



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

Thursday, April 03, 2014

FOR DISCUSSION ONLY



Today's Agenda

- 1 Introductions
- 2 Olive-Harvey TDL Center Update—CCC
- 3 New Malcolm X College Project Update —CCC/Jacobs
- 4 New MXC Architect Update—CCC/MNI
- 5 New MXC General Contractor Update – CCC/CMO
- 6 Q&A Session

Next Ad Hoc Construction Committee Meeting: June 19, 2014 @ 1:00 p.m.

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PHASE #1A CONSTRUCTION SCHEDULE

PHASE 1A PROGRESS AND SCHEDULE UPDATE

Phase 1A Construction Progress:

Oakley Construction received their Authorization to Proceed from the Capital Development Board (CDB) on December 16, 2013.

Activities so far have included:

- Complete excavation of the building footprint and removal of old utilities (gas, sewer, and water structures).
- More than 800 loads of soil and debris have been removed from the project site.
- Installation of new storm sewers has commenced.
- Construction of more than 680 aggregate piers throughout the building footprint completed on March 20, 2014 on schedule.

Schedule challenges throughout Phase 1A:


- Abnormal winter weather conditions
- Coordinating final design/construction documents amongst three bid packages

City Colleges of Chicago has been working diligently with CDB, Gilbane and FGM to mitigate Phase 1A challenges.



PHASE #2 CONSTRUCTION SCHEDULE

PHASE 2A PROGRESS AND SCHEDULE UPDATE

Date	Activity
January 27, 2014	Authorization to Proceed (ATP) issued to Barton Malow.
January 28 – February 21, 2014	All submittals sent to Gilbane for approval
January 28 – March 7, 2014	Completion of submittal process including review
May 9 – 13, 2014	Barton Malow to mobilize on site
May 14 – 27, 2014	Erect & Detail Phase #2A precast installation
May 20 – August 5, 2014	Building Steel, Joints, Decking and Stud Work
July 30 – August 10, 2014	Erect & Detail Phase #2B precast installation
	
August 10, 2014	Completion of Phase 2A work by Barton Malow

Completed items are greyed out
Upcoming Dates are in Bold



TDL CENTER SCHEDULE

BID PACKAGE #3 UPDATE – SUMMARY OF PRE-BID ATTENDEES

Bid package #3 consists of six trade areas (\$25.4m total):

- | | | |
|-------------------------------------|------------------------------------|--------------------------------------|
| 1. General* - \$13,000,000 | 2. Plumbing - \$2,000,000 | 3. Heating - \$3,500,000 |
| 4. Ventilation - \$3,000,000 | 5. Electrical - \$3,500,000 | 6. Fire sprinkler - \$400,000 |

- 48 Potential bidders were in attendance, including the following contractors who would most likely be interested in the General package:

* All non-mechanical interior and exterior finishes; landscaping

Partial Bidders List

- | | | |
|---------------------|------------------|------------------|
| • Oakley | • Barton Malow | • Walsh |
| • Tower Contracting | • EVS | • Path |
| • Berglund | • FH Paschen | • Power and Sons |
| • Henry Brothers | • George Sollitt | • Old Veteran |



TDL CENTER SCHEDULE

BID PACKAGE #3 UPDATE

Phase 3 Bid Opening Results – Lowest Bidders

- Sprinkler: USA Fire Protection \$330,693
- Plumbing: CF Bruckner & Son 1,565,990
- Ventilation: Flo-Tech 2,283,000
- Electrical: Argo Electric 2,880,000
- Heating: Great Lakes Plumbing & Heating 3,459,751
- General*: Barton Malow Company 13,886,000

* All non-mechanical interior and exterior finishes; landscaping

\$24,405,434

A/E Estimate Total: \$25,400,000

Winning Bids Total: \$24,405,434

Total: \$994,566 Under A/E Estimate

Construction Contingency Following All Three Bid Packages: \$1,976,370 or 6.1%



Date	Bid Package #3 Activity
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Late-May, 2014**

Authorization to Proceed

** Estimated return from CPO



TDL CENTER FF&E OUTLINE

INITIAL OUTLINE FOR THE TDL CENTER FF&E



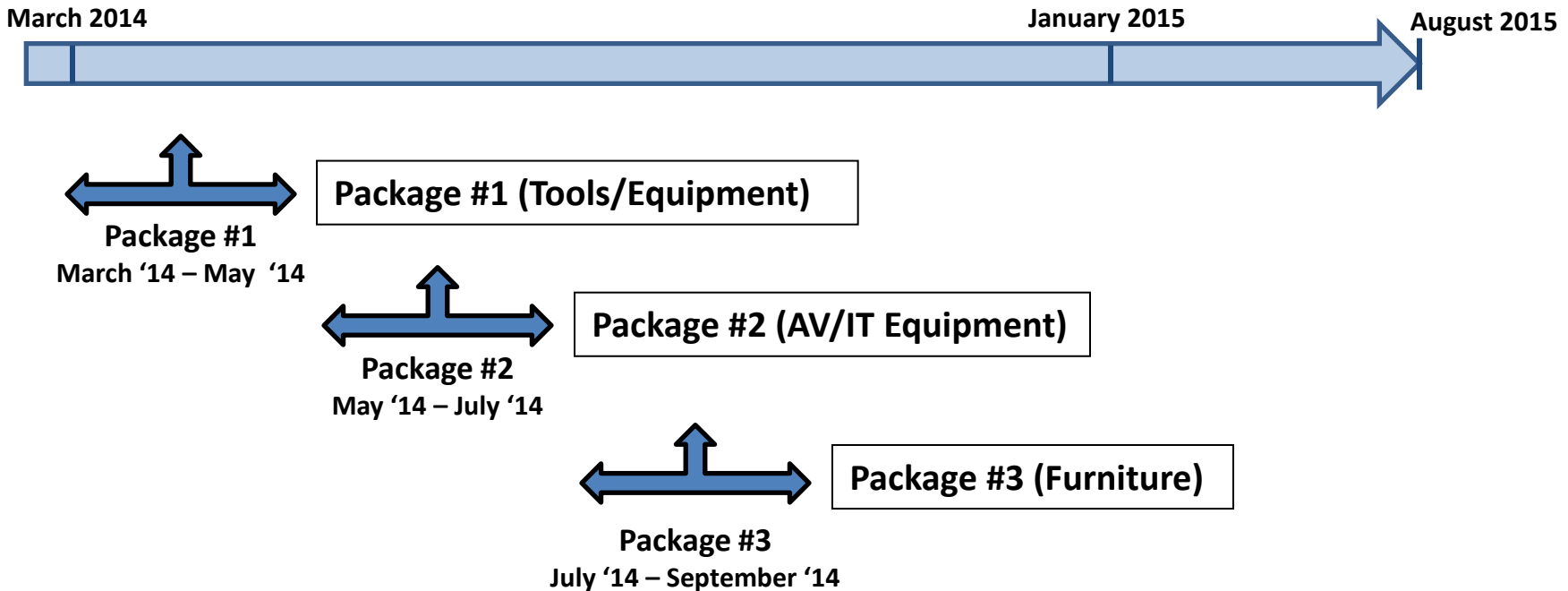
- Project team and Procurement have started initial discussions regarding all items that need to be procured, and the timeframe for achieving these tasks.
- Three specific areas have been identified:
 1. Tools (Lab Tools in the Auto, Diesel and Supply Chain Management Areas)
 2. Audio Visual/Information Technology (Classrooms, Labs, Offices, and Infrastructure)
 3. Furniture (Classroom, Offices, Lab Spaces, Common Areas)
- Each FF&E package will be comprised of items recommended through programming sessions with faculty/staff, industry partners, architects/consultants, and best practices throughout industries.



TDL CENTER FF&E OUTLINE

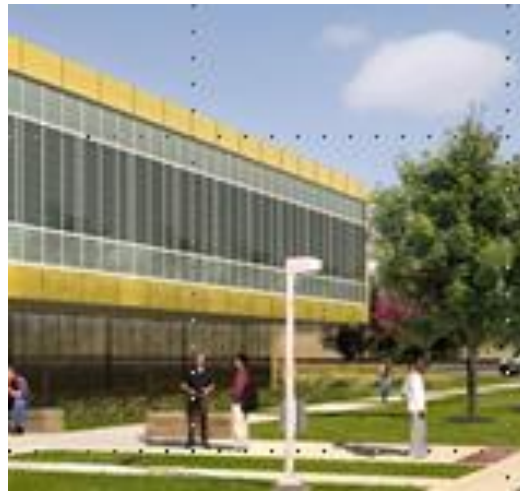
PROPOSED PROCUREMENT SCHEDULE

PROPOSED PROCUREMENT TIMELINE



- Early procurement schedule will allow for timely contract execution once the date of substantial completion is refined throughout the construction schedule.
- Allows flexibility to ensure purchases are of the latest model/industry standard at the time of TDL opening.

The OHC Design Plan Overview



Energy and Atmosphere:

- Highly Efficient Building Envelope
- Highly Efficient HVAC Systems
- Enhanced Commissioning
- Measurement and Verification
- **Transpired Solar Collector**



Indoor Environmental Quality:

- Quality Interior Materials
- Low VOC Coatings
- **Interior Living Wall**



Materials and Resources:

- Construction Waste Management
- 20% Recycled Content for New Materials
- 20% Regional Materials
- **Certified Wood Products**

Water Efficiency:

- Native and Adaptive Plantings
- Reducing Water Usage by 35%
- **Rain Gardens and Bio Swales**



Sustainable Site:

- Reuse Previously Impacted Site
- Public Transportation Access
- Maximizing Open Space
- **185 New Trees**



Equitable Use

- No Step Entry
- Unassisted views outside

Flexible Use

- Non-handed Workbenches
- Movable Furniture Solutions

Perceptible Information

- Essential information is provided in a variety of modes
- Color coded paths for building navigation
- Fritted interior glass



cognitive



physiological



psychological

Exterior View looking northwest



Exterior View looking northeast



- Reflect the Transportation Industry
- High Energy Space
- High Tech Environment
- Brand Reinforcement
- Sense of Movement
- Campus Context



Design Concept

movement



gather



inquire



engage



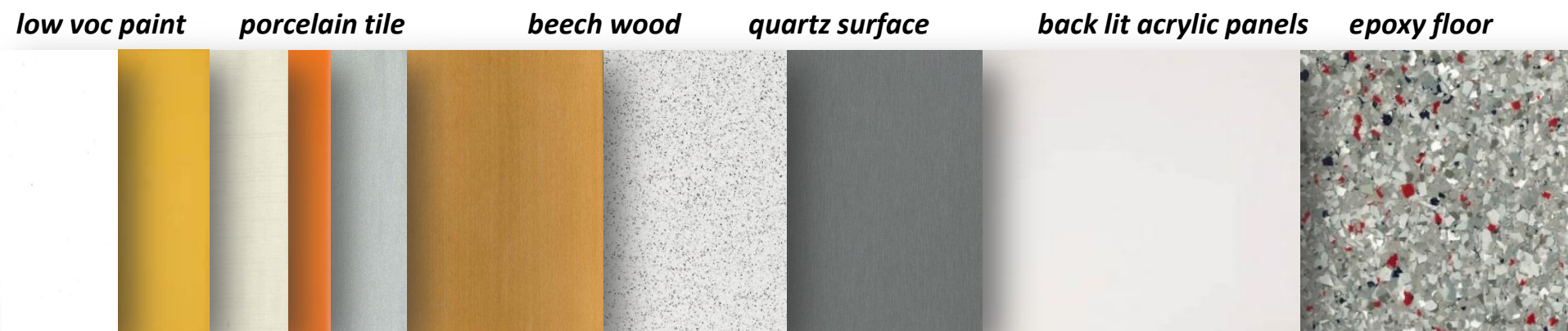
brand reinforcement



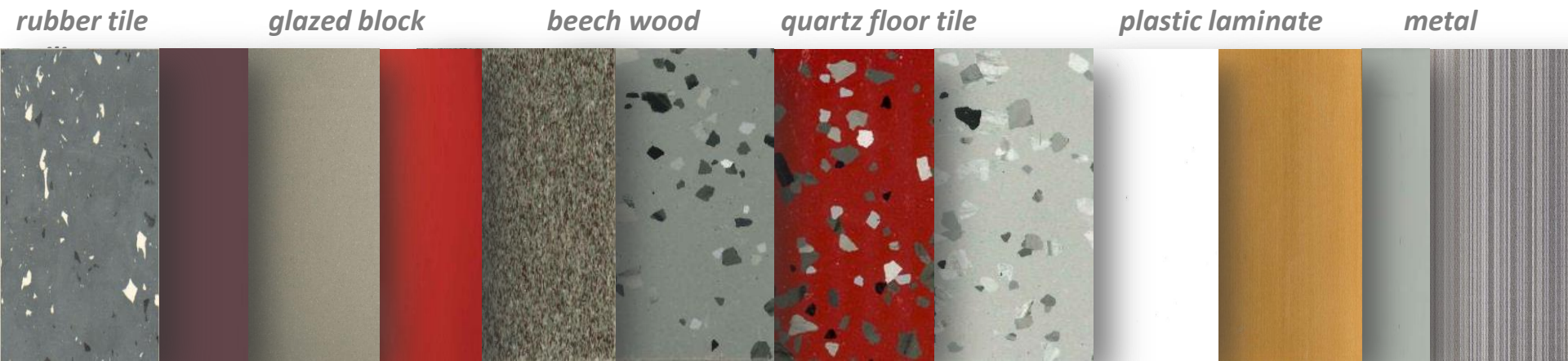
sense of movement

campus context

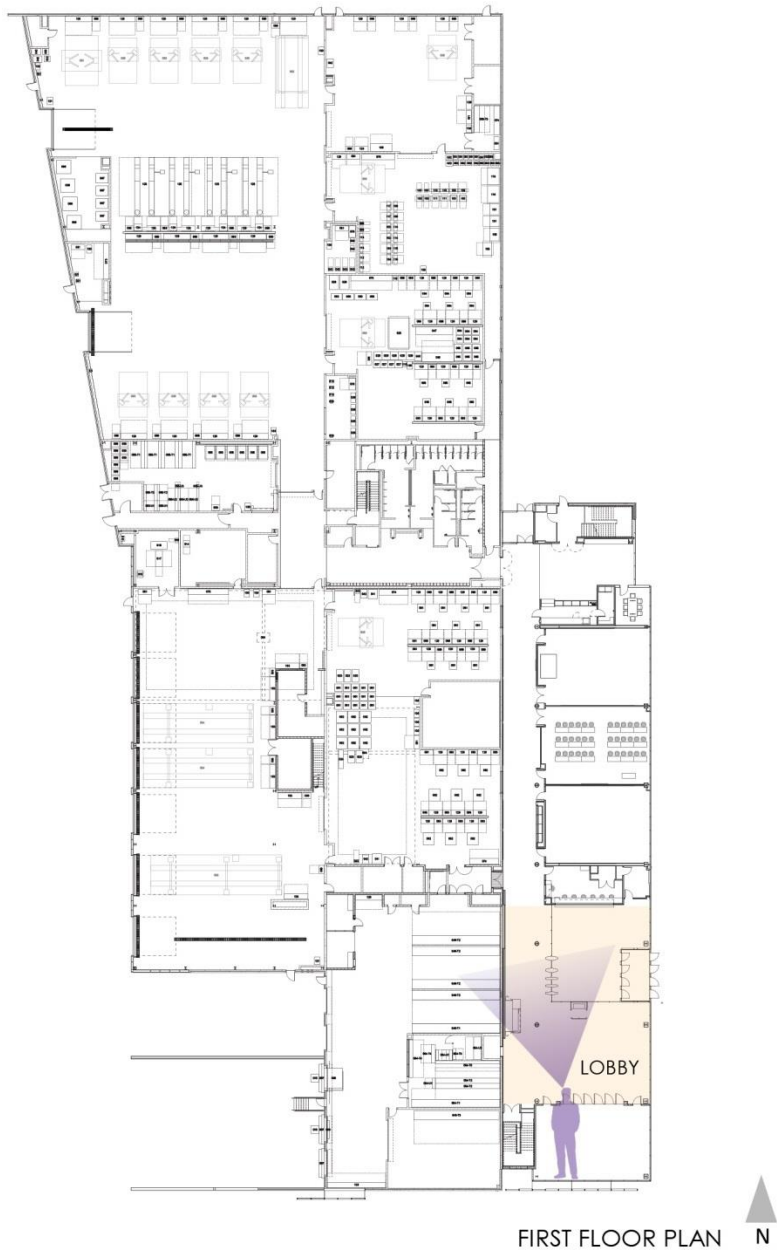
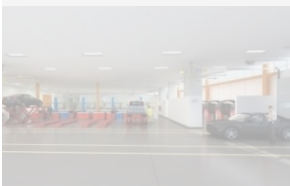
- Lab-based Palette, Neutral Envelope
- Strategic use of Accent Colors
- Functionally Appropriate Materials; Durable and Maintainable
- Sustainable Materials
- Brand Supportive Materials; Graphic Walls



- Accent Color is used to Reinforce Way Finding
- Texture is used as a Visual Cue and to Define Spaces (ex. Classrooms, Labs, etc.)



Lobby

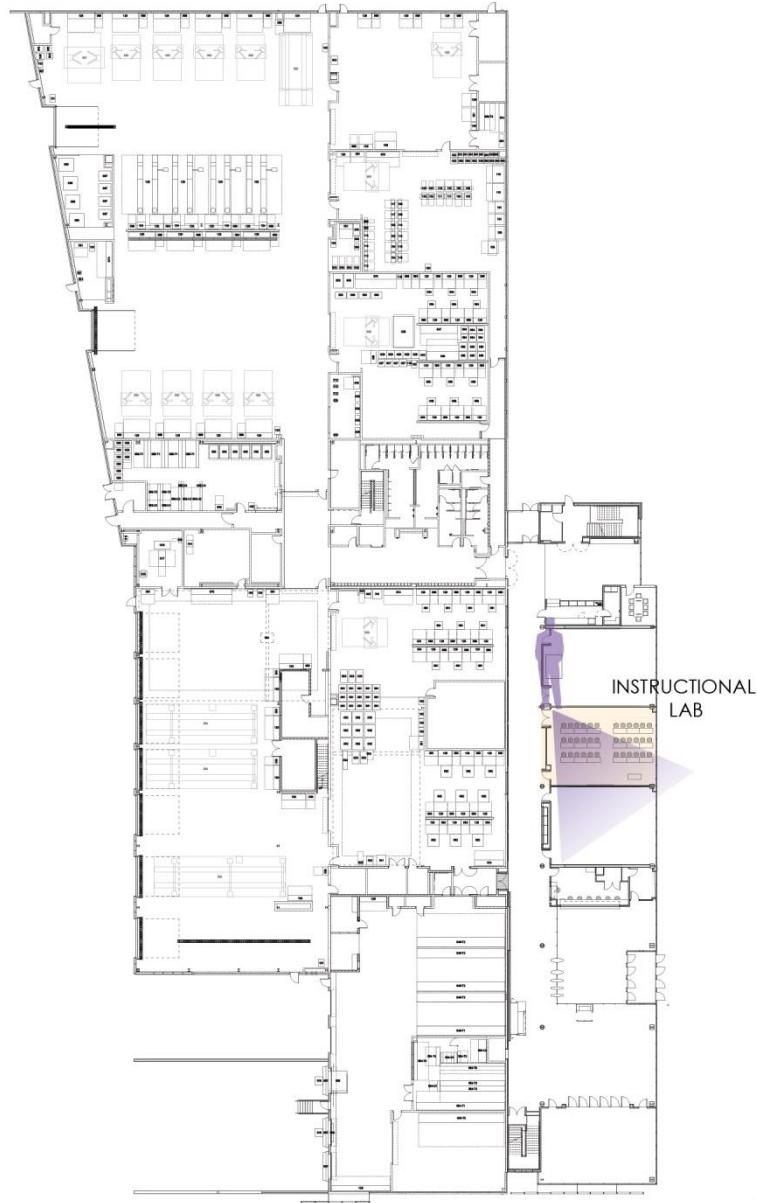


FIRST FLOOR PLAN

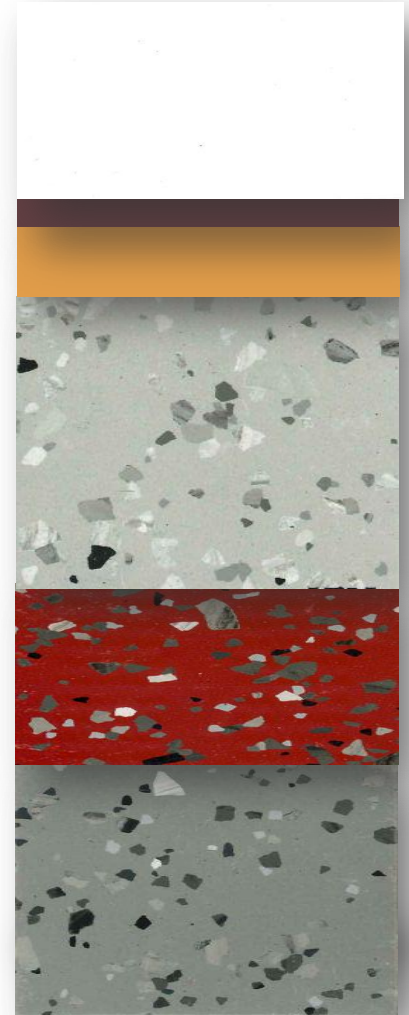




Instructional Lab



FIRST FLOOR PLAN

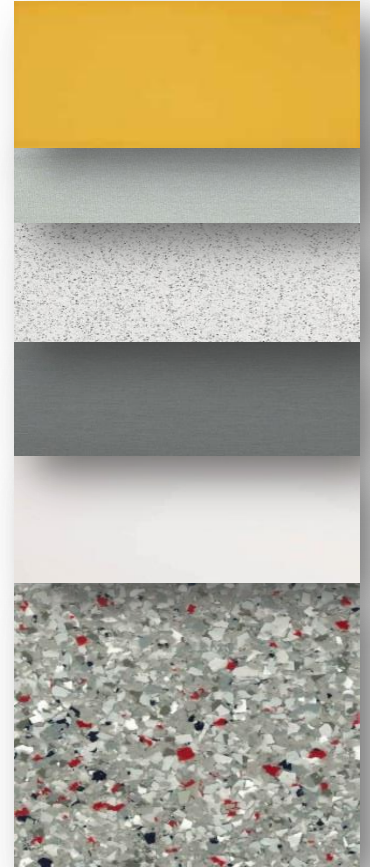




Café



FIRST FLOOR PLAN



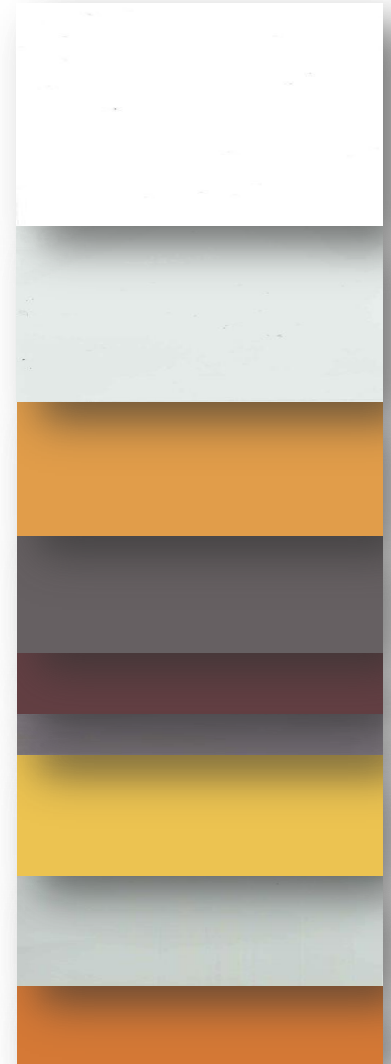
Café Looking South



Supply Chain Management



FIRST FLOOR PLAN N





Diesel/Auto Engine Lab



FIRST FLOOR PLAN N





Automotive Lab



FIRST FLOOR PLAN



Automotive Lab Looking South



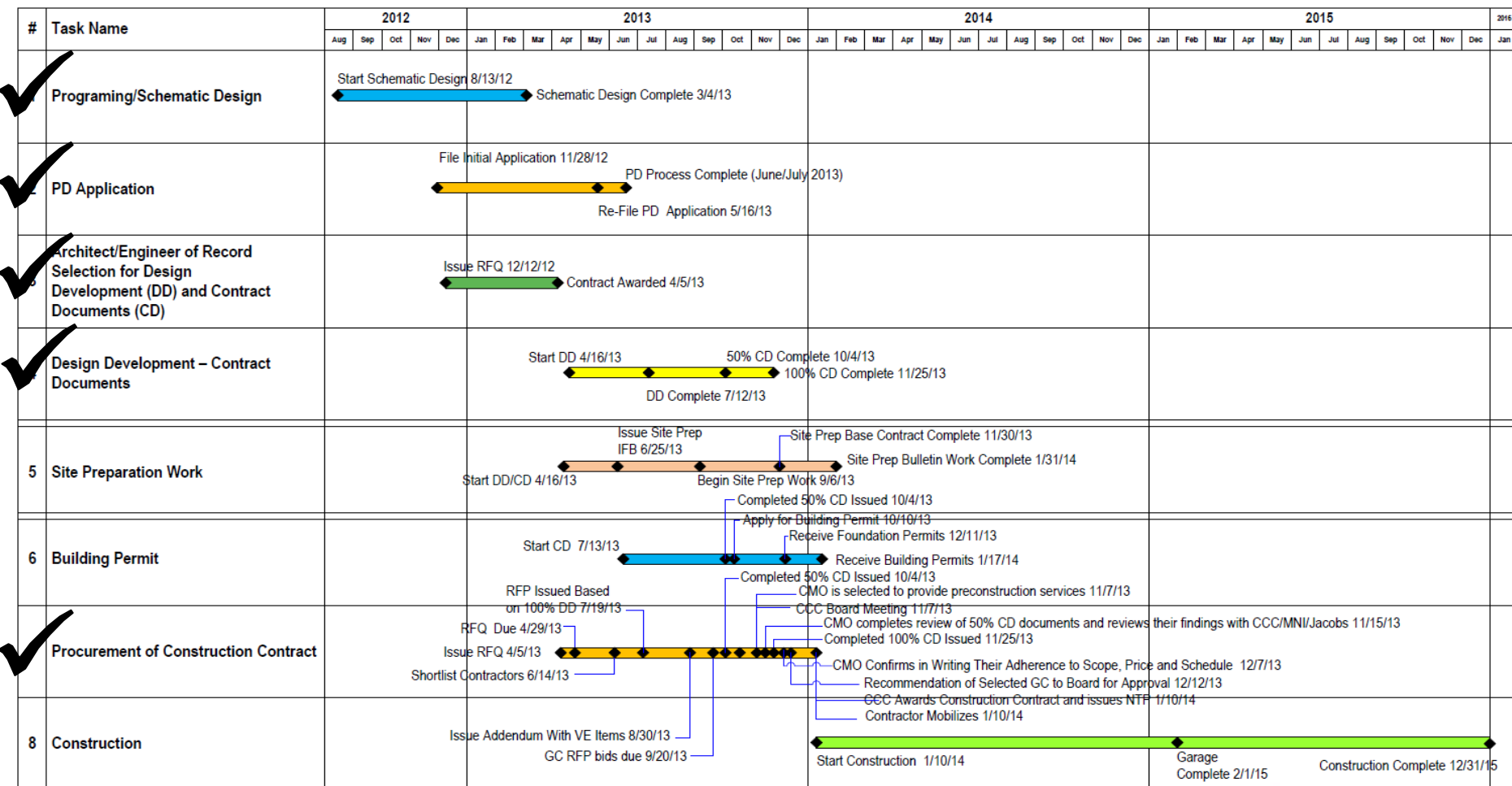
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CCC remains on track with its Design/Bid/Build timeline to deliver the project by December 2015.



DESIGN BID BUILD PROJECT SCHEDULE

Site Prep / Phase I Utility Relocation Update

All Site Prep and Phase I Utility Relocation is complete or substantially complete

- **Comcast** completed the installation and relocation of new underground cable and removal of overhead existing services on 12/30/13. Final cost - \$256,215.52; **\$84,200 less** than the estimated cost of \$340,415.52.
- **Storm & Water lines** - The West Jackson Blvd. sewer repair work was completed on 12/21/13. DWM completed relocation of the existing fire hydrants on 1/16/14. Final cost - \$67,385.78; **\$146,614.22 less** than the estimated cost of \$214,000.
- **ComEd** completed all work inside the construction fence on 2/12/14. The balance of the above and underground work was completed on 2/21/14. Current contract value is \$751,815.56.
- **AT&T** work is complete and lines installed, minor site restoration during warmer weather. Current contract value is \$16,697.02.
- **F. H. Paschen** completed the water line relocation at the church on 12/18/13; removal of remaining abandoned water lines was completed on 2/1/14. FHP is substantially complete; final as-builts are expected this week. Current contract value is \$1,032,950.

Savings to date = \$230,814.22



Phase II Utility Relocation & Utility Supply to MXC

The following utility services will supply the new MXC campus. Coordination of these service(s) is ongoing and will be incorporated with CMO construction activities to enter the site and building.

- **ComEd** - primary electrical feed to the new MXC building, coordination and design ongoing
- **Peoples Gas** - has prepared proposal for new gas service and service connection points
- **DWM (Water) & Sewer** - both have multiple entry/exit points to the site
- **AT&T** - working to complete the final relocation of their line on eastside of site, to Wood St.
- **Comcast** – phase I work is complete, coordination of services and tie-in from Adams St.
- **OEMC and Bureau of Fire Prevention** - coordination of new fire alarm tie-in from Damen
- **CDOT** - relocation of street lights in relation to new sidewalk, driveways, etc

MXC Diversity Commitments to Date

Committed Participation To Date	AOR--Moody Nolan	CM--Jacobs (phase 1)	CM--Jacobs (phase 2)	Site Prep—FH Paschen	GC--CMO (approved packages only)	Total all Primes Commitments to date	Percent of Total Commitments To Date
Total Commitments to date	\$12,000,000	\$2,451,000	\$7,067,000	\$1,033,550	\$83,540,263	\$106,091,813	
Total Chicago Firm Committed to Date (all firms including but not limited to M/WBE)	\$11,359,200	\$2,363,000	\$7,067,000	\$980,128	\$15,597,161	\$37,366,489	35.22%
Total MBEs Committed To date	\$7,716,000	\$612,750	\$1,766,750	\$525,674	\$31,262,851	\$41,884,025	39.48%
Total African American Committed to date*	\$4,488,000	\$58,824	\$1,060,050	\$56,652	\$21,653,951	\$27,317,477	25.75%
Total Hispanic Committed to date	\$0	\$56,373	\$706,700	\$525,674	\$6,545,000	\$7,833,747	7.38%
Total Asian Committed to date	\$2,604,000	\$561,854	\$0	\$0	\$431,300	\$3,597,154	3.39%
Total WBE Committed to date	\$2,406,000	\$181,769	\$706,700	\$79,575	\$7,456,450	\$10,830,494	10.21%

- * African American participation includes African American MBE and WBE firms
- Commitments include amounts paid to date and other commitments from all identified contractors (e.g., CMO approved packages, funds not yet paid to Moody Nolan, Jacobs etc.)

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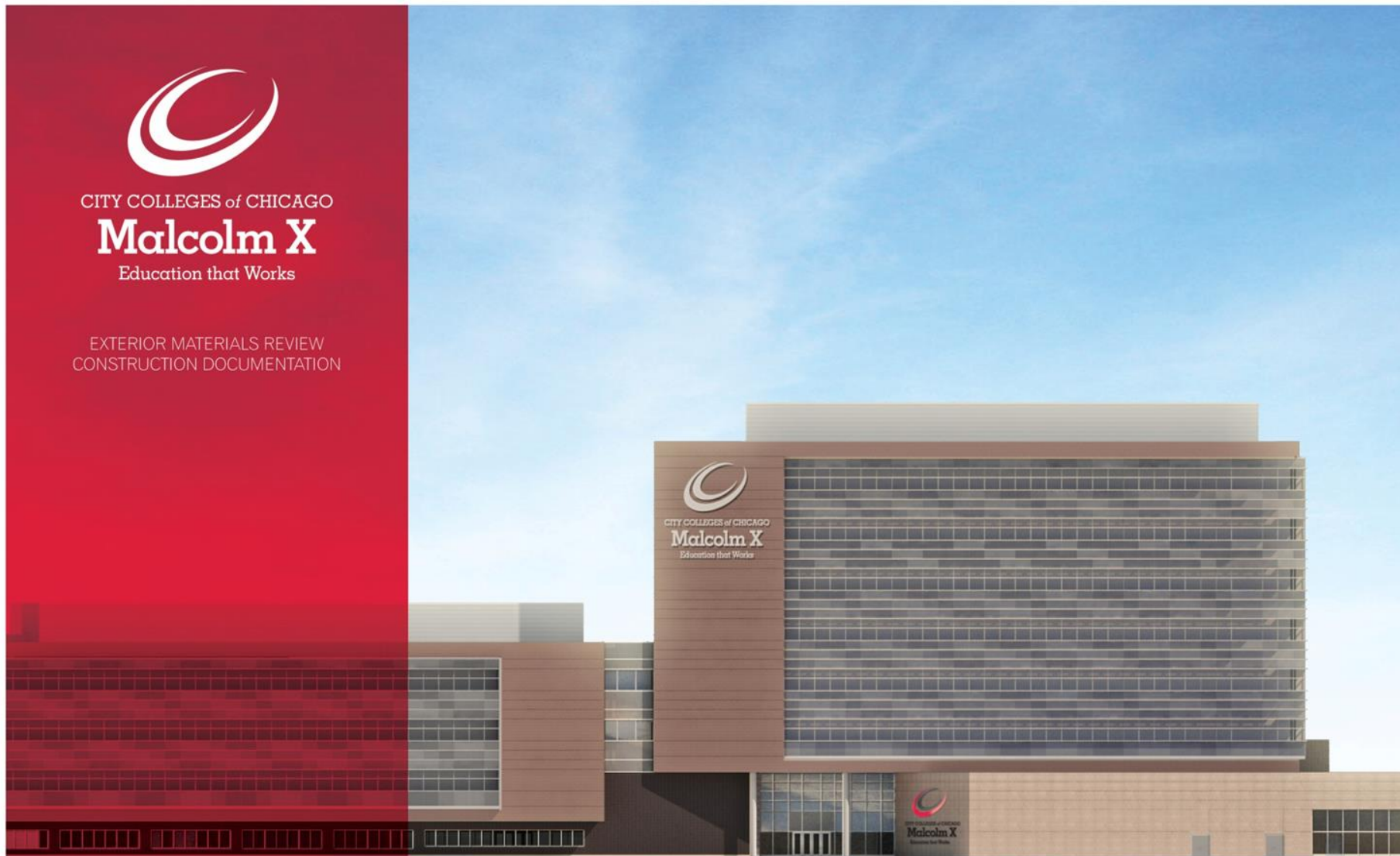


CITY COLLEGES of CHICAGO

Malcolm X

Education that Works

EXTERIOR MATERIALS REVIEW
CONSTRUCTION DOCUMENTATION



RESPONSIVE ARCHITECTURE

MOODY•NOLAN

Building Design – Tying Up Loose Ends:

Faculty Considerations:

- Finalized marker board/tack board locations relative to projection equipment/lecterns.
- Finalized the office and workstation accommodations.

Security:

- Finalizing the video surveillance, access control, & door hardware program plan.

Catering Kitchen/HR/Daycare:

- Catering Kitchen design modified; HR & Daycare expanded.

Construction & Cost Refinement:

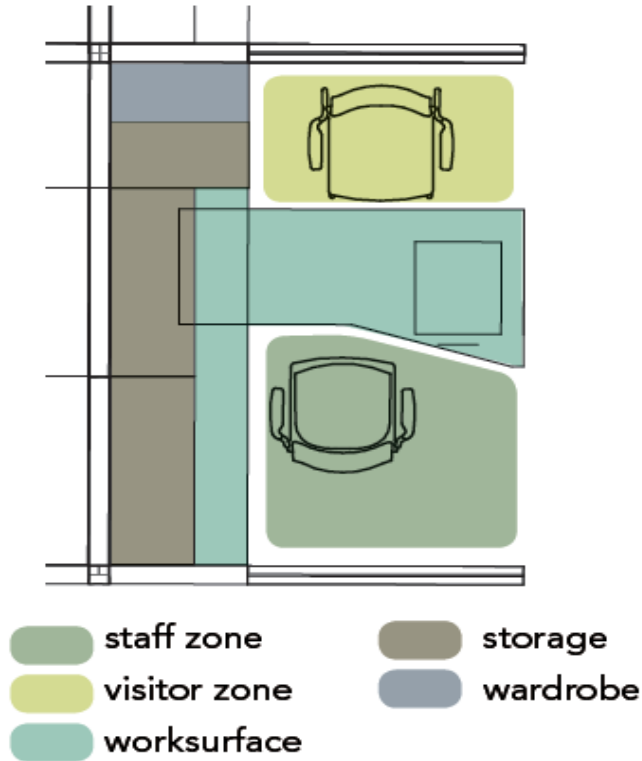
- Issue-for-Construction (IFC) drawing set issued on February 18th.
 - Incorporates all changes from the permitting process.

Owner Furnished/Contractor Coordinated Items (OFCC):

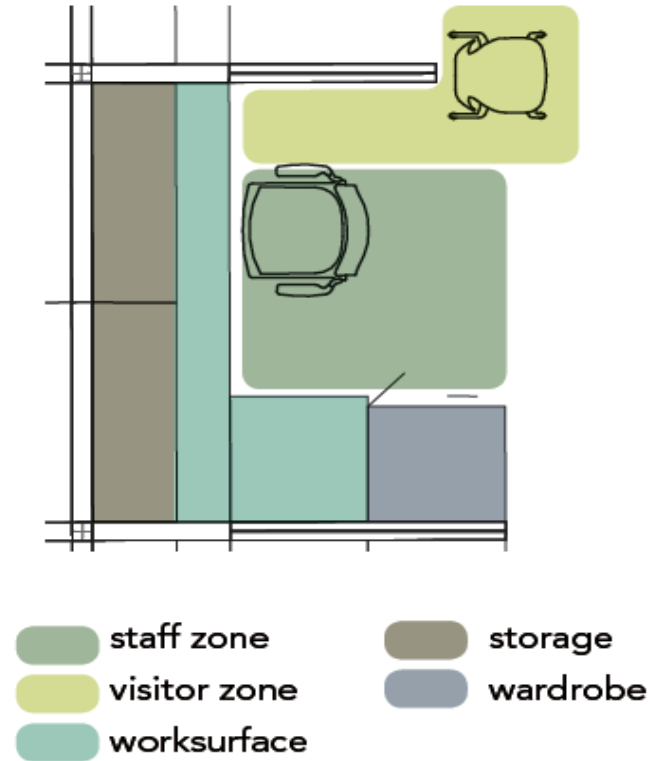
- Detailed milestone schedule developed to track OFCC items.

Updated Student Intake Area

An analysis was done to ensure critical factors were addressed in the selection of the FT Faculty Accommodation Option.

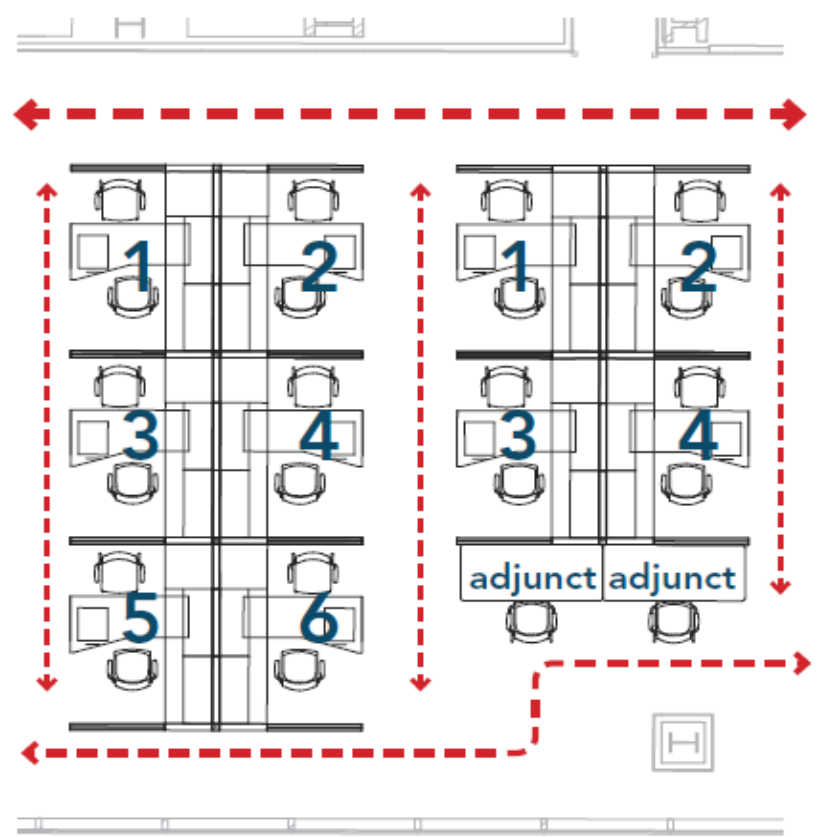


OPTION 2
TYPICAL OFFICE LAYOUT

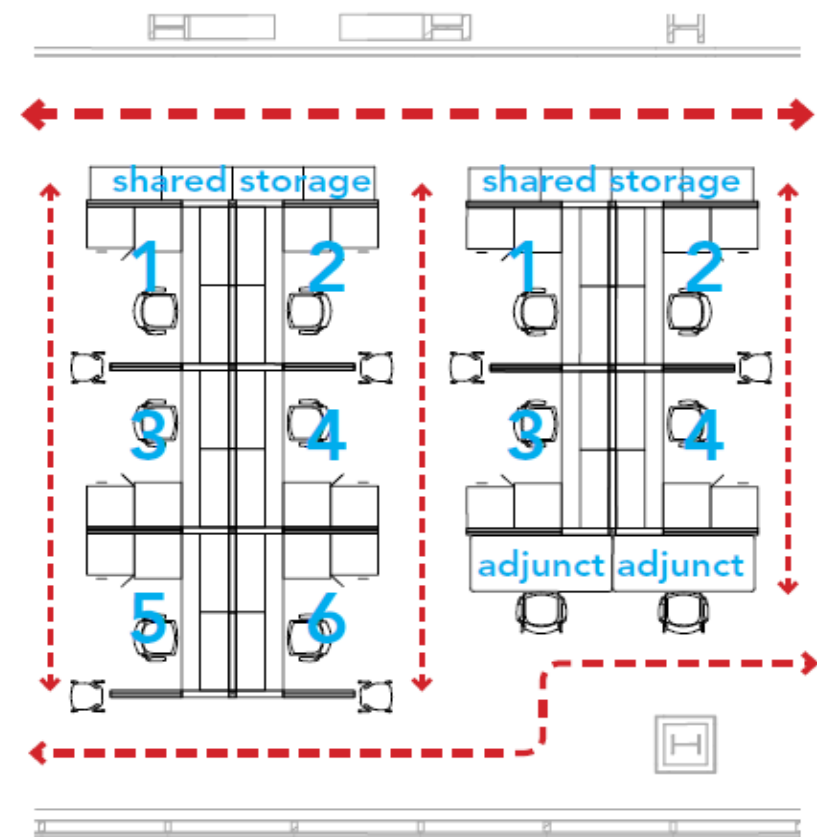


OPTION 1
TYPICAL OFFICE LAYOUT

Traffic flow was examined to proper circulation in the office area.



OPTION 2
TYPICAL OFFICE LAYOUT



OPTION 1
TYPICAL OFFICE LAYOUT

Faculty/Leadership consensus was to utilize Option 2 to address faculty accommodations.

Selected Option

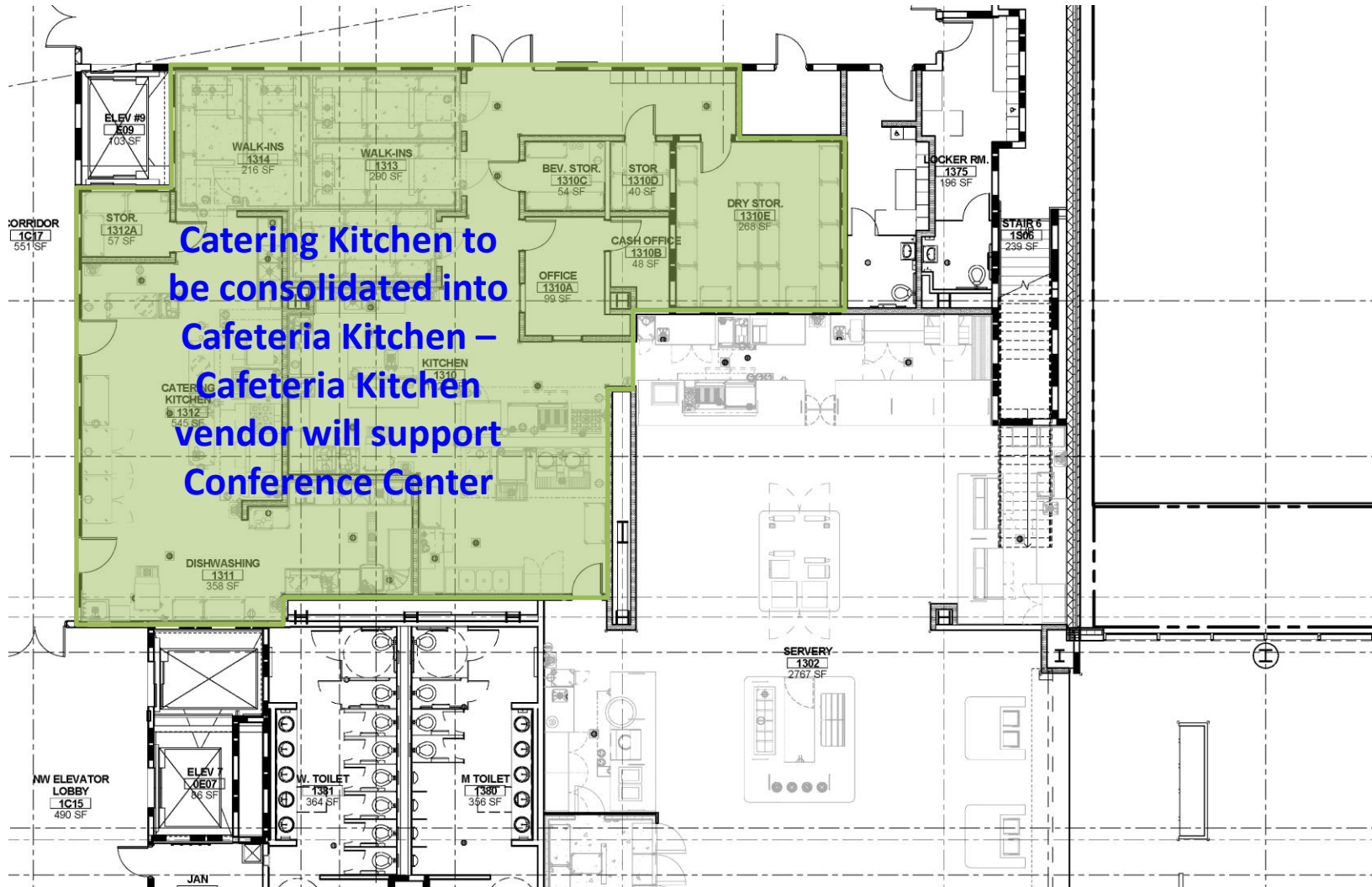


OPTION 2
TYPICAL OFFICE LAYOUT

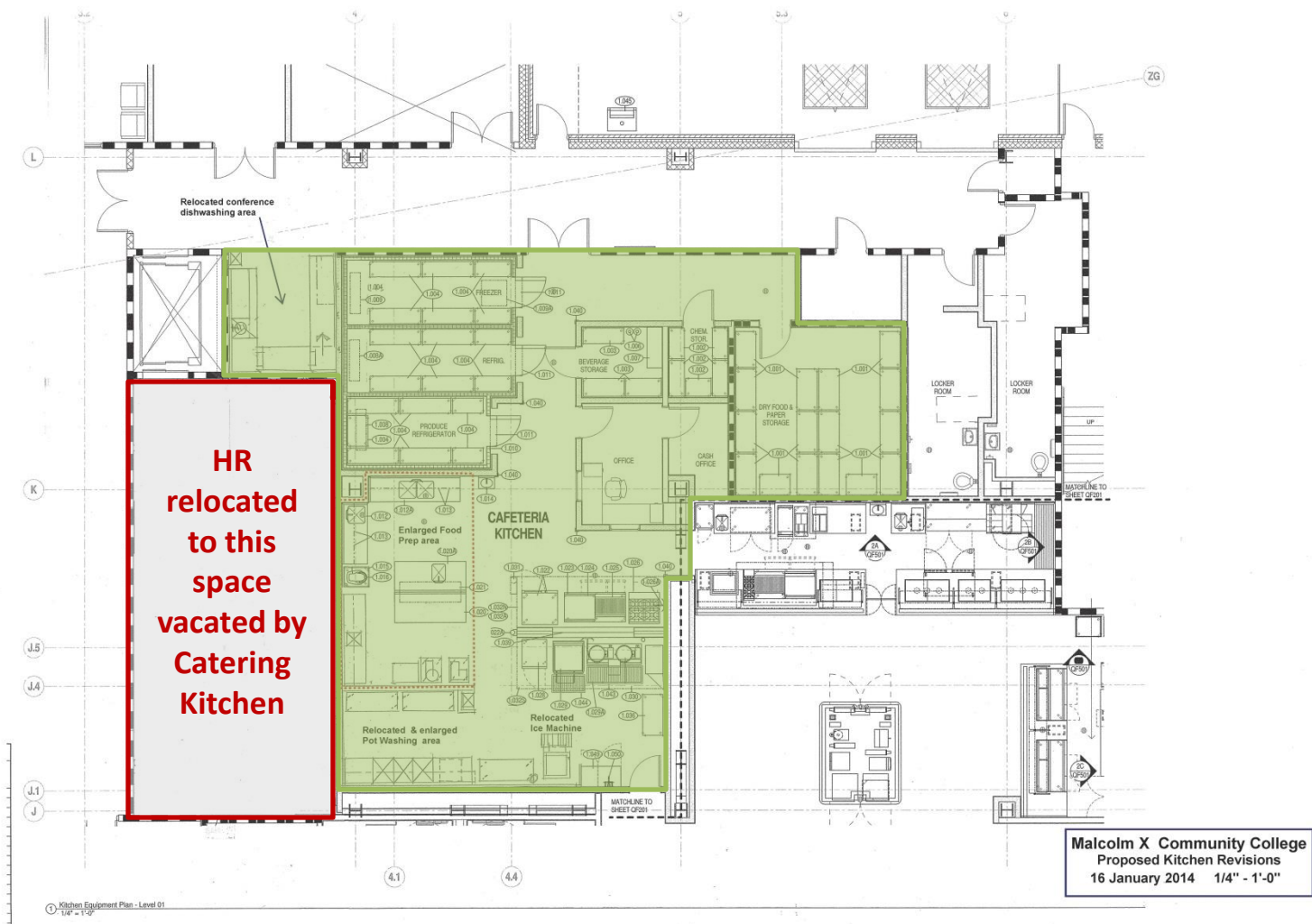


OPTION 1
TYPICAL OFFICE LAYOUT

Catering Kitchen Layout (previous):



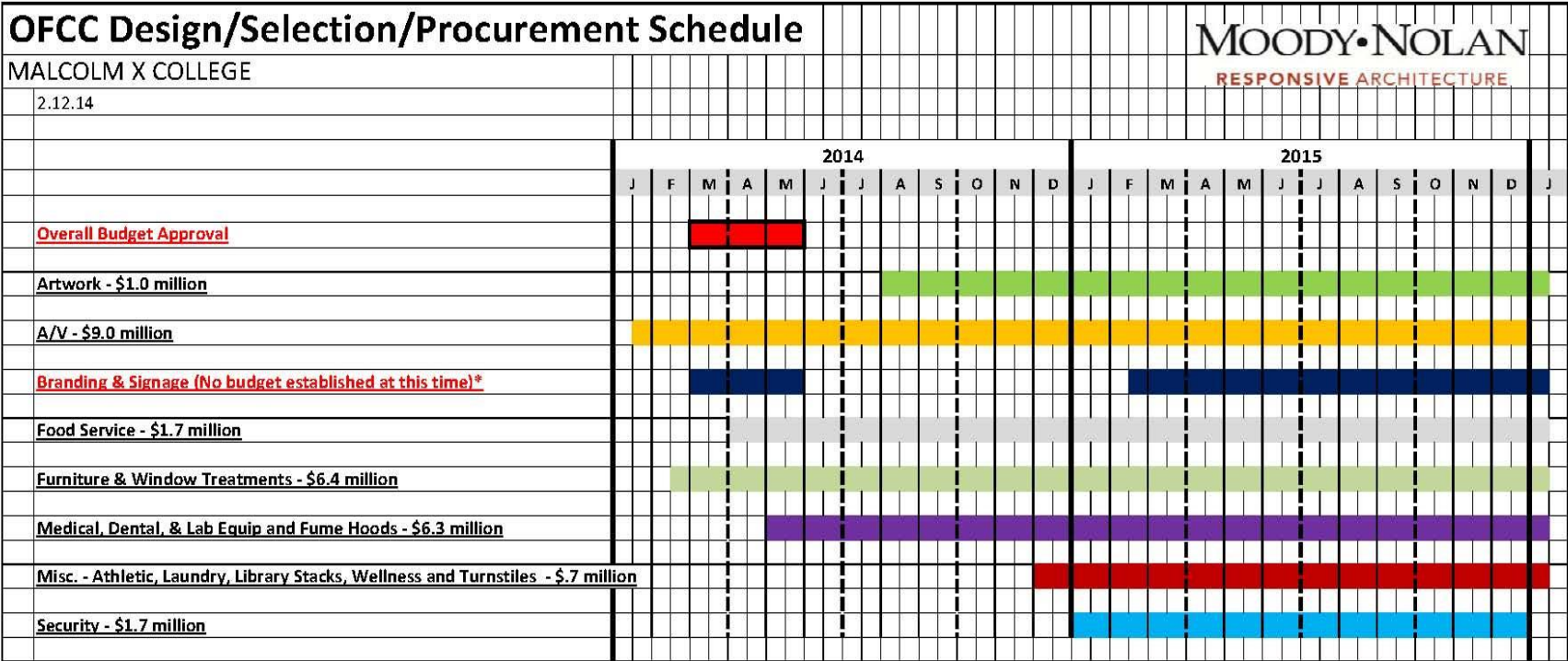
Kitchen Layout (new):



[illegible]

[illegible]

OFCC Items Schedule Summary:



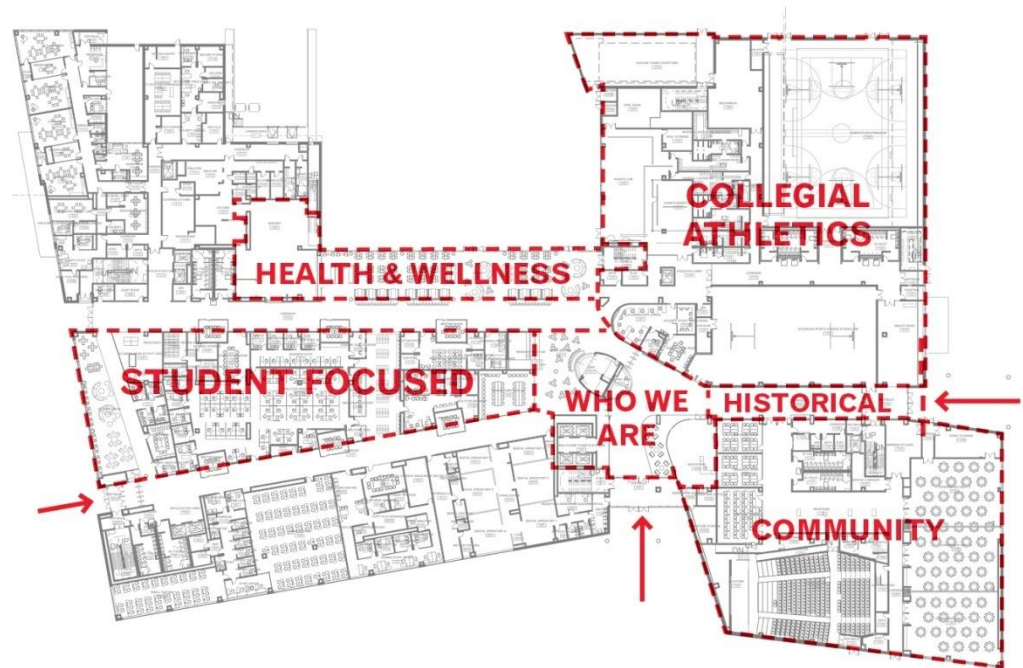
BRAND CONCEPT

?
[*BRAND*]

INTERIOR DESIGN FRAMEWORK

Defining The “Pathways” Forward

- Conducted three (3) workshops to define the Branding framework for CCC.
- Synchronizing the College to Careers Program color coding with “Branding & Way-finding” to orient students to their individual programs within the building.
- Presenting a concept to the College within the next 2-3 weeks to establish the Program Branding standards to be utilized at both Malcolm X College and Olive-Harvey College.
- Detailed presentation will be submitted to the Chancellor no later than June 2014.



STUDENT INTAKE

LEVEL 1 PLAN





Building Permit Update:

Department of Buildings (DOB):

- Academic Building & Parking Garage Building Permits Issued on 01.21.14.

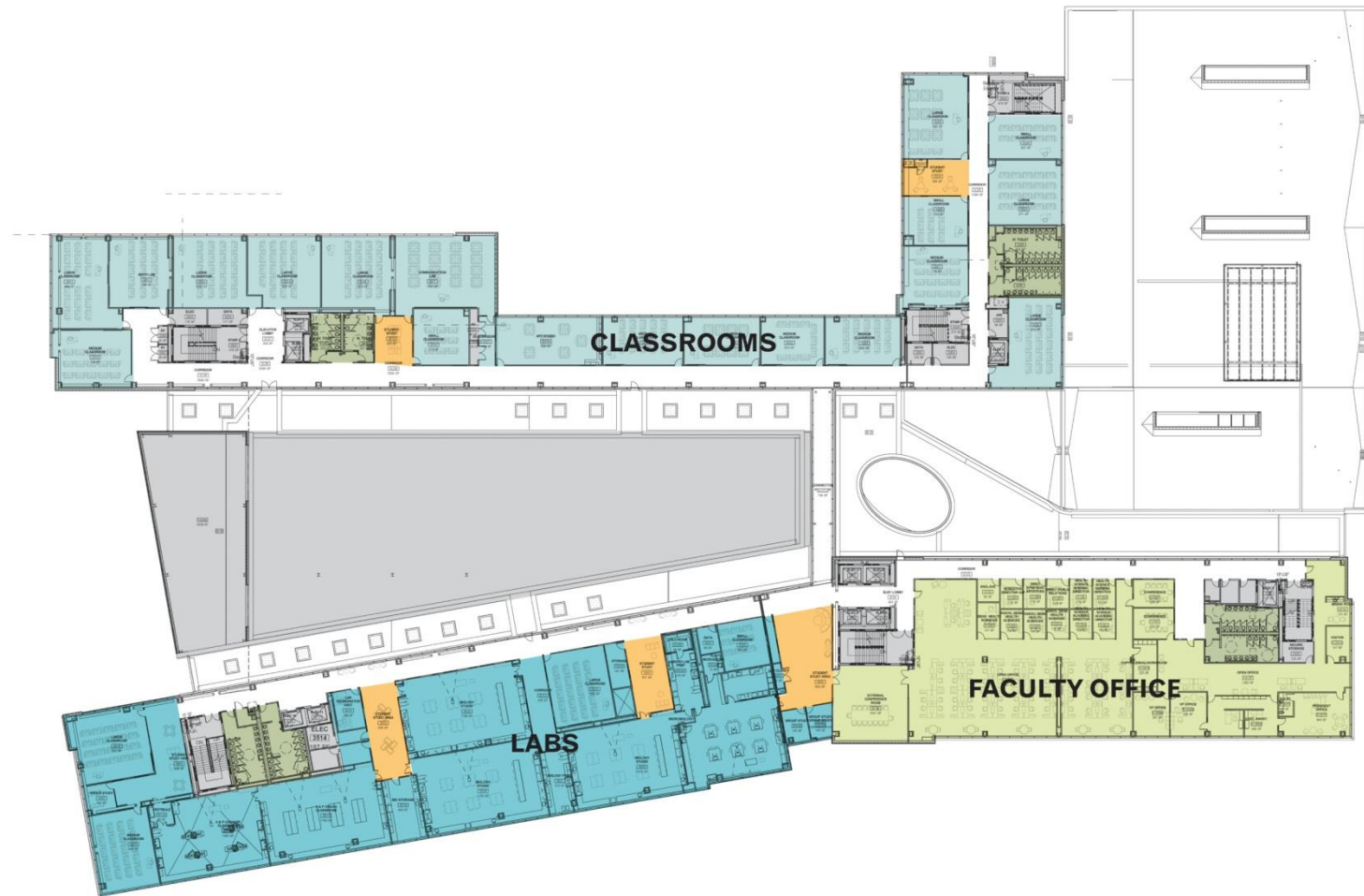
Illinois Department of Public Health (IDPH):

- IDPH approval granted for Rainwater Harvesting System.

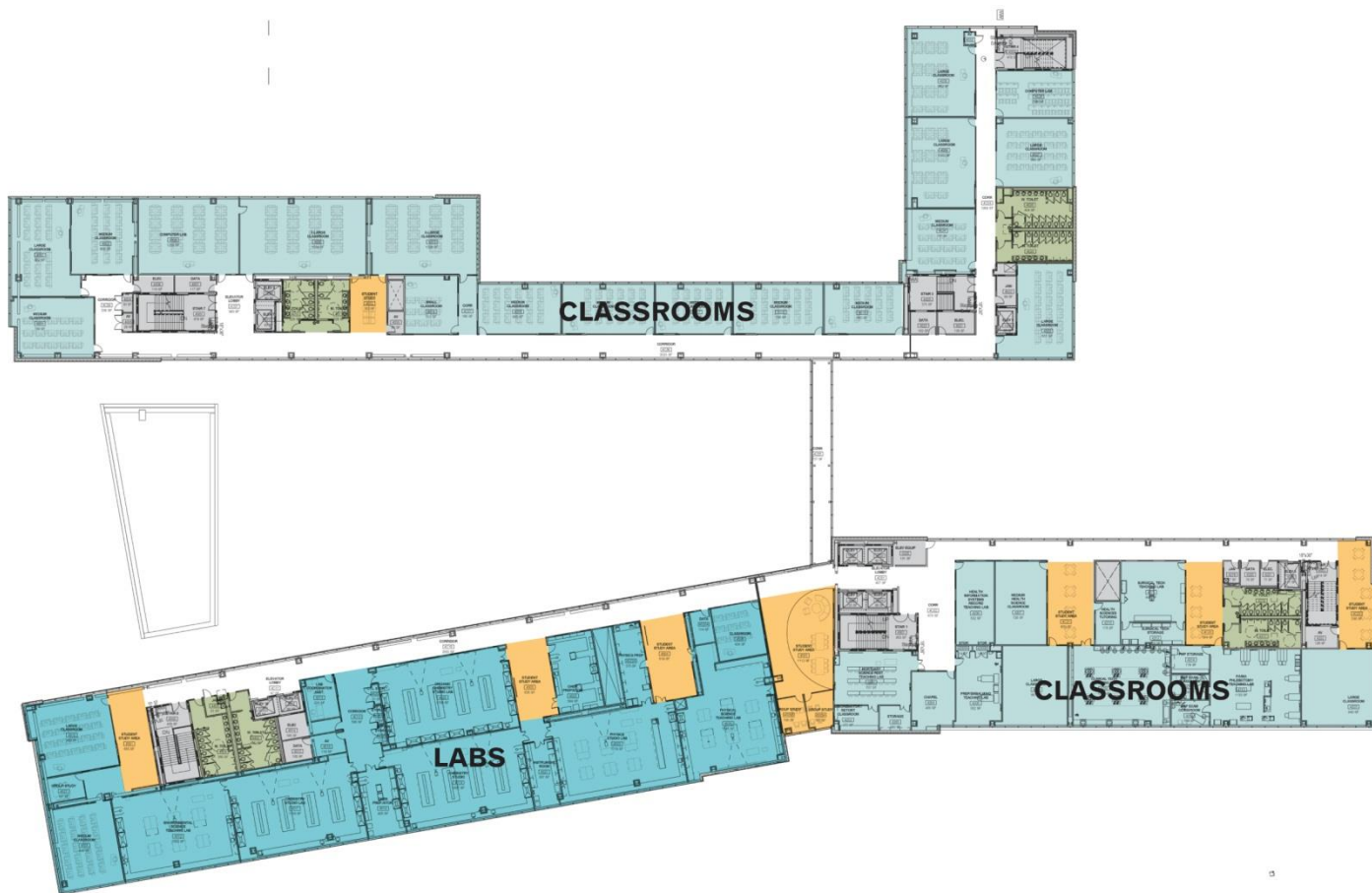
Building Committee on Standards & Tests

Items of Note:

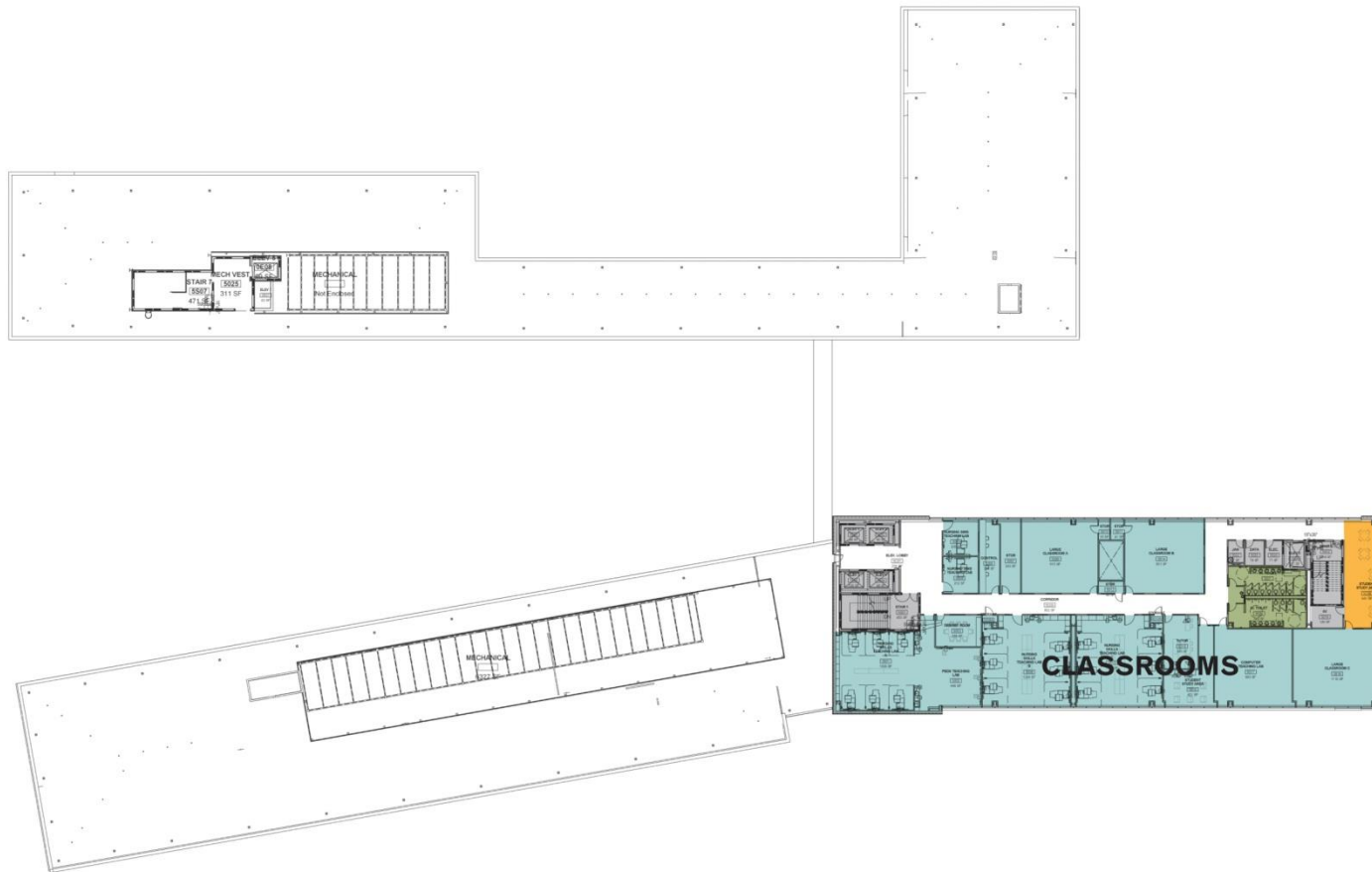
- Fixed furniture in select locations to prevent blockage of exit paths (presently includes the Cafeteria & Student Intake Area)
- Non-combustible (metal) ceiling required at Cafeteria due to being open to adjacent concourse
- Fire alarm control panels located in lobby in lieu of vestibule



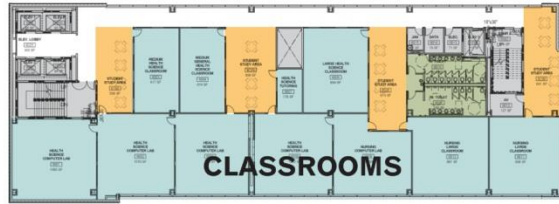
LEVEL 3 FLOOR PLAN



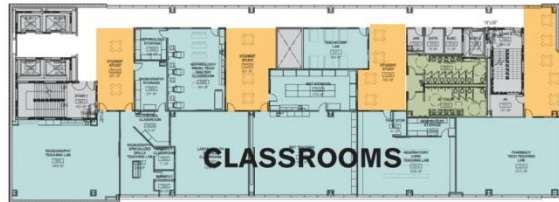
LEVEL 4 FLOOR PLAN



LEVEL 5 FLOOR PLAN



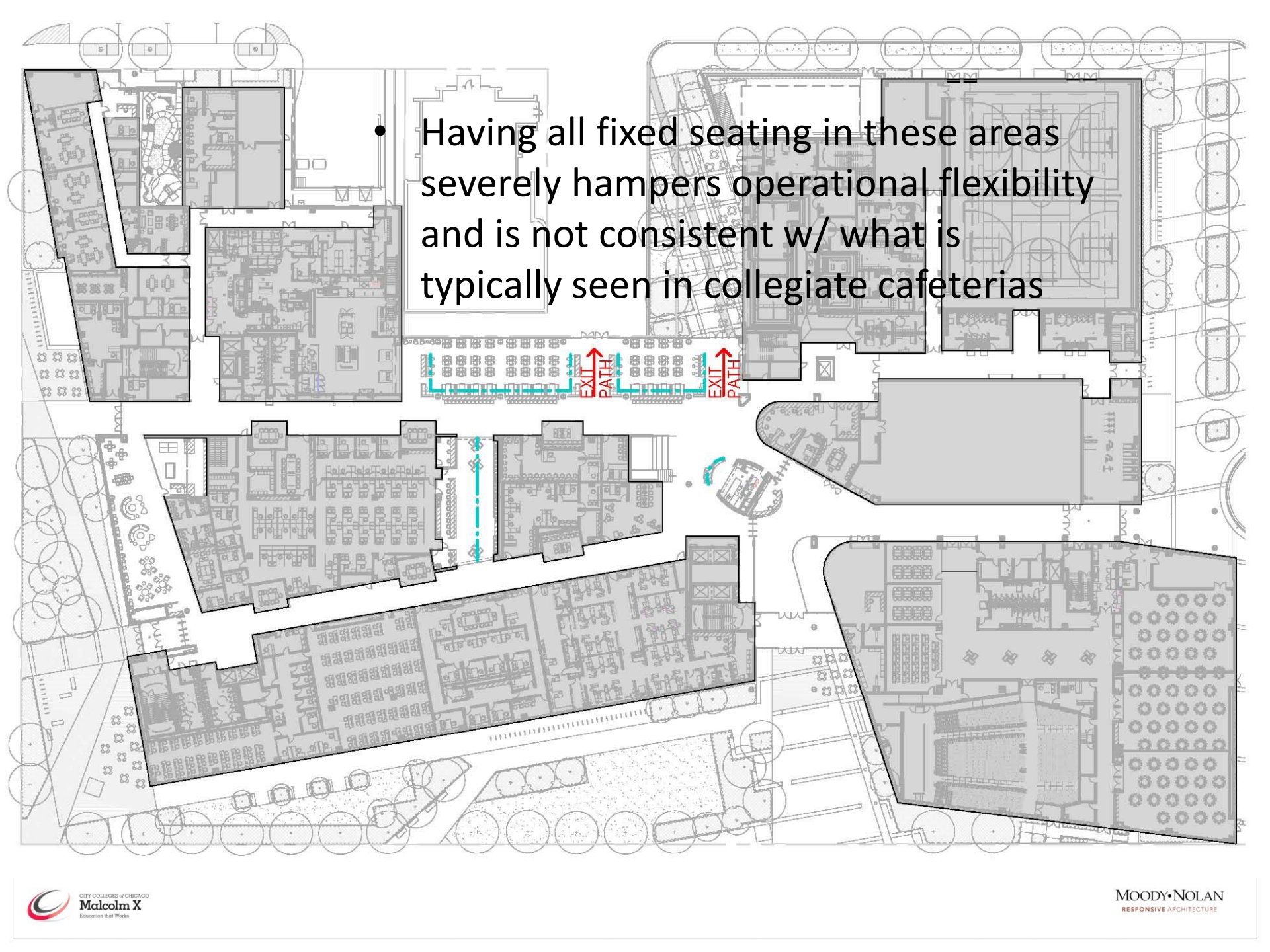
LEVEL 6 FLOOR PLAN



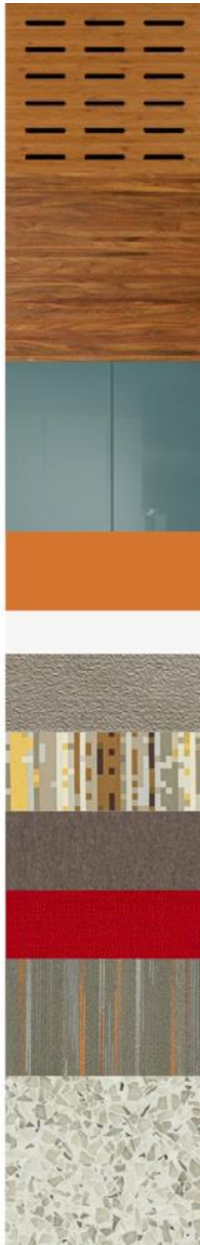
LEVEL 7 FLOOR PLAN



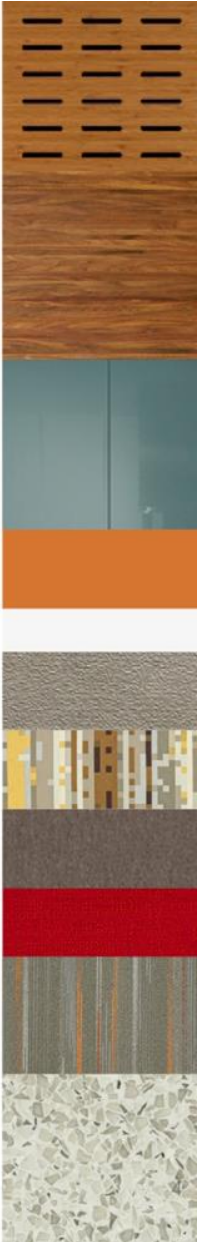
LEVEL 8 FLOOR PLAN

- 
- Having all fixed seating in these areas severely hampers operational flexibility and is not consistent w/ what is typically seen in collegiate cafeterias

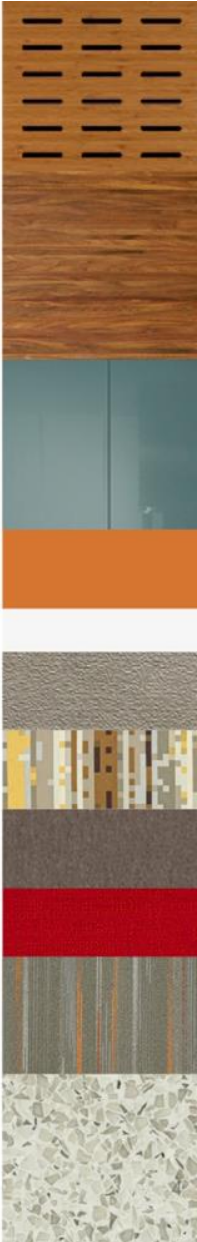
Rendering of original Schematic Design intent



Product installed at a similar height to that of MXC:



Close-up photo of faux-wood grain – maintains desired look & feel:



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The New Malcolm X College - Webcam



A JOINT VENTURE
C
MO

OxBlue[®]
PICTURE A BETTER JOBSITE

Website & Phone App Access
Photo taken every 10-15min
Time Lapse Video
Effective January 24, 2014


CITY COLLEGES
of CHICAGO
Education that Works

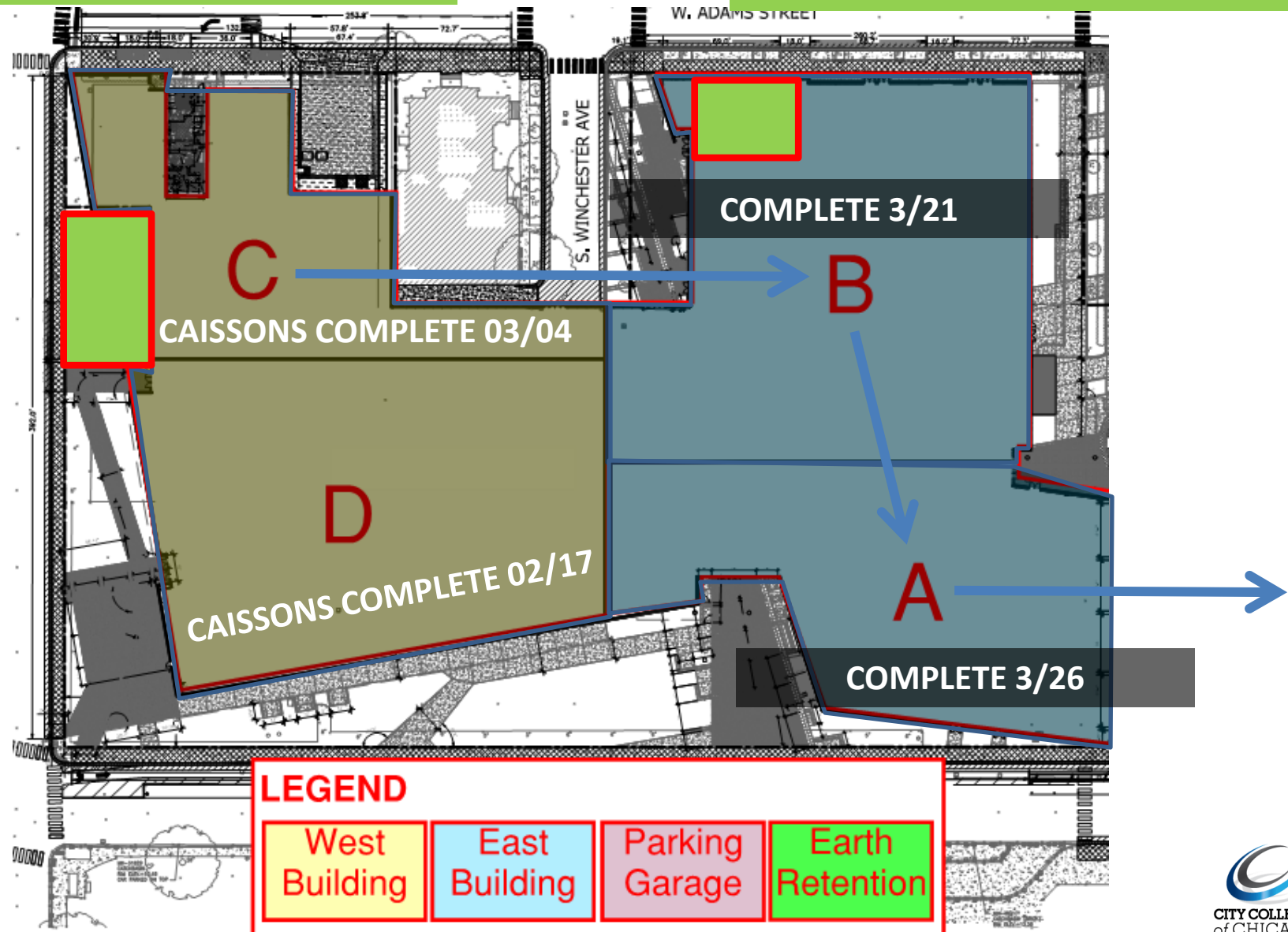
90 Day Schedule Milestones

- | | |
|---|---------------------|
| 1. Commence Caisson Installation | 01.20.14 |
| ■ Complete Caissons at D | 02.12.14 |
| ■ Complete Caissons at C | 03.04.14 |
| ■ Start Caissons at B | 03.04.14 |
| ■ Start Parking Garage Caissons | 03.26.14 |
|
 | |
| 2. Commence Earth Retention | 03.17.14 |
| 3. Commence Excavation West | 03.26.14 |
| 4. Complete Caisson Installation | 04.04.14 |

CMO – 90 Day Schedule – New Malcolm X College - School

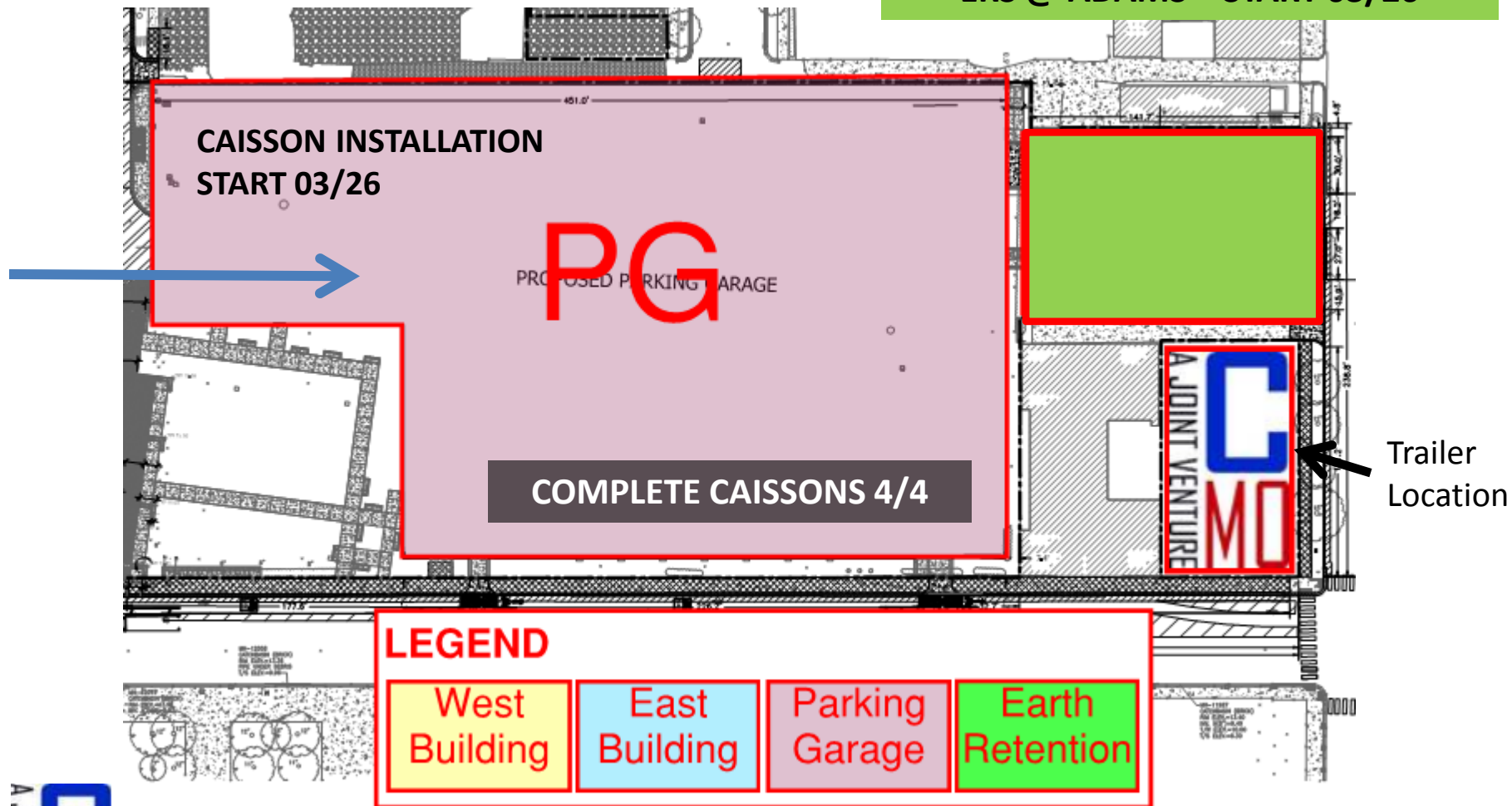
ERS @ DAMEN – START 03/17

ERS @ ADAMS – START 03/20



CMO – 90 Day Schedule – New Malcolm X College – Parking Garage

ERS @ ADAMS – START 03/26



Goal Update

- **Internship Update**
- **Outreach Update**
 - Electrical Garage Package Outreach – Held 02.26.14
 - Phase 2 & 3 Procurement Outreach – Held 03.07.14

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