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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1. Introductions

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1. Q&A Session

Next Ad Hoc Construction Committee Meeting: TBD
Olive Harvey College: Transportation, Distribution and Logistics Center-construction project is on budget.

Olive Harvey TDL - Project is on track

Design Development/Construction Documents
- 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.
- 700 direct and indirect jobs will be created
- Of the construction jobs\(^1\), 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.

### Architect
- **August ‘12**
  - Board of CDB approved the selection of FGM Architects to design the TDL Center
- **November ‘12**
  - CCC engaged FGM in November to stay on track; contract approved by CPO in December, ~4 months after CDB approval

### Construction manager
- **December ‘12**
  - Board of CDB approved Gilbane as construction manager; CDB/Gilbane contract negotiations commence
- **February ‘13**
  - CCC contracted with Gilbane to develop mitigation plan
- **May ‘13**
  - CDB/Gilbane contract executed during the second half of the month; two weeks before the end of DD
- **December ‘14**
  - Original approved completion date

### Other dates
- **November ‘15**
  - Original CDB projected completion date (before mitigation measures)
  - If CPO review periods can be reduced, completion date can be moved up by 6-8 months
  - CDB to use three bid packages and other strategies to target this date
  - Start construction in November ‘13

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1. **November ‘15**
   - Original CDB projected completion date (before mitigation measures)

2. **August ‘15**
   - CDB to use three bid packages and other strategies to target this date
   - Start construction in November ‘13

3. **~ February ‘15**
   - If CPO review periods can be reduced, completion date can be moved up by 6-8 months
TDL CENTER SCHEDULE

FRAMEWORK OF THE PROJECT SCHEDULE AS OF November 13, 2013

General Contractor Procurement Timeline for Each Phase of Work

Bid Package #1
June ‘13 – November ‘13

Bid Package #2
June ‘13 – February ‘14

Bid Package #3
September ‘13 – April ‘14

June 2013  October 2013
Bid Package #1
June ‘13 – November ‘13

November 2013  January 2014
Bid Package #2
June ‘13 – February ‘14

February 2014  January 2015
Bid Package #3
September ‘13 – April ‘14

August 2015
### TDL CENTER SCHEDULE

#### BID PACKAGE #1 UPDATE

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

*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

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

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

**Completed item are greyed out**

**Upcoming Dates are in Bold**

Confidential - For Discussion Purposes Only
Bid Opening Summary from November 13, 2013:

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

*Barton Malow Company  Chicago, IL  $4,674,000
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

<table>
<thead>
<tr>
<th>Date</th>
<th>Bid Package #3 Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 19, 2013</td>
<td>50% Construction Documents Issued</td>
</tr>
<tr>
<td>November 15, 2013</td>
<td>100% Construction Documents Issued</td>
</tr>
<tr>
<td>November 15 –</td>
<td>Capital Development Board/City Colleges of Chicago Review Period of</td>
</tr>
<tr>
<td>December 6, 2003</td>
<td>100% Construction Documents</td>
</tr>
<tr>
<td>December 9 –</td>
<td>Video Conference Series to Review Comments</td>
</tr>
<tr>
<td>December 13, 2013</td>
<td></td>
</tr>
<tr>
<td>December 20, 2013</td>
<td>Corrected Set of Construction Documents Issued</td>
</tr>
<tr>
<td>December 23, 2013 –</td>
<td>Capital Development Board Procurement Review/Approval/Preparation</td>
</tr>
<tr>
<td>January 3, 2014*</td>
<td></td>
</tr>
<tr>
<td>January 7, 2014 –</td>
<td>Bidding Period</td>
</tr>
<tr>
<td>February 4, 2014*</td>
<td></td>
</tr>
<tr>
<td>January 22, 2014*</td>
<td>Pre-Bid Meeting at Olive Harvey College</td>
</tr>
<tr>
<td>February 5, 2014 –</td>
<td>Bid Package #3 Award Period</td>
</tr>
<tr>
<td>April 29, 2014*</td>
<td></td>
</tr>
</tbody>
</table>

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

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Confidential - For Discussion Purposes Only
View from South West
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2. Olive-Harvey TDL Center Update—CCC

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Next Ad Hoc Construction Committee Meeting: TBD
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 jobs¹, 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

¹ Including plumbers, electricians, carpenters, pipe fitters, masons, painters, ironworkers, operators, roofers, laborers, sheet metal workers, etc.
CCC has successful moved the start of full construction phase from Jan ‘14 to Dec ‘13.
Malcolm X Site Preparation Activities November 15, 2013

**Site Preparation Complete**

- **September 5 - 13**: 8 foot Temporary Fence
- **September 16 - 26**: Asphalt removal and grinding
- **September 23 - 26**: Asphalt/Curb & Gutter Removal
- **September 23 - 25**: Test Pits
- **October 18 – November 8**: Existing Tree Relocation
- **October 24 – November 8**: Site Lighting Installation
- **October 31 – November 6**: High Mast Lighting Removal
- **November 4 - 15**: Storm Sewer / Water Service Removal
Malcolm X Site Preparation Activities

September

- September 5 - 13: 8 foot Temporary Fence
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October

- October 18 – November 8: Existing Tree Relocation
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November 15, 2013
Site Preparation Complete
Malcolm X Site Preparation Activities

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**November 15, 2013**
Site Preparation Complete
Malcolm X Site Preparation Activities

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November 15, 2013
Site Preparation Complete
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 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

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:

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

Completed item are greyed out.
Upcoming Dates are in Bold
Alternate Bond Underwriter Team and Bond Sale

<table>
<thead>
<tr>
<th>Senior Manager:</th>
<th>Co-Senior Managers:</th>
<th>Co-Managers:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jefferies</td>
<td>Loop</td>
<td>Siebert</td>
</tr>
<tr>
<td></td>
<td>Ramirez</td>
<td>Goldman</td>
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<td></td>
<td></td>
<td>Williams Capital</td>
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<td></td>
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<td>BMO</td>
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<tr>
<td></td>
<td></td>
<td>Cabrera</td>
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<td></td>
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<td>Lebenthal</td>
</tr>
</tbody>
</table>

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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Next Ad Hoc Construction Committee Meeting: TBD
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).

Confidential - For Discussion Purposes Only
“Connecting the Dots”: How does the project timeline fit together?

- Establish downward path to budget – Stage I (efficiency) and Stage II (significant cost-cutting) VE lists developed
- Clarify program priorities

**08.30.13**
Value Engineering

**09.20.13**
GC Bids Submitted
- GC selection
- Cost Milestone #1 (Budget validation)
- Implement 2nd stage VE (if needed)

**11.08.13**
90% CD
- Building Permit Application(s)
- Scope/qty. verification
- Owner/Peer Review #2
- Coordination of major constructability issues
- GC embeds w/ Moody Nolan

**11.25.13**
100% CD
- Issue 100% CD’s for Academic Building & Garage
  - Permit Review
  - GMP (pricing) Preparation
- Final Owner Review

**12.17.13**
Construction Begins
- GMP Established
- Caisson & Foundation construction underway
- Major constructability issues coordinated
- Construction Phase procurement schedule established w/ long lead items identified
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

RESPONSIVE ARCHITECTURE
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

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
BASE: LIMESTONE

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

2. Finish: Tapestry.
EXTERIOR DESIGN: MATERIALITY

TOWER: GLASS CURTAINWALL SYSTEM

south elevation

east elevation

north elevation

west elevation
**EXTERNAL 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
TOWER: PENTHOUSE SCREENWALL

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

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

LEVEL 3 PLAN
“EDUCATION is our passport to the future, for tomorrow belongs to the people who prepare for it today.”

- Malcolm X
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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