

June 24, 2009

VIA e-mail
(3) Pages Inclusive

Mr. Patrick Van Duyne
Director of Facility Services
Joliet Junior College
1215 Houbolt Road
Joliet, IL 60431-8938

Re: Joliet Junior College – New Facility Services Building
Meeting Minutes
Project Number: 208070.00

Summary of a Joliet Junior College New Facility Services Building Consultant Review Meeting with the entire design team on Thursday, June 18, 2009 at 2:00 p.m. at the office of Legat Architects. 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:

Sachin Anand.....	dbHMS
Miguel Gonzalez	dbHMS
Ben Rubach	dbHMS
Scott Wiercinski, P.E., S. E.	KJWW
David Weber, P.E.....	Ruetigger, Tonelli & Associates
Marc Rohde, AIA, LEED AP	Legat Architects
Bryan Archibald, LEED AP	Legat Architects

Items Discussed:

1. The purpose of the meeting was to review the project progress to date with each of the consultants, prior to the conclusion of Design Development.
2. As we have discussed in the past, the project schedule is as follows:
 - Design Development complete June 19, 2009.
 - First Bid packages as outlined by Gilbane in the e-mail dated June 9 will be complete for delivery to Gilbane on June 30, 2009.
3. The issues with each individual consultant are noted below:

Civil:

- The building Control Point will be the Northeast corner of the “J” Building wing wall. From this Control Point, the Facility Services Building Southeast corner will be located 31'-0” North and 6'-0” West.

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- The existing retaining wall attached to the “J” Building bridge will be partially removed and reinstalled to connect to the Facility Services Building. The top of the retaining wall elevation is established at 569.50’. A guard railing will need to be provided for safety.
- A continuous sidewalk will be placed on the West side of the building, abutting the bridge structure, and ending at the reconfigured retaining wall. Landscaping will be placed between the sidewalk and building.
- At this time, it is not known if landscape design is part of the project. If a landscape architect is needed, Dave mentioned that Ruetigger, Tonelli & Associates can provide those services. Marc will review with Gilbane to see if that is in the scope of work for the project.
- The existing sidewalk North of “J” Building will be demolished and regraded to work with a new retaining wall that will run East-West to enclose the level portion of the loading dock, and then turn South to terminate at the Northeast corner of “J” Building. The top of the retaining wall elevation will be at elevation 560.00’.
- The loading dock will have an 8% grade. The East wall of the loading dock will be precast concrete, with the opening for the doors and the dock leveler to be cast into the wall. The precast concrete wall panels will drop below the loading dock to a trench footing below the loading dock slab.
- There will be a total of 42 standard and 1 handicapped accessible parking spots to the East side of the Heated Vehicle Storage building. This will include added parking in front of emergency overhead door to maximize space.
- The sidewalk North of the Facility Service Building will be moved North to accommodate grading and add green space around the North Entry. 14 existing parking spaces will be removed in this area.
- The fueling island will be rotated to a 45 degree angle for better vehicular access.

Structural:

- The building structural systems will be as follows:
 1. Heated Vehicle Storage will have 10” thick, insulated, structural precast wall panels set on trench footings with the roof structure consisting of steel bar joists sloped ¼” / ft. West to East. The top of the precast wall will be at elevation (+) 24’-0”. The floor slab in that area will be at elevation (-) 0’-6”.

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2. The shop area will have 10" thick, insulated, structural precast concrete wall panels with 1-1/2" horizontal ribbed siding set on trench footings with the roof structure consisting of steel bar joists sloped 1/4" / ft. West to East. The top of the precast wall at the West (high) side will be 18'-0" and the precast walls will taper to follow the roof slope. The floor slab in that area will be at elevation (+) 0'-0".
 3. The office area will exterior walls consisting of 3" insulated smooth metal panels and reveals over 2" insulating sheathing, 6" metal studs (structural or non-structural to be determined by KJWW) with 1-1/2" foamed-in-place insulation in the cavity, and one layer of 5/8" gypsum board on the inside. The roof structure will include parallam beams and columns set on a formed foundation wall and standard footing. Acoustical roof deck (i.e. "Epic" deck) will be provided for this area.
- All floor slabs will be concrete slab on grade with exception of 10" thick precast planks with 2" concrete topping over the basement area.
 - Trench footings along the East side of the Heated Vehicle Storage will step with the 8.5% sloping grade.
 - The exterior stair exiting East out of the Heated Vehicle Storage will require a 4'-0" x 4'-0" concrete pad at the end of the stair. This concrete pad will be tied into the buildings foundation. The stair itself will be a monolithically poured concrete stair, without columns, and the landing will be possibly an extension of the precast concrete floor planks to allow it to cantilever out from the face of the building.
 - All concrete stoops will be three sided and tie into the building foundation to prevent heaving.

M.E.P.:

- A Geothermal system is being used for the entire building. This has been desired, but there was a concern from Gilbane previously about the cost of this system. However, dbHMS has done calculations to analyze the cost of the system, and they have determine that the payback period is short enough that the system makes fiscal sense. The make up of this system includes:
 1. (20) Vertical bore holes, 15' apart, drilled 450' deep under the East side pavement.
 2. Dedicated outside air unit suspended in the Heated Vehicle Storage.

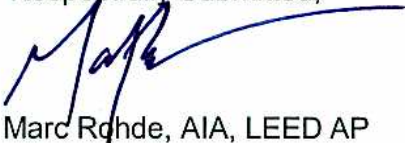
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3. Heat pumps located though out the office and maintenance building.
Heat pumps in the office portion will be located above ceiling areas.
- A single make up air unit with fabric ducts will serve the Heated Vehicle Storage with tempered air.
 - Solar Heat located on the Heated Vehicle Storage roof will help serve this space.
 - Legat Architects will verity if Gilbane can price Solar Tubes to add natural light in the Heated Vehicle Storage. The goal is to use no electricity in this space during the day.
 - Spiral ductwork will be provided through out the office area. Marc requested that the ductwork be clear coated, galvanized.
 - Fabric ductwork will be provided in the Shop area.
 - A 250 gallon water heater will be provided for all hot water requirements for the building.
 - The pressure washer will be a new unit that will need electrical, gas and exhaust hook-ups. Marc will forward a cut sheet of this unit to dbHMS once he receives it.
 - There will be a new air compressor needed for the building. Marc will also forward a cut sheet of this unit to dbHMS once he receives it.
 - Lighting sheets were presented by dbHMS. Legat Architects agrees they are headed in the right direction and will review in more detail.

Respectfully Submitted,



Marc Rqhde, AIA, LEED AP

cc: All Attendees
Pat Van Duynes, Rich Rivera, Rick Lyman, Judy Mitchell, Joliet Junior College
Mark Karaskiewicz, Rick Wise, Dennis Wills, Gilbane
Jeff Sronkoski, Legat Architects

Attachments: None