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APPROVED-BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
AUGUST 4, 2016

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

MINUTES

AD HOC CONSTRUCTION COMMITTEE MEETING
JUNE 27, 2016
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 June 27, 2016 at 10:00 a.m., District Office, 226 W. Jackson Boulevard, Room 301, Chicago, Illinois 60606.

ATTENDEES

TRUSTEES

Charles R. Middleton, Chair
Clarisol Duque, Secretary
Gary Gardner, Vice Chair
Isaac S. Goldman
Karen Kent

**CHIEF ADVISOR TO THE
BOARD**

Tracey B. Fleming

CHANCELLOR

Cheryl L. Hyman

GENERAL COUNSEL

Eugene Munin

OFFICERS OF THE DISTRICT

Jim Frankenbach, *Chief Operating Officer*
Craig Lynch, *Chief of Staff*
Kai Love Davis, *Deputy Chief of Staff*
Diane Minor, *Vice Chancellor, Administrative and Procurement Services*
Laurent Pernot, *Executive Vice Chancellor and Senior Adviser*
Joyce Carson, *Vice Chancellor and Chief Financial Officer*

OTHER ATTENDEES

Raven A. DeVaughn	PBC
Lori Ann Lypson	PBC
Felicia Davis	PBC
Arthur Del Muro	PBC
Brian LaBelle	CCC-District Office
Katheryn Hayes	CCC-District Office
John Gasiorowski	Office of the Inspector General
Lindy McGuire	Mayor's Office

I. CALL TO ORDER

Chair Middleton called the June 27, 2016 Ad Hoc Construction Committee meeting to order at 10:02 a.m.

II. ROLL CALL

The Chief Advisor called roll:

Clarisol Duque	Present
Gary Gardner	Present
Isaac Goldman	Present
Karen Kent	Present
Charles R. Middleton	Present
Marisela Lawson	Absent
Darrell Griffin	Absent
Melanny Buitron	Absent

III. COMMITTEE CHAIR REMARKS

Chair Middleton welcomed everyone in attendance and thanked them for participating. Chair Middleton thanked the Chancellor and District leadership for all their work in preparing the meeting materials and for helping advance this new project. Chair Middleton stated the Board welcomes opportunities like these to examine important, upcoming projects in greater detail.

IV. CHANCELLOR REMARKS

Chancellor Hyman introduced the presentations to follow on both the Daley College Advanced Manufacturing Center and Olive-Harvey Transportation, Distribution and Logistics Center.

V. AGENDA ITEMS

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

Speakers: Vice Chancellor of Administrative and Procurement Services, Diane Minor; Vice Chancellor and Chief Financial Officer, Joyce Carson.

1. Planned Daley College Advanced Manufacturing Center

Vice Chancellor Minor presented a current rendering of the Daley Advanced Manufacturing Center and stated the project would cost an estimated \$75 million. Vice Chancellor Minor discussed various budget allocations for the project.

Vice Chancellor Minor stated the goal is to have the Daley Advanced Manufacturing Center open in the fall of 2018.

Trustee Goldman asked how the Board would stay apprised of this project's progress and engaged in the process.

Chancellor Hyman responded that the Ad Hoc Committee meetings were opportunities for the Board to be updated on the project, in detail. The Chancellor stated that before major decisions are made, an Ad Hoc meeting is typically scheduled to advise the Board.

Secretary Duque remarked that there was greater flexibility in scheduling meetings during construction of the new Malcom X facility because the District was leading the project.

Trustee Goldman expressed concern that if the PBC was in charge of the Daley Advanced Manufacturing Center project and their decision-making timeline were to conflict with the Board's schedule, the Board may not have adequate lead time to deliberate decisions concerning the project.

Chancellor Hyman stated that she and District leadership would do their best to ensure adequate time is given to the Board to weigh decisions relating to this project.

Chair Middleton requested a preliminary project timeline for the project.

Vice Chancellor Minor discussed the role of the Illinois Community College Board (ICCB) in the project's approval. Vice Chancellor Minor reminded the Board that documentation about financing, renderings, justification for the project and additional materials must be submitted and ICCB's approval is required for the project to move forward.

Chair Middleton asked whether or not all a "modular" budget for the project would be developed for presentation to the ICCB. The Chair explained that such a budget would include isolated costs that could be discussed individually and considered separately.

Vice Chancellor Minor responded that she would work with the Public Building Commission (PBC). To develop this type of budget and provide that information to the Chair.

Trustee Goldman expressed a lack of support for the planned bridge at the Daley Advance Manufacturing Center.

Vice Chancellor Minor discussed the procurement process for selecting an architect of record for the project and collaboration with the Public Building Commission. Vice Chancellor Minor also addressed an Intergovernmental Agreement with the PBC and Project

Undertaking Resolution that would be presented to the Board, for consideration, to advance the work on this project.

Vice Chancellor Minor explained that once Board approval is given, the PBC will begin the planning and design stages of the project.

Chancellor Hyman discussed the District's efforts to explore funding options for the project.

Vice Chancellor Minor discussed the construction phase of the Daley project.

Vice Chancellor Minor outlined project management aspects of the project and discussed the internal and external partners on the project. Vice Chancellor Minor also discussed some potential challenges to the project including dated existing facilities, reconfiguring student parking lots, demolition and reconditioning projects, and creating delineated entrances and exits.

Vice Chair Gardner asked about the planned lifespan of this facility.

Chancellor Hyman stated that periodic reviews would occur, this facility is projected to be viable and flexible to accommodate the needs of the manufacturing industry and students for at least 10 years.

Vice Chair Gardner asked if the facility could be constructed in "modular" way which would allow for easier accommodations and changes in the future.

Vice Chancellor Minor cited ADA-compliance issues but stated that all avenues were being considered as the design stages begin.

Vice Chancellor Minor discussed the Economic Sustainability Initiative by the PBC and the District's commitment to utilize women and minority-owned businesses through this project.

Trustee Goldman asked who monitors compliance with these efforts.

A PBC representative responded that the Compliance Department of the PBC would monitor the aspect of the project to ensure the diversity and economic sustainability goals are achieved.

Vice Chancellor Minor stated the District would be monitoring these efforts as well.

Vice Chancellor Minor discussed the various construction delivery approaches with the Committee. Vice Chancellor Minor recommended the "Design-Build Method" to the Committee and described it as cost-saving approach.

Chair Middleton asked when the deadline is for the Board's decision on this matter.

Vice Chancellor Minor answered August 15th.

Chair Middleton expressed a desire to discuss this aspect of the project in greater detail.

Vice Chancellor Minor stated she would provide additional information on this to the Chair.

Chief Advisor Fleming asked General Counsel to clarify whether or not the Board needed to take formal vote on this decision.

General Counsel Munin explained that they do not need to take formal vote on this part of the project, but reminded the Committee that this decision would determine several other aspects of the project.

Chair Middleton asked whether or not any Trustee wished to have a model other than the “Design-Build Method” used on this project.

Vice Chancellor Minor discussed some of the challenges experienced during the construction of Kennedy-King College.

Trustee Goldman asked if this project will be competitively bid or if there is a shortage of skilled workers make it difficult.

A PBC representative explained that there is great interest and receiving competitive bids will not be an issue in this project.

The Chair expressed support, on behalf of the five Trustees present, to proceed with the “Design Build Method” for this project.

Vice Chancellor and Chief Financial Officer Carson discussed various financing options for the Daley project including grants, traditional financing and revenue bonds. CFO Carson also discussed the District’s credit rating and the impact of the state budgetary uncertainty on the overall rating and the District’s ability to secure financing.

Vice Chair Gardner noted the absence of a recommendation from the Chancellor to secure bonds.

Chancellor Hyman responded that today’s meeting simply lays out the various options and a funding recommendation was not being made at this time.

2. Olive-Harvey College Transportation, Distribution and Logistics Center

Vice Chancellor Minor reviewed the status of the Olive-Harvey TDL project and reported an expected completion date of spring 2017. Vice Chancellor Minor also presented renderings of the planned facility.

Vice Chancellor Minor stated the next step in the project was to identify an architect of record. Vice Chancellor Minor discussed the impact of the project delays on students and the importance of completing it quickly.

VI. MOTION FOR CLOSED SESSION

Pursuant to the Illinois Open Meetings Act, Chair Middleton asked for a roll call vote to hold Closed Session at 11:07 a.m. for the discussion of exception 2(c)(11) “litigation, when an action against, affecting or on behalf of the particular public body has been filed

and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting”.

<Motion> Trustee Gary Gardner

<Second> Trustee Karen Kent

Motion Carried.

The Chief Advisor Secretary called the roll,

Clarisol Duque	Aye
Gary Gardner	Aye
Isaac S. Goldman	Aye
Karen Kent	Aye
Charles R. Middleton	Aye

There were five ayes, zero nays and no abstentions.

VII. RETURN FROM CLOSED SESSION

Closed Session ended at 11:20 a.m. The Chair noted that no action was taken during closed session on any items.

Trustee Kent asked about the possibility of having project labor agreements with the building trades, consistent with the practice of other City entities.

General Counsel Munin responded that the PBC may be operating under an omnibus, plenary project labor agreement already and that he would look into the issue.

Chair Middleton asked that the District ascertain the position of the PBC on project labor agreements and report this information back to the Board.

General Counsel Munin agreed.

I. AJOURNMENT

Chair Middleton asked for a motion to adjourn.

<Motion> Secretary Duque

<Second> Trustee Karen Kent

Motion Carried.

Meeting Adjourned 11:24 a.m

Clarisol Duque.
Secretary,
Board of Trustees

Submitted by – Bethany Myles, Assistant Board Secretary