

September 2, 2009

via Email

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Re: Joliet Junior College
Site Development – Phase 2
Meeting Minutes August 25, 2009
Legat Project Number 208103.00/B3

Summary of Meeting with Joliet Junior College on Tuesday August 25, 2009 at 1:30 pm to 3:30 pm at Joliet Junior College - Media Conference Room. These notes record our understanding on 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:

Patrick VanDuyne - JJC
Rich Rivera – JJC
Pete Comanda – JJC
Joe Hammer – Ruettiger and Tonelli
Al Zakariy – Gilbane
Meenu Khera – Gilbane
Michael Lundeen – Legat Architects

Items Discussed:

1. The group met and discussed various site issues based upon the distributed agenda (attached)
2. Al indicated that the site logistics plan for the Campus Center will be in place November 17 at parking lot P-11. Al went through the location of the temporary parking lot and layout of P-11 during construction. The trailers should be placed to allow for parking to be flexible for construction and student parking when not in use by contractors. The Campus Center and adjacent site work is expect to be complete prior to August 2011. This work would include the inner ring road at Campus Center, dock, greenway, bell tower, child care parking lot, and landscaping. Parking Lot P-11 will be repaired or reconstructed. The costs for the various sitework projects south east of the campus center are carried in the site development phase budget. This budget needs to be more fully developed to confirm scopes of all projects in Phase 2 site.
3. The automotive addition to building C is expected to be open prior to August 2011. Ring road could be completed at C bldg during 2011.

Science and Nursing buildings are expected to open fall of 2012. The Inner Ring road at these areas will be impacted by the significant amount of work required for these buildings. Gilbane suggested that the road base (without surface course) and curbs be installed during 2011 with Campus Center Ring Road. Legat ant R/T had concerns with the dump-trucks, cranes, etc performing work over/across the road. If the Nursing and Science buildings are substantially complete prior to fall 2011 (roofs, mech, exterior enclosure, grading, other heavy work), then the Inner ring road could be completed. This may work with the schedule.

4. JJC asked that 30 minute parking spaces be planned and added at parking lots P-1 and P-11.

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5. JJC indicated that parking for the opening of fall 2009 was tight, but no one parked on lawns. Spaces were available in lot P-8. Pat indicated that additional parking should be planned or built for the area of lot P-2 (south of Rend Lake). Initially it was asked for these areas to be built/stoned for fall 2009, however after discussion, the group identified that a bid package could not be bid and awarded to build such a lot. With a portion of lot P-11 and others being taken for construction operations over the next two years the college identified that additional permanent parking should be planned for opening fall 2010. Currently the budgets for Phase 2 – Site do not support parking at P-1 nor P-2.

6. Pat identified that parking lot P-11 and greenway is expected to be complete when the Campus Center opens in fall 2011. Construction trailers will need to be moved out in time to rebuilt or resurface the parking lot P-11.

7. Michael and Joe presented the layout of the proposed Inner Ring road. A simple semi-circle radiates around the Campus Center. The group discussed the bus drop-off location, curb/sidewalks, inlets to future parking, building entry/drop-off, Child Care parking lot, Rend Lake building location, and the loading dock configuration. The group discussed the width of the inner ring it was drawn at 24' feet wide, however being a curve and having drop-offs, it was recommended that the road be 30 feet wide. Straight areas of ring road shall be 24 feet wide.

The group discussed the layout/location of the Bell Tower, stone JJC sign at NW and SE, plantings, sidewalk paths, and paths to the Geo-thermal greenway. The Bell tower will be up on a low slope hill of plantings. The "JJC Signs" and tower in front of the campus center will be an ideal location for graduation pictures from both sides. It will truly be the entry statement and organizing element for the campus.

The Inner Ring Road will take a lot of abuse from trucks going to the dock and buses stopping. Legat and R/T talked about how buses stopping and turning tend to move asphalt paving over time. Asphalt paving is not the ideal material for the trucks/buses turning from the dock. Concrete is used many times to alleviate the failing of asphalt pavement at heavy use. Legat suggested that JJC consider heavy duty concrete pavers be used at the Inner Ring Road, and drop-offs. Concrete or pavers is recommended by Legat for long term durability at these areas. The pavers can provide filtering/drainage of surface run-off (very sustainable), very durable, can be removed/reinstalled, and could emphasize the change from vehicular parking to the pedestrian portion of the campus. The pavers would likely cost less than concrete at the Inner Ring road.

The sidewalks to the parking across the inner ring road will be revised follow where students are expected to walk out to the parking lots. The future of Rend Lake was discussed. There is no timetable for the relocation of programs located inside. The group decided to direct R/T to move the Inner Ring Road south east six feet to allow for Rend Lake to remain and the Inner Ring road be built adjacent to Rend lake, but not alter/demolish it. After discussion the group indicated that they thought the design was very responsive and indicated that we should move forward with this design. R/T will finalize the civil layout relating to the Inner Ring Road for completion of the Campus Center.

8. Joe presented the Stormwater issues and solutions. The Campus Center area currently drains to existing catch basins to the south. These will remain in operation, however it is expected that the new campus center will further developed storm drains in place during the summer of 2010. The presented site plan establishes a route for storm

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drains to leave to the south east below the childcare parking east of Rend Lake bldg under the future inner ring road and connect to the existing ditch (future bio-swale) which leads to the existing storm detention/ditch near the outer ring road. The location was driven by laying out the future parking lots PL-1 and PL-2 and overlaying the existing buildings that need to remain until the facilities bldg is occupied. The construction of these storm drains and bio-swales should be done during the summer of 2010. The group also went through the layout of parking Lots PL-1 and PL-2. The lots are designed with bio-swales (ditch/snow storage) every 3rd parking aisle.

R/T will need to update the City of Joliet with stormwater and detention designs.

9. To support future parking, inner ring road, PL-1, PL-2, and the Campus Center, the stormwater detention needs to be constructed along the ring road or provided at another location. R/T estimated this are to be 2 foot acres and should be constructed during summer 2010. The bio-swales may be designed to hold some of this storm water, however the narrow shapes tend to be inefficient.

10. JJC asked that a sidewalk be added east of parking lot PL-7 during the summer 2010. Students parking in PL-8 and walking over the bridge thru PI-7 need a sidewalk to building J.

11. The Outer Ring Road was discussed. The general scope is to widen the road to allow for turning lanes into parking lots. The road will be widened by approximately 12 feet to the outside of the ring road because the inner side would become too steep to the existing ditch and it is more cost effective to add on in a 12 foot width because road construction is designed to 12 feet widths. The widening will require ring road lighting to be moved.

JJC also asked that turning lanes/be added to split traffic west bound on the arboretum drive. These turn lanes we not anticipated in the original scope.

JJC requested that curbs be added to help with shoulder erosion and protection of plants. Curbs with periodic storm outlets can be added without installing storm lines below grade. R/T will pursue this avenue. The curbs will add unanticipated costs to the Outer Ring Road scope. The Outer Ring Road work could be done during 2010 or 2011.

10. The group discussed which site work projects need to be completed during the next 2 or 3 summers.

The following outlines the scope/project and the year to start/complete the work.

Site Work Phase 2 – 2010

- a. Complete Storm line/ditch from Campus Center to Outer Ring Road.
- b. Complete additional storm detention for Campus Center, P-1, P-2, Inner Ring Road, Automotive, and Science. Consider detention for Nursing.
- c. Sidewalk at east side of parking lot P-7.
- d. Construct additional parking at P-2.

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Site work for either 2010 or 2011 (year to be determined)

e. Outer Ring Road widening, move lights, add curbs and turning lanes. Add turning lanes west bound on Arboretum drive.

Site Work Phase 3 – 2011

- f. Construct Inner Ring Road at Campus Center and Automotive (C)
- g. Complete Greenway, Bell Tower, Landscaping (at CC and Greenway),
- h. Complete reconstruction of parking lot P-11.
- i. Inner courtyard work at Campus Center.
- j. Temporary building demolition.

Site Work Phase 4 – 2012

- k. Completion of Inner Ring Road at Science and Nursing.
- l. Landscaping at Nursing and Science.

Scope and timetable to be determined

- m. Natural areas, Porches, Paths, Bike Racks
- n. Service Road at athletics.
- o. Campus Signage

11. Attached is a site plan with mark-up depicting discussions of the meeting.

Sincerely,



Michael Lundeen AIA, LEED AP

ML/CH

CC: Dave Agazzi, JJC
Jeffrey Sronkoski, Legat Architects
Scot Parker, Legat Architects
April Maifield, Legat Architects

Joliet Junior College Site Development – Phase 2

Agenda - Meeting August 25, 2009, 1:30 pm

Construction Phasing:

Campus Center, Nursing/Allied Health and Science. (Gilbane)
Inner Ring Road, Facilities, Temporary Parking

Storm Detention:

Locations, bio-swales, Schedule, City of Joliet. (R/T)

Campus Center Service

Dock access, childcare parking, bus parking/unloading, drop-off,
Bikeracks etc.

Inner Ring Road Materials:

Dock, drop-off, Inner Ring Road - Concrete/Pavers/Asphalt

Parking:

Future, Temporary, Access from Inner Ring Road

Green way:

Shape, landscaping, geothermal/vault, design, bell tower, etc

Schedule of Hardscape

Inner Ring Road work and other Hardscape/Landscape. (Gilbane)

Rend Lake bldg.

Inner Ring Road Interface

Other

Budget Update
Campus Signage / Bike Racks
Outer Ring Road / Centennial
Inner Courtyard / Porches / Landscape
Natural Areas

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 - Meeting Notes.
 - Legat
 - R/RT
 - Gilbons
 - JLC

