

**32146**  
**APPROVED – BOARD OF TRUSTEES**  
**COMMUNITY COLLEGE DISTRICT NO. 508**  
**JANUARY 9, 2014**

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

**MINUTES**

**AD HOC CONSTRUCTION COMMITTEE MEETING**  
**MONDAY, DECEMBER 2, 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 Monday December 2, 2013 at 1:30 p.m., District Office, 226 W. Jackson Boulevard, Room 300, Chicago, Illinois 60606.

**ATTENDEES**

**TRUSTEES**

Paula Wolff, Chair  
Ellen Alberding, Vice Chairperson  
Clarisol Duque  
Marisela Lawson

**ASSISTANT BOARD**

**SECRETARY**  
Candace Montgomery

**CHIEF ADVISOR TO THE BOARD**

Leah Heinecke-Krumhus

**CHANCELLOR**

Cheryl L. Hyman

**GENERAL COUNSEL**

Eugene Munin

**INSPECTOR GENERAL**

John Gasiorowski

**OFFICERS OF THE DISTRICT**

Jim Frankenbach, Chief Operating Officer  
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  
Laurent Pernot, Vice Chancellor, Institutional Advancement  
Rasmus Lynnerup, Vice Chancellor of Strategy, Research and Organizational Effectiveness

**OTHER ATTENDEES**

Sharod Gordon	CCC - District Office
Ralph Passarelli	CCC - District Office
David Sanders	CCC - District Office
Seema Murali	Civic Federation
Jim Alexander	IAFC
Jim McLean	Jacobs Mo
Siddiqi	Jacobs
Renauld Mitchell	Moody Nolan
Nim Chinniah	University of Chicago

**I. CALL TO ORDER**

Chair Paula Wolff called the December 2, 2013 Ad Hoc Construction Committee meeting to order at 1:34 p.m.

**II. ROLL CALL**

The Assistant Board Secretary called roll:

Chair, Paula Wolff	Present
Vice Chair, Ellen Alberding	Present
Clarisol Duque	Present
Trustee Marisela Lawson	Present
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 welcomed everyone, recognized the non-trustee members of the committee Nim Chinniah, James Alexander and Seema Murali and outlined the agenda for the day.

**IV. CHANCELLOR'S REMARKS**

Chancellor Hyman discussed the progress of the Olive-Harvey and Malcolm X projects. Both projects are on track with time and budget. She stated that contract negotiations for Malcolm X College with CMO are underway and an update will be provided in the coming days. The Olive-Harvey TDL Center is running under budget and the State of Illinois Capital Development Board has issued a notice of award to Oakley Construction. Phase 1 will begin in three weeks. The project is expected to be complete by August 2015.

Chancellor Hyman commented on the bond sale. The District received a strong response from the market. Standard & Poor's and Fitch rated the bonds AA stable and AA- stable, respectively. Investment interest on the sale allowed for reduced borrowing costs, saving taxpayers nearly \$2.6M.

**V. AGENDA ITEMS**

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

Panel of Speakers: Deputy Chief Operating Officer, David Sanders, Vice Chancellor Diane Minor, Vice Chancellor/CFO Melanie Shaker, Associate Vice Chancellor Sharod Gordon, Mohummad Siddiqi-Jacobs Construction, Renauld Mitchell-Moody-Nolan,

**1. Olive-Harvey Transportation, Distribution and Logistics (TDL) Center Update**

VC Diane Minor discussed the milestones and accomplishments of the project. She outlined the State of Illinois Capital Development Board's involvement in the project and discussed the timeline for the project.

James Alexander inquired about the size of the building. David Sanders stated that the building is 103,000 square feet.

Chair Wolff asked about potential obstacles. David Sanders stated the project is doing well. The Capital Development Board is responsible for managing the project. There has been a notice of award, which is a significant milestone; however company checks are in progress which can be a potential issue if the checks turn up any problems.

**2. Malcolm X College Design-Bid-Build Timeline/Bond Sale/Community Hiring**

Mohammad Siddiqi provided an update on the design development and construction documents. He discussed the onboarding of the Architect of Record and provided a timeline for permitting and construction.

VC Diane Minor provided an overview of site preparation activities and the General Contractor RFP.

Chair Wolff asked when the process would be completed and presented to the Board for review. VC Minor stated that the team would have something for review by the end of the week.

CFO Melanie Shaker updated the Board on the bond sale.

VC Diane Minor and AVC Sharod Gordon updated the Board on community hiring performance.

Vice Chair Alberding asked how many students from Dawson Technical Institute were hired for site preparation. AVC Gordon stated that 14 students were hired.

**3. Malcolm X College Construction Architect Update**

Renauld Mitchell discussed key accomplishments and provided an update on the square footage, cost/scope tracking and accessibility considerations. Mr. Mitchell also outlined a few project differentiators; things that will be incorporated in the new

project that do not exist in the current building. The new campus will include a conference center, green roof terrace, LEED certification, a variety of student study/lounge spaces and increased student-accessible technology. Mr. Mitchell also showed the latest renderings of the exterior and interior design.

Trustee Lawson, inquired about the level of LEED certification. The target goal was LEED Silver, however the project is on the cusp of LEED Gold.

Trustee Alberding asked questions regarding the use of space.

This concluded the discussion of agenda items.

**VI. MOTION TO ADJOURN**

Chair Wolff asked for a motion to adjourn the meeting.

<Motion>Marisela Lawson

<Second>Ellen Alberding

Motion Carried

Meeting Adjourned 2:53 p.m.

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

**Submitted by - Candace M. Montgomery, Assistant Board Secretary**