September 20, 2012 VIA Email

Mr. Bruce Locke
Capital Development Board
James R. Thomson Center
100 West Randolph Street, Suite 14-600
Chicago, IL 60601-3283

Re: Science Building Addition and Renovation Project
College of Lake County, Grayslake, IL
CDB Project Number: 810-056-025
Architect's Project Number: 211001.00
Core Group Meeting Minutes

Summary of a Core Group Meeting held at 9:00 am on Thursday, September 20, 2012 in room A261 at the College of Lake County. These notes record our understanding of items discussed and decisions made at this meeting. Please notify us within seven (7) calendar days of any necessary additions or corrections.

PERSONS IN ATTENDENCE

Bruce Locke ..... Senior Project Manager – Capital Development Board
Dave Agazzi ..... Vice President – Academic Affairs, College of Lake County
Rich Haney ..... Vice President – Educational Affairs, College of Lake County
Arlene Santos-George ..... Assistant Director for Ed Affairs, College of Lake County
Rob Twardock ..... Interim Dean EMPS, College of Lake County
Steve Holman (via phone) ..... Dean Biology & Health Science, College of Lake County
Maureen Robinson ..... Associate Dean Biology & Health Science, College of Lake County
Steve Dulmes ..... Instructor, Laser Photonics Optics, College of Lake County
Mark Coykendall (via phone) ..... Instructor, Biology, College of Lake County
Shane Jones ..... Instructor, Biology, College of Lake County
Cynthia Trombino ..... Instructor, Biology, College of Lake County
Tara Simmons ..... Instructor, Biology and Chemistry, College of Lake County
Bruce Moy ..... Instructor, Biology and Chemistry, College of Lake County
Mary Urban ..... Instructor, Biology and Chemistry, College of Lake County
Dave Wentzell ..... Coord. Lab Safety/ Chem. Hyg., Biology and Chemistry, College of Lake County
Jeff Sronkoski ..... Principal, Legat Architects
Scot Parker ..... Project Manager, Legat Architects
Steve Brubaker ..... Brubaker

ITEMS DISCUSSED

1. Program reduction Option 2b was reviewed and the following was discussed:

    a. In Option 2b the Micro-Biology spaces are still within the renovated area, but they move into the area that was to be classrooms.
    b. The existing Micro-Biology lab and possibly a portion of the prep area would be renovated into one large (56 students) and one standard (28 students) classroom. The corridor from the north leading

into the Biology prep room would become a public corridor to allow for two means of egress from the classrooms. It is possible to provide electronic door controls that prevent students from accessing the Biology prep area. The door would unlock under a fire alarm to allow for the second way out only in an emergency. This corridor is currently rather narrow and would need to be expanded, as well.

c. If the two classrooms can fit within the space allocated in the conceptual plan, then it is desirable to have both. If additional space is required, then we would simply go with the one large classroom. The Biology prep room should not be reduced further.
d. The idea of developing a STEM type environment in the standard size classroom was mentioned.
e. The A & P area has been modified to include renovation of the existing classroom in the southeast corner of this area. This classroom is used regularly by Chemistry, due to the proximity with the labs. The existing net square footage (n.s.f.) of this area excluding the classroom is roughly 60 n.s.f. less than the area required by the program for the A & P spaces. It seems feasible to provide the spaces programmed without taking over this classroom. This layout will be vetted further in the next phase.
f. Roughly $30,000 has been allocated to repair conditions in the Greenhouse. This may not be sufficient to address all needed improvements. In the next phase the improvements can be investigated and further budget discussions will occur.
g. Between the existing Micro-Biology lab and the existing A & P lab, Biology may prefer that the Micro-Biology lab be renovated into a new Biology lab. It has more utilities and is slightly larger than the A & P lab. We may consider making the A & P lab into the large classroom.
h. The Engineering classroom should have doors directly to the corridor, so the space could be scheduled for use by other disciplines.
i. One of the Laser Labs needs to have a larger access point for larger laser equipment.
j. At the previous meeting it was mentioned that we should consider increasing the renovations of the three existing Biology labs. The cost of this is roughly $500,000. This will be planned as an alternate.
k. The cost savings for all of this work, excluding the alternate work, is $1,630,000.

2. Program reduction Option 4c was reviewed and the following was discussed:
   a. Option 4a provided a savings of $2,467,000. Option 4c was developed to study how Engineering might grow if the savings only needed to be $1,500,000. Based on this, the Engineering area has been increased from 1,900 s.f. to 5,100 s.f. The conceptual plan is actually representing something a little smaller than this.
   b. The exact configuration of spaces, such as the size of the Engineering classroom and the location of the office, which is absent from the conceptual plan, will be revisited in the next phase.
   c. This option does not include any changes within the renovation areas from what was planned earlier this summer.

3. The general consensus is that Option 2b is more successful for all disciplines, though Dr. Haney did express concern with the loss of the additional classrooms.

4. With the increase in square footage, the Chemistry Labs are slightly larger than industry standard. The typical lab is scheduled to receive 8 fume hoods and the Organic Chem Lab is scheduled to receive 10. There is still the concern with transporting chemicals between floors, which needs to be studied.

5. In some labs at the Southlake Campus, the fume hoods provide all exhaust from the lab. This requires the fume hoods to be running full time during occupied mode with no way to shut them off, which creates noise issues. It is desirable to avoid this design in all of the new or renovated labs.

6. Next steps:

    a. At the upcoming board meeting, the board will be asked to commit the $1,500,000 from the master plan.
    b. Legat Architects will prepare a partial resubmittal showing the updated Schematic Design for CDB approval.
    c. If all goes as planned, we should be starting the next phase, Design Development, in early October. In this phase, there will again be focus group meetings to review in greater detail all spaces in the project.

Thank you.

Sincerely,
Legat Architects, Inc.

Scot Parker AIA LEED AP BD+C

ATTACHMENTS: OPTION 2B

CC Ted Johnson, Ali O'Brien, CLC
Pat Brosnan, Berardo DeSimone, Scott Steingraeber, Burcin Mohring, Vuk Vojovic, Sylvia Kowalt – Legat
Marvin Fitzwater, CCS
Scott Foster, AEI
Trevor Wickie, Larson Engineering
Karin Steingraber, Terra Engineering

File: 211001.00B

FILENAME: 211001 CORE - MM 092012.DOCX

Renovated Student Services
Transaction Counter
Admission/Registration/Financial Aid
Something's Brewing 2
Women's Toilet
Men's Toilet
Utility Closet
400 SF
Laser Lab
400 SF
Engineering Classroom
800 SF
Engineering Lab
4,340 SF
Faculty Office
160 SF
783.67
DEAN
RECEPTION
WORK ROOM
ASSOC. DEAN
C120
COMPUTERS
C124
COMPUTERS
C126
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College of Lake County LEGAT ARCHITECTS

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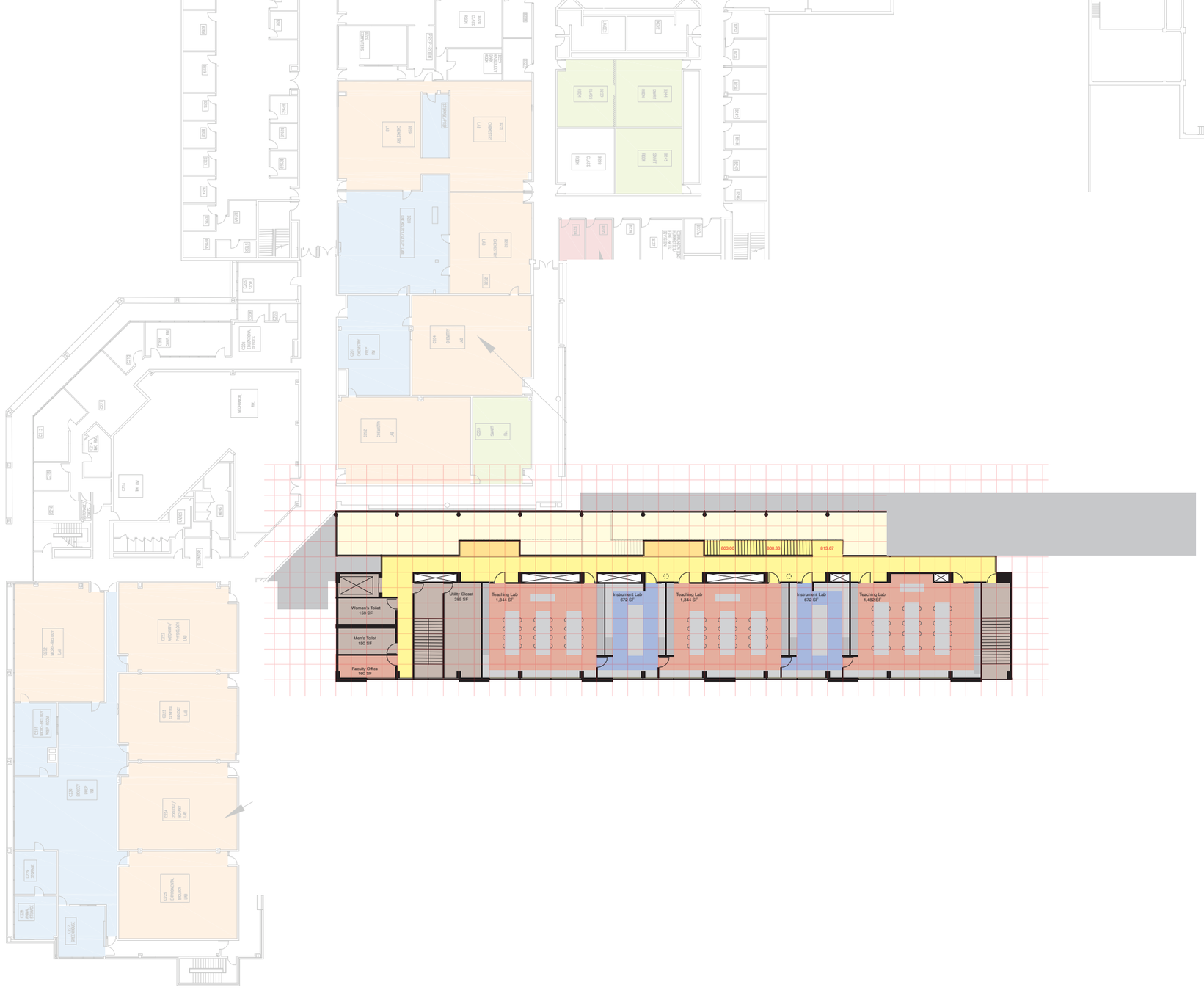
BRUBAKER AEI Affiliated Engineers

Science/Engineering Option 2b Level 2 20 September 2012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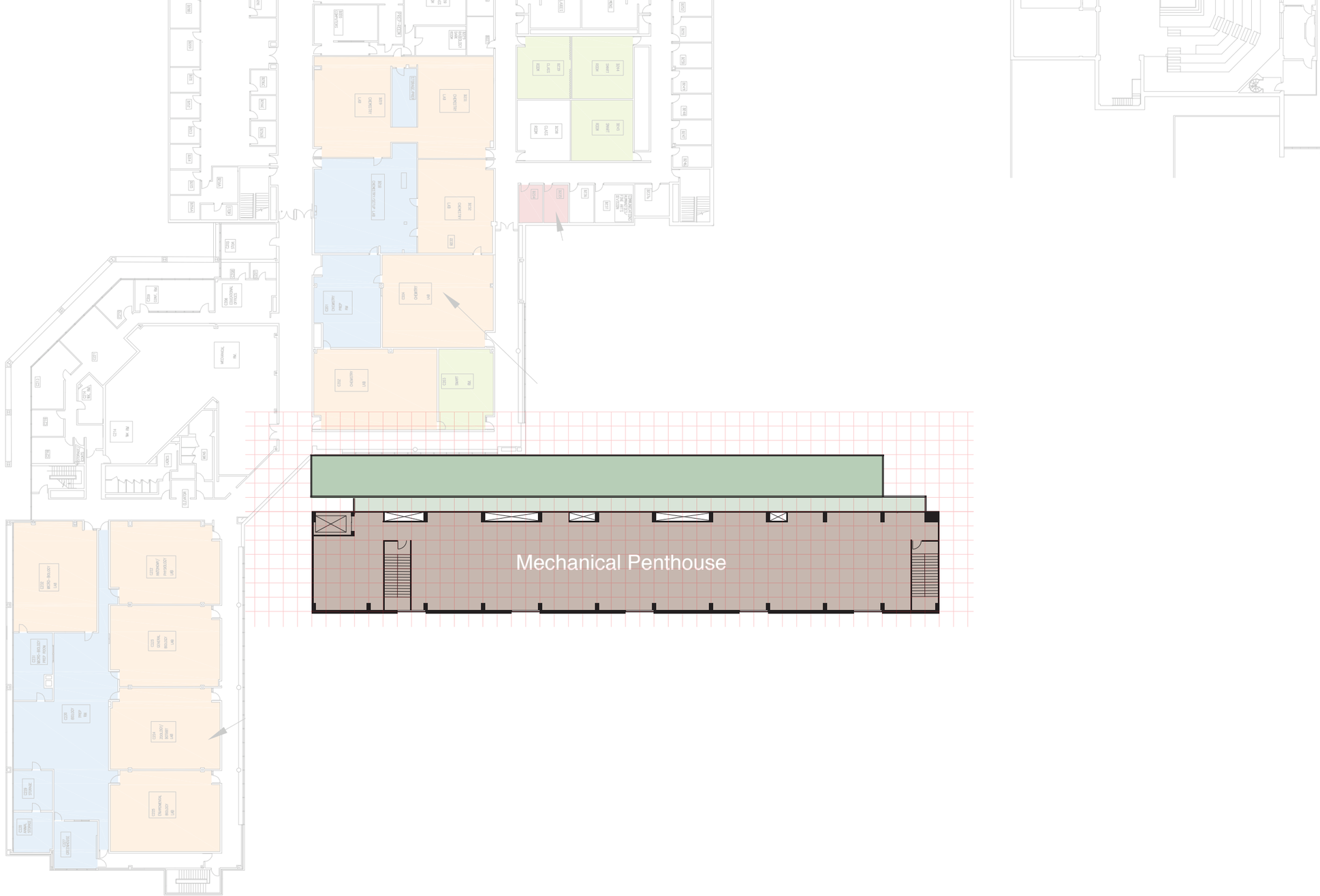
Teaching Lab
1,344 SF
Instrument Lab
672 SF
Teaching Lab
1,344 SF
Instrument Lab
672 SF
Teaching Lab
1,482 SF
Women's Toilet
150 SF
Men's Toilet
150 SF
Faculty Office
160 SF


Mechanical Penthouse