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 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

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

**August 10, 2014**  Completion of Phase 2A work by Barton Malow
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
- Tower Contracting
- Berglund
- Henry Brothers
- Barton Malow
- EVS
- FH Paschen
- George Sollitt
- Walsh
- Path
- Power and Sons
- 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

\[ \text{A/E Estimate Total: } $25,400,000 \]

\[ \text{Winning Bids Total: } $24,405,434 \]

\[ \text{Total: } $994,566 \text{ Under A/E Estimate} \]

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Bid Package #3 Activity</th>
<th>** Estimated return from CPO</th>
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<tr>
<td>Late-May, 2014**</td>
<td>Authorization to Proceed</td>
<td>**</td>
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</table>

Confidential - For Discussion Purposes Only
• 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

• 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
Sustainability

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

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

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
Universal Design

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
Exterior View looking northwest
• 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.)
Supply Chain Management

Transportation, Distribution & Logistics Center • Interior Design Review

January 17, 2014

FGM ARCHITECTS
PROJECT # 12-1525.01
© 2013 FGM Architects Inc.
Diesel/Auto Engine Lab

Transportation, Distribution & Logistics Center • Interior Design Review
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.

<table>
<thead>
<tr>
<th>#</th>
<th>Task Name</th>
<th>2012</th>
<th>2013</th>
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<td></td>
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<td>Start Schematic Design 8/13/12</td>
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<td>Schematic Design Complete 3/4/13</td>
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<td>3</td>
<td>Architect/Engineer of Record Selection for Design Development (DD) and Contract Documents (CD)</td>
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<td>Site Preparation Work</td>
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<td>Site Prep IFB 6/25/13</td>
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<td>Start DD/CD 4/18/13</td>
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<td>Begin Site Prep Work 9/6/13</td>
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<td>Completed 50% CD Issued 10/4/13</td>
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<td>Building Permit</td>
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<td>Procurement of Construction Contract</td>
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<td>Issue RFQ 4/5/13</td>
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<td>Shortlist Contractors 6/14/13</td>
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<td>Issue Addendum With VE Items 8/30/13</td>
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<td>GC RFP bids due 9/25/13</td>
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</table>

**DESIGN BID BUILD PROJECT SCHEDULE**

R28 1/14/14
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**
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

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

- * 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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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.
Catering Kitchen Layout (previous):

Catering Kitchen to be consolidated into Cafeteria Kitchen – Cafeteria Kitchen vendor will support Conference Center
Kitchen Layout (new):

HR relocated to this space vacated by Catering Kitchen
Childcare/HR Layout (previous):
Childcare/HR Layout (new):
# OFCC Items Schedule Summary:

## OFCC Design/Selection/Procurement Schedule

**MALCOLM X COLLEGE**

2.12.14

<table>
<thead>
<tr>
<th>Overall Budget Approval</th>
<th>Artwork - $1.0 million</th>
<th>A/V - $9.0 million</th>
<th>Branding &amp; Signage (No budget established at this time)*</th>
<th>Food Service - $1.7 million</th>
<th>Furniture &amp; Window Treatments - $6.4 million</th>
<th>Medical, Dental, &amp; Lab Equip and Fume Hoods - $6.3 million</th>
<th>Misc. - Athletic, Laundry, Library Stacks, Wellness and Turnstiles - $7 million</th>
<th>Security - $1.7 million</th>
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<tbody>
<tr>
<td>2014</td>
<td>2015</td>
<td>2015</td>
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*The above schedule denotes the timeline for each category, with specific months marked for the start and end of each project phase.*
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.
Updated rendering of Student Intake Area
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
Having all fixed seating in these areas severely hampers operational flexibility and is not consistent with 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

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

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*Note:* The above schedule is for reference only and subject to change.
ERS @ DAMEN – START 03/17
CAISSONS COMPLETE 03/04
CAISSONS COMPLETE 02/17
COMPLETE 3/21
COMPLETE 3/26
ERS @ ADAMS – START 03/20
CMO – 90 Day Schedule – New Malcolm X College – Parking Garage

CAISSON INSTALLATION
START 03/26

ERS @ ADAMS – START 03/26

COMPLETE CAISSONS 4/4

Legend:
- West Building
- East Building
- Parking Garage
- Earth Retention

Trailer Location
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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