November 18, 2014

VIA EMAIL

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

Re: College of Lake County
Student Services AEC Waukegan
Lakeshore Campus, Waukegan, Illinois
CDB Project Number:  810-056-024
Architect’s Project Number: 213007.10
Meeting Minutes: CLC – Lakeshore Campus Core Group Meeting

Summary of the Meeting held at 8:30 a.m. on Friday, November 14th, 2014, at the CLC-Lakeshore Campus, Waukegan, Illinois. 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 ATTENDANCE

David Agazzi…………………………… Vice President, Administrative Affairs, College of Lake County (CLC)
Roland Miller………………………………..Dean, Lakeshore Campus, College of Lake County (CLC)
Greg Evans………………………………..Lakeshore Campus, College of Lake County (CLC)
Steve Holman……………………………. Lakeshore Campus, College of Lake County (CLC)
Ali O’Brien………………………………..Dean Library, Lakeshore Campus, College of Lake County (CLC)
Teresa Aguiraldo…………………………..Dean Student Life, Lakeshore Campus, College of Lake County (CLC)
Patrick Pever…………………………….. Dean Enrollment, Lakeshore Campus, College of Lake County (CLC)
Tonya Woltmann…………..Dean Student Academic Success, Lakeshore Campus, College of Lake County (CLC)
Mike Welch……………………………… Lakeshore Campus, College of Lake County (CLC)
David Achroid………………..Director of User Services, Lakeshore Campus, College of Lake County (CLC)
Patrick Pever…………………………….. Lakeshore Campus, College of Lake County (CLC)
Tina Carpenter………………………… Lakeshore Campus, College of Lake County (CLC)
Rich Haney……………………………… Lakeshore Campus, College of Lake County (CLC)
Tom Guenther…………………………..Dean CATC, Lakeshore Campus, College of Lake County (CLC)
Burcin Moehring............. Project Manager / Director of Science & Technology, Legat Architects (Legat)
Ted Haug ………………………………… Principal, Legat Architects (Legat)
Jeffrey Sronkoski………………………… Principal, Legat Architects (Legat)
Gabe Wilcox ……………………………..Architect, Legat Architects (Legat)
Veronica Castillo……………………….Architect, Legat Architects (Legat)
ITEMS DISCUSSED

1. Project Scope and Budget:
   a. David Agazzi gave an overview of the revised cost estimate and the scope of work adjustments.
   b. He stated that 84,000 square feet for the new construction was included in the wish list. After the users’ needs were reviewed and department needs were reassessed, the new construction will be 58,000 square feet. The project scope will include the following:
      i. The new construction
      ii. Renovation of the 33 and 111 North Genesee Buildings
      iii. New Children’s Learning Center
      iv. Fixing and updating the Parking Structure
      v. Development of the Quad/Madison Street
      vi. Development of the alleys and the parking strip at News-Sun Site
   c. The project will renovate 33N and 111N: The majority of the classroom spaces, all public areas, and all restrooms will be renovated.
   d. This project includes twelve classrooms.

2. Collaborative Design Workshop:
   The Legat team presented the overall buildings, massing and distribution of program spaces, the revised Quad/Madison Street design and alley developments. Please refer to the attached copy dated 11/14/2014.
   a. New Proposed Building:
      • Six-stories levels will be part of the Sheridan Road elevation.
      • The Library space will need to be evaluated for the possibility of not providing a two story level.
      • The space from the Library can be used for the Adult Education spaces helping all of ABE/GED/ESL spaces to be located within the new building.
      • Based on the CLC team’s suggestions, the spaces within 33N (3rd FL) will be re-converted into a Chemistry Lab. The project will renovate the Micro Biology Lab and the Prep Room to be shared with the Chemistry Lab suite.
      • Level 3: will not provide a connection to the new proposed building.
      • Level 4 will provide space for CMA, MOA and PBT. This level is to be developed similar to a medical facility floor.
   b. 111 N. Genesee
      • The current Dental Lab will be relocated to the North-West part of the building. The current occupants will be relocated on Campus.
      • A Student Lounge will be located at the South-West corner.
      • The Deans Suite is to be located on the 2nd floor’s South – West corner. New windows will be provided allowing views to the exterior.
• Classrooms on the 2nd floor will be renovated.
• Administrative Offices are to be provided.

c. New Children’s Learning Center
• The exterior play area is shown on the east side and will be located to the west side. This configuration was suggested in order to allow the play area to be sheltered, safe and closed to the general public on three sides and open on the south side which is ideal for sun exposure.

d. Site
• The site plan shows parking spaces on the north lot, accessible from Madison Street. These parking spaces are to be used for childcare drop off.
• Legat Architects will develop the parking area further.

3. General Discussion:
   a. Steve Holman indicated that incorporating the Chemistry Teaching Lab suite into the new building is not priority for the department.
   b. Users find it desirable to include PBT spaces in the new building.
   c. Steve Holman indicated that a special treatment should be considered for the separation between the existing building and the New Children’s Learning Center.
   d. Review of options for the Mechanical Systems: Replacing existing system and providing one system for 111 N. Genesee and Childcare Building and a separate system for the new building and 33 N. Genesee were discussed. This item is to be reviewed further.
   e. The CLC team will review the possibility investigating private funds for the renovation of the newly acquired building south of 33 N. Genesee.
   f. The CLC team indicated that the project is likely to be targeted to get the “Gold” LEED Certification as the base bid and “Platinum” as an alternate bid.
   g. The Parking Spaces needed will be re-evaluated. The project will consider the number of parking space located within Lot D.
   h. CLC team indicated that 1 North Genesee Building might not be part of the campus once this project is completed.
   i. The possibility of adding a sidewalk along the south side of the Children’s Learning Center was discussed.
   j. Outdoor seating the outside café area at the Quad/Madison Street was suggested.
   k. Rich Haney indicated that the Gallery Space at the existing building can accommodate the student art work.

4. The CLC and Legat teams will meet with the City of Waukegan personnel on November 18th. In addition, teams will present the building massing to the CLC Board on November 18th. Legat team will study exterior elevations.

5. The next Core Group meeting is scheduled to take place on November 20th, 2014.
College of Lake County  
CLC SS-AEC Waukegan, Illinois  
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Please notify us within seven (7) calendar days of any necessary additions or corrections. Thank you.

Sincerely,

Legat Architects, Inc.

Burcin Moehring, AIA, LEED AP BD+C  
Director of Science and Technology

BM/VC

ATTACHMENTS

Attendance Sheet  
Meeting Agenda 20140917.10

Overall Buildings and Quad Design

CC

All Attendees  
Legat Architects team  
File: 213007.10
Meeting Agenda

1. Collaborative Design Workshop – Updates about the revised new building & the Site Development with the parking

2. Programming Revisions Updates

3. Next Steps: Upcoming Project Deadlines
LOWER LEVEL = 4,336 sf

1ST FLOOR = 14,523 sf

2ND FLOOR = 13,089 sf

3RD FLOOR = 9,362 sf

4TH FLOOR = 9,213 sf

5TH FLOOR = 7,427 sf

TOTAL = 57,950 sf
NORTHEAST VIEW OF 3D MASS