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APPROVED - BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JULY 11, 2013

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

MINUTES

AD HOC CONSTRUCTION COMMITTEE MEETING
MAY 29, 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 May 29, 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)

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
Joyce Carson, Vice Chancellor, Business Enterprise
Thomas Wheeler, 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>
Nim Chinniah	University of Chicago
Rebecca McAlpine	Civic Federation
Sarah Wetmore	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
Buscin Moehring	Legat Architects
Jorge Perez	HACIA
David Narefsky	Mayer Brown
Sara Hess	Mayer Brown
Brandon Lipman	FGM Architects
Curtis Moody	Moody Nolan
Renauld Mitchell	Moody Nolan
Jeff White	Columbia Capital
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
Brian LaBelle	CCC – District Office

I. CALL TO ORDER

Chair Paula Wolff called the May 29, 2013 Ad Hoc Construction Committee meeting to order at 1:02 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 noted that Chancellor Hyman was not currently present but would join the meeting later. She welcomed the non-trustee members of the committee, Jim Alexander, Illinois Action for Children, Rebecca Alpine, Civic Federation, Nim Chinniah, University of Chicago and Alicia Berg, Columbia College and outlined the agenda for the afternoon.

IV. CHANCELLOR'S REMARKS

Vice Chancellor Laurent Pernot shared the Chancellor's remarks in her absence. He stated that Chancellor Hyman takes great pleasure in reporting the progress of two major capital projects central to supporting the College to Careers initiative. The Malcolm X College campus and Olive-Harvey College Transportation Distribution and Logistics (TDL) Center will help CCC ensure that students are prepared to hit the ground running in high-demand health science and TDL careers.

He shared that both facilities will offer students unprecedented exposure to the most advanced simulation environments, allowing them to train in near real-world conditions. The Malcolm X College campus will incorporate a virtual hospital and Olive-Harvey will offer several TDL labs including a central store where students will run CCC's main warehouse responsible for delivering supplies to and from all seven colleges. He stated that these impressive features are possible through the invaluable input received from College to Careers partners. This input has helped to remove barriers to student success. VC Pernot cited one example—a new project designed to help students defray the cost of tools, which historically served as an obstacle to employment for students pursuing careers in auto and diesel tech.

CCC has tackled key milestones on both projects. The Malcolm X College Planned Development application was approved by the Chicago Plan Commission earlier this month and demolition is underway on the pre-fabricated buildings at Olive-Harvey College. VC Pernot noted, the Chicago Plan Commission commended CCC for the tremendous commitment to diversity in hiring, especially with the inclusion of Moody Nolan, the largest African-American architectural firm in the country. Next week, the team will head to the City Council Zoning Committee and then the full City Council for a review of the Malcolm X project. A cost review of the project shows that it's on time and on budget. Meanwhile, CCC continues to work with the State of Illinois to ensure deadlines are met for the Olive-Harvey project.

The team was commended for simultaneously managing these two complex capital projects.

V. AGENDA ITEMS

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

Panel of Speakers: Deputy Chief Operating Officer, David Sanders, President Anthony Munroe, President Craig Follins, Vice Chancellor Diane Minor, Vice Chancellor Melanie Shaker, Associate Vice Chancellor Sharod Gordon, Brandon Lipman of FGM Architects Renauld Mitchell of Moody-Nolan, Mohummad Siddiqi of Jacobs Construction Jim Jankowski of Cannon Design.

1. Olive Harvey TDL Center - Architect Update

Brandon Lipman provided a progress update on the design development phase of the TDL Center. Design documents have been submitted to the Capital Development Board and curricula and programming needs of faculty and staff have been represented in the design. Mr. Lipman discussed the relationship between net and gross square footage, stating that it has become more optimal creating an efficient building. Mr. Lipman showed plans for the space to identify key areas and highlight the square footage associated with the various labs, classrooms and office space. Vice Chair Alberding asked if the team visited Macomb Community College or other state of the art colleges. Mr. Lipman and David Sanders responded stating that the team visited many different sites to include Southern Illinois University who recently built a similar transportation facility. President Craig Follins also noted that the team visited UPS and FedEx. Best practices from those visits were incorporated into the design of the TDL Center. Chair Wolff and Alicia Berg inquired about the common spaces and their capacity. Mr. Lipman highlighted the common areas and spoke to the number of students able to fit in a given area.

President Follins discussed the extensive traffic and parking study conducted by STV. The methodology for the study included a survey of parking on a busy day during peak times as well as projected enrollment. There are currently 808 parking spaces. The recommendation is to add an additional 224 parking spaces by 2015 and an additional 120 by 2020 for a total of 1,152 spaces by 2020.

President Follins also showed an aerial footprint of the current campus and site plans for the new campus. Alicia Berg commented on a photograph of the Campus Gateway, noting that the construction of building does not align with the vision of the new building. Dr. Follins stated that the picture representing the Campus Gateway serve as a conceptual view of the new campus and the team will work to factor in her comments. President Follins continued to discuss his vision for the site to include a walkway in the wetlands and relocating the commercial driver's license training pad. Ms. Berg further commented on the plans regarding the number of areas for student seating. Dr. Follins remarked that the drawings include one student seating area which serves as an addition to what's already present on campus. Deputy COO David Sanders and VC Laurent Pernot both commented that this current iteration of the plans is the initial vision of what will be added to the campus. Chancellor Hyman stated that this presentation shouldn't be viewed as a new building. Everything shown today is in addition to what's currently present at Olive-Harvey College. Chancellor Hyman offered to provide a comprehensive overview of the entire campus to show what already exists.

President Follins ended his remarks by addressing the issue of student hand tools used during training programs. President Follins shared a plan to offset the cost of purchasing tools prior to enrolling in training courses. The intent is to embed the cost of tools and storage in tuition and engage partners regarding in-kind tool donations. This process will eliminate barriers to enrollment and also entry into the workforce, as graduates are expected to own a complete set of tools upon entering the workforce. Chair Wolff asked President Follins to expound on the embedding process. President Follins remarked that the cost of tools will be added to tuition; however the team is working to offset costs through scholarships, financial aid and in-kind donations.

VC Diane Minor discussed TDL milestones to include the Campus Open Space Study Plan, securing aldermanic support and the demolition of the exiting pre-fabricated buildings. Significant upcoming milestones include completing demolition, issuing bid documents for

review and Capital Development Board approval of the bid package. VC Minor also discussed the project timeline with regard to challenges associated with the Capital Development Board's procurement process.

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

Mohammad Siddiqi discussed the Design-Bid-Build timeline stating that CCC remains on track to deliver the project by December 2015.

VC Diane Minor discussed the Chicago Plan Commission approval and the upcoming City Council approval process. She also reviewed the timeline for the RFQ/RFP schedule for general contractor services. Next steps include the interview process for short listed respondents and the subsequent recommendation of candidates to move into the RFP phase.

VC Melanie Shaker provided a bond update. Significant progress has been made thus far. Since the committee last met, a transaction financial advisor was recommended, the underwriter RFP was issued and responses to the RFP were received. Next steps include reviewing the underwriter responses and recommending a transaction team to the Chancellor and the Board.

3. Malcolm X College - Community Affairs Plan

AVC Sharod Gordon discussed the Community Jobs Program. 120 jobs are reserved for community residents with preference to the wards adjacent to Malcolm X College. 50 slots have been reserved for Dawson Technical Institute students for the necessary training needed to be eligible for employment. AVC Gordon also mentioned that HACIA and the Chicago Urban League will work to engage community residents and businesses. HACIA will provide support services to prepare potential applicants for employment and the Chicago Urban League will serve as an intake center and provide drug testing, support services and other preparations for potential employment. Vice Chair Alberding inquired about accepting the formerly incarcerated. AVC Gordon stated that formerly incarcerated individuals will be considered.

4. Malcolm X College – Construction Manager Update

Renauld Mitchell discussed key architectural accomplishments. To name a few, transitional meetings have been held between Cannon and Moody-Nolan. The geotechnical, land surveying and phase II environmental work has been released. The cost tracking model was developed and the Architect of Record Project Management Plan has been submitted to CCC. Mr. Mitchell confirmed that his team is committed to the \$205 million construction budget. With targeted area reductions, the building has been streamlined to cut 21,500 square feet without compromising any core program elements. Mr. Mitchell stated that as the project moves forward, he will seek additional opportunities to streamline costs. Upcoming milestones include the site preparation package, 100 percent design development drawings and 50 percent construction drawings. Nim Chinniah asked for clarification on the process of

issuing a permit with drawings at 50 percent completion. Mr. Mitchell stated that this process is not an unusual undertaking for fast track projects. Documents with 50 percent completion are far along enough to be presented. As the permit documents are reviewed it allows for comments and corrections to be incorporated as the design moves to 100 percent completion.

Jim Jankowski provided an update on the design renderings of the Malcolm X building. Mr. Jankowski showed the most recent elements to include the conceptual site plan, floor plans and the building elevations from all sides. Vice Chair Alberding noticed a green roof in the site plans and asked if it would be accessible. Chancellor Hyman stated that a seating area would pose a challenge due to insurance cost and other considerations. Vice Chair Alberding asked if there are opportunities to take advantage of public art efforts that have taken place at Navy Pier, in parks and other places throughout the city. VC Minor noted, at one point construction projects were able to set aside a specific dollar amount for public art. It's something that may be possible and will be considered. Chancellor Hyman noted that Malcolm X College currently has Malcolm X's car located in the building. The team will work to find a place for the car in the new building.

In closing, Chair Wolff advised the team to document challenges associated with the Capital Development Board and the development of the Olive-Harvey campus.

This concluded the discussion of agenda items.

VI. MOTION TO ADJOURN

Chair Wolff asked for a motion to adjourn the meeting.

<Motion>Chair Wolff
<Second>Vice Chair Alberding

Meeting Adjourned 2:34 p.m.

**Larry R. Rogers, Sr.
Secretary,
Board of Trustees**

Submitted by - Candace M. Montgomery, Assistant Board Secretary