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APPROVED - BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
APRIL 4, 2013

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

MINUTES

AD HOC CONSTRUCTION COMMITTEE MEETING
MARCH 6, 2013
DISTRICT OFFICE – 226 W. JACKSON BOULEVARD, ROOM 300

Pursuant to provisions of the Illinois Public Community College Act, as amended of the State of Illinois, County of Cook, an Ad Hoc Construction Committee meeting of the Board of Trustees of Community College District No. 508 was held on March 6, 2013 at 1:00 p.m., District Office, 226 W. Jackson Boulevard, Room 300, Chicago, Illinois 60606.

ATTENDEES

TRUSTEES

Paula Wolff, Chair
Ellen Alberding, Vice Chairperson
Marisela Lawson (absent)
Everett Rand (absent)

**CHIEF ADVISOR TO THE
BOARD**

Olga Gutierrez

ASSISTANT BOARD

SECRETARY

Candace Montgomery

CHANCELLOR

Cheryl L. Hyman

GENERAL COUNSEL

James Reilly

OFFICERS OF THE DISTRICT

Jim Frankenbach, Chief Operating Officer (absent)
Craig Lynch, Chief of Staff and Enterprise Services
Melanie Shaker, Vice Chancellor Finance Chief Financial Officer
Diane Minor, Vice Chancellor, Administrative Services/Procurement
Stephanie Tomino, Vice Chancellor, Human Resources
Joyce Carson, Vice Chancellor, Business Enterprise
Joseph DeLopez, Vice Chancellor, Safety and Security
Laurent Pernot, Vice Chancellor, Institutional Advancement
Willa Iglitzen Lang, Vice Chancellor, Workforce and Economic Development
Rasmus Lynnerup, Vice Chancellor of Strategy, Research and Organizational Effectiveness

COLLEGE PRESIDENTS

President Anthony Munroe, Malcolm X College
President Craig Follins, Olive-Harvey College

Other Attendees

<u>NAME</u>	<u>DEPARTMENT</u>
Rebecca McAlpine	Civic Federation
Alicia Berg	Columbia College
James Alexander	Illinois Action for Children
Jim McLean	Jacobs Project Management Company
Mohammad Siddiqi	Jacobs Project Management Company
Jim Jankowski	Cannon Design
Alexander Laois	Jeffries
Buscin Moehring	Legat Architects
David Sanders	CCC – District Office
Katheryn Hayes	CCC – District Office
Michael Santangelo	CCC – District Office
Shawn Burnett-Whitaker	CCC – District Office
Sharod Gordon	CCC – District Office
Jeremy Gantz	CCC – District Office

I. CALL TO ORDER

Chair Paula Wolff called the March 6, 2013 Ad Hoc Construction Committee meeting to order at 1:00 p.m.

II. ROLL CALL

The Assistant Board Secretary called roll:

Chair, Paula Wolff	Present
Vice Chair, Ellen Alberding	Present
Trustee Marisela Lawson	Absent
Trustee Everett Rand	Absent

Chair Wolff acknowledged that in accordance with the Illinois Public Community College Act and the Illinois Open Meetings Act, there was a quorum.

III. WELCOME REMARKS

Chair Wolff welcomed the non-trustee members of the Ad Hoc Construction Committee; Rebecca Alpine-Civic Federation, Alicia Berg-Columbia College and James Alexander-Illinois Action for Children. She then outlined the agenda for the afternoon.

IV. CHANCELLOR’S REMARKS

Chancellor Hyman began her remarks stating that she’s pleased that we’re making significant and steady progress on both the Malcolm X and Olive-Harvey construction projects. She remarked that since the last committee meeting, two major milestones have been reached—

design schematics for the new Malcolm X campus have been completed and the program analysis and design schematics for the TDL center has been submitted to the Illinois Capital Development Board for review.

Chancellor Hyman stated that options are still being weighed with respect to the acquisition of a church adjacent to the campus. She noted that today's presentation will include schematics with and without the adjacent property. She noted that the project is set to move forward with either scenario.

Chancellor Hyman discussed the TDL center, stating that schematics for the building are a result of an in-depth conversation with industry partners, faculty and staff to identify curricula and instructional best practices. She noted that it will be a cutting edge facility, one of the first of its kind in this region.

Chancellor Hyman stated that the full construction team is almost in place for the Malcolm X campus; a recommendation for an architect of record is in the works and the search for a general contractor will take place later in the month. Chancellor Hyman noted that this project is expected to create hundreds of construction jobs and a community jobs plan will be put in place to help those jobs go to local qualified residents. She stated that CCC is working with the Chicago Urban League, HACIA and other organization to recruit qualified applicants from the area surrounding the college.

Chancellor Hyman ended her remarks by thanking the team for their hard work.

V. AGENDA ITEMS

The full presentation of agenda items can be viewed [here](#).

Speakers: Deputy Chief Operation Officer, David Sanders, President Anthony Munroe, President Craig Follins, Vice Chancellor Diane Minor, Vice Chancellor Melanie Shaker, ACV Sharod Gordon, Joe Chronister of FGM Architects, Mohummad Siddiqi of Jacobs Construction and Jim Jankowski of Cannon Design.

1. Olive Harvey TDL Center - Architect Update

Mr. Chronister provided an update on the progress of the programming and schematic design timeline. Chair Wolff asked a question regarding the nature of an upcoming meeting at Olive-Harvey to discuss feedback from the Illinois Capital Development Board. She asked if the meeting was to sign-off on the project or an exchange of information. Mr. Chronister remarked that the meeting was to discuss and address comments related to the project.

President Follins discussed the visioning and programming processes. James Alexander asked if earning potential for the various career paths was considered as part of the visioning and programming process. President Follins then spoke about the earning potential for various TDL programs. Chancellor Hyman remarked that the administration has mapped out every single job in the industry that includes the number of jobs annually as well as the pay scale. Vice Chair Alberding asked for more information regarding the external stakeholders and whether or not these individuals/companies offered feedback. President Follins referred

to a slide that included the stakeholders and stated that every major player in logistics and transportation has been involved in the conversation and has offered feedback. Chancellor Hyman noted that a lot of changes were made based on the feedback from stakeholders and industry partners. Vice Chair Alberding also inquired about the level of engagement from the industry partners. She asked if for example Ford would provide cars for students to work on. Both President Follins and Chancellor Hyman stated that partners do provide things of that nature. CTA has provided buses and Schneider has provided a truck.

Mr. Chronister then shared schematic plans for the site as well as proposed floor plans. Vice Chair Alberding asked a question regarding the walking distance between buildings. Chancellor Hyman remarked that students currently walk back and forth between campus buildings.

VC Minor provided an overview of completed and upcoming milestones.

2. Malcolm X College - Design-Bid-Build/RFQ/Property/Bond Update

Mr. Siddiqi provided an update on the Design-Bid-Build project schedule along with an overview of the planned development and right-of-way vacation schedule. Mr. Siddiqi also discussed the activities associated with the RFQ for the Architect of Record. VC Alberding inquired about the candidates. VC Minor remarked that there were 16 respondents and the administration short listed three. Alicia Berg asked why we are seeking a fee proposal and if all 16 respondents presented a fee proposal. Mr. Siddiqi and VC Minor remarked that the fee proposal only applied to the short list.

VC Shaker provided an update on the alternate bond transaction plan. Chair Wolff asked if market conditions would be taken into account and whether or not the bond sale date was a result of a cash flow issue. VC Shaker stated that market conditions were considered and cash flow isn't an issue. Chair Wolff also asked if any government programs were available to supplement the ability to go into the marketplace effectively. VC Shaker remarked that she's been polling the marketplace and will consider things that are most favorable to the City Colleges of Chicago. James Alexander asked if the pension liability issues have any impact on this process. VC Shaker stated that those issues are not directly related to this process.

3. Malcolm X College - Community Affairs Plan

AVC Gordon provided an overview of the community jobs plan. Alicia Berg asked about the community jobs plan process. Mr. Siddiqi remarked that the plan prepares potential candidates for work. The construction manager then chooses from the pool of candidates. Chair Wolff encouraged the team to engage formerly incarcerated individuals. AVC Gordon stated that it wouldn't be an issue to do so. Vice Chair Alberding suggested that the team take a look at the African American Male Initiative as a means to find potential candidates.

4. Malcolm X College – Construction Manager Update

Mr. Jankowski shared the most recent evolution of the design plan; internal and external schematics. Chair Wolff asked if the adjacent properties were critical to the construction process. Mr. Janowski and Deputy COO Sanders both remarked that the adjacent land would only further enhance the property. They are not critical to the construction process. Chair Wolff also asked if gathering spaces in the hallways of the building were an effective use of space. President Munroe, VC Pernot and Mr. Jankowski remarked that gathering places outside classrooms are favored by students and faculty. James Alexander asked about the percentage of growth built into the space. Deputy COO Sanders remarked that the utilization rate is at 67 percent, which means there is 33 percent for growth. President Munroe stated that there's sufficient capacity to address the need for overall growth.

Chair Wolff asked if there were any further comments or questions. There was no further business discussed before the committee.

VI. MOTION TO ADJOURN

Chair Wolff asked for a motion to adjourn the meeting.

<Motion>Chair Wolff <Second>Vice Chair Alberding

Meeting Adjourned 2:31 p.m.

Submitted by - Candace M. Montgomery, Assistant Board Secretary