

January 20, 2009
Revised February 12, 2009

VIA EMAIL
(3) Pages Inclusive

Re: Joliet Junior College
Site Development
Meeting Minutes (revised)
Legat Project Number 208107.00/B3

Summary of Meeting with Joliet Junior College on Thursday, January 8, 2009 at 1:30 pm at Joliet Junior College, Board 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:

Judy Mitchell	JJC
Rick Lyman	JJC
Rich Rivera	JJC
Patrick Van Duynes	JJC
Rick Wise	Gilbane
Mark Karaskiewicz	Gilbane
Dennis Willis	Gilbane
Laura Verden	JJR
Paul Wiese	JJR
Joe Hammer	Ruettiger & Tonelli
Michael Lundeen.....	Legat Architects

Items Discussed:

1. The group reviewed the agenda, Legat and JJR passed out copies of the presentation and agenda.
2. Michael reviewed the 5 and 20 year Master Plans with the group. Highlighting aspects which are part of the site scope and affect the project. 5 year Master Plan changes will consist of no YMCA/Athletics. The 20 year Master Plan will consist of Buildings 15/16, additional parking, YMCA, etc. Utilities and Stormwater are not a part of the current scope, nor designed to support these future facilities.
3. Michael went through the process and unknowns. Legat will need clarification of the scope to be included for the trails, Centennial Dr. and other areas.
4. The group reviewed the scope of projects which were divided into nine categories as noted on the agenda.
5. Joe Hammer outlined the stormwater detention and noted that 11.5 foot acre of storm detention will need to be provided on site. Options for the detention were reviewed including:
 - 100' wire strip at west side of Ring Road.
 - Area east of Ring Road
 - Drainage Bio-swales
 - Lake

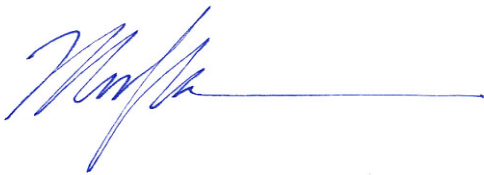
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- State has claimed Lake as state waters. Status will affect permitting.
 - Army Corps has jurisdiction over control structure on Lake, which now passed to IDNR.
 - Water quality
6. Joe noted that permeable paving can improve water quality, however the City of Joliet currently does not count area below permeable paving as detention. There are a wide range of costs for permeable paving. College will want to study permeable paving for its maintenance, plowing, etc.
 7. A preliminary schedule (attached) was presented, which notes two phases for the work. Gilbane will study and recommend what is needed in phase one for next meeting for Building Construction, Contractor Parking, Demolition and Bidding. Phase one to be bid with Campus Center or before to allow for work during summer, fall 2009.
 - Phasing needs civil input.
 - Gilbane's initial suggestion is to phase East lots in first year, South lots in 2nd year. Lots can only be constructed in summer construction period.
 - Construction staging locations for Student Center construction: directly east in F lot, for Facilities Building construction directly north of J in staff lot.
 - Landscape: suggestion that this should be bid as separate bid package.
 8. Legat noted the potential comments/approvals. JJC to study further.
 9. Legat passed out a budget developed from the Gilbane budget sheet and the Phase two site budget. JJC to review/confirm budgets.
 10. Legat with R/T will develop a preliminary SD scope site for Gilbane to estimate. This estimate will allow the scope to be refined and landscaping budgets to be further developed.
 11. Rich noted that R/T is under contract with JJC on other projects. The Flood Plain study is complete. R/T is waiting for JJC's approval to submit.
 12. Rich noted that the bike trail will need to be moved to west of the service road.
 13. JJC indicated that the development of Centennial Drive and connection of Ring Road to Bridge Street/Olympic Drive will wait.
 14. Landscape – JJR presentation:

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- Landscape Master Plan treatments both coincide with other construction areas and are outside of construction zones.
- JJR summarized recommended landscape treatment areas from 5 year Master Plan using graphic plan.
- Attendees commented on graphic, indicating 2 areas that should not be shown as 2009 implementation: area red 5 at north of new Facilities building, and area 8 at south side of Lake/lawn.
- JJR noted that budgets and prioritization for these areas will need to proceed as civil and architectural budgets are refined.
- Facilities Services wishes for some landscape areas are able to be designed and implemented in 2009, however extent of work possible cannot be determined until overall site development budgets (hardscape, storm utilities, earthwork) are more further developed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Lundeen', followed by a horizontal line extending to the right.

Michael Lundeen AIA, LEED AP

cc: All attendees
Dave Aggazi – JJC
Darlene Boyle – JJC
Jeff Sronkoski – Legat Architects
Tyler Hughes – Legat Architects
Scot Parker – Legat Architects