

31786

**RECEIVED AND PLACED ON FILE - BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
MARCH 7, 2013**



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

Wednesday, March 6, 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
- 6 Q & A Session

Closed Door Session: Property Acquisition Update

Next Ad hoc Construction Committee Meeting: May 29, 2013 @ 1:00 pm

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
- 6 Q & A Session

Closed Door Session: Property Acquisition Update

Next Ad hoc Construction Committee Meeting: May 29, 2013 @ 1:00 pm

PROGRAMMING/ SCHEMATIC DESIGN

PROGRESS

DATE	EVENTS/ ACTIVITIES
9/27/12	CDB A/E Orientation Meeting
10/15/12	Tour SIUC Transportation Education Center
11/9/12	Visioning Session 1
11/30/12	Visioning Session 2
12/10/12	Programming Meetings
12/14/12	Tour Gateway Technical College Auto-Diesel Facility
1/7/13	CDB Project Kick-off Meeting
1/14/13	Program Review Meeting with Steering Committee
1/15/13	Site Conditions Review & Programming Meetings
1/17/13	Program Review Meeting with Steering Committee
1/17/13 - 2/18/13	Program Analysis/schematic Design Documents and Meetings
1/24/13	Programming Meetings with Outside Partners
2/18/13	Submit Program Analysis/Schematic Design Documents
2/18/13 - 3/4/13	Program Analysis/Schematic Design Review Period
3/4/2013	Final Site Selection Due
3/7/2013	Traffic & Parking Study submitted to Board of Trustees for approval.

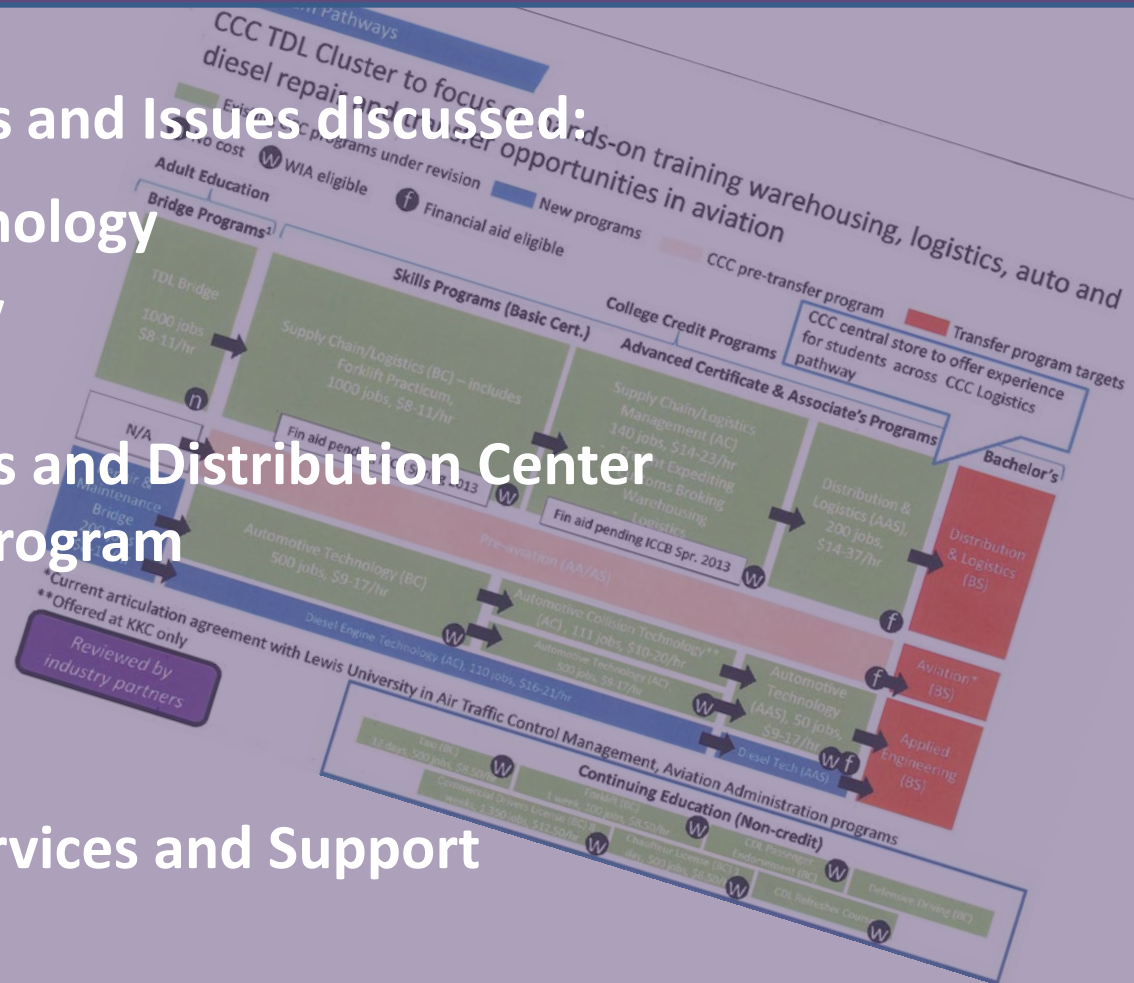


VISIONING

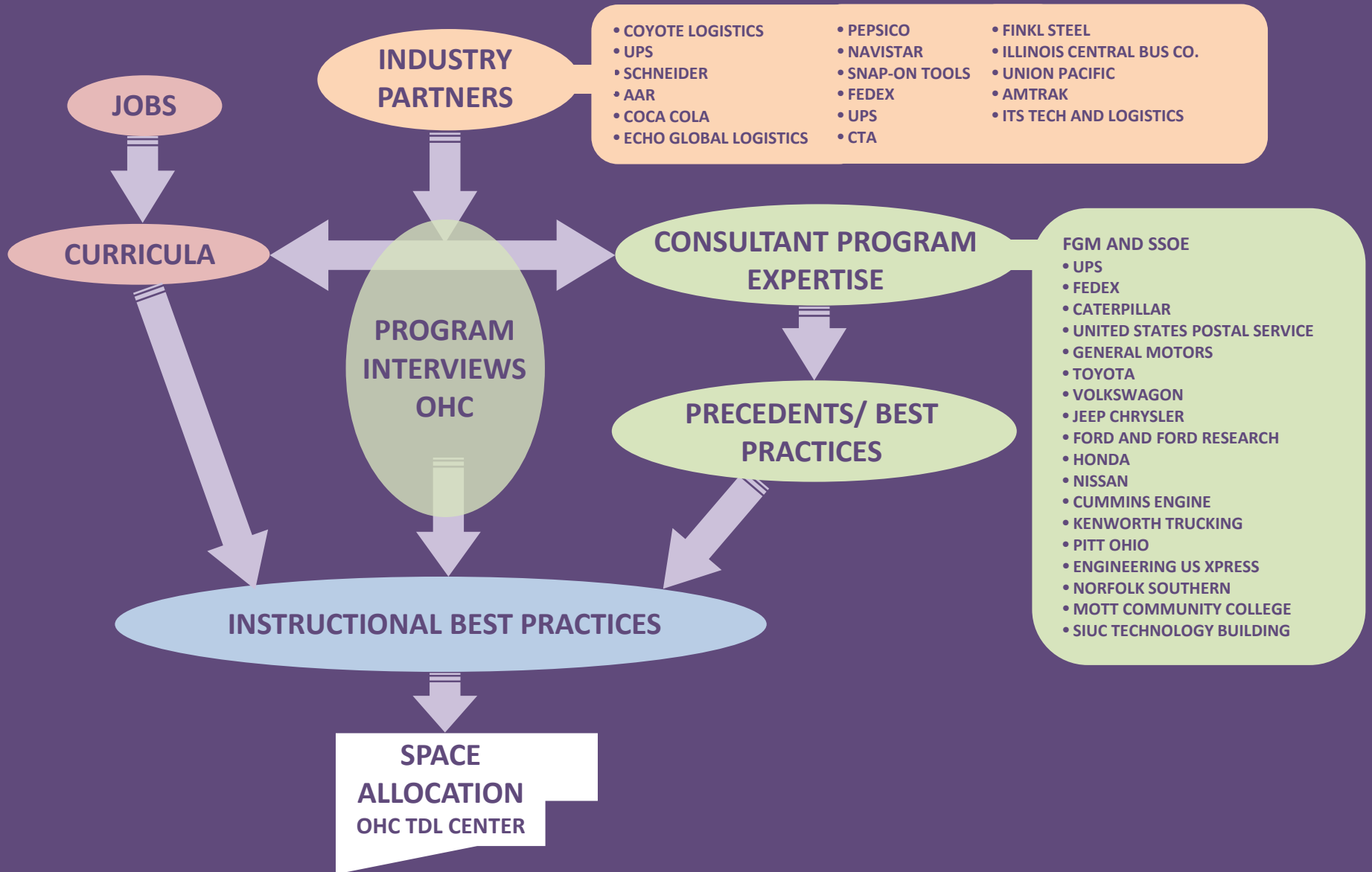
TDL PROGRAMS

Curricula, Programs and Issues discussed:

- Automotive Technology
- Diesel Technology
- Logistics
- CCC Central Stores and Distribution Center
- Taxi - Chauffeur Program
- CDL Program
- Career Center
- Tutoring
- Other Student Services and Support
- Sustainability



PROGRAMMING PROCESS



PROGRAMMING

CURRICULA DRIVEN PROGRAM IDENTIFICATION – ESSENTIAL SPACES

INSTRUCTIONAL LABS	QUANTITY	NSF	TOTAL NSF
Automotive Lab	1	13,500	13,500
Diesel Tech Lab	1	7,800	7,800
Central Tool and Equipment Control	1	1,500	1,500
Auto-Diesel Transmission Lab	1	3,700	3,700
Electrical and AC Tech Lab	1	3,000	3,000
Auto Engine Lab	1	3,450	3,450
High Tech Lab	1	3,450	3,450
Engine Test Cell	1	650	650
Diesel Engine Lab	1	3,450	3,450
Supply Chain Management & Logistics Center	1	6,000	6,000
Loading Dock and Receiving	1	1,200	1,200
Subtotal – Instructional Labs			47,700

CLASSROOMS	QUANTITY	NSF	TOTAL NSF
General Purpose Classrooms	6	1,110	6,660
Testing Classroom	1	1,085	1,085
Third Party Logistics Center	1	1,295	1,295
Subtotal - Classrooms			9,040

FACULTY & STAFF OFFICES	QUANTITY	NSF	TOTAL NSF
Diesel / Automotive Chair	1	160	160
Diesel Faculty	3	120	360
Automotive Faculty	2	120	240
Supply Chain Management & Logistics Center Office	1	120	0
Adjuncts Hoteling Area	4	80	320
Small Flex Conference Room	2	120	240
Faculty Workroom(s)	1	250	250
Admin Workroom	1	250	250
Strategic Partner Host Space			
- Resource / Materials Storage	1	80	80
Subtotal – Faculty & Staff Offices			1,900

CAREER CENTER	QUANTITY	NSF	TOTAL NSF
Director Career Planning	1	120	120
WIA Career Coordinator	1	120	120
Open Office for 5 Positions	5	80	400
Computer Resource Center	1	875	875
Subtotal – Career Center			1,515

TDL RESOURCE CENTER	QUANTITY	NSF	TOTAL NSF
Computer Resource Center/Reading Room	1	450	450
Staff Desk Area	1	100	100
Subtotal – TDL Resource Center			550

BUILDING SUPPORT	QUANTITY	NSF	Total NSF
Lobby / Reception	1	1500	1500
Large Flex Conference Room	2	750	1500
Medium Flex Conference Room	2	240	480
Café / Coffee Bar / Vending	1	500	500
Locker Floor Area in Corridors	1	300	300
Instructional Commons	1	1,000	1,000
Subtotal – Building Support			5,280

TOTAL NET SQUARE FEET (NSF)	65,985
GROSSING FACTOR (1.58)	38,271
TOTAL GROSS SQUARE FEET (GSF) SCHEME 1	104,256
TOTAL GROSS SQUARE FEET (GSF) SCHEME 2	104,256
TOTAL GROSS SQUARE FEET (GSF) SCHEME 3	105,456



PROS

- EXISTING ROADWAY REMAINS
- BUS ROUTE UN-ALTERED
- EXPANSION POTENTIAL ON NORTH
- VIEWS TOWARD WETLANDS TO EAST
- VEHICULAR ACCESS AND VISIBILITY FROM WEST
- PARKING EXPANSION POTENTIAL

CONS

- REQUIRES DEMOLITION OF BUILDINGS 7, 8 AND 9
- TDL MAIN ENTRY 330' FROM MAIN BUILDING ENTRY

LEGEND

- TRUCK SERVICE ROUTE
- NEW PAVING

SITE PLAN

SCALE: 1"=250'



SCHEME 1 SITE PLAN RECOMMENDED SCHEME

CITY COLLEGES
of CHICAGO

Center for Operational Excellence

Education that Works



PROS

- EXPANSION POTENTIAL TO NORTH
- VEHICULAR ACCESS AND VISIBILITY FROM WEST
- PARKING EXPANSION POTENTIAL

CONS

- RELOCATES BUS ROUTE/CAMPUS ROAD
- RELOCATES MAIN NORTH-SOUTH UTILITIES
- REQUIRES DEMOLITION OF EXISTING BUILDINGS 7, 8 AND 9

LEGEND

- TRUCK SERVICE ROUTE
- NEW PAVING

SCHEME 2 SITE PLAN

SITE PLAN
SCALE: 1"=250'



CITY COLLEGES
of CHICAGO

Center for Operational Excellence

Education that Works



PROS

- BUS ROUTE AND ROAD UNCHANGED
- CRITICAL INFRASTRUCTURE INCLUDING EXISTING BUILDINGS 7, 8 AND 9 AND SITE UTILITIES CAN REMAIN
- EXPANSION POTENTIAL TO NORTH
- POTENTIAL CONNECTION TO MAIN BUILDING
- VEHICULAR ACCESS AND VISIBILITY FROM WEST
- PARKING EXPANSION POTENTIAL

CONS

- CLOSE TO WETLANDS

LEGEND

- TRUCK SERVICE ROUTE
- NEW PAVING

SCHEME 3 SITE PLAN

SITE PLAN

SCALE: 1"=250'



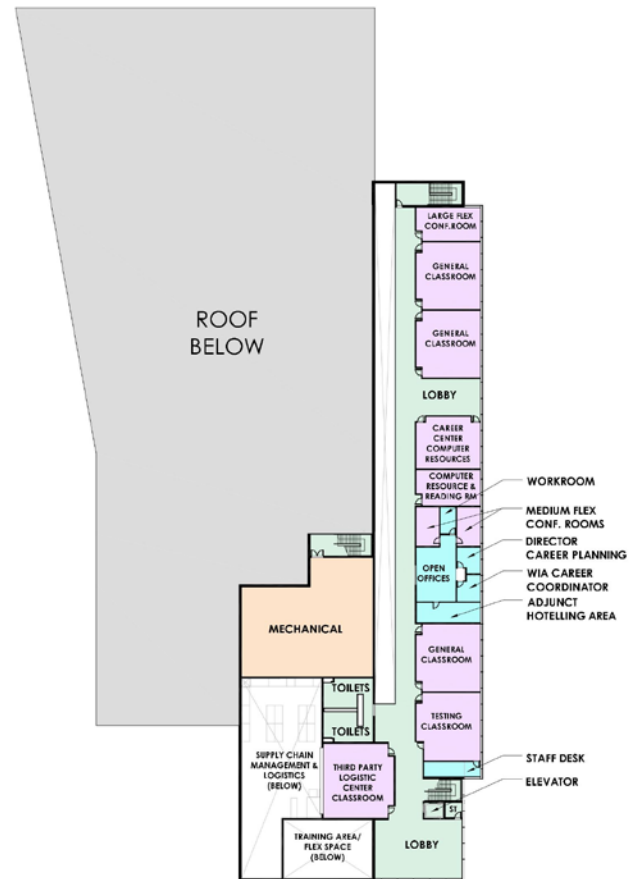
CITY COLLEGES
of CHICAGO

Center for Operational Excellence

Education that Works



1st Floor



2nd Floor

FLOOR PLANS

Progress Update on the Olive-Harvey TDL Building

Completed Major Milestones

- | | |
|---------------------|--|
| Feb 1, 2013 | • Award of Construction Manager contract by CDB to Gilbane construction |
| Feb 5, 2013 | • External partners meeting regarding Auto Tech/Diesel Programs |
| Feb 14, 2013 | • Initial meeting with Gilbane, CCC, CDB and FGM to develop construction schedule and coordinate responsibilities |
| Feb 15, 2013 | • Meeting with Legal and outside environmental attorneys to discuss Wetland issues <ul style="list-style-type: none">• Determined area is not a protected wetland• CCC still plans to protect the area• New building can be built as shown in Option 3, close to the area in question• Awaiting letters of confirmation from Army Corps of Engineers and outside attorneys that no action is required |
| Feb 15, 2013 | • Administrative Services and Olive-Harvey staff completed first draft of Central Store Business Plan and circulated to industry partners (Coyote, Pepsi) and District leadership for comment |

Progress Update on the Olive-Harvey TDL Building

Completed Major Milestones

Feb 19, 2013 • FGM issued Program Analysis/Schematic Design to CDB and CCC for review

Feb 19, 2013 • Kick-off meeting conducted with GSG Environmental and Olive-Harvey staff to initiate the scheduling of soil boring and trenching on the future TDL site

- Testing activity will begin the week of February 25th and conclude within several days
- Within four weeks post-testing, a written analytical summary will be provided that reflects the presence of any volatile and hazardous materials, the soil composition, and other customary details
- IEPA indicates that further remediation for O-H is optional since the property is not being sold. We are not pursuing – “No Further Remediation Required” status.

Feb 28, 2013 • CCC contracted with Gilbane and held the first On-Site Workshop at OHC. Meeting was to develop mitigation steps to return the project completion date to the original CCC proposed date.

- CDB agreed to several time cutting measures, e.g. bid packages that could save approximately 3 month.

Progress Update on the Olive-Harvey TDL Building

Upcoming Major Milestones

-
- | | |
|----------------------|--|
| Feb 21, 2013 | <ul style="list-style-type: none">• The demolition specification document to be publicly advertised, with a bid closing date of March 20, 2013• Specification includes: demolition of all nine temporary buildings and foundations; relocation of utilities that support the main building; removal of contaminated soil; and installation of 3 feet of compacted gravel to support the potential surface finishing for heavy truck traffic |
| Mar 7, 2013 | <ul style="list-style-type: none">• Final approval from CDB/CCC initiates Design Development of the TDL Building to include Automotive & Diesel Technology, Supply Chain Logistics and Central Stores Warehousing, CDL and Taxi Driver Certificate programming |
| June 30, 2013 | <ul style="list-style-type: none">• Demolition completion |
-

TDL Project Timelines Issues

Concerns:

The review and approval timeframes of the State's Chief Procurement Office (CPO) governing contracts and construction activities of the Capital Development Board has impeded the timely completion of the Olive-Harvey College Transportation, Distribution and Logistics (TDL) Center of the City Colleges of Chicago.

Issues:

- On August 11, 2012: The Board of CDB approved the selection of FGM Architects to design the TDL Facility. **The contract was not consummated by CPO until December 2012; approx. 4 months later.** In an effort to maintain the CCC/CDB originally agreed upon completion date of December 2014, CCC contracted with FGM in November to begin design activities.
- December 11, 2012: The Board of CDB approved the selection of Gilbane Building Company to serve as the Construction Manager for the TDL Center. **The contract has not been consummated and remains at large with an estimated completion date of April 2013.** CCC contracted with Gilbane to develop a mitigation plan acceptable to CCC and CDB. A 2/28 meeting produced the following results:
 - The mitigation plan, i.e. use of bid packages, could potentially save 3 months from CDB projected completion date of November 2015; moving completion to August 2015.

CCC projects that an additional 6-8 months could be saved by the reduction in the CPO milestone, e.g. 100% construction documents, review periods (27 working days each) and contract review/approval times (60 working days for each bid) for bid packages.

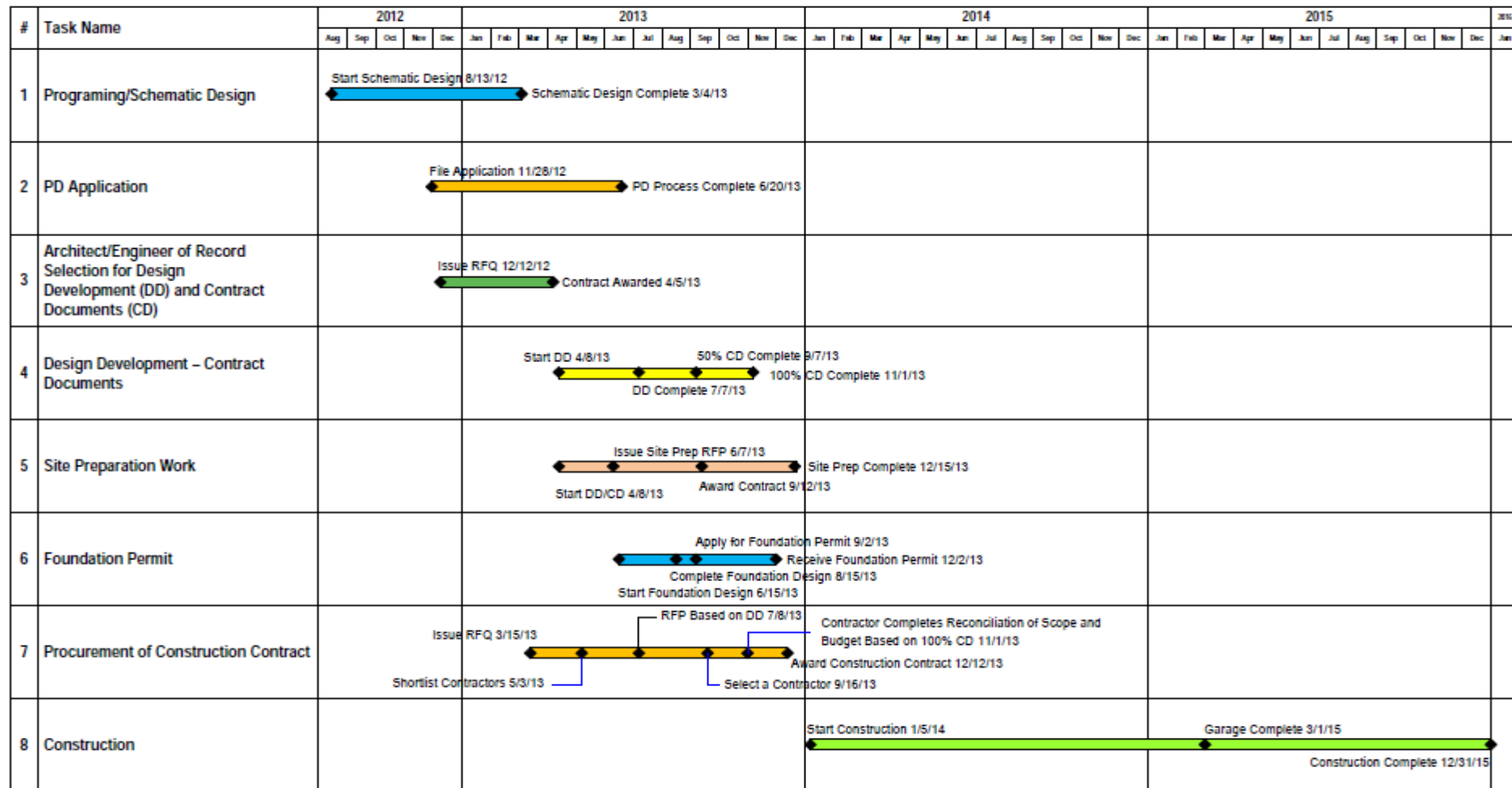
Today's Agenda

- 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
- 6 Q & A Session

Closed Door Session: Property Acquisition Update

Next Ad hoc Construction Committee Meeting: May 29, 2013 @ 1:00 pm

CCC remains on track with its Design/Bid/Build timeline to deliver the project by December 2015.



DESIGN BID BUILD PROJECT SCHEDULE

The PD & ROW Vacation Schedule have been reviewed and revised to promote completion by July & December 2013, respectively.

Date	PD/Vacation Plan Activities
January 29, 2013	Preliminary meeting with DHED on site, massing and landscape plan.
January 30, 2013	Deadline for Jones Lang LaSalle to deliver property contracts/authorization to utilize land for the PD/ROW Application.
February 20, 2013	Cannon to complete required exhibits and documents for submission to the DHED.
March, 2013	Right of Way (ROW) Vacation Application Submitted.
March 1, 2013	Deadline for Jacobs/CCC Admin. Services to provide property acquisition and supplemental information to David Narefsky for the PD Application. Submission to DHED.
March/April, 2013	City Agencies, Alderman and Community Meetings
April/May 2013	Expected approval of PD Application by DHED.
April/May, 2013	PD Application submitted to the Plan Commission for approval.
May/June, 2013	PD Application submitted to Zoning Committee for approval.
June/July, 2013	PD Application submitted to full City Council for approval. Approval possible as long as ROW Vacation consent letters are on file. ROW Vacation expected to be complete by late 2013.

The planned footprint is completed; an alternate plan has been prepared to mitigate any acquisition issues.

Date	Design Footprint Activities
February 22, 2013	Award structural evaluation contract to Walker.
March 4, 2013	Cannon completes base Schematic Design package.
March 4, 2013	Walker to submit report including restoration cost estimate.
March 18, 2013*	Cannon completes the alternate Schematic Design package.
March 15, 2013*	CCC to advise on the property acquisition status.
March 18, 2013*	Issue alternate SD package to AoR (if necessary).
March 22, 2013	CCC receives Architect of Record Services Fee Proposal.
April 5, 2013	CCC awards Architect of Record contract.

***An alternate plan has been prepared to mitigate any and all acquisition issues.**

Note: The PD Application and RFQ schedule will not be adversely impacted by adoption of the alternate plan. An additional 30 day float was built into the schedule.

CCC remains on track with its RFQ Schedule for the Architect of Record Services

Date	RFQ Schedule for A/E Services
December 12, 2012	CCC Issued RFQ
December 18, 2012	CCC conducted Pre-Submittal Conference
December 20, 2013	Deadline for Request for Information (RFI) by noon.
January 3, 2013	Issue Addendum to the RFQ.
January 16, 2013	RFQ Responses Due.
February 15, 2013	Short list prospective AoR firms
February 18, 2013	CCC issues in progress schematic design to short listed respondents
March 5, 2013	CCC Interviews/Receive Presentations from Short Listed Respondents

Completed item are greyed out.

Upcoming Dates are in Bold

CCC remains on track with its RFQ Schedule for the Architect of Record Services

Date	RFQ Schedule for A/E Services
March 7, 2013	CCC issues 100% Schematic Design documents to Most Qualified Respondent
March 7, 2013	CCC issues contract template documents to Most Qualified Respondent
March 18, 2013	Most qualified respondent provides fee response and final presentation
March 21-28, 2013	CCC Evaluates Fee Response and Final Presentation
April 4, 2013	Selected A/E Firm is submitted to the Board of Trustees
April 5, 2013	Contract is Awarded to the Selected A/E Firm

Completed item are grayed out.
Upcoming Dates are in Bold

**The Alternate Bond Transaction Schedule is subject to change.
Actual dates may vary to maximum CCC's value proposition.**

Date	Alternate Bond Transaction Plan Activities
January 30, 2013	Review Alternate Bond Transaction Strategy with Ad Hoc CC.
February, 2013	Send letter of intent to FA Respondents to bid for transaction deal.
February 21, 2013	Present Inducement Bond Resolution to CCC Board of Trustees for approval. Allows repayment of expenses up to 60 days prior.
April, 2013	Recommend Transaction FA to Chancellor and the Board of Trustees.
May, 2013	Issue Underwriter RFP to the market.
May, 2013	Responses to Underwriter RFP due.
May, 2013	Present Voter Initiated Referendum Resolution to the Chancellor and Board of Trustees
June, 2013	Voter Petition Period Ends
July, 2013	Bond Transaction Teams Initiate Formulated Strategy
August, 2013	Present Bond Resolution to the Chancellor and Board of Trustees.
August, 2013	Ratings Due from the solicited Rating Agencies
September 2013	Bond Sale and Proceeds Expected.

All dates subject to change dependent upon market conditions and approved strategic 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
- 6 Q & A Session

Closed Door Session: Property Acquisition Update

Next Ad hoc Construction Committee Meeting: May 29, 2013 @ 1:00 pm

MX Community Jobs Plan Timeline Overview

Spring | Summer 2013

CCC will host a Community Meeting in late March 2013 at either MX, JLM Center, or First Baptist Church to present the design, community jobs program, college programs, traffic study, parking info, project timeline, etc.

Informal outreach to several members of the Black and Latino Caucuses to discuss the Jobs Program

Begin canvassing the community | May 2013 to inform residents of the community hiring criteria and locations of Intake Centers

Fall | Winter 2013

CCC will host a Community Town hall meetings, Information Sessions, Workshops etc. to inform and prepare community members of opportunity

We will continue conducting outreach to a broad range of stakeholders informing them of the Capital Project and Jobs Program

Spring | Summer 2014

We are determining the number of jobs within the construction program as well as setting the appropriate target for the Community Jobs Program expected to begin in February 2014

MXC Community & Student Workforce Communication Outreach Plan

January
2013

- Finalized Urban League & HACIA Hiring plan submitted
- Initialize canvassing efforts within the West End, Pilsen, Near West neighborhoods

MXC Community & Student Workforce Plan Outreach Efforts

February
2013

- *Initial Aldermanic Meetings (Fioretti (*2), Solis(*25) & Burnett Jr.*27)*
- *Provided detailed report of Capital development Plan to Alderman Fioretti & Burnett*
- *Communication Outreach to remaining (12) WestSide Aldermanic Offices and Chamber of Commerce*

MXC Community & Student Workforce Plan Outreach Efforts

March | April 2013

- Final Design submission 03/4/12
- Initialize Meetings w/key community stakeholders
- Begin first round of Community Meetings
- Press Conference / Jobs Program Announcement
- City Council Meeting

MXC Community & Student Workforce Plan Outreach Efforts

Workforce Strategy

March | April | May

- Finalizing proposals with the Chicago Urban League, HACIA as well as Jacobs to provide the following services:
 - Recruit; and
 - Pre-Screen; and
 - Track Progress; and
 - Monitor

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
- 6 Q & A Session

Closed Door Session: Property Acquisition Update

Next Ad hoc Construction Committee Meeting: May 29, 2013 @ 1:00 pm



CITY COLLEGES *of* CHICAGO

Malcolm X

Education that Works

March 6, 2013

Malcolm X Exterior/Interior/Alternate Design Presentation Shown via computer

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
- 6 Q & A Session

Closed Door Session: Property Acquisition Update

Next Ad hoc Construction Committee Meeting: May 29, 2013 @ 1:00 pm