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COMMUNITY COLLEGE DISTRICT NO. 508  
DECEMBER 12, 2013



# Presentation to the Ad Hoc Construction Committee and CCC Board of Trustees

Thursday, December 12, 2013

**FOR DISCUSSION ONLY**



# Today's Agenda

- 1 Introductions
- 2 Olive-Harvey TDL Center Update—CCC
- 3 Design-Bid-Build Timeline for MXC—CCC/Jacobs
- 4 MXC Construction Architect Update—CCC/Jacobs/MNI
- 5 Q&A Session

**Next Ad Hoc Construction Committee Meeting: TBD**

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# Olive Harvey College: Transportation, Distribution and Logistics Center-construction project is on budget.

## Olive Harvey TDL - Project is on track

### Design Development/Construction Documents

- Design Development completed 6/25/13.
- 100% CDs were issued 11/13/13.

### 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: \$31.6M/CCC: \$13.2M)

### Construction Timelines

- Site Preparation activities completed in two phases: June '13 and Oct. '13.
- Phase I General Contractor selected (Oakley Construction). Waiting for Oakley to pass company checks to start construction.

### Media Opportunities

- 10/28/13: Groundbreaking held with CCC, City of Chicago, and State of Illinois.
- Aug '15: CDB imposed Construction completion date; classes begin Aug 2015.

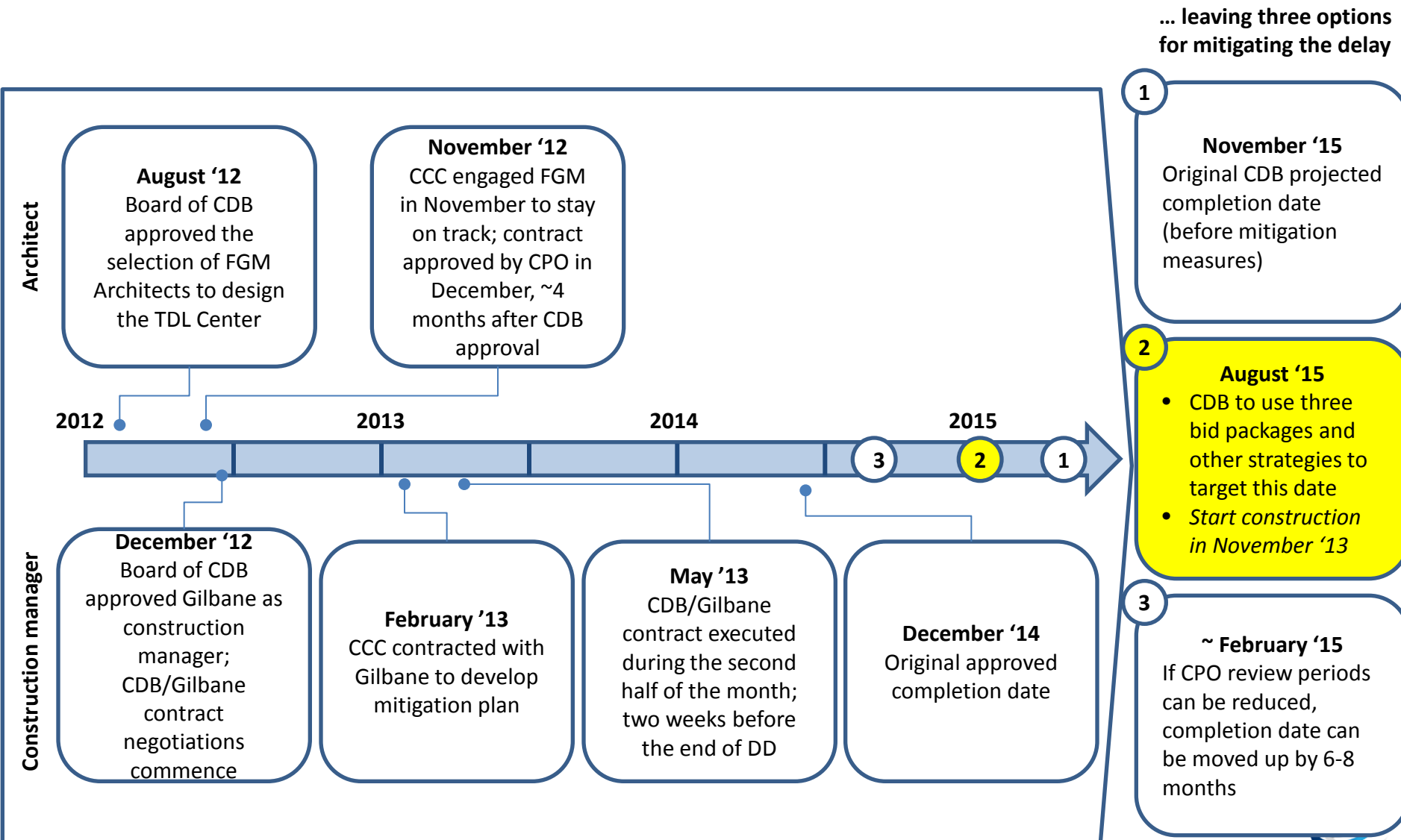
## 700 total jobs will be created, 150 direct construction jobs



- 700 direct and indirect jobs will be created
- Of the construction jobs<sup>1</sup>, 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

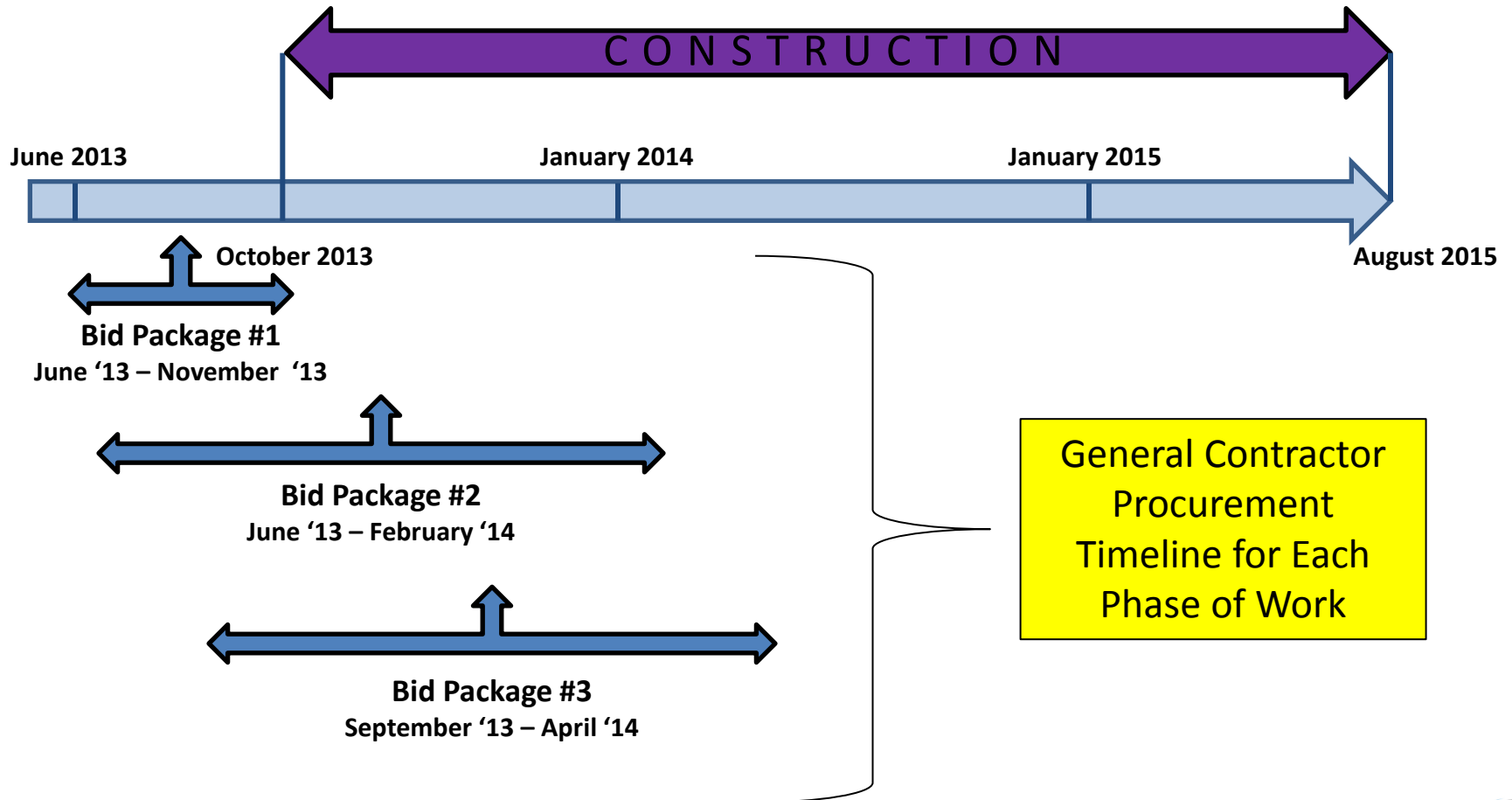
1 Including plumbers, electricians, carpenters, pipe fitters, masons, painters, ironworkers, operators, roofers, laborers, sheet metal workers, etc.

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



# TDL CENTER SCHEDULE

FRAMEWORK OF THE PROJECT SCHEDULE AS OF November 13, 2013





# TDL CENTER SCHEDULE

## BID PACKAGE #1 UPDATE

Date	Bid Package #1 Activity
August 26, 2013	100% Construction Documents Issued (third version)
September 6, 2013	Package approved by Capital Development Board and Chief Procurement Office
September 9, 2013	Bidding Period Begins
September 25, 2013	Pre-Bid Meeting at Olive Harvey College
October 9, 2013	Bidding Period Ends
October 10, 2013	Bid opening at Capital Development Board (Chicago office)
October 14 – October 31, 2013*	Bid Package #1 Award Period
October 21, 2013	Beginning of pre-construction activities as coordinated by City Colleges of Chicago (remaining demolition and site preparation)
October 28, 2013	Ground breaking ceremony

**Completed item are greyed out.**

**Upcoming Dates are in Bold**

\* Phase 1 General Contractor received Notification of Award. Should begin construction in 10-15 business days.



# TDL CENTER SCHEDULE

## BID PACKAGE #2 UPDATE

Date	Bid Package #2 Activity
August 21, 2013	100% Construction Documents Issued
August 22, 2013 – August 30, 2013	Capital Development Board/City Colleges of Chicago Review Period of 100% Construction Documents
September 18, 2013	Revised 100% Construction Documents Issued
September 19, 2013 – October 25, 2013	Capital Development Board Procurement Review/Approval/Preparation
October 22, 2013 – November 13, 2013	Bidding Period
October 30, 2013	Pre-bid Meeting at Olive Harvey College
November 13, 2013	Bid Opening at Capital Development Board
<b>November 14, 2013 – February 10, 2014*</b>	<b>Bid Package #2 Award Period</b>

**Completed item are greyed out**  
**Upcoming Dates are in Bold**

\* Phase 2 General Contractor awaiting Notification of Award from Capital Development Board and State of Illinois Chief Procurement Office.





# TDL CENTER SCHEDULE

## BID PACKAGE #2 UPDATE – BID OPENING SUMMARY

### Bid Opening Summary from November 13, 2013:

- Three official bids; all noted a 10% bid bond, acknowledged the (1) addendum, included registration and disclosures.

<b>*Barton Malow Company</b>	<b>Chicago, IL</b>	<b>\$4,674,000</b>
The Lombard Company	Alsip, IL	\$4,697,000
Path Construction Company	Arlington Heights, IL	\$4,985,000

**\*Barton Malow is considered the most responsive, responsible and qualified bidder for Bid Package #2 (Pre-Cast Concrete and Steel Erection).**

**After completion of Bid Packages #1 & #2, the project remains within the constraints of the established budget.**



# TDL CENTER SCHEDULE

## BID PACKAGE #3 UPDATE

Date	Bid Package #3 Activity
August 19, 2013	50% Construction Documents Issued
November 15, 2013	100% Construction Documents Issued
<b>November 15 – December 6, 2013</b>	<b>Capital Development Board/City Colleges of Chicago Review Period of 100% Construction Documents</b>
<b>December 9 – December 13, 2013</b>	<b>Video Conference Series to Review Comments</b>
<b>December 20, 2013</b>	<b>Corrected Set of Construction Documents Issued</b>
<b>December 23, 2013 – January 3, 2014*</b>	<b>Capital Development Board Procurement Review/Approval/Preparation</b>
<b>January 7, 2014– February 4, 2014*</b>	<b>Bidding Period</b>
<b>January 22, 2014*</b>	<b>Pre-Bid Meeting at Olive Harvey College</b>
<b>February 5, 2014 – April 29, 2014*</b>	<b>Bid Package #3 Award Period</b>

Completed item are greyed out

Upcoming Dates are in Bold

Confidential - For Discussion Purposes Only

\* Subject to Capital Development Board and State of  
Illinois Chief Procurement Office Approval



View from South East



View from North East





View from South West



View from North West

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# Malcolm X College construction project is on time, on budget; 950 construction jobs (up to 120 community jobs) forecasted.

## Malcolm X construction project is on track

### Design Development/Construction Docs

- Design Development completed.
- 100% CDs expected 11/25/13.

### Architect of Record

- Moody Nolan Inc.

### Financing

- Financed wholly through City College's 5 Year Capital Plan.
- Oct '13: Successful Bond issuance occurred

### Permitting

- Foundation permits expected 12/6/13
- Building permits expected 1/20/14

### Construction Timeline

- Sept 4, 13: Site Prep begun by F. H. Paschen
- Oct '13: Select General Contractor
- Nov'13: Site Prep Complete
- Dec '13: Begin Physical Construction

### Media Opportunities

- Dec '15: Construction completed; classes begin January 2016

## 3,900 total jobs will be created, 950 direct construction jobs



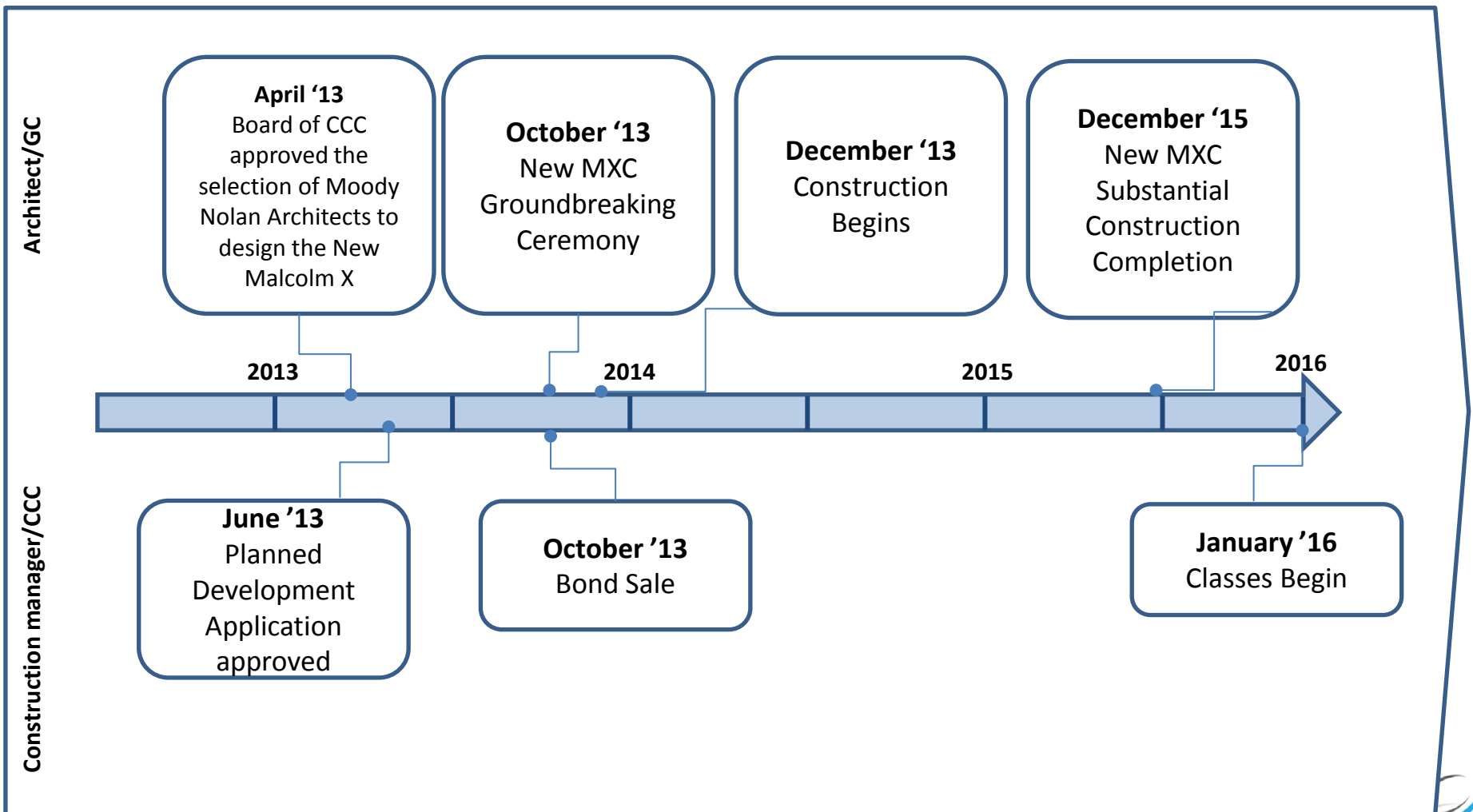
### Job Creation

- 3,900 direct and indirect jobs will be created
  - Of the 950 construction jobs<sup>1</sup>, 83 to 120 will be community jobs
  - Community members will be trained at Dawson Technical Institute for community jobs
  - ERS, HACIA and Urban League will recruit and screen candidates, working with unions to ensure minority/female participation

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



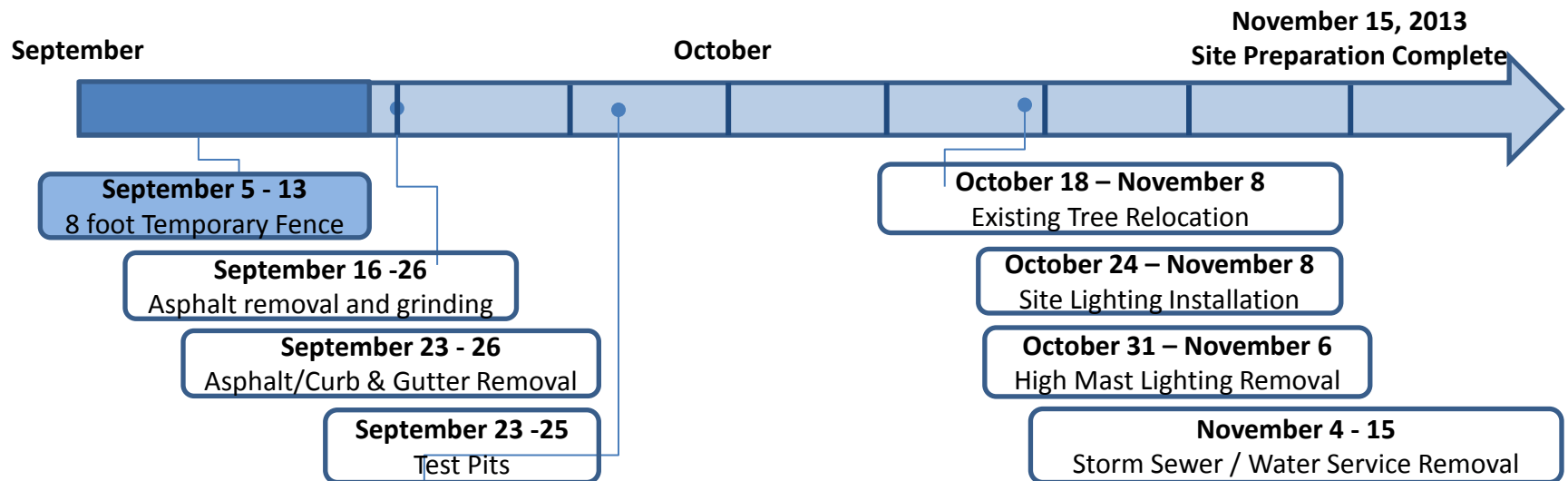
# CCC has successfully moved the start of full construction phase from Jan '14 to Dec '13.



9-12-13



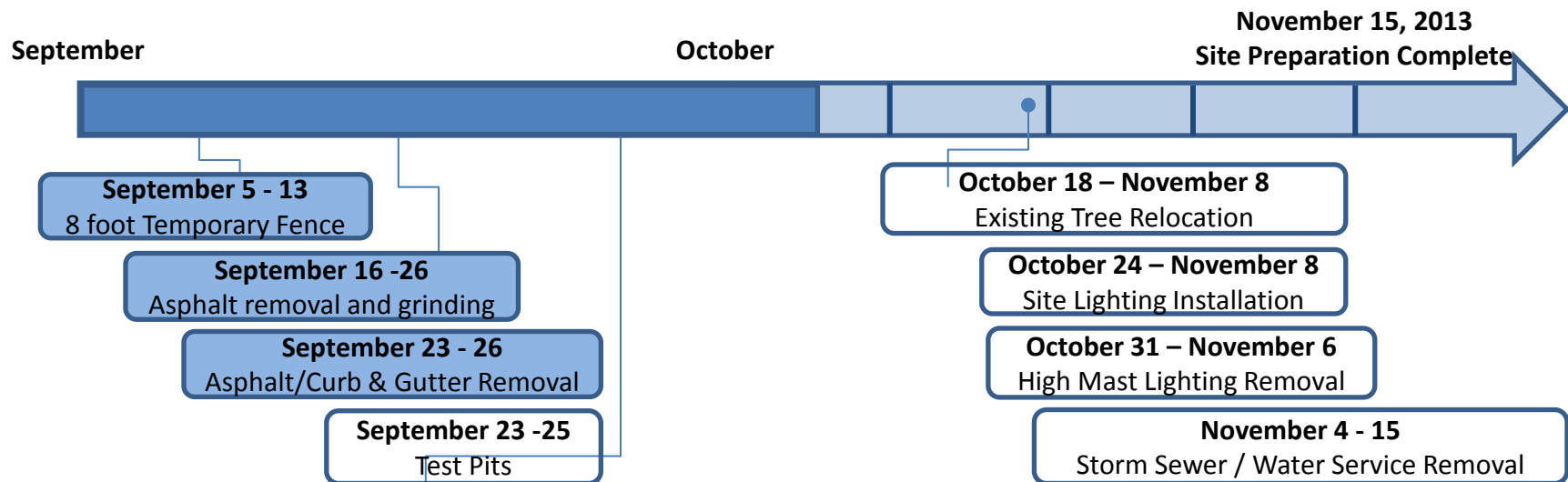
Malcolm X Site Preparation Activities



10-08-13



Malcolm X Site Preparation Activities

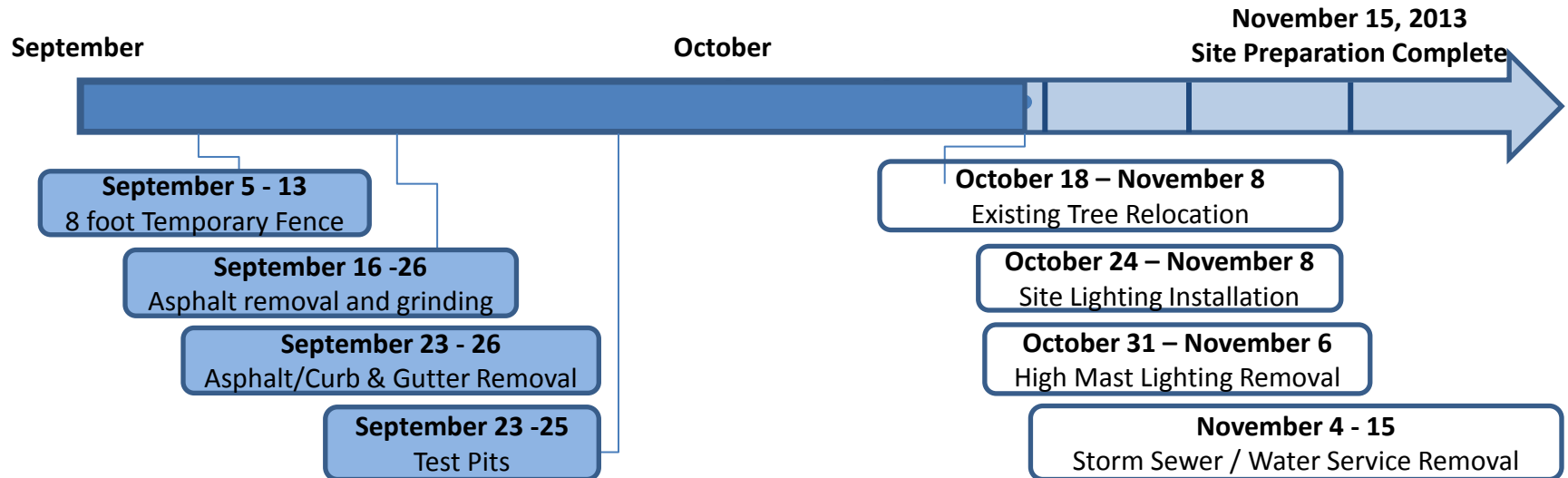




# 10-17-13



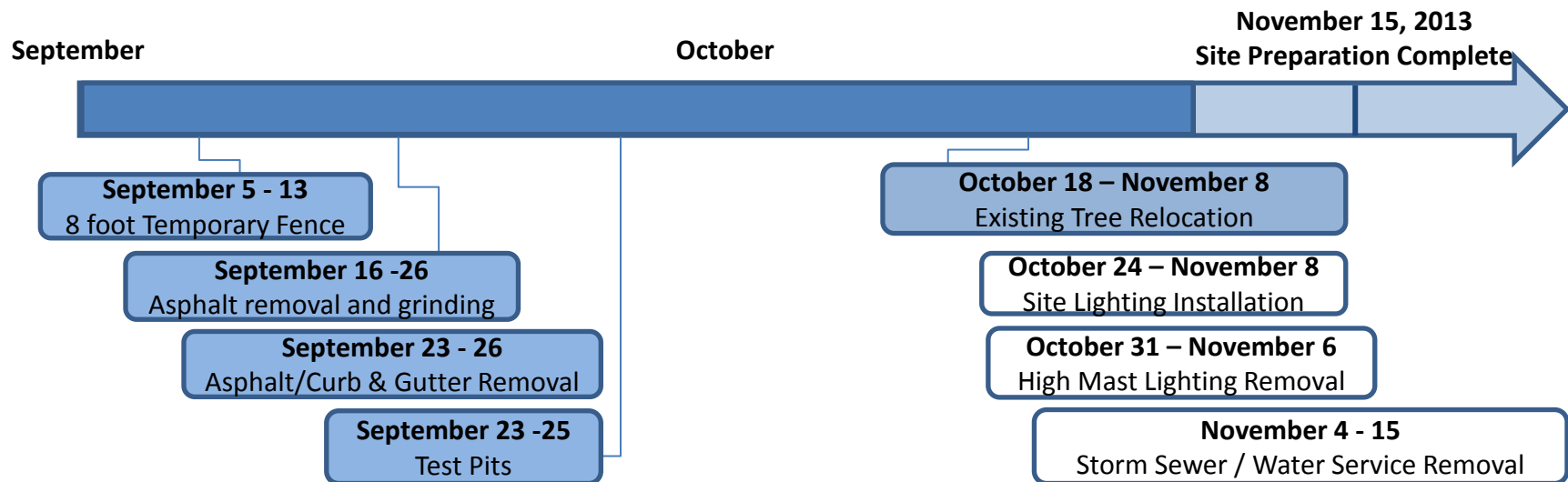
## Malcolm X Site Preparation Activities



10-24-13



Malcolm X Site Preparation Activities

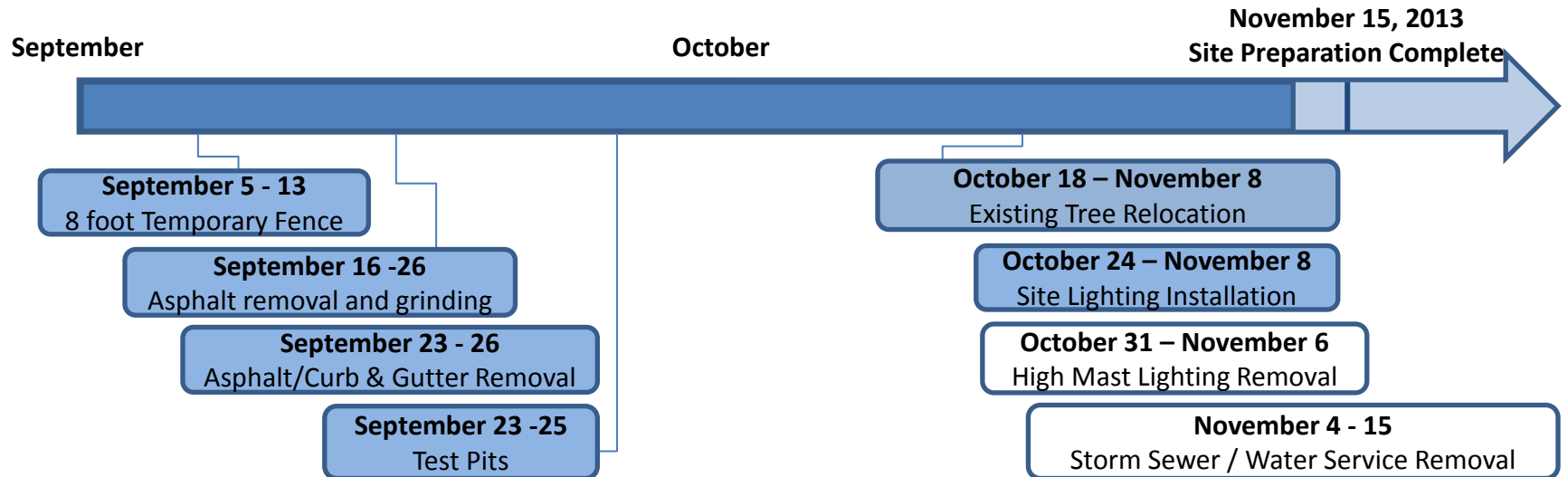




11-07-13



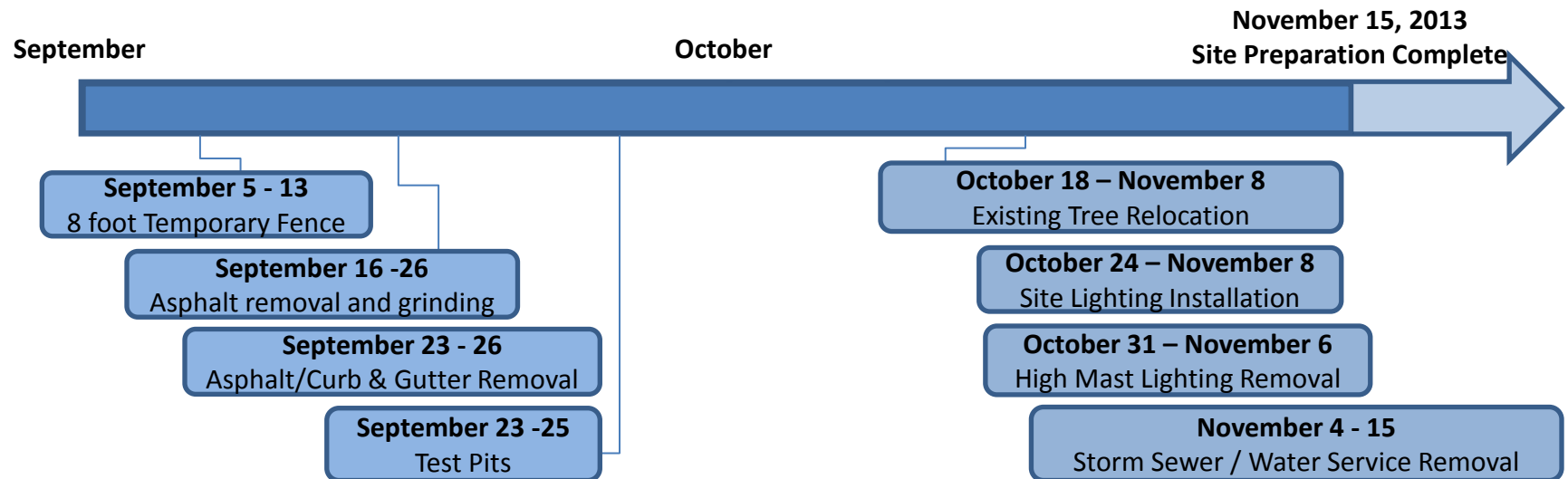
Malcolm X Site Preparation Activities



11-15-13



Malcolm X Site Preparation Activities



# City Colleges of Chicago is in the process of finalizing a General Contractor for the project.

## General Contractor RFP

### Original Short Listed Firms:

- George Sollitt/O'Neil JV
- FH Paschen Partners (Barton/Brown/Milhouse)
- CMO (Clark/McKissick/Old Veteran)
- Powers/Ujamaa

***Note: Powers/Ujamaa pulled out of the process on July 30<sup>th</sup>.***

### 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

**The Board of Trustees authorized the execution of an agreement with the CMO joint venture to provide Pre-Construction Services for the new Malcolm X College Campus for the period between November 7, 2013 and April 30, 2014.**



# CMO Team Selected to perform GC Pre-construction Services

## SCOPE OF PRE-CONSTRUCTION SERVICES:

- Scope Coordination and Cost Refinement
- Value Analysis and Life Cycle Costing
- Constructability Review utilizing 4D Animated Building Model
- LEED Certification Management
- Garage & Foundation permit assistance

## CMO TEAM ASSISTING WITH PERMIT ISSUANCE BY DEVELOPING A SITE LOGISTICS PLAN AND ENGAGING:

- **Earth Retention sub-contractors** to define key site perimeter stabilization measures
- **Caisson sub-contractors** to develop an Installation Strategy
- **Trench Excavation specialists** to define key excavation location, extent and mobilization plan



## The CMO team is focused on accomplishing the following key tasks:

Date	Schedule for General Contractor Pre-Construction Services
November 15, 2013	Perform scope confirmation and constructability review between 100% DD and 50% CD set.
November 25, 2013	Architect of Record Releases 100% CDs
December 4, 2013	General Contractor Team performs scope confirmation and constructability review of 100% CD set
December 6, 2013	GC Team confirms ability to adhere to scope, price and schedule
December 9, 2013	CCC prepares recommendation to the Chancellor to proceed with GC Team
December 10, 2013	Chancellor reviews recommendation.
December 12, 2013	GC recommendation (if approved by Chancellor) is presented to CCC Board for Approval
December 16, 2013	CCC and General Contractor formalize Construction Contract
December 17, 2013	New Malcolm X College Construction Begins

Completed item are greyed out.

Upcoming Dates are in Bold

# Alternate Bond Underwriter Team and Bond Sale

## Senior Manager:

Jefferies

## Co-Senior Managers:

Loop

Ramirez

## Co-Managers:

Siebert

Goldman

Williams Capital

BMO

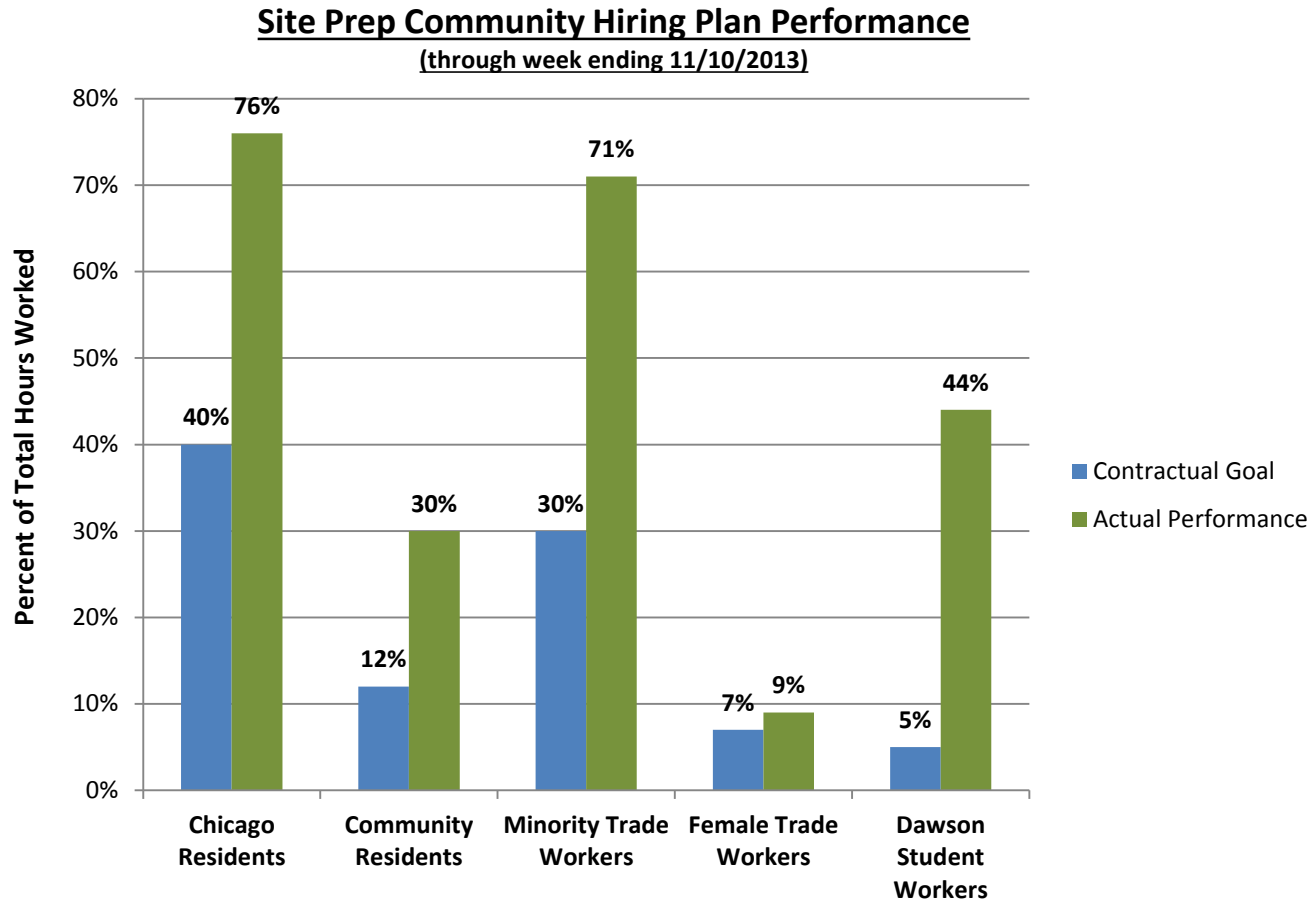
Cabrera

Lebenthal

## Highlights of the Bond Sale

- **Initial timeframe achieved:** Sale Oct. 8 and Close Oct. 22
- **Strong demand:** \$1B in orders for \$250M in bonds
- **Widespread demand lowered interest costs:** More than 45 investors placed orders and 8% of the transaction sold to retail accounts
- **Lower than expected total interest cost:** 5.02%
- **Successful Investor Roadshow:** Reached more than 30, high-quality, large account investors with assets under management of nearly \$600B
- **High quality investors :** Wells Fargo, Nuveen, Blackrock, Vanguard, Fidelity, Conning Investments
- **Minority participation exceeded goals:** *In total, 32% MBE participation and 12% WBE*

To date, the community hiring goals in the Site Preparation contract are all being met.

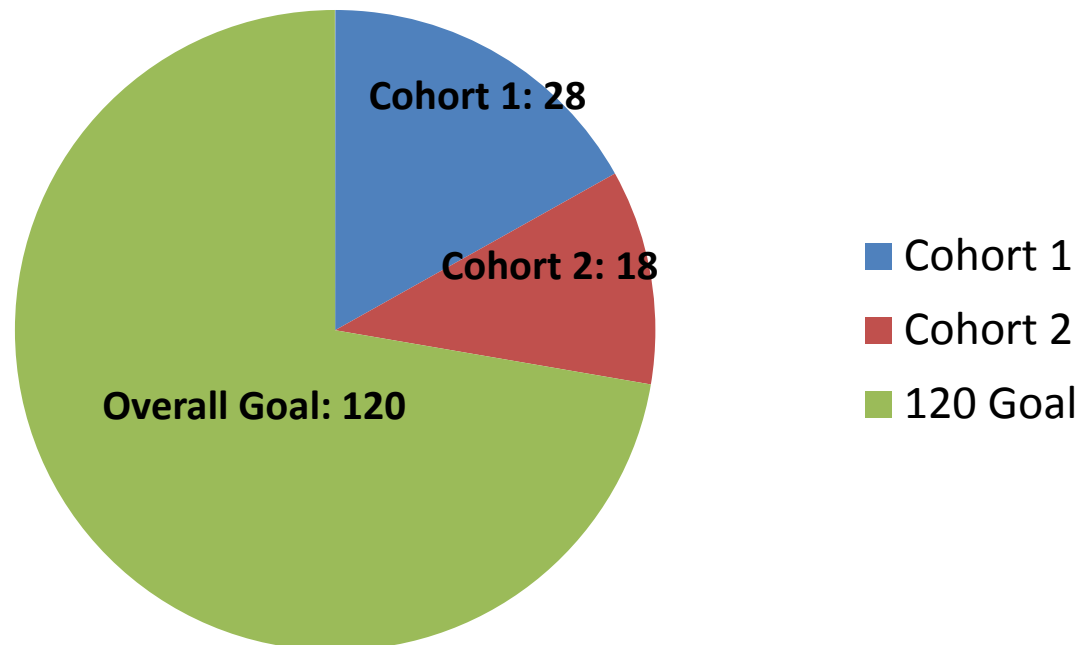


*Based on analysis of certified payroll hours reported from contract start through week ending November 10, 2013.  
Total certified payroll hours reported through week end 11/10/2013: 2,820.35*

The community jobs program is underway and on pace to meet the goal of 120 community workers participating on the project.

- Initially more than 200 pre-registered applicants.
  - Cohort 1 Initial Participation: 33 (28 Completed).
  - Cohort 2 Initial Participation: 18 (Term Ends 12/13/13).

**38.33% Progress Achieved Toward Goal of  
120 Community Jobs**



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## Key Accomplishments Since Last Update:

- Peer reviews of 50% CD's completed by CCC/Cannon/Jacobs
  - Sign-offs on 50% CD's obtained from MXC Department Heads
- Interior finishes reviewed w/ MXC Leadership Team.
  - Final presentation to MXC leadership team on 11.19.13
- All design drawings have been submitted for permit
- Scope reconciliation between MNI, CMO, & Jacobs
- Site visit to 'Access Living'

## Square Footage Update:

- 90% CD Building Area Update = +/-545,000 GSF
  - +/-25,000 SF of unassigned storage space added to Basement
    - Cost magnitude anticipated \$5,000,000 (to be verified by CMO)
    - Levels MXC's storage needs against industry benchmarks for buildings of this type/size (1.6% provided prior to change; 5% design benchmark; 5.5% currently provided)
    - Provides MXC with flexibility to convert to office space down the road – allowing for space elsewhere in the building to be repurposed as needed

## Cost/Scope Tracking – 11.26.13:

- 50% Construction Documents – \*Scope reconciliation between MNI, CMO & Jacobs completed revealed no significant change in scope – aside from additional basement storage.



# 'Access Living' Tour – Key Lessons Learned:

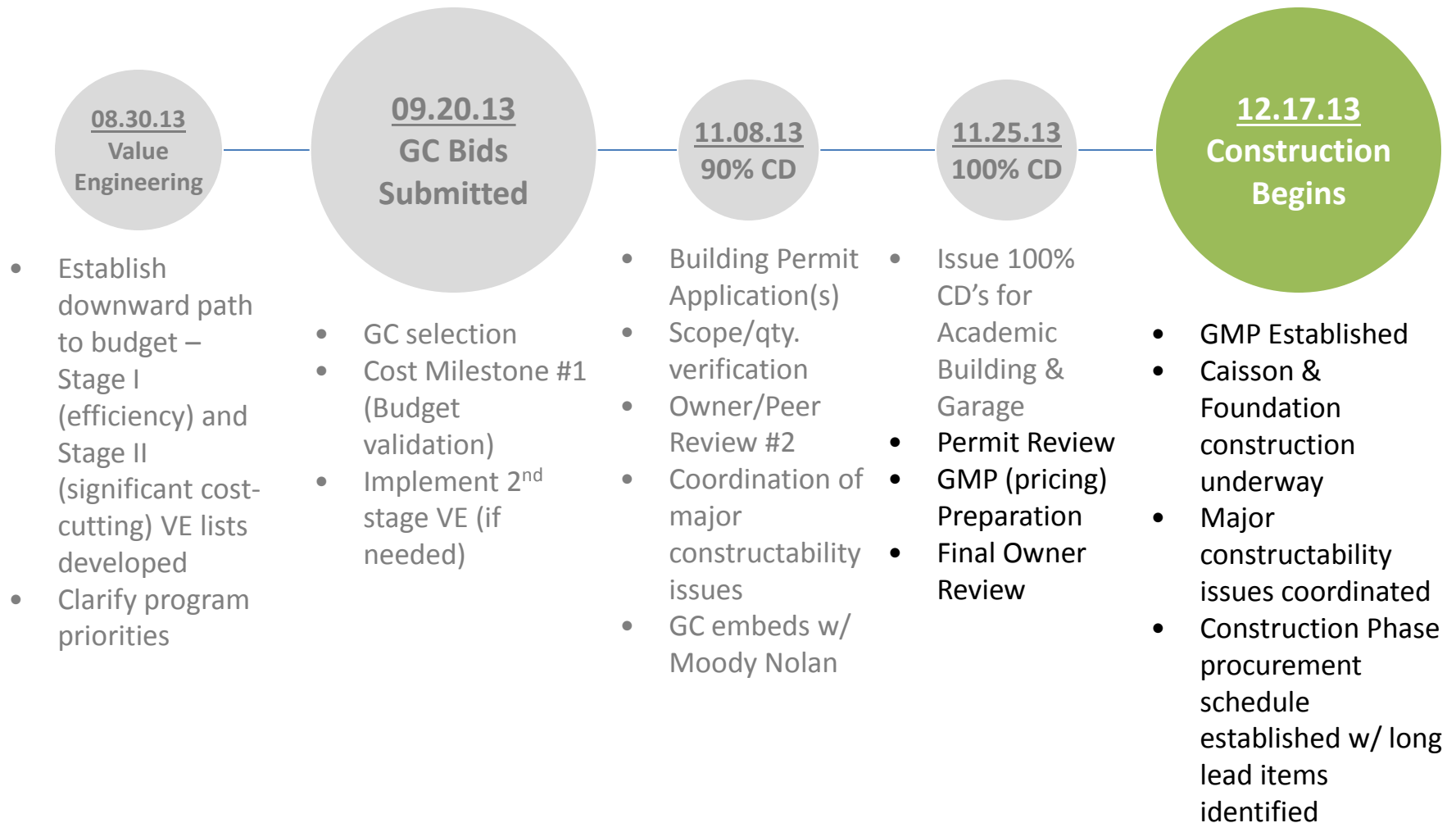
## Design Considerations/Action Items:

- Wheelchair curb access from Jackson Blvd. with aesthetic design (see Access Living curb access as example).
- Motion activated entry (consider at Jackson Blvd & Garage entries)
- Handrails in elevators
- Botanist review of green roof vegetation - hypo-allergenic plantings desired
- Evacuation chairs for the disabled in the exit stairwells.
- Daylight harvesting system
- 6'-8" wide corridors for multi-wheelchair bypass (already doing in major circulatory areas)
- Stripe/frits in the glass (walls & railings) for the visually-impaired
- Eliminate patterns and textures (carpet, etc.) that would trigger an epileptic seizure

## Operational/Equipment Considerations:

- Electronic books (already doing)
  - Use "Zoom Books" for the visually impaired. Try to implement in the Library.
- Utilize Mac computers for the disabled since accessibility is built into the computers.
- Utilize larger letter keyboards. Have available from the Disability Access Center (DAC).

# “Connecting the Dots”: How does the project timeline fit together?



# Project Differentiators: What's “New” in the New Malcolm X College & School of Health Sciences Campus? \*\*In-Progress List\*\*

1

## Student-accessible technology

- Over 800 computer stations available throughout building – more than 3 times current accommodation
- Plug-&-play environment integrated into lounge/study spaces

2

## Conference center

- Supports academic and community use
- Wired to support digital/distance learning modalities
- Revenue generator

3

## Green roof terrace

- Designed to accommodate academic and special events use
- Designed to include Plants for Biology & Health Sciences coursework, e.g. Aloe Vera, Daffodils, etc.

4

## LEED-Certified

- Improved thermal performance through building envelope
- Improved energy efficiency of systems

5

## Variety of student study/lounge spaces to promote collaboration

- Study spaces embedded outside classrooms to encourage collaboration and peer to peer learning.
- Improved distribution of group and individual study spaces to accommodate all learning modalities.

## **Project Differentiators:** What separates the New Malcolm X College & School of Health Sciences from its peers? **\*\*In-Progress List\*\***

6

### **Best-in-class Health Sciences simulation environment**

- “Virtual” Hospital
- Use of human and simulated cadavers for nursing skills training

7

### **Rainwater Harvesting System**

- Capturing rainwater for reuse – lawn irrigation



CITY COLLEGES of CHICAGO

**Malcolm X**

Education that Works

EXTERIOR MATERIALS REVIEW  
CONSTRUCTION DOCUMENTATION



## EXTERIOR DESIGN: MATERIALITY

### ELEVATIONS



*south elevation*



*east elevation*



*north elevation*



*west elevation*

## EXTERIOR DESIGN: MATERIALITY

*BASE: BRICK*



*south elevation*



*east elevation*



*north elevation*



*west elevation*



## EXTERIOR DESIGN: MATERIALITY

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### *BASE: FACE BRICK*

*Basis of Design: YANKEE HILL BRICK, Dark Iron Spot; Smooth Lot H264*





## EXTERIOR DESIGN: MATERIALITY

### *BASE: LIMESTONE*



*south elevation*



*east elevation*



*north elevation*



*west elevation*

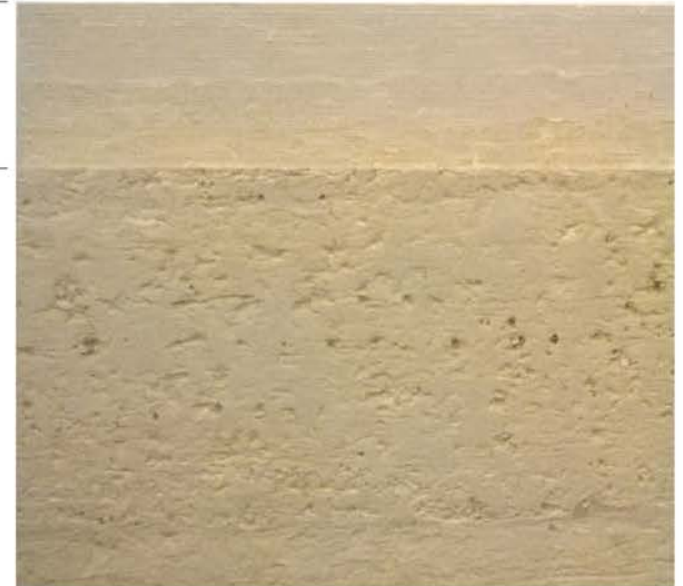
## EXTERIOR DESIGN: MATERIALITY

### BASE: LIMESTONE

*Basis of Design: VETTER STONE COMPANY Minnesota Stone Dolomitic Limestone.*

1. Color: Northern Buff Minnesota Stone color.
2. Finish: Tapestry.

reveal  
detail



## EXTERIOR DESIGN: MATERIALITY

### *TOWER: GLASS CURTAINWALL SYSTEM*



*south elevation*



*east elevation*



*north elevation*



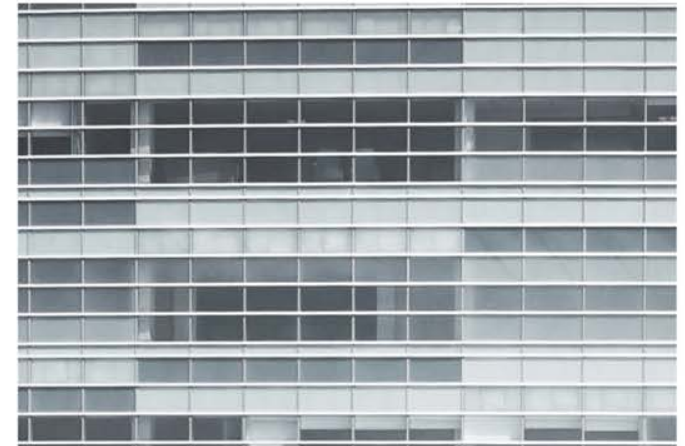
*west elevation*

## EXTERIOR DESIGN: MATERIALITY

### TOWER: GLASS CURTAINWALL SYSTEM

*Basis of Design: Signature by OLDCASTLE BUILDING ENVELOPE*

1. Aluminum Framing: Champagne Bronze anodized coating; min 0.018 mm thickness.
2. Vision Glass: VIRACON Low E VRE1-54.
3. Spandrel Glass: VIRACON Low E VRE1-54 w/
  - a. V948 Medium Gray Viraspan
  - b. V908 Gray Viraspan
  - c. V901 Dark Gray Viraspan



## EXTERIOR DESIGN: MATERIALITY

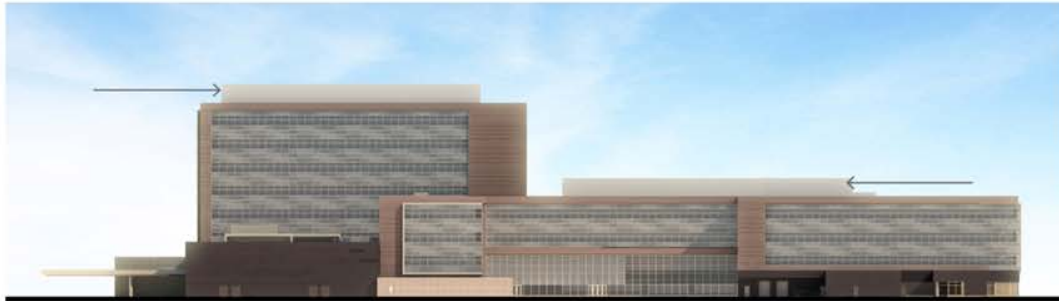
### TOWER: PENTHOUSE SCREENWALL



*south elevation*



*east elevation*



*north elevation*



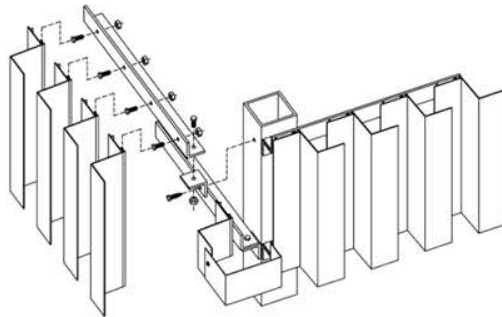
*west elevation*

## EXTERIOR DESIGN: MATERIALITY

### TOWER: PENTHOUSE SCREENWALL

*Basis of Design: CS Group, Vert-A-Cade 1200*

1. *Aluminum Finish: Champagne Bronze anodized coating; min 0.018 mm thickness.*







CITY COLLEGES of CHICAGO

**Malcolm X**

Education that Works

INTERIOR DESIGN REVIEW  
CONSTRUCTION DOCUMENTATION



RESPONSIVE ARCHITECTURE

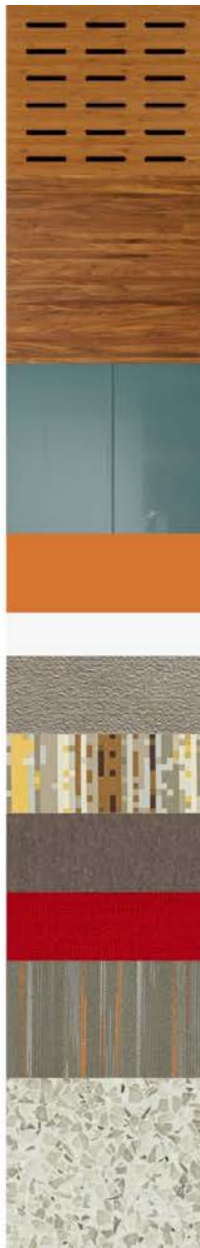
MOODY•NOLAN

# STUDENT INTAKE

## LEVEL 1 PLAN







## TYPICAL CLASSROOM

### LEVEL 3 PLAN







## TYPICAL LAB

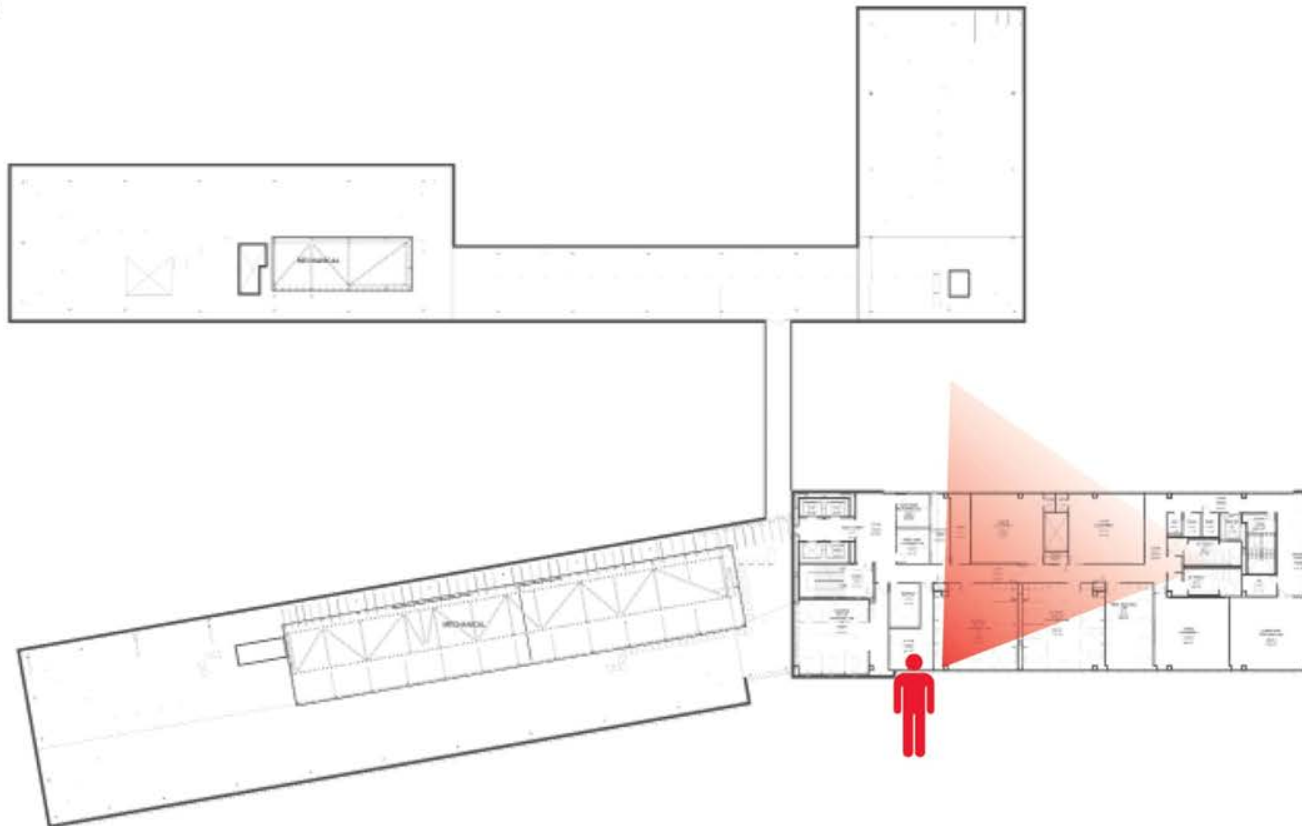
### LEVEL 3 PLAN





## TYPICAL STUDIO/SKILLS TEACHING LAB VIEW

### LEVEL 5 PLAN

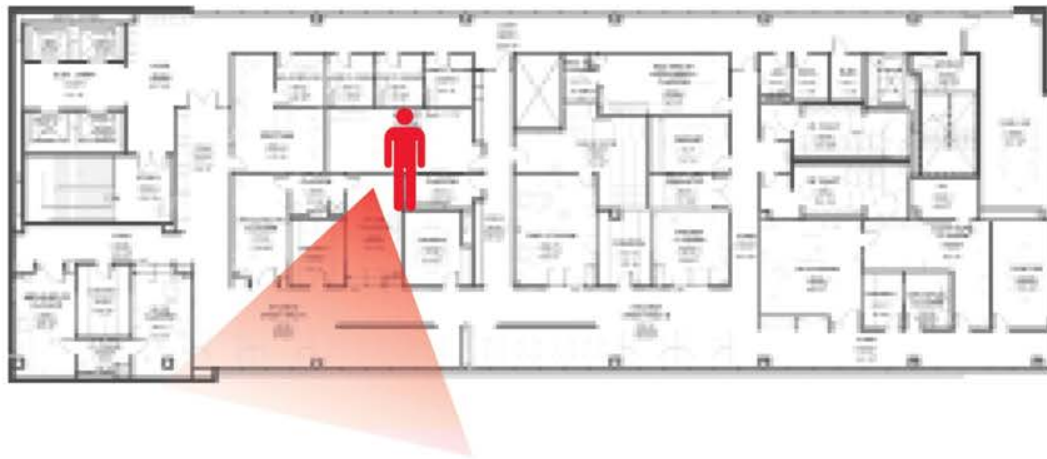






# VIRTUAL HOSPITAL, TYPICAL PATIENT ROOM

## LEVEL 8 PLAN









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