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COMMUNITY COLLEGE DISTRICT NO. 508
SEPTEMBER 4, 2013**



Presentation to the Ad hoc Construction Committee of the CCC Board of Trustees

Thursday, August 29, 2013

FOR DISCUSSION ONLY

Today's Agenda

- 1 Introductions
- 2 OHC TDL Center Architect Update – FGM/CCC
- 3 City Colleges – Design-Bid-Build/RFQ/Property/Bond Update
- 4 City Colleges – Community Affairs Plan
- 5 MXC Construction Manager Update – Jacobs/Cannon/MNI
- 6 Malcolm X Interior Design Presentation
- 7 Q & A Session

Next Ad hoc Construction Committee Meeting: December 2, 2013 @ 1:30 pm

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Olive Harvey College: Transportation, Distribution and Logistics Center-construction project is on budget, timeline remains an issue.

Olive Harvey TDL - Project is on track

Design

- Design Development completed.
- Bid Package #1 (Foundations, Earthwork, etc.) under review for issuance in August.

Architect of record

- FGM Architects selected via CDB process

Construction Manager

- Gilbane Co. selected via CDB process

Budget

- Construction \$ 34.2M
- Total Funds: \$ 44.8M
- (CDB: \$30.6M/CCC: \$14.2M)

Construction Timelines

- Site Prep completed June '13.
- General Contractor will be selected late September to begin Bid Package #1.

Media Opportunities

- Sept/Oct '13: Start Construction
- Aug '15: CDB imposed Construction completion date; classes begin Aug 2015

700 total jobs will be created, 150 direct construction jobs



Job Creation

- 700 direct and indirect jobs will be created
- Of the construction jobs¹, 15 to 23 will be community jobs
- Community members will be trained at Dawson Technical Institute for community jobs
- HACIA and Urban League will recruit and screen candidates, working with unions to ensure minority/female participation

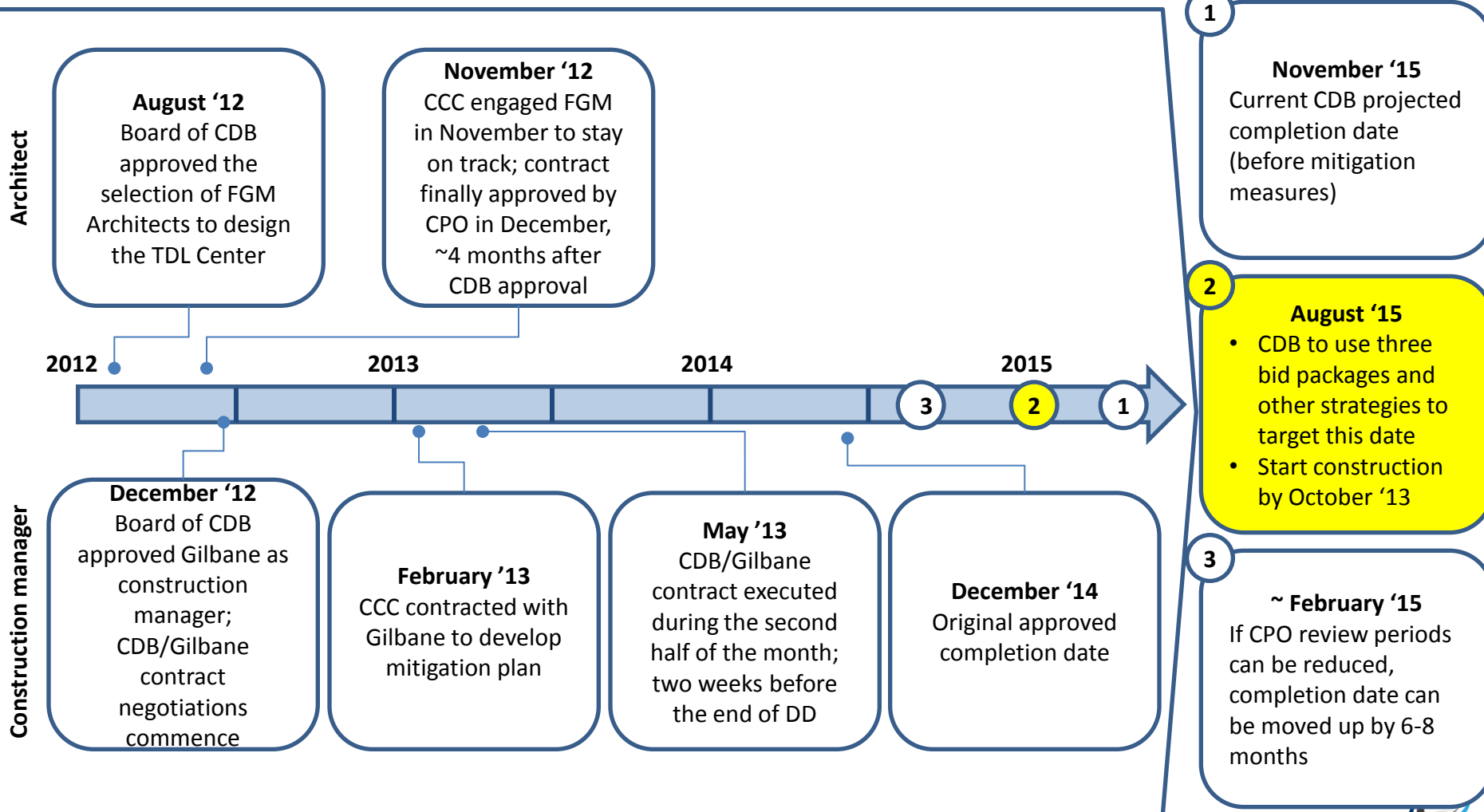
¹ Including plumbers, electricians, carpenters, pipe fitters, masons, painters, ironworkers, operators, roofers, laborers, sheet metal workers, etc.

1

Olive-Harvey project timeline continues to be a challenge; however, recent CDB changes move the completion date closer...

State procurement processes have challenged the Olive-Harvey construction project timeline ...

... leaving three options for mitigating the delay

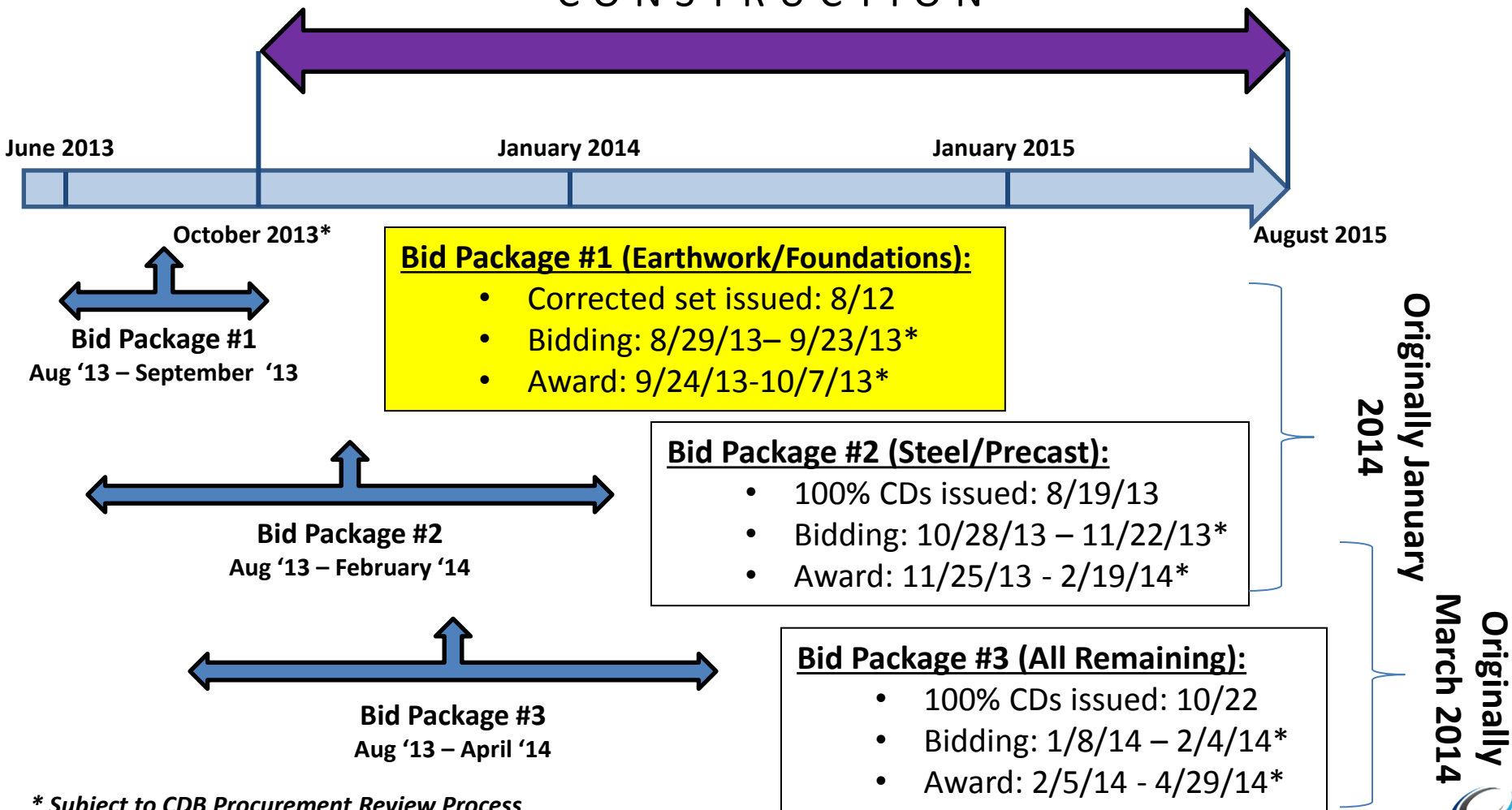




TDL CENTER SCHEDULE

A CLOSER LOOK AT THE MULTIPLE BID PACKAGES AND THEIR SCHEDULES

CONSTRUCTION



* Subject to CDB Procurement Review Process



PROCUREMENT OF VEHICLES FOR TDL PROGRAMS

STRATEGIES TO OBTAIN A VARIETY OF VEHICLES FOR INSTRUCTION

OHC leadership is working closely with WED to develop strategies to obtain a variety of vehicles required for program instruction. This includes automobiles, tractors, trailers, buses, and other heavy equipment.

Current outline of the strategy as of today is:

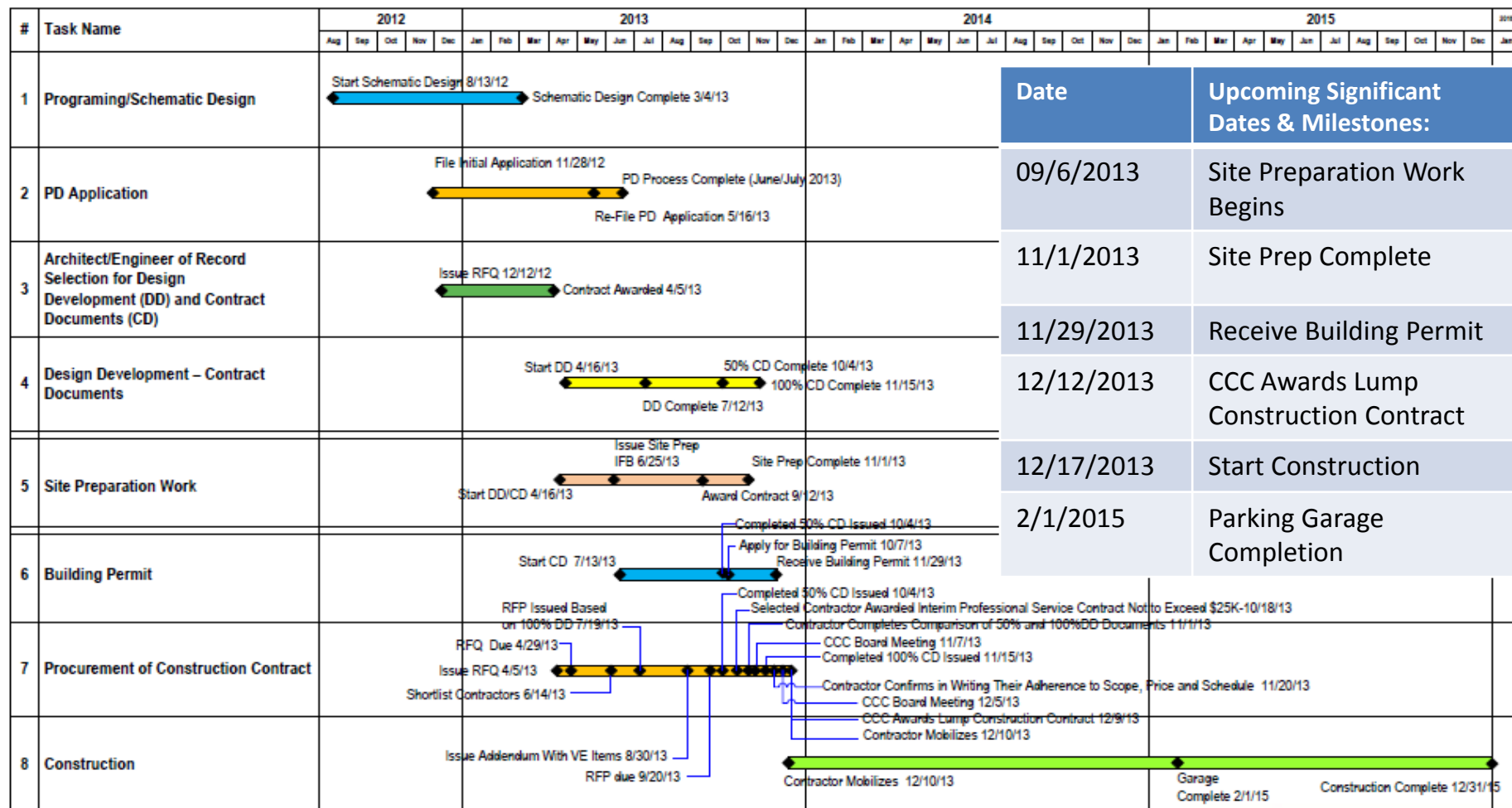
1. Determine specific vehicle needs for all OHC TDL programs to be offered within TDL.
2. Identify best practices being utilized at other colleges with similar programs.
3. Contact industry certification body National Automotive Technicians Education Foundation (NATEF) to begin initial discussions about our programs, and ask for recommendations in acquiring vehicles.
4. Identify and develop relationships with:
 - NADA (National Automobile Dealers Association)
 - CATA (Chicago Automobile Trade Association)
 - Other potential donors

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CCC remains on track with its Design/Bid/Build timeline to deliver the project by December 2015. Garage on track to be delivered by Feb '15.



Date	Upcoming Significant Dates & Milestones:
09/6/2013	Site Preparation Work Begins
11/1/2013	Site Prep Complete
11/29/2013	Receive Building Permit
12/12/2013	CCC Awards Lump Construction Contract
12/17/2013	Start Construction
2/1/2015	Parking Garage Completion

DESIGN BID BUILD PROJECT SCHEDULE

CCC is in the process of selecting a General Contractor for the project.

General Contractor RFP

Original Short Listed Firms:

George Sollitt/O'Neil JV
CMO (Clark/McKissick/Old Veteran)

FH Paschen Partners (Barton/Brown/Milhouse)
Powers/Ujamaa

Note: Powers/Ujamaa pulled out of the process on July 30th.

Expected Scope of Work

- Scope, Cost and Schedule Control Measure – Early Start
- Assist with Constructability and Value Enhancement exercises
- Construction Activities, Coordination, Site Safety, QA/QC and Regular Project Meetings
- Post Construction Punch List, As-Builts, Warranties and Final Project Handover

***Expect to present recommendation to the Board by
December, 2013.***



An RFP Process to select the most “qualified” firm to serve as the General Contractor is in process.

Date	RFP Schedule for General Contractor Services
August 13, 2013	Issue Addendum No. 2
September 20, 2013	Requests for Proposals Due
October 1 , 2013	General Contractor Interviews Begin with Short-listed Firms
October 7, 2013	Evaluation Committee Makes Recommendation to CPO
October 9, 2013	CPO Makes Recommendation to Chancellor
October 16, 2013	Chancellor Review and Approval of CPO Recommendation
November 7, 2013	CCC award Professional Services Contract to selected GC
December 12, 2013	Recommendation of Selected GC to Board for Approval
December 16, 2013	CCC issues formal construction contract to GC
December 17, 2013	Construction Begins

Completed item are greyed out.

Upcoming Dates are in Bold



Site Prep work is scheduled to commence on September 6, 2013 with the FH Paschen Construction Co.

Date	IFB Schedule for Site Preparation Package
August 28, 2013*	Site Prep Kick-Off Meeting with F.H. Paschen
September 6, 2013	Start of Site Preparation

Paschen's Site Prep Scope of Work Includes the Following:

- *Dewatering
- *Removal or Rerouting of Existing Utilities
- *Curbs, Sidewalk and Driveways
- *Excavation Support and Protection
- *Demolition
- *Site Clearing

10 qualified Community Hires from the CCC Dawson Tech cohort will begin on September 6th. Ultimately, all qualified graduates (of the 28 member cohort) will be hired during Site Prep (see slide #21 for detail on the cohort).

Completed item are greyed out.

Upcoming Dates are in Bold

Alternate Bond Underwriter Team

Senior Manager
Jefferies

Co-Senior Manager
Loop Capital
~10% MBE

Co-Senior Manager
Ramirez & Co.
~10% MBE

Co-Mgr.
Siebert
~6% WBE

Co-Mgr.
Goldman
Sachs

Co-Mgr.
Williams
Capital
~6% MBE

Co-Mgr.
BMO

Co-Mgr.
Cabrera
~6% MBE

Co-Mgr.
Lebenthal
~6% WBE

Minority participation: 32% MBE, 12% WBE



The Alternate Bond Transaction Plan is on Schedule

(timing of plan activities is subject to change)

Date

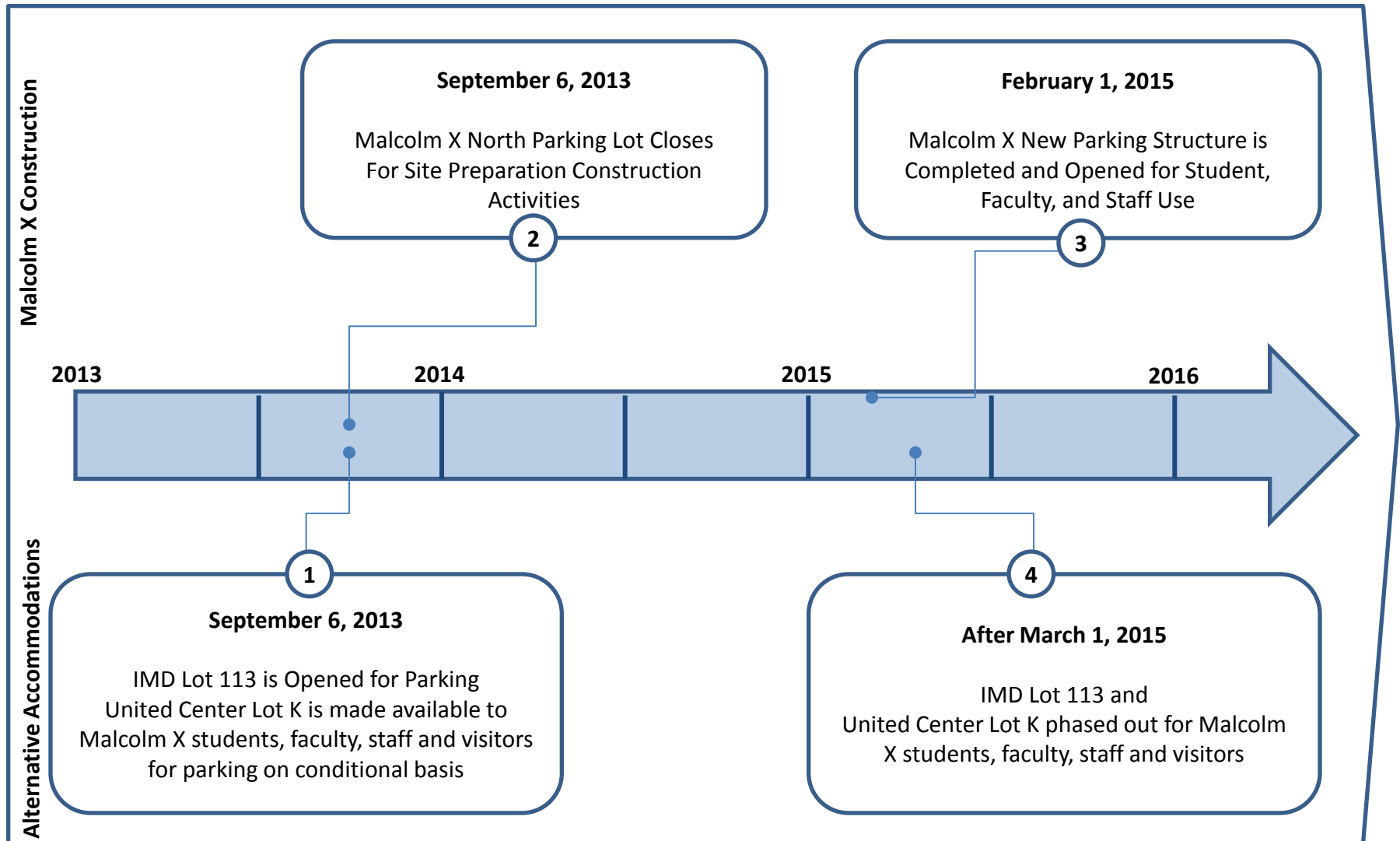
August 12, 2013	Voter initiated petition period expired
August 20, 2013	Review initial documents
August 23, 2013	Request rating assessment
August 30, 2013	<i>Legal document review</i>
Sept. 5, 2013	<i>Present Bond Resolution to the Chancellor and Board of Trustees</i>
Sept. 23-Oct. 15, 2013	<i>Bond Sale anticipated</i>
Oct. 8 – Oct. 29, 2013	<i>Bond closing anticipated (proceeds received)</i>

Completed items are greyed out.

Upcoming Dates are in Bold

All dates subject to change dependent upon market conditions and approved strategic plan. *Italicized dates represent tasks with “float” allowing dates changes without hampering our timelines or outcomes.*

During the Malcolm X Project, the main parking lot will be closed... a comprehensive alternative parking plan has been developed



Contracts for satellite lots to accommodate nearly 900 cars are under negotiation with the United Center and Illinois Medical District (IMD)






Malcolm X Faculty and Staff lots (East and West) will remain open during construction

- A continuously operating, 40 passenger, ADA compliant shuttle bus will be provided on days when classes are in session during the following hours
 - 7 a.m. – 10 p.m. Monday – Friday
 - 8 a.m. – 2 p.m. Saturdays
 - No Sunday Service
- Continuous Shuttle will conveniently connect the one mile between:
 - Malcolm X College
 - IMD Satellite Lot (Ogden & Roosevelt Lot)
- Faculty lots will remain open during construction and will provide sufficient faculty and staff parking when classes are not in session
- Shuttle can potentially transport 4800 people daily
- Malcolm X bus will be utilized to supplement shuttle service during peak demand times.
- Working with Malcolm X to refine shuttle schedule, route and anticipate peak demand usage in order to minimize inconvenience

A comprehensive alternate parking plan has been developed.

- Parking
 - IMD Lot (13th & Leavitt) and United Center Lot K (conditional on United Center calendar)
 - Agreements under negotiation
 - Faculty and Staff lots (East and West) to remain open
- Shuttle
 - Route and stop locations identified in collaboration with MX Security
 - Boarding process to utilize “tap-to-board”
 - Capacity: 40 passengers
 - ADA compliant
- Security
 - Physical presence at satellite lots any time they are open; single access point for entry/exit
 - Visitor access
 - Collaboration with shuttle drivers (e.g., end of day “all-clear”, boarding)
 - Re-badging
 - Towing (notify vendor, maintain log, revoke parking permits if necessary)
- Communication
 - Pre-closure presentations, signage, flyers, special announce email, and website
 - Daily signage, LCD screens with parking status, monthly look ahead at United Center Calendar, optional sign-up for text/email parking status alerts, throughout period of lot closure
 - Allow extra time for transit from IMD, take public transportation, and use street parking whenever possible

The location where individuals must park will depend on both the United Center calendar and their individual schedules.

Code	Definition	Parker's Time of Departure	Parking Location	Lot Status	Shuttle Stop
	No United Center Event	Up to 10 p.m.	Lot K or IMD	Lot K and IMD Open	Departs MXC to IMD approx. every 13 minutes
	United Center Event Start 7 p.m. or Later	Prior to 3:00 p.m.	Lot K	Lot K Open Until 3:00 p.m.	
		3:00 p.m. – 10 p.m.	IMD	IMD Open	
	United Center Event Start Time Prior to 7 p.m.	Up to 10 p.m.	IMD Only	Lot K Closed IMD Open	

***“Stop-Light” Color-Coding will be used in all communications and signage:
Clear and simple to identify parking status and options on any given day***

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The construction jobs program is underway. Expect employment with the Site Prep Contractor beginning in September.

- More than 200 pre-registered applicants
- Classes began at Dawson on 6/5 with completion on 8/2.
 - 28 students completed the program (5 have dropped out)
 - 9 females in the program
 - 25% CHA resident participation
- Chicago Urban League has begun pre-employment screening of the group in preparation for Site Prep work to begin in September.

Zip Code	# of Students Completers		Zip Code	# of Students Completers
60612 (Near West)	11		60610 (Cabrini)	1
60623 (Little Village/N. Lawndale)	3		60639 (N. Austin)	2
60624 (West Garfield Pk.)	3		60647 (Bucktown)	1
60644 (Austin)	4		60607 (Near West)	1
60651 (N. Austin)	2			

Community Jobs Program: Cohort Employment Update

August 29th & 30th

Pre-Drug Screening - Metropolitan Drug Services (FH Paschen has committed to hiring all candidates that pass pre-screening in order to attend orientation)

Resume Preparation - Urban League

Industry Overview - Cornelius Griggs (DTI Adjunct Professor/Walsh Sr. Project Manager)

September 2nd

FH Paschen New Employee Orientation at MXC | Cultural Center | 9a

September 6th

First Day of employment for site preparation as “Assistant Project Engineers”

The cohort of students will be hired as Assistant Project Engineers at a rate of \$14 to \$15 to perform tasks including, but not limited to:

Student / Pedestrian traffic safety,

Hosing equipment

Administrative duties

Taking load tickets

Keeping pedestrian walk ways free of debris

Community hire training continues at Dawson and M/WBE contractor programs are underway and progressing according to plan.

- A second cohort will start at Dawson at the end of August and recruitment is well underway. Expect an additional class of 32 community residents.
- Networking sessions are being held between the short-list GC firms and interested M/WBEs.
 - First event, held in conjunction with the pre-bid conference on July 30, was attended by 48 firms interested in partnering with the GCs.
 - Participated in August 14 HACIA monthly membership meeting and presented on Malcolm X project
 - Second session, organized collaboratively with the Chicago Urban League, was held on August 16.

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Key Accomplishments Since Last Bi-Weekly Chancellor Update:

- Courtesy pre-intake permit review by DOB is ongoing
- GC “page-turn” Q&A meeting scheduled for 08.15.13 – **proposals now due on 09.20.13 at the request of bidders.**
- Possibly no return presentation for the Plan Commission (DHED may review at staff level due to no substantive changes being made to the exterior design.

Chancellor's Design Reviews: One Month Look-Ahead:

Date	Key Upcoming Activities
July 31, 2013	Issue for Bid Addendum #1 – Capture QA/QC Comments
August 2, 2013	Chancellor's Design Review – Interior Design Presentation
August 15, 2013	GC's "Page-Turn" Q&A session
August 16, 2013	Chancellor's Design Update
September 9, 2013	Official Building Permit Submittal
November 1, 2013	Issue 100% CD's to GC for Pricing Confirmation
November 7, 2013	GC Pricing Confirmation

Completed item are greyed out.
Upcoming Dates are in Bold

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CITY COLLEGES of CHICAGO

Malcolm X

Education that Works

INTERIOR DESIGN REVIEW
CONSTRUCTION DOCUMENTATION
AUGUST 03 2013



RESPONSIVE ARCHITECTURE

MOODY•NOLAN

AGENDA

REVIEW OF PROJECT DESIGN DRIVERS

INTERIOR DESIGN FRAMEWORK + CONCEPT SUMMARY

REVIEW OF DESIGN + MATERIAL SELECTIONS FOR SPACES BELOW-

Main Entry
Reception
Monumental Stair
Cafe
Dining
Serving
Student Union
Conference Hall
Auditorium
Garage Entry - Malcolm X Car/History Wall
Library
Typical Classroom
Typical Lab

DECISIONS NEEDED

Sign-off on interior concept
Sign-off on interior design direction for spaces presented
Sign-off on interior finish direction for spaces presented

VISION

MALCOLM X COLLEGE, A LEARNING AND ASSESSMENT CENTERED COMMUNITY COLLEGE, EMPOWERS STUDENTS OF DIVERSE BACKGROUNDS AND ABILITIES TO ACHIEVE ACADEMIC, CAREER AND PERSONAL SUCCESS.

"Education is our passport to the future, for tomorrow belongs to the people who prepare for it today."
– Malcolm X

"By making a diploma from our community colleges into a ticket to the workforce, we will make them a first option for job training and not a last resort."
– Rahm Emanuel

*PROJECT VISION AS DEVELOPED BY CANNON DURING SCHEMATIC DESIGN PHASE.

DESIGN DRIVERS

1

DECLARE IDENTITY

PROUDLY COMMUNICATE THE COLLEGE'S PROFESSIONAL & ASPIRATIONAL IDENTITY

2

WELCOME

MEET THE DIVERSE MALCOLM X COLLEGE COMMUNITY AT THE FRONT DOOR

3

SUCCESS MODEL

FACILITATE RELATIONSHIPS AND PERSONAL CONNECTIONS THAT MODEL SUCCESS

4

LIVE IT NOW

INTRODUCE STUDENTS TO THEIR FUTURE CAREERS WITH EXPERIENTIAL LEARNING

5

CLEAR THE WAY TO LEARNING

FREE THE MIND, THE SPIRIT AND THE BODY TO OPTIMIZE ACADEMIC OUTCOMES

*PROJECT DESIGN DRIVERS AS DEVELOPED BY CANNON DURING SCHEMATIC DESIGN PHASE.

A person is shown in a yoga pose, standing on a rocky shore with their arms extended horizontally. The background is a calm body of water under a soft, hazy sky. The overall tone is serene and balanced.

DESIGN CONCEPT

[*WHOLE LIVING*]

Practicing and Promoting Health + Wellness

DESIGN CONCEPT

A person is shown in a yoga pose, standing on a rocky shore with their arms extended horizontally. The background is a calm body of water under a soft, hazy sky. The person is wearing a light-colored t-shirt and dark pants.

[WHOLE LIVING]

Practicing and Promoting Health + Wellness

OUR GOAL

To create an environment that supports and promotes the academic teachings of health sciences.

INTERIOR DESIGN FRAMEWORK

MATERIALITY

- *Neutral Base Palette - functionally appropriate, longevity, durability, budget conscious*
- *Terrazzo, exposed concrete (burnish block), wood, glass, porcelain tile*
- *Accent Palette - color, pattern, texture*
- *Graphics/wallcovering, paint, furniture or inset carpet areas*



terrazzo floor



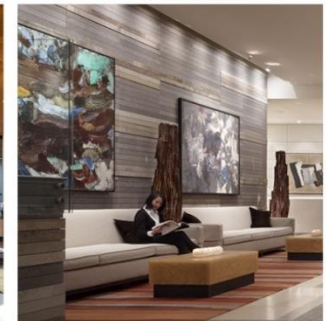
burnished block walls



glass walls



wood ceiling



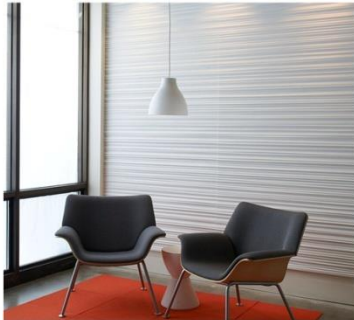
porcelain tile walls

*NOTE THE IMAGES ABOVE ARE INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. PRODUCTS/DESIGNS SHOWN ARE NOT INTENDED TO BE FINAL SELECTIONS FOR MALCOLM X COLLEGE.

INTERIOR DESIGN FRAMEWORK

PATTERN/TEXTURE

- *Used as in strategic locations to add visual texture, call attention to or add a sense of scale to the large public spaces*
- *Will be used primarily in wall, millwork and furniture applications*



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INTERIOR DESIGN FRAMEWORK

LIGHTING

- *Task lighting will be used as required by the function of each space*
- *Indirect ambient lighting will identify zones such as seating vs circulation in public areas*
- *Accent will be used to wash graphic/accent walls to create contrast and highlight architectural elements*



accent/ambient lighting



accent lighting



indirect lighting



direct/task lighting

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INTERIOR DESIGN FRAMEWORK

FURNITURE

- Furniture is used as an accent or pop of color to create contrast calling attention to a space or creating a zone
- Upholstery - color, pattern and texture



student union/collaboration spaces



lounge/library spaces



cafe



dining



office

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INTERIOR DESIGN FRAMEWORK

SUSTAINABILITY

1 HEALTH AND WELL-BEING

Access to daylight and fresh air and creating an environment free of toxins and irritants helps protect building occupant health and enhances well-being.



2 EFFICIENT WATER FIXTURES

Installing low flow fixtures and rain gauge monitors, can drastically reduce a company's annual water usage.



3 ENERGY EFFICIENCY

Upgrading your building's automation system and increasing your Energy Star rating can drastically lower utility costs.



4 UNDERSTAND YOUR BUILDING'S WASTE STREAM

Encourage and facilitate a company wide recycling program.



5 AIR QUALITY

An air flow measuring station can ensure that your building's ventilation system is operating at peak efficiency while providing clean air for your employees.



6 MATERIALS

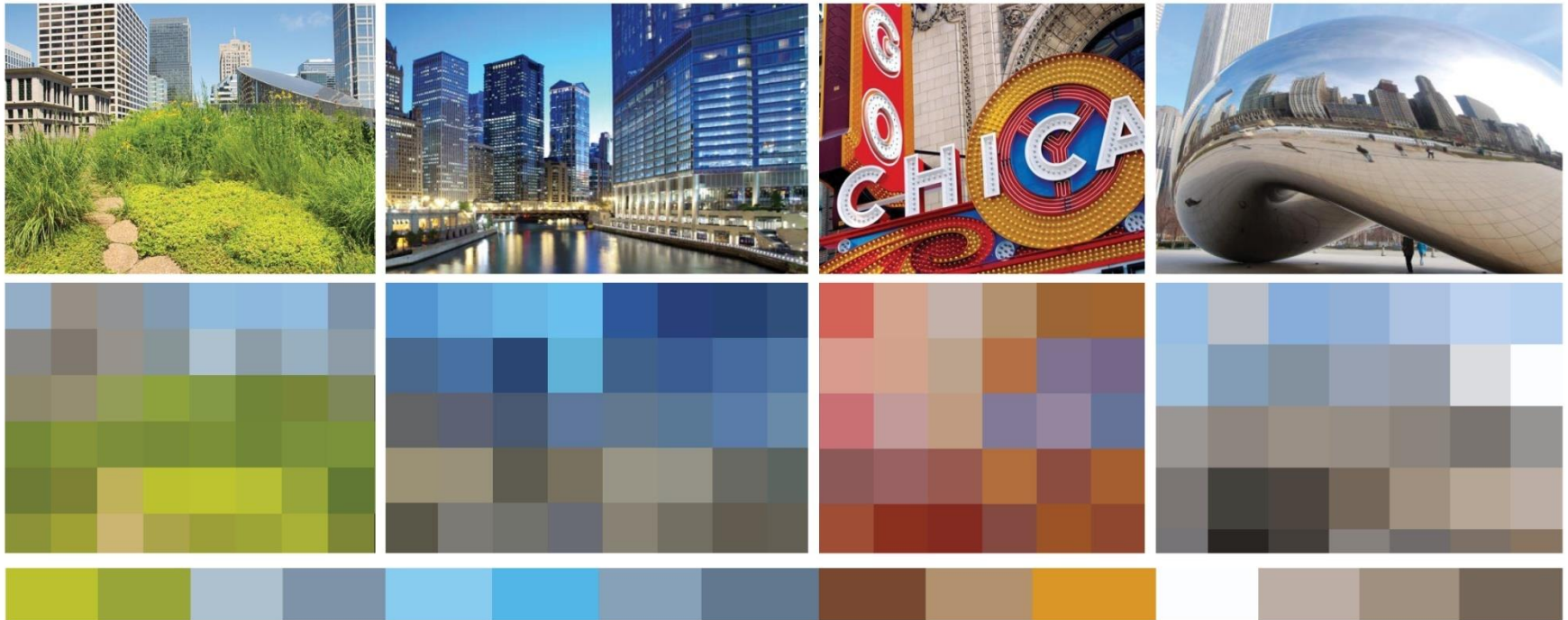
Interior materials made of recycled content, rapidly renewable resources and manufactured regionally help contribute to LEED accreditation.



INTERIOR DESIGN FRAMEWORK

COLOR INSPIRATION

Of the City - a palette of colors inspired by the city of Chicago



INTERIOR DESIGN FRAMEWORK

COLOR CONCEPTS

RED - BRAND COLOR

- Associated with energy, strength, power & determination
- Enhances human metabolism & increases respiration rate
- Brings text and images to foreground; dark red is associated with leadership

BLACK - BRAND COLOR

- Associated with power, elegance & formality
- Denotes strength & authority
- Gives feeling of perspective & depth; constants well with bright colors

ORANGE

- Associated with enthusiasm, happiness & creativity
- Represents determination, success, encouragement & stimulation
- Associated with healthy food & stimulates appetite

GREEN/YELLOW

- Associated with nature, harmony & freshness
- Has great healing power & is directly related to nature
- Olive is the traditional color of peace

BLUE

- Associated with healthy, healing, tranquility, understanding, softness & intelligence
- Beneficial to the mind & body. Slows metabolism & produces calming effect
- Teal symbolizes sophistication



INTERIOR DESIGN FRAMEWORK

COLOR STRATEGY

OF THE CITY



MALCOLM X BRAND

INTERIOR DESIGN FRAMEWORK

WAYFINDING TOOLS

SIGNAGE | Code compliant Wayfinding Signage to facilitate wayfinding.

GRAPHIC LANDMARK | Brand features, graphics, and art installations act as visual cues to orient visitors inside the building.

ARCHITECTURAL LANDMARK | Architectural moves can be used as orientation landmarks, for example: reception desks, video wall, cafe, monumental stair, and library are some examples.



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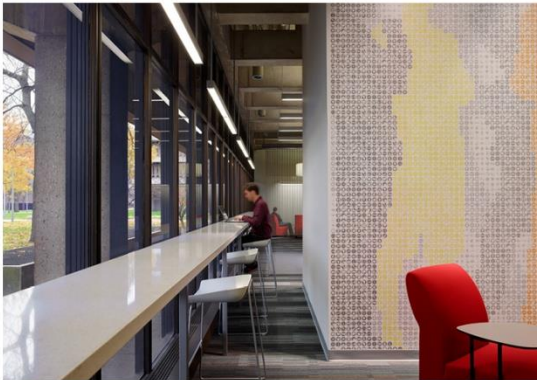
INTERIOR DESIGN FRAMEWORK

BRAND INTEGRATION - Volume

Brand Colors



The Malcolm X brand becomes secondary to the space branded message.



The Malcolm X brand is the primary message focus.



INTERIOR DESIGN FRAMEWORK

BRAND MESSAGE - Letting The Building Speak The Brand

Who We Are

Core Values / Mission / Principles / Brand Messages

Historical

City Colleges & Malcolm X College History

Collegial Athletics

School Pride / Team Values / Student Fellowship

Community

Community / Philanthropy / Outreach / Brand Messages

Student Focused

The HEART / Careers / Success / Encouragement / Growth

Health & Wellness

Healthy Living / Healthy Habits / Nutrition / Mind, Body & Spirit

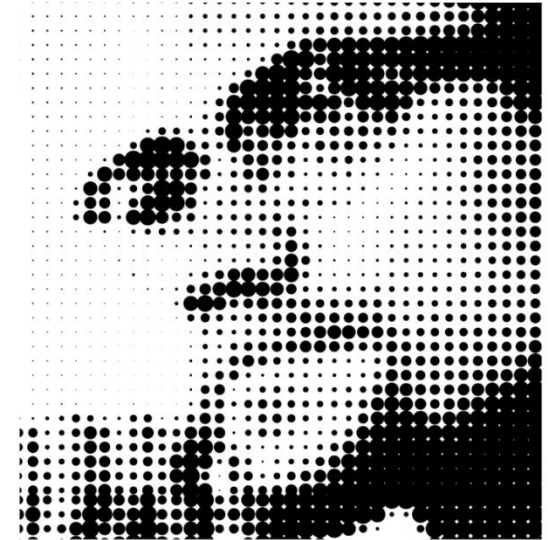
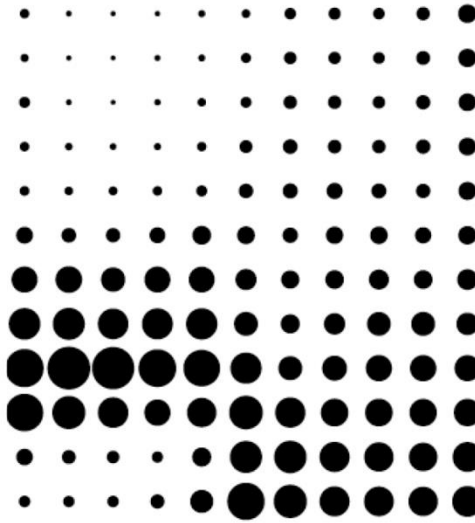
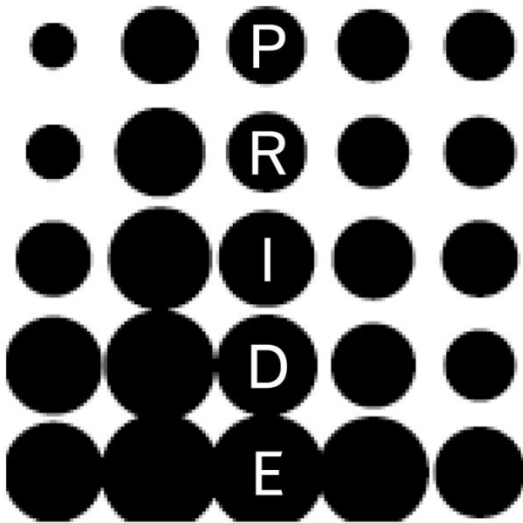


INTERIOR DESIGN FRAMEWORK

GRAPHICS - *Discovery*

Graphic Language

Many of the graphics found in the space will have multiple levels of discovery from a visual level and an informational level. Depending on the distance the visitor is from the graphic display, the image or information viewed may change and become more informative.



Close View -----> *Near View* -----> *Far View*

BRAND CONCEPT

?

[*BRAND*]

INTERIOR DESIGN REVIEW OF LEVEL 01 SPACES

VIEW 1 - MAIN ENTRY

VIEW 2 - RECEPTION + VIDEO WALL

VIEW 3 - MONUMENTAL STEPS

VIEW 4 - CAFE

VIEW 5 - DINING

VIEW 6 - SERVERY

VIEW 7 - STUDENT UNION

VIEW 8 - CONFERENCE HALL

VIEW 9 - AUDITORIUM

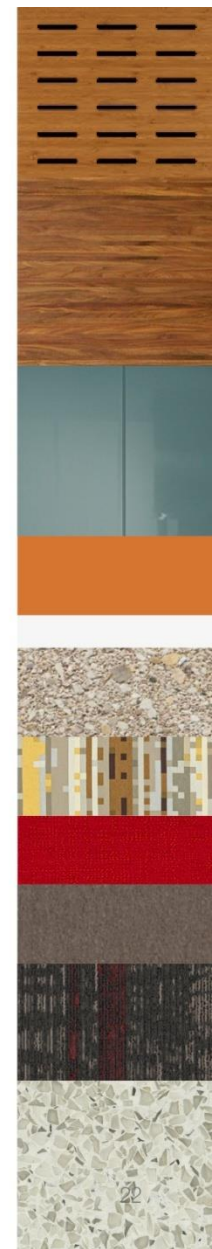
VIEW 10 - SECONDARY ENTRY + HISTORY WALL

• CAR LOCATION OPTIONS

ENTRY VIEW

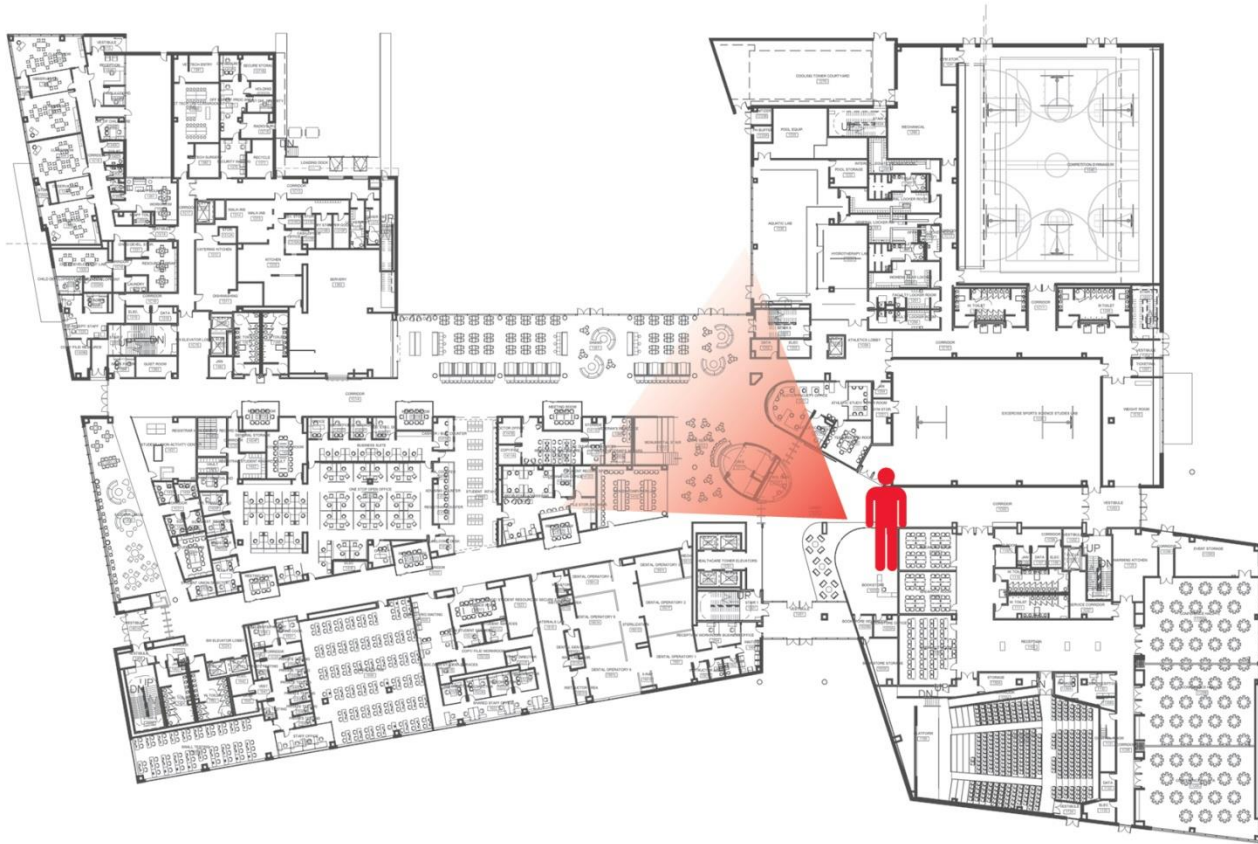
LEVEL 01 PLAN





RECEPTION VIEW

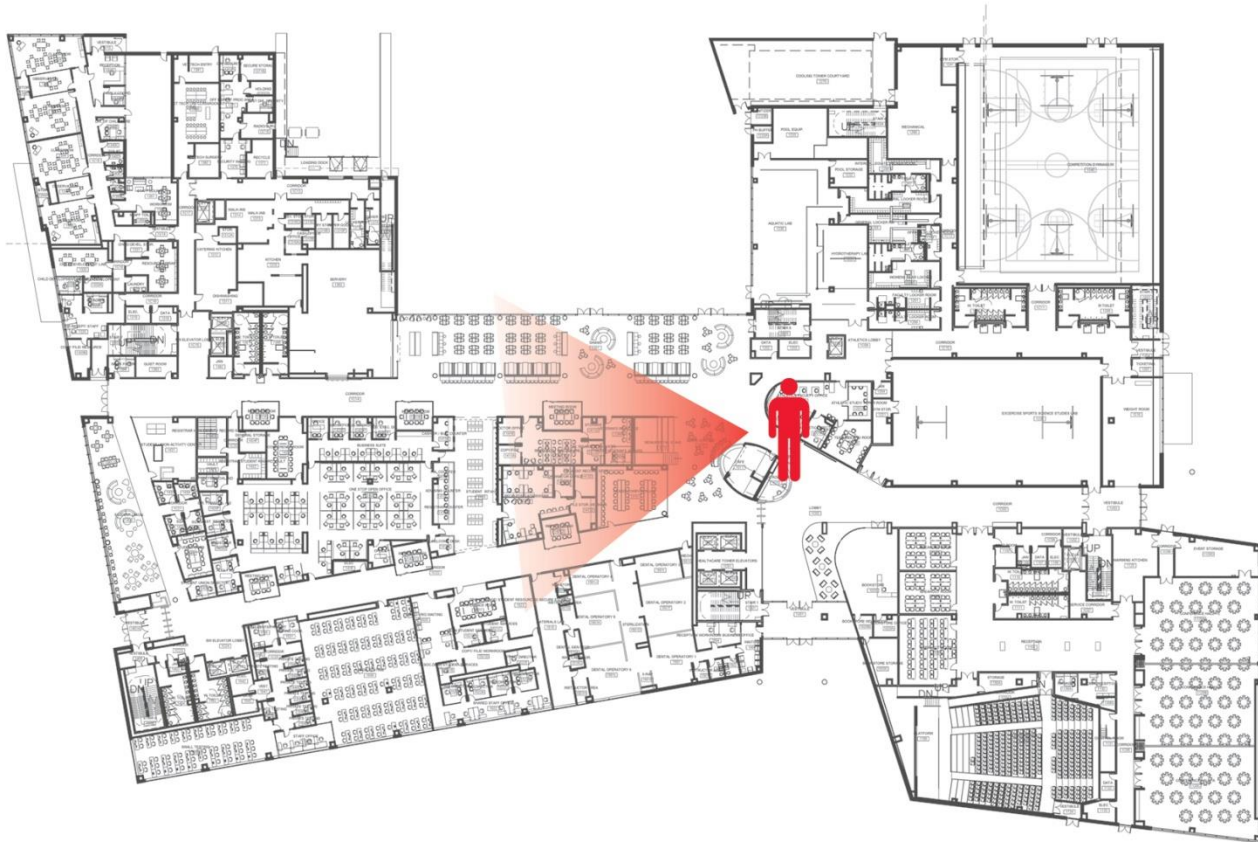
LEVEL 01 PLAN

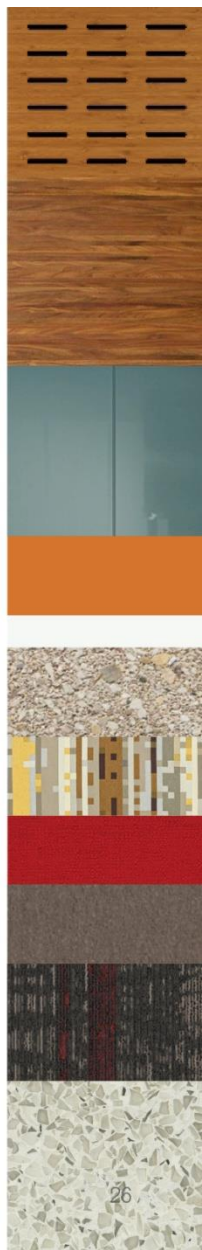




MONUMENTAL STAIR VIEW

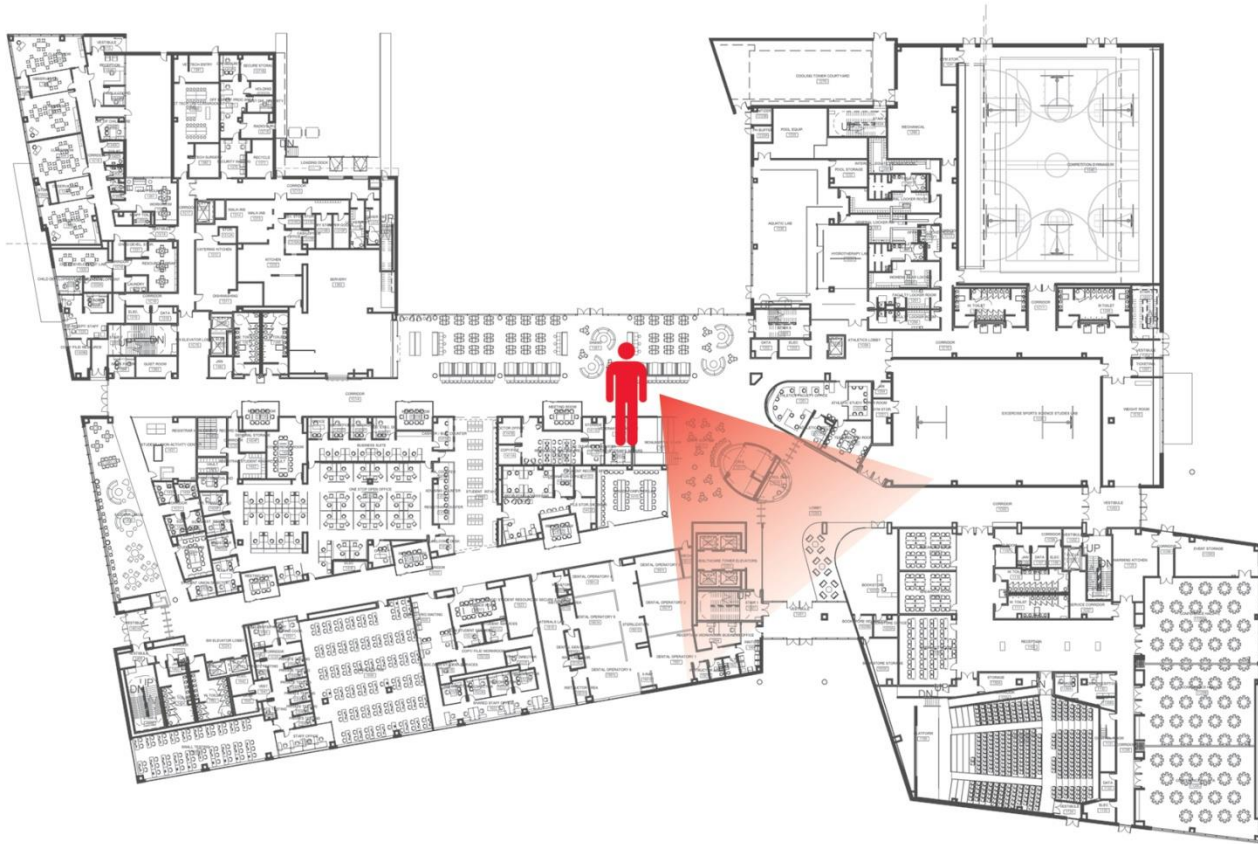
LEVEL 01 PLAN

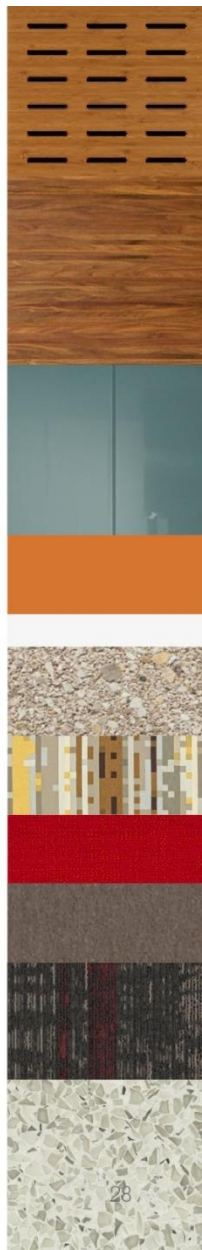




CAFE VIEW

LEVEL 01 PLAN

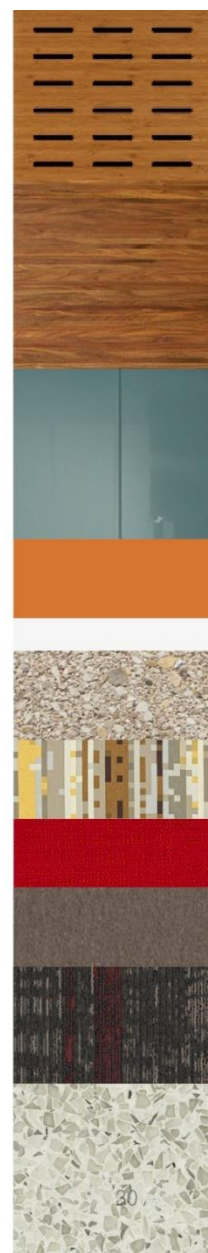




DINING VIEW

LEVEL 01 PLAN





SERVERY VIEW

LEVEL 01 PLAN



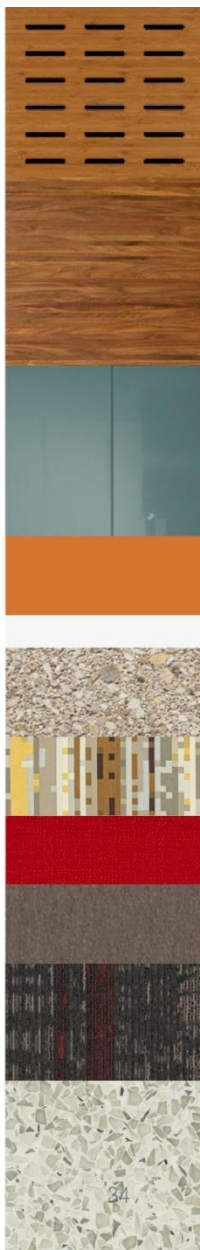


STUDENT UNION VIEW

LEVEL 01 PLAN



MOODY•NOLAN



CONFERENCE HALL VIEW

LEVEL 01 PLAN





AUDITORIUM VIEW

LEVEL 01 PLAN

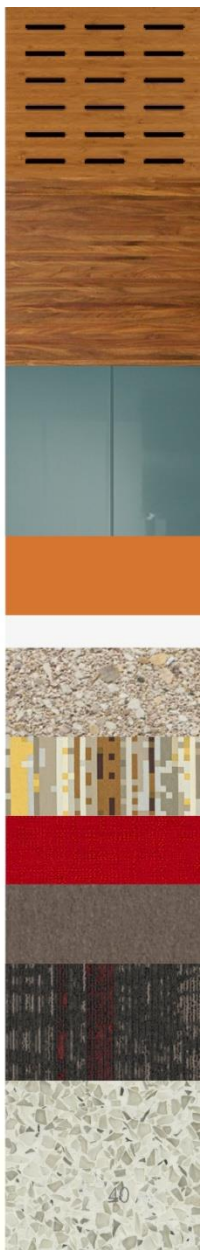




HISTORY WALL VIEW

LEVEL 01 PLAN





HISTORY WALL

VIGNETTE



INTERIOR DESIGN REVIEW OF LEVEL 02-07 SPACES

VIEW 1 - LIBRARY

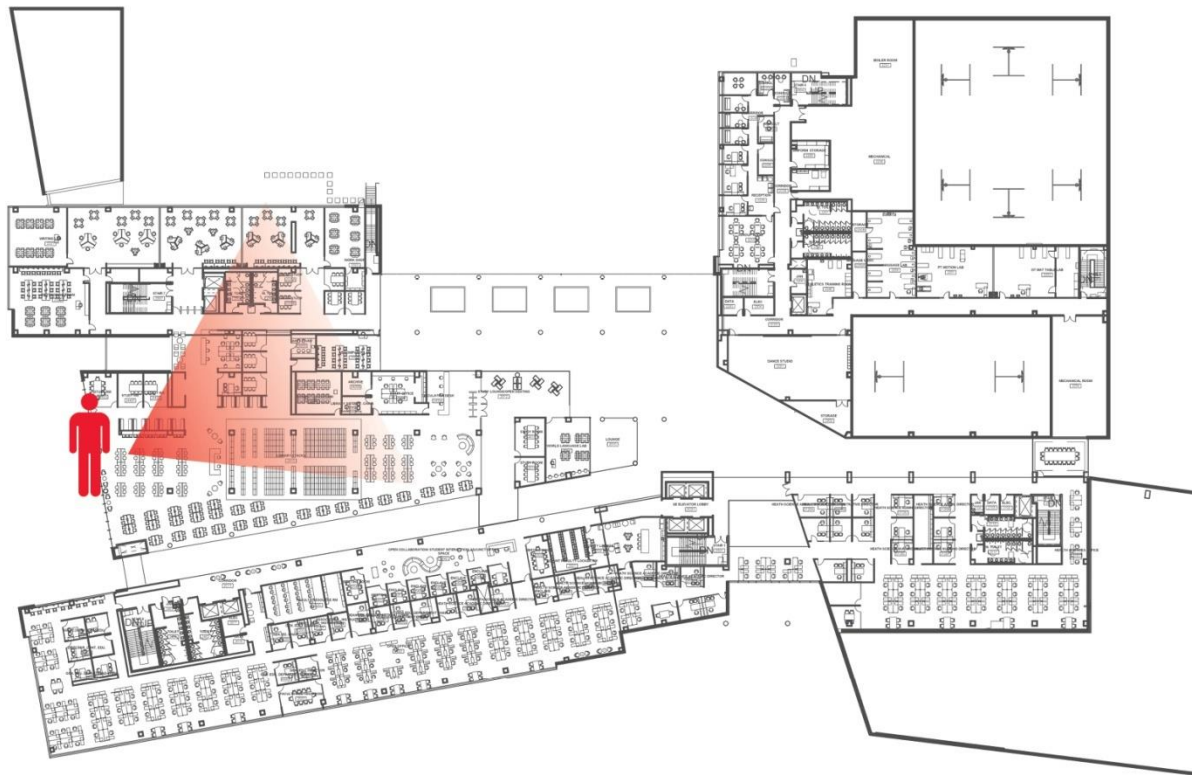
VIEW 2 - TYPICAL CLASSROOM

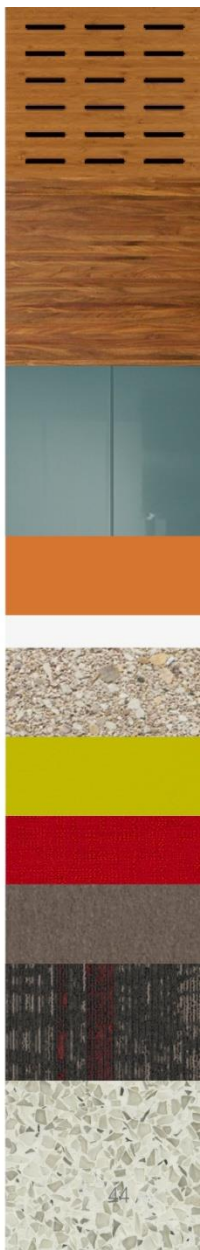
VIEW 3 - TYPICAL LAB



INTERIOR DESIGN RENDERED VIEWS

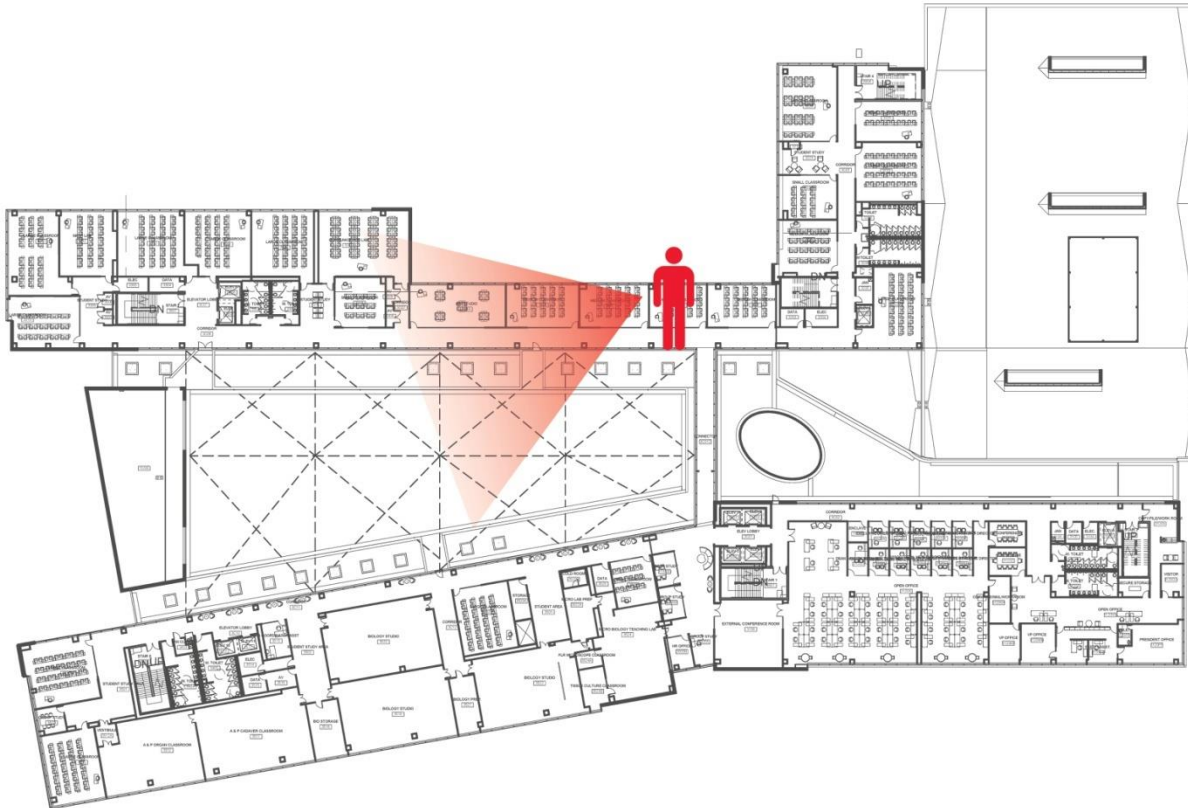
LEVEL 2 PLAN

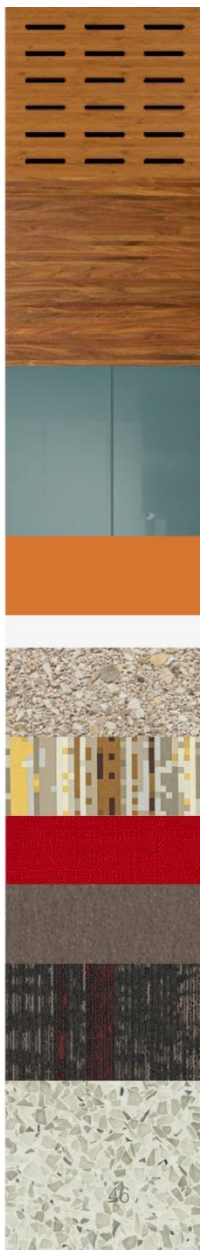




TYPICAL CLASSROOM

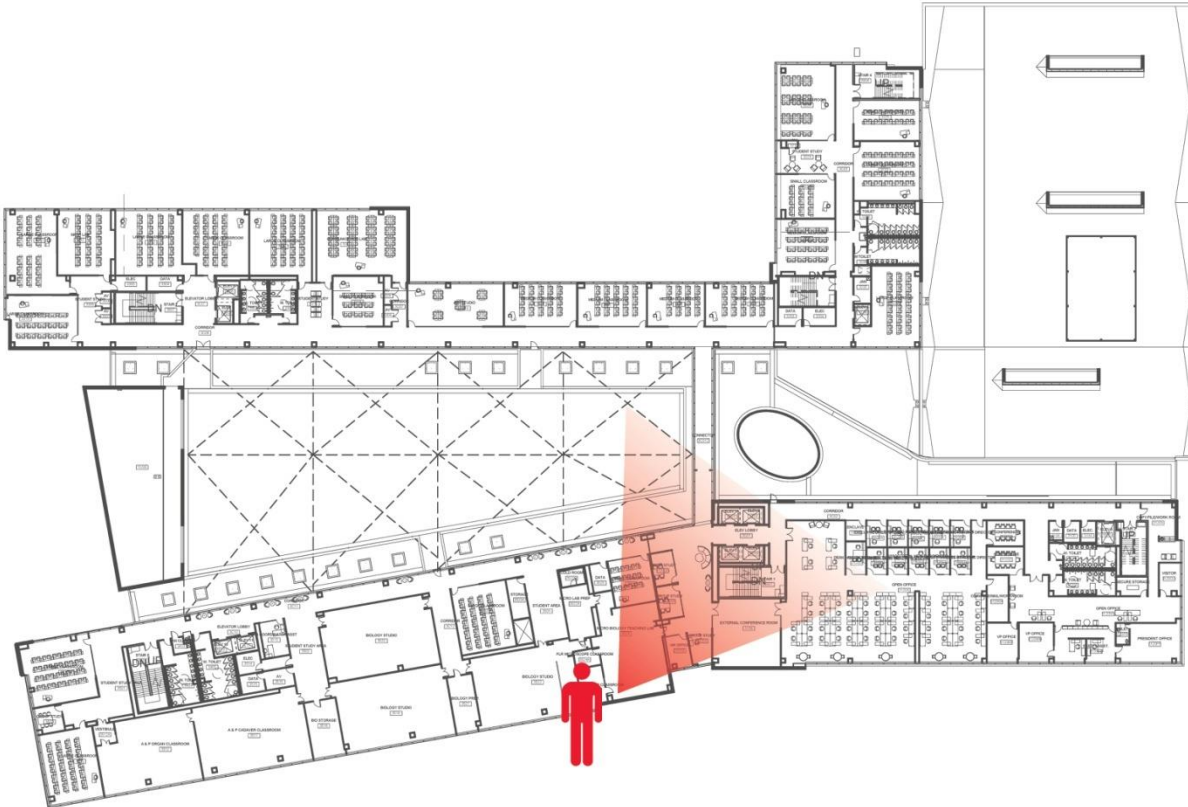
LEVEL 3 PLAN

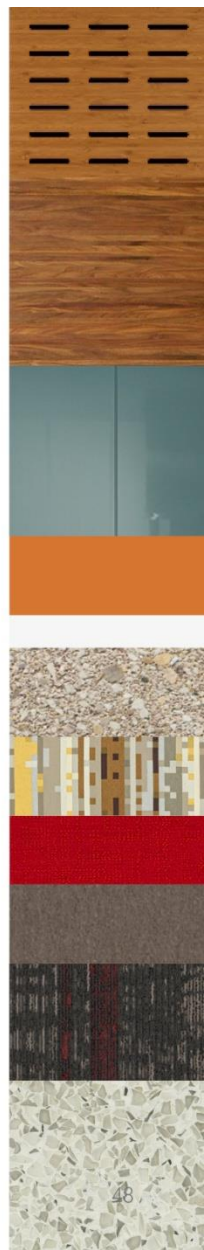


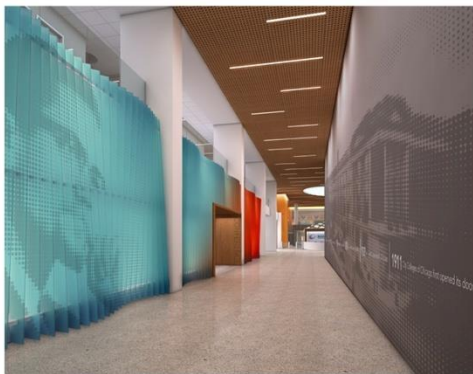
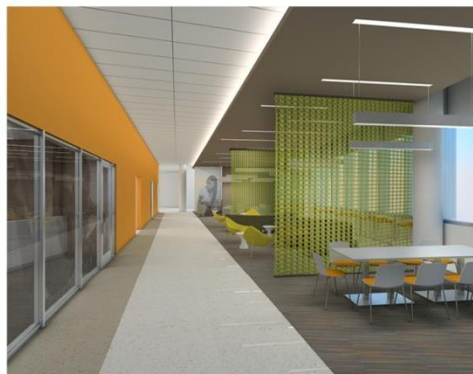
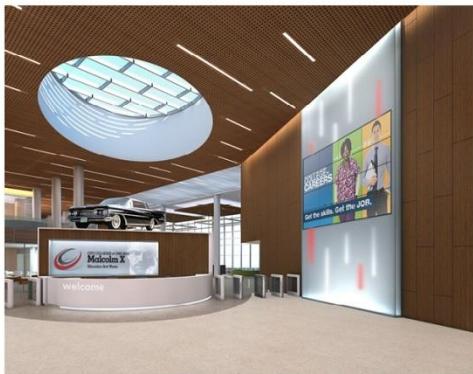


TYPICAL LAB

LEVEL 3 PLAN







Today's Agenda

- 1 Introductions
- 2 OHC TDL Center Architect Update – FGM/CCC
- 3 City Colleges – Design-Bid-Build/RFQ/Property/Bond Update
- 4 City Colleges – Community Affairs Plan
- 5 MXC Construction Manager Update – Jacobs/Cannon/MNI
- 6 Malcolm X Interior Design Presentation
- 7 Q & A Session

Next Ad hoc Construction Committee Meeting: December 2, 2013 @ 1:30 pm