

# Successfully Completing a Jointly Funded Project in Difficult Economic Times

## Triton College H Building Renovation

Presented by:  
**John Lambrecht**  
Associate Vice President, Triton College

**David Yandel, AIA**  
Principal, FGM Architects Inc.



/ **FGM** Architects

# H Building Renovation



# Learning Objectives

- Discover how and why Triton College decided to renovate an existing building rather than construct a new facility and how this approach was viewed by campus administration and funding decision makers.
- Share best practices and lessons learned from working with the Illinois Capital Development Board (CDB) on a jointly-funded capital project from its initial RAMP submission, into design and construction and through completion during a multi-year process where new policies, rules and regulations had to be satisfied.
- Compare the options for construction delivery and explain the financial and other benefits of a single general prime contract versus the typical multiple-prime contracts for state-funded capital projects.
- Discuss trends in Health Careers educational spaces, including patient simulation areas, and the creation and development of highly-utilized, collaborative teaching and working spaces built for adaptability.

# About Triton College

- **Triton Students**

The college serves the educational needs of a racially and ethnically diverse student body numbering more than 12,000 students each semester.

- **Triton Faculty**

Many of Triton's faculty hold Ph.D.'s from some of the finest universities in the nation. There are more than 100 full-time faculty members and over 600 part-time faculty whose main focus is teaching.

- **Triton's Continuing Education**

Approximately 850 continuing education courses are offered each semester to provide residents with an opportunity to investigate a personal interest, improve their current job skills or learn new ones.

- **Triton Facilities**

Triton's 100-acre campus includes 15 classroom buildings, many connected by enclosed walkways; more than 75 specialized labs; a comprehensive library; a 15,000-square-foot gymnasium and a 412-seat auditorium. It also is home to the third largest planetarium in Illinois, the Cernan Earth and Space Center

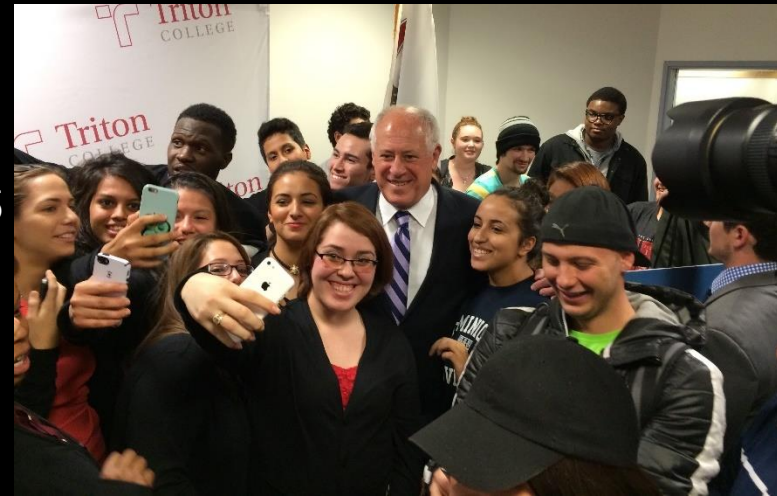
# Vision

**“Enhance the campus environment to promote student success.”**

- Foster a **positive learning** and **social environment**
- Create **flexible** learning spaces
- **Transform** outdated classrooms into technology rich spaces
- **Upgrade** science labs
- Emphasize **flexibility** of use, **state-of-the-art** technology, and **sustainable** building technologies

# Project Timeline

- Building Constructed in 1968 without significant upgrades or renovation.
- Project started as a RAMP request in Fiscal Year 2000
- Building H taken off-line in 2008
- Project Funded in 2009
- CDB started Architect / Engineer Selection in September 2009 (RFQ)
- Architect / Engineer Selection completed in February 2011
- Architect / Engineer Contract executed in June 2011
- Over 50 Programming Meetings held in the summer of 2011
- Facility Analysis / Program Report completed in October 2011
- Construction Documents completed in July 2013
- Project Bid in October 2013
- Construction Started in February 2014
- Substantial Completion in May 2015
- CDB Stop Work Order effective June 30, 2015
- Project completed in August 2015



# Project Timeline

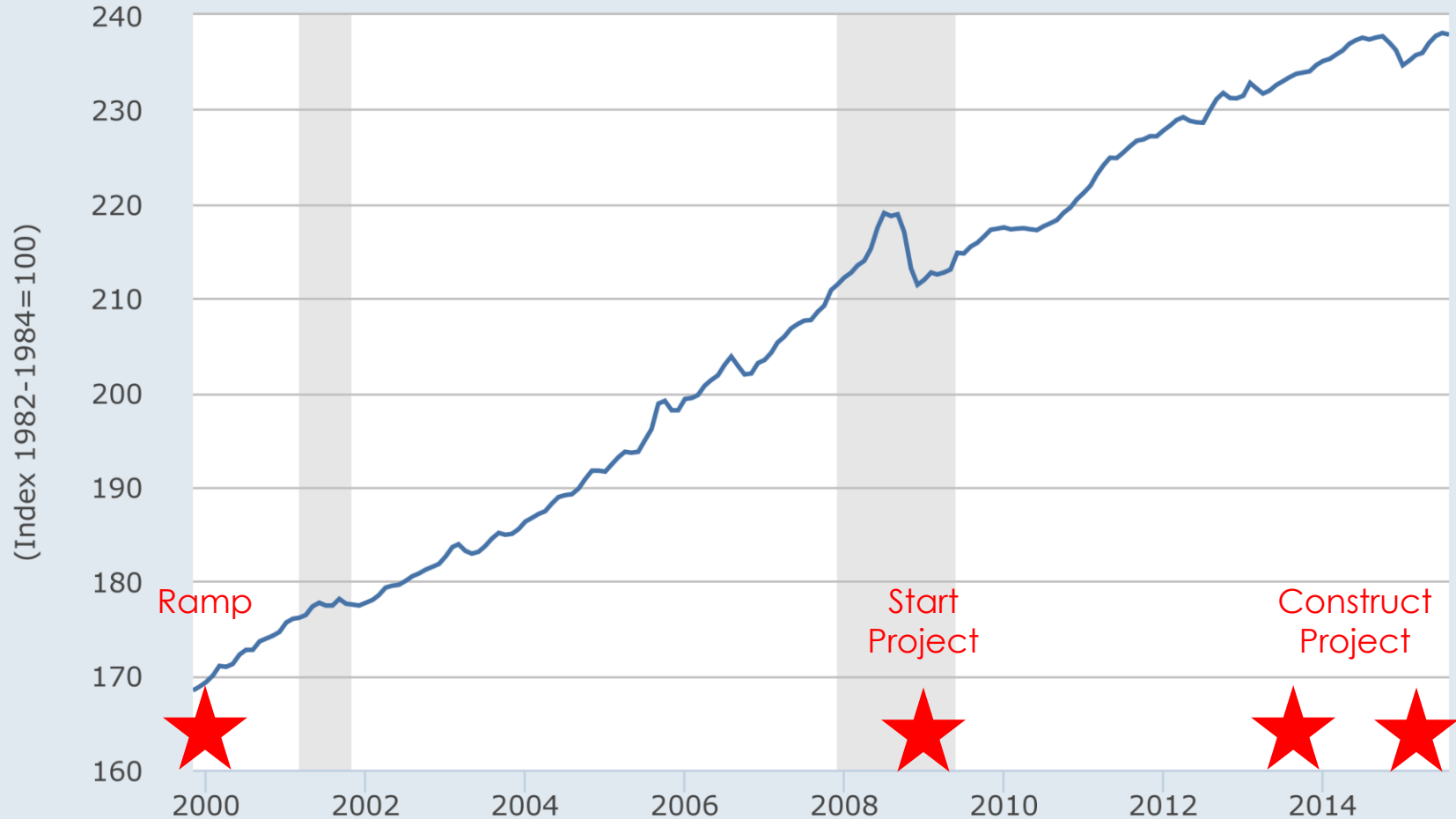
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# Project Timeline



— Consumer Price Index for All Urban Consumers: All Items



Source: US. Bureau of Labor Statistics

Shaded areas indicate US recessions - 2015 research.stlouisfed.org



# Project Budget – zero out

CDB Funding: \$10,349,191

Triton Funding: \$6,740,858

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**Total Project Budget: \$17,090,049**

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**Total Soft Costs: \$1,479,554**

**Total Construction Costs: \$15,610,495**

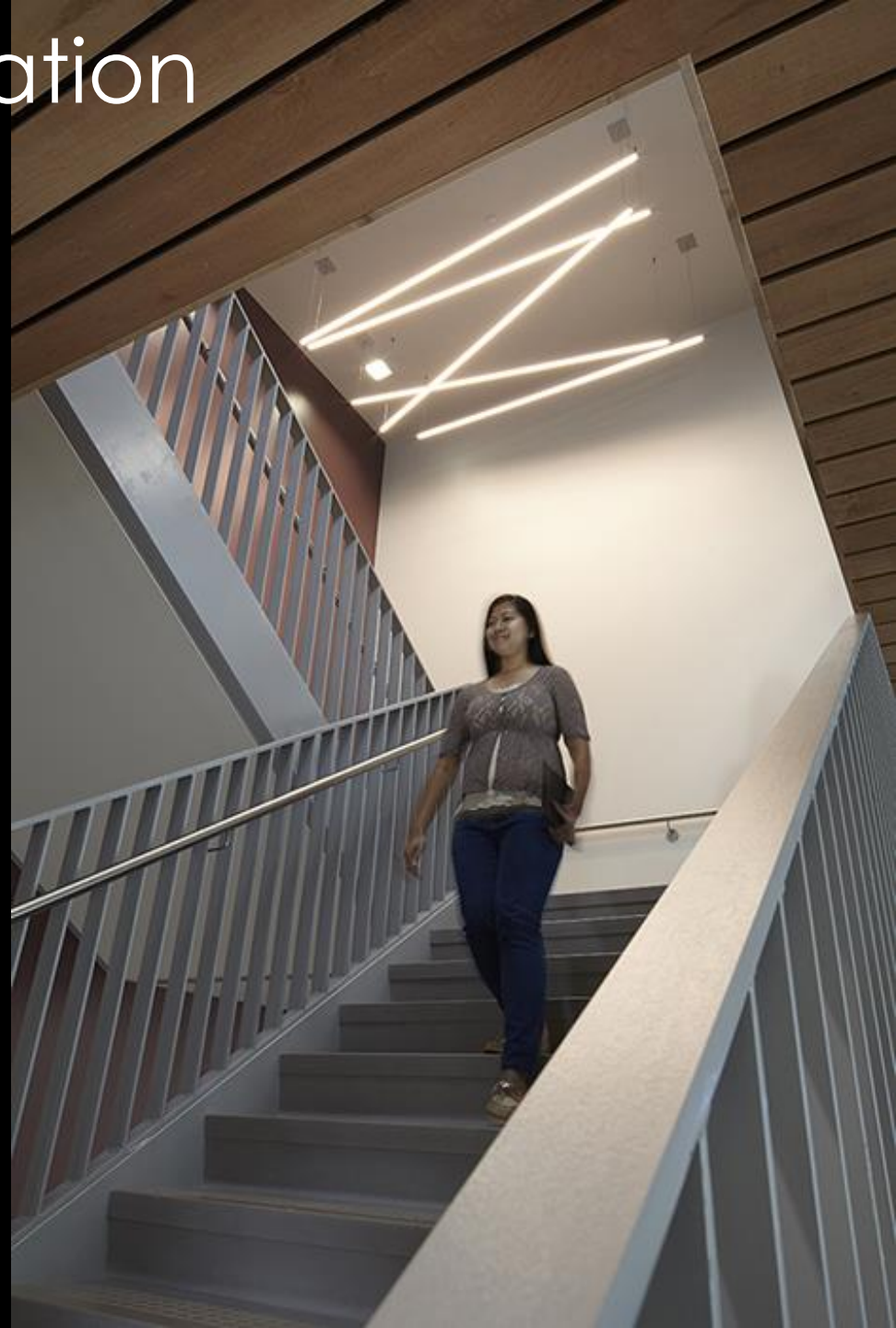
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**Cost per Square Foot (Renovation) \$222.37**

Cost per Square Foot (New) \$275 - \$325

# H Building Renovation

- Original Building: 55,000 SF
- Renovated Building: 70,200 SF
- Programs Include:
  - Nursing
  - Diagnostic Medical Sonography
  - Nuclear Medicine
  - Ophthalmology
  - Surgical Technology
  - Continuing Education
  - A&P Biology
  - Chemistry 101



# H Building Renovation

- Flexible Labs hosting Multiple Activities
- Adaptable Labs for Multiple Disciplines

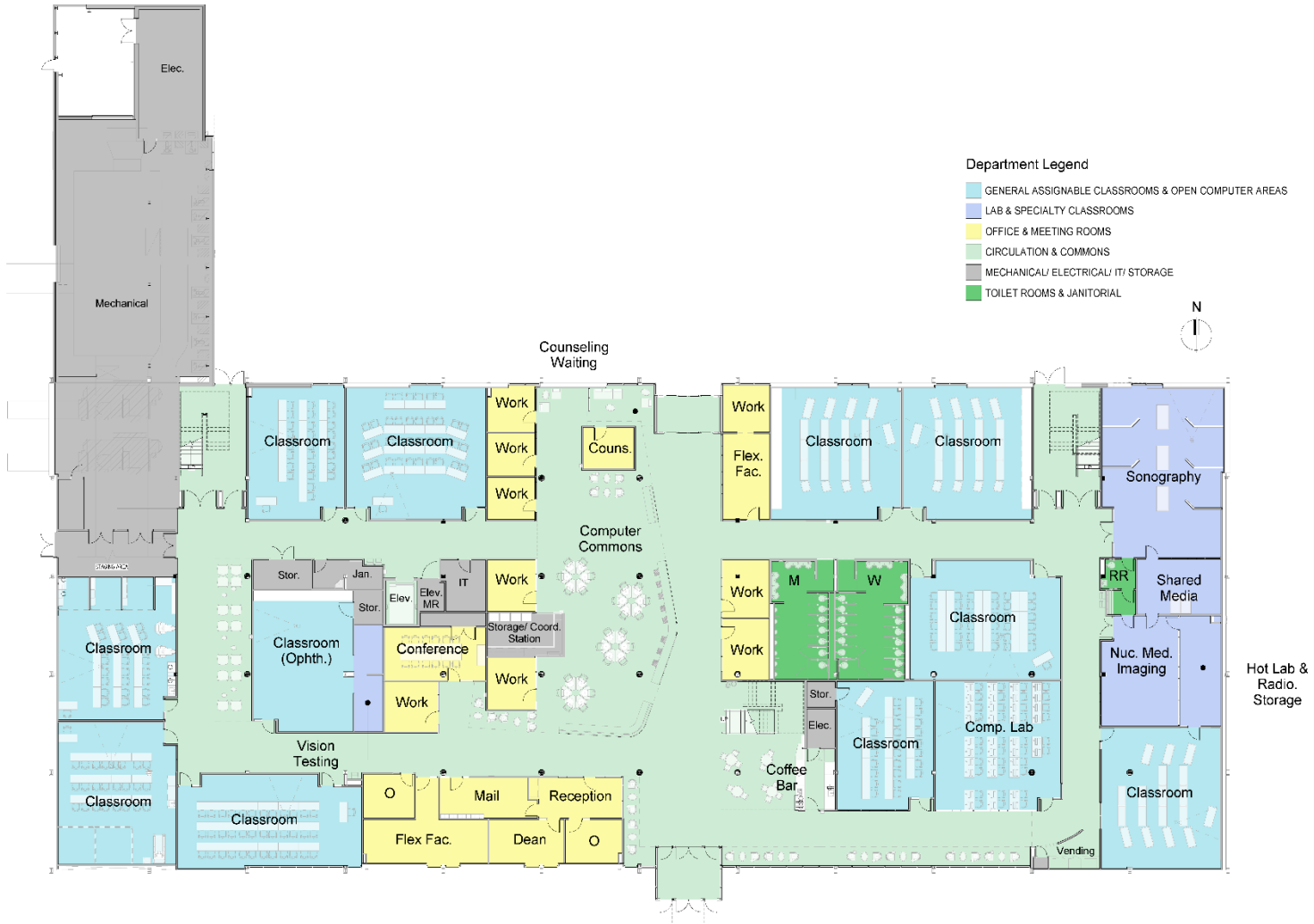


# H Building Renovation

- Faculty Offices located in center of building
- First Floor Academic Success Center (Free Tutoring)
- First Floor Counseling Center



# H Building Renovation



First Floor Plan

# H Building Renovation



Second Floor Plan

# H Building Renovation

- Working with the Capital Development Board (CDB)
  - CDB provided 60% of the funding
  - CDB provided project management
  - CDB held contracts for Architect/Engineer and General Contractor
  - CDB recommended single general prime contractor with guaranteed subcontractors
  - CDB and CPO required mandatory pre-bid meeting
  - CDB and CPO reviewed sole-source requests
  - CDB and CPO reviewed and authorized change orders

# Project Delivery Options

- State of Illinois / CDB defaults to multiple prime contracts for amounts greater than \$50,000
- CDB allows for Single General Prime contracts for projects greater than \$15M
- CDB allows for construction manager



# H Building Renovation



Before

# H Building Renovation



Before

# H Building Renovation



Before

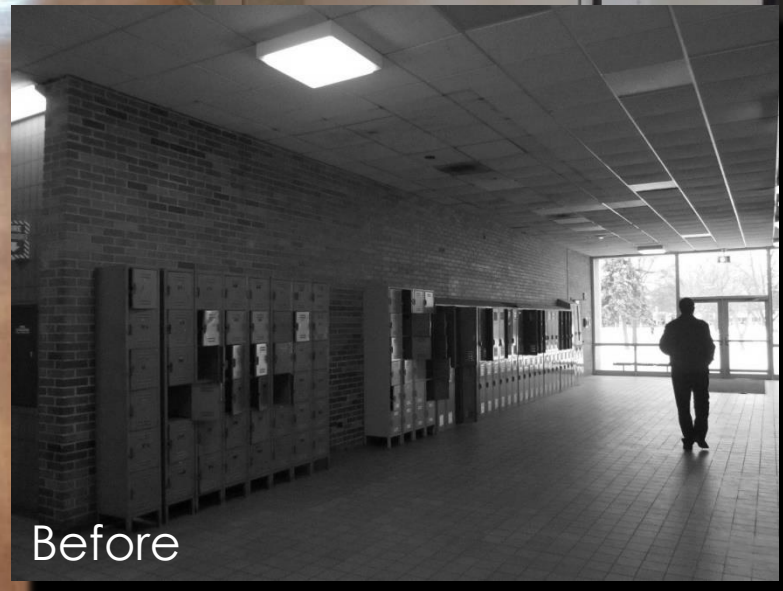


# H Building Renovation



Before

# H Building Renovation



Before

# H Building Renovation



Before

# Trends in Health Careers

## We live in exponential times...

- Developing facility solutions to respond to continuous change
- Creating places for teaching people to solve problems that we don't know are problems yet
- Creating venues for educating a workforce for jobs that do not yet exist

# Cutting Edge Technology

The pace of change in science and pedagogy has never been greater and there is no sign of it slowing down.





# Ophthalmology



# Surgical Technology

- Create Transparency
- Reveal Learning Spaces
- Provide Transparency



# Nursing



# Vision

**“Improve and enhance facilities outside of the classroom. This is an important aspect that helps contribute to the student’s overall academic experience and supports student engagement and student retention.”**

- Create Community
- Places to Collaborate
- Student - Centric

# Student Commons



# Computer Commons



# Lessons Learned

- **Planning is Key**
  - Feasibility Study (Build New or Renovate)
  - Programming Meetings (Dramatic Shift from Original Intent)
  - Planning and Programming Report (Document the Direction and get Buy-In)
- **Patience is a Virtue**
  - 15 year project
  - Advantage of wait time – the needs of the institution changed away from mechanical trades to health careers / nursing
- **Change is Inevitable – Be Prepared**
  - Single General Prime was effective in delivering the project. More control.
  - Understand the CDB / CPO process for change orders.

Thank you!... Any questions?

