinois Office of Education Department of Adult, Vocational, and Technical Education. The Department of Registration and Education of the State of Illinois approves the real estate and nursing programs. Kennedy-King College is recognized by the State Approving Agency for Veterans Education as well as the federal Veterans Administration for the training of veterans. The Child Development Center day care facility is licensed by the Department of Children and Family Services, State of Illinois.

In addition to the thousand of students that it serves, it also serves the business community, economic development of the community and the resources for the community. A partnership with the Chicago Public Schools was developed to provide a direct access for high school students to attend college.

### **Existing Facility**

Kennedy-King College was built in 1972. The college was not built with the flexibility to be adapted to the changing educational needs. As a result, it has become very expensive to adapt the building to new educational programs. In addition, the facility has many structural deficiencies that are exhausting the financial and human resources of the district. Due to solid concrete structure, it has become ever more difficult and cost prohibited to make retrofits to meet ADA requirement and the installation of new technology. Recently the Chin Report identified deficiencies in infrastructure for the building to be operational.

The building requires significant capital expenditures to just make it inhabitable without improving either the operational efficiency or the quality of education. The recent Chin Report stated that \$17,550,418 is required for remedial work on the facility. Additionally, \$577,773 is required for Capital Improvement Projects. Kennedy-King College ranks the highest in terms of remedial work for any facility in the system at \$26.05/sf. Additionally, the Chin Report states in its "Contingency for Anticipated Latent Conditions" section, that \$4,999,657 should be earmarked for wide spread damage to the building by significant water infiltration. The total amount of remedial work totaled \$23,127,848. This would increase the cost/sf. to \$32.35 thereby, making KKC the most costly of all facilities over 150,000 sf.

Not included in the aforementioned figure is the chiller system. It is being repaired at a cost of approximately \$900,000. This repair should keep it operational for the next five years. In five years the entire system will have to be replaced at an estimated cost of \$4,782,000. Additionally, the Chin Report also recommends the

replacement of the entire roof at a cost of \$1,500,000.

Since major facility elements have not been replaced in the 26-year history of the facility, major expenditures will be necessary for the duration of its operational life of these buildings. Following these expenditures, the existing facility will still be inefficient in terms of space utilization, energy consumption and will not be appropriately configured to meet the future program requirements of Kennedy-King College. This was recently confirmed by a preliminary feasibility study requested by PBC and performed by Johnson & Lee, Ltd.

### **Why a New Facility**

It is not only financially the best option, but it is also a moral obligation to provide the students in this community with a safe environment in which to learn and to provide them with the opportunity that other students in the City of Chicago have to excel in their life. The College enrolled an average of almost 20,000 students annually from Fiscal Years 1993 through 1997. Capacity to serve more students is diminishing as the number of habitable rooms in the existing facility shrinks due to deterioration and dysfunctional systems.

Building a new facility will also provide economic development to the community. A new campus will also serve as a catalyst to revitalize the business community. A new facility can be designed with a much needed increase in capacity to support adoption of continual advancements in technology. This will enable the College to provide students with the skills required by employers, and to provide state-of-the-art customized training through business partnerships. The new facility will provide the faculty and staff with the physical resources to meet the challenges of the new millennium and to provide the students with the education that they deserve and need.

### **Conclusion**

Kennedy-King College's mission is to provide high quality, comprehensive, accessible education and training opportunities that respond to changing community needs that enable individuals to reach their full potential and successfully compete in the global marketplace. Kennedy-King College has also adopted the philosophy of the Illinois Master Plan for Higher Education and the Illinois Public Community College Act, which is to accept all eligible students and to provide them with an education appropriate to their needs that will allow them to achieve the kind of economic, cultural, and social life they desire.

To achieve the mission of the college and be able to provide high school students with high quality education and services, and in order for the campus to play a major integral part of the development of the community; it is essential that the faculty and staff be provided with a facility that is efficient, meets the programmatic needs, provides the students with a safe environment that is conducive to learning, that is able to provide services that are necessary to students and generally available to students at other community colleges.

The facilities should also allow enough flexibility to include and readily adapt changes in high technology equipment, both in training programs and in college operations. This is vital in order for the college to equip all students with the skills demanded by a changing job market, and to continue and expand viable, training partnerships that meet business and industry's customized training needs.

Kennedy-King family of students, faculty, staff and business partners urges that funds be appropriated as soon as possible so that residents of its communities can have an opportunity to be educated and to excel in their lives.

## SCOPE OF WORK NARRATIVE

**DISTRICT/COLLEGE:** 50801

**PROJECT NAME:** New Campus, Kennedy-King College

Funds are being requested for the acquisition of approximately 32 acres of land; as well as for demolishing existing buildings and to performed the required site work. Funds are also being requested to erect and equip approximately eight building to house Kennedy-King College.

A preliminary facility study has been performed of a proposed site for the new campus. However a complete plan needs to be performed for the building of a new campus for Kennedy-King College. Funds also being requested for the planning of the new facility.

**TABLE 1  
FISCAL YEAR 2000 CAPITAL PROJECT REQUEST**

DISTRICT/COLLEGE: 50801

PROJECT NAME AND/OR DESCRIPTION New Campus, Kennedy-King College

DISTRICT PRIORITY NUMBER 5 OUT OF 7

Check one:  
 NEW FACILITIES CONSTRUCTION/ACQUISITION X (Complete Table 2)  
 REMODELING/REHABILITATION PROJECT \_\_\_\_\_ (Complete Table 2)  
 OTHER \_\_\_\_\_ (Complete Table 2 or provide additional information per instructions)

Check one:  
 NEW REQUEST X  
 REQUESTED PREVIOUSLY \_\_\_\_\_

Dollars in thousands

PROJECT CATEGORIES*	PRIOR YEARS FUNDING*			CURRENT REQUEST FY			BEYOND CURRENT YEAR*			TOTAL PROJECT COST		
	STATE FUNDS	LOCAL FUNDS	TOTAL COST	STATE FUNDS	LOCAL FUNDS	TOTAL COST	STATE FUNDS	LOCAL FUNDS	TOTAL COST	STATE FUNDS	LOCAL FUNDS	TOTAL COST
BLDGS, ADDITIONS, AND/OR STRUCTURES			0	115,334	38,445	153,779			0			0
LAND			0	33,116	11,039	44,155			0			0
EQUIPMENT			0	8,487	2,829	11,315			0			0
UTILITIES			0	4,400	1,467	5,867			0			0
REMODELING & REHABILITATION			0			0			0			0
SITE IMPROVEMENTS			0	9,496	3,165	12,661			0			0
PLANNING			0	10,875	3,625	14,500			0			0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>181,708</b>	<b>60,569</b>	<b>242,277</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* Describe prior year funding and/or future year funding in the scope statement section using the requested format.  
 State funds should equal 75% of total and local funds should equal 25% of total. ICCB will adjust for credits

TOTAL PROJECT REQUEST (CURRENT YEAR) \$ 181,708  
 TOTAL COMPLETED PROJECT COST \$ 242,277  
 DESIRED PROJECT START DATE Dec-01  
 ESTIMATED COMPLETION DATE Dec-05  
 ESTIMATED OCCUPANCY DATE Dec-05  
 ESTIMATED ANNUAL OPERATING COST \$ \_\_\_\_\_

MATCHING CONTRIBUTION \$ 60,569  
LOCAL FINANCING SOURCE  
 AVAILABLE FUND BALANCE \$ \_\_\_\_\_  
 ICCB CONSTRUCTION CREDITS \$ \_\_\_\_\_  
 (if any)  
 DEBT ISSUE \$ \_\_\_\_\_  
 DATE OF APPROVAL: \_\_\_\_\_  
 OTHER (please specify) \$ \_\_\_\_\_  
 TOTAL \$ 60,569

COMPLETE ONE SHEET FOR EACH PROJECT REQUESTED

**TABLE 2  
SUMMARY OF REQUESTED SPACE AND/OR ACREAGE**

		PART A			PART B	
		NET ASSIGNABLE SQUARE FOOTAGE SUMMARY			ACREAGE SUMMARY	
Space Type	FICM Codes	REQUEST FOR NEW FACILITIES	REDISTRIBUTION OF NASF SPACE			Number of Acres Requested in Budget Year
		Net Assignable Square Feet (NASF)	Space Prior to Remodeling	Space After Remodeling		
Classrooms	110 thru 115				1 Landscaped Ground	5
Laboratory	210 thru 255				2 Physical Education and Athletic Fields	5
Office	310 thru 355				3 Buildings and Attached Structures	6
Study	410 thru 455				4 Experimental Plots	
Special Use	510 thru 590				5 Other Instructional Areas	
<i>General Use:</i>					6 Parking Lots	6
Assembly and Exhibition	610 thru 625				7 Roadways	
Other General Use	630 thru 685				8 Pond Retention and Drainage	
Support Facilities	710 - 765				9 Other (specify)	
Health Care	810 - 895				Total Assigned Area	21
Unclassified					Currently Unassigned	5
					Total Acres	26.04
<b>TOTAL NASF #</b>		0	0	0		
<b>TOTAL GSF* #</b>		719,805				

\*Gross Square Feet

\*\* The area requirements are estimates

**COMPLETE THE APPLICABLE SECTION--ONE SHEET FOR EACH PROJECT REQUESTED**

**TABLE 3  
BUILDING BUDGET ESTIMATION FORM**

District/College 50801  
 Location Kennedy-King College  
 Project Name New Campus, Kennedy-King College

(in thousands of dollars)

Space Type	NASF	Multiplier Factor	GSF	\$/GSF	Cost
Instructional Space			719805 0	163.5	\$117,688.1
1. Base Total					\$117,688.1
2. Added Costs					\$1,605.2
3. Base Cost					\$119,293.3

4. Escalation (Use 3.0 percent per year, .25 percent per month from base bid to bid date.) \$12,525.8  
 Expected Bid Date Dec-01 Number of Months to Bid Date 42

5. Escalated Building Budget (Line 3 plus Line 4) \$131,819.1

6. Escalated Building Budget  
 Plus 10% Contingency (Line 5 multiplied by 1.10) \$145,001.0

7. Adds:

a. A/E Fees 5 % \$7,250.0

b. On-Site Observation 48 Days per Month 22 \$439.7

c. Reimbursable Expenses, 5% of A/E \$362.5

d. Art in Architecture  
 one-half of one percent (Multiply Line 6 by .005) \$725.0

e. Other Adds \_\_\_\_\_ (ADA, Asbestos, etc. specify) 0

f. Sub-total Adds (Lines 7a through 7e) \$8,777.2

8. Total Building Budget (Line 6 plus Line 7f) \$153,778.2

OTHER:  
 Estimate of Annual State Supported Operations and Maintenance Expense \_\_\_\_\_

Source of Cost Estimate: Johnson & Lee, Ltd & New Wright College construction expenses  
 Date of Cost Estimate: June 1998



**TABLE 4  
MOVEABLE EQUIPMENT LIST**

**District/College:** 50801  
**Project Name:** New Campus, Kennedy-King College

<u>Programmatic Unit</u>	<u>Room Use Classification</u>	<u>Name of Equipment</u>	<u>Number of Units</u>	<u>Cost per Unit</u>	<u>Estimated Total Cost</u>
Kennedy-King College	All	Furnishing, Computing, office & movab	719805	15.72	\$11,315.3
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
					\$0.0
<b>Total</b>					<b>\$11,315.3</b>

\* The equipment estimate is based on the equipment expenses for New Wright College prorated and escalated for inflation.

**COMPLETE ONE SHEET FOR EACH PROJECT REQUESTING MOVEABLE EQUIPMENT**