Successfully Completing a Jointly Funded Project in Difficult Economic Times

Triton College
H Building Renovation

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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- Transform outdated classrooms into technology rich spaces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
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Source: US. Bureau of Labor Statistics
Shaded areas indicate US recessions - 2015 research.stlouisfed.org
Project Budget – zero out

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>CDB Funding:</td>
<td>$10,349,191</td>
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<tr>
<td>Triton Funding:</td>
<td>$6,740,858</td>
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<td><strong>Total Project Budget:</strong></td>
<td><strong>$17,090,049</strong></td>
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<td>Total Soft Costs:</td>
<td>$1,479,554</td>
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<tr>
<td>Total Construction Costs:</td>
<td>$15,610,495</td>
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<td>Cost per Square Foot (Renovation)</td>
<td>$222.37</td>
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<tr>
<td>Cost per Square Foot (New)</td>
<td>$275 - $325</td>
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</tbody>
</table>
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
H Building Renovation
H Building Renovation
H Building Renovation
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?