Capital Improvement Program
EXECUTIVE SUMMARY

Joliet Junior College’s Capital Improvement Plan (CIP) for Fiscal Year 2015 (FY15) integrates the Master Plan, previously approved infrastructure improvements and the annual capital improvements to be completed at Joliet Junior College into one planning document.

The CIP places greater emphasis on safety, interior finishes, site improvements, utility systems, and mechanical equipment. The project list was collectively created from project requests, Facility Service Department assessments, the Facility Condition assessment and the college Master Plan.

This fiscal year the college will embark on approximately $2 million of restricted Operations and Maintenance (O & M) Fund projects, and $1 million of protection, health and safety projects. These projects are identified in 12 categories within this document. A list of annual improvement project requests are also included, which total an additional $57,700. FY15 will begin the programming and design of the Multipurpose Facility and the Romeoville Expansion.

The college’s utility renovation project ($6.7 million), submitted to the Resource Allocation Management Plan (RAMP), appropriated in FY10, and the City Center Campus RAMP Project ($25.7 million) are listed within the document.

Additional information is also included to explain all aspects of the capital program. A narrative description of capital funds that support the program is included and projects are organized by funding source. The process for developing the CIP is detailed, especially in relation to the college’s Master Plan.
HISTORICAL BACKGROUND

Joliet Junior College, the nation’s first public community college, offers pre-baccalaureate programs for students planning to transfer to a four-year university. A comprehensive community college, JJC provides occupational education leading directly to employment, adult education and literacy programs, workforce development services, and student support services.

J. Stanley Brown, superintendent of Joliet Township High School, and William Rainey Harper, president of the University of Chicago, founded JJC in 1901 as an experimental postgraduate high school program. The college’s initial enrollment was six students; today, JJC serves more than 35,000 students in credit and noncredit courses.

Brown and Harper’s innovation created a junior college that academically paralleled the first two years of a four-year college or university. It was designed to accommodate students who desired to remain within the community yet still pursue a college education. Within a few years, the concept of “community” had grown to include students outside the existing high school district.

By December 1902, the Board of Trustees officially sanctioned the program and made postgraduate high school courses available tuition-free. In 1916, the Board of Trustees officially named the post-high school program Joliet Junior College. The following year, the North Central Association of Colleges and Schools accredited the college, and the State Examining Board approved selected courses for teacher certification. Enrollment at the time numbered 82 students.

In the years that followed, JJC responded positively and creatively to the pressures of a world war, depression and rapid social change. The college met the challenge of a growing technological society in the 1920s and 1930s by expanding the curriculum to include programs in business and industrial training. The return of war veterans in the 1940s and 1950s prompted further curriculum development in the area of two-year occupational programs. Both the transfer and occupational divisions of the college grew at a steady pace.

In 1965, the Illinois Legislature enacted the Illinois Junior College Act, creating specific districts served by various community colleges. JJC was to serve people in parts of seven counties in northern Illinois. By 1967, college enrollment approached 4,000 students. In February of that year, the citizens of 12 high school districts in portions of Will, Grundy, Kendall, LaSalle and Kankakee Counties voted to establish Illinois Community College District 525 - an area to be served by JJC.

For two years, the college rented facilities at the original Joliet Township High School building. In February 1968, the Board of Trustees selected 368 acres on the west side of Joliet for a new campus. In April 1969, the Board voted to build interim facilities consisting of 17 temporary buildings on the new site. The college began offering classes at its new location in September 1969, serving 4,130 day and evening students. The $50 million Main Campus was fully operational in the fall of 1974. During 1973 and 1974, both the area and the population of the district expanded with the addition of Peotone,
Dwight, Odell, and the area of Lemont that is in Cook County. Today, the 1,442-square-mile district serves a population of more than 700,000 in Will, Grundy, Kendall, LaSalle, Kankakee, Livingston, and Cook Counties. To better serve people throughout the district, off-campus instructional sites have been established at many high schools in the college district, as well as civic centers, churches, libraries, and businesses.

In the fall of 1980, the college opened an instructional site at the Louis Joliet Renaissance Center at 214 North Ottawa Street in Joliet's downtown City Center. Today that facility is known as the college’s City Center Campus, which offers a variety of credit and noncredit classes. The City Center Campus provides hands-on experience for Culinary Arts and Hospitality Management students who run the Renaissance Center restaurant and banquet facilities. The City Center Campus also houses the Office of Dual Credit, as well as the college’s Community and Economic Development (CED) division. CED is the headquarters for workforce preparation, employee training, business development and technology deployment for JJC’s district. CED includes Workforce Development and the Division of Adult Education and Literacy. The Division of Adult Education and Literacy works to provide a range of education, job training, employment, and support services for participants and their families. Most programs and services are provided at no cost, and provide funds for tuition, books, transportation, and childcare.

In January 1993, JJC opened the North Campus at 1125 West 135th Street in Romeoville, a 35,000-square-foot facility with 18 general classrooms; biology, chemistry and computer skills labs; a library/learning resource center; and offices for student services, faculty and administrative support. North Campus, now referred as the Romeoville Campus, offers a full range of credit and noncredit classes.

The Main Campus expanded in 1995 with the Arthur G. and Vera C. Smith Business and Technology Center. The 90,000-square-foot facility houses several state-of-the-art microcomputer labs; the Business and Computer Information and Office Systems Departments; and the Electronics Engineering Technology, Electrical/Electronic Automated Systems Technology, Construction Technology and Computer-Aided Drafting programs. The facility also is home to many of JJC’s Community and Economic Development workforce services that assist business and industry in adapting modern technologies directly into the workplace.

In 2000, Joliet Junior College opened the Veterinary Technology and Industrial Training building, a 15,638-square-foot at Main Campus. Centennial Commons, which provides student housing on campus, was built and is operated and run by a private entity.

With significant growth in student population from Grundy County, JJC opened the Grundy County Center at 1715 North Division Street in Morris in fall 2001. The college recently expanded the facility from two classrooms of almost 1,000 square feet to four classrooms with over 3,000 square feet. This space is a leased facility. This campus is now known as the Morris Education Center.
In 2007, the John H. Weitendorf Sr. Agricultural Education Center was opened to serve the needs of JJC agriculture and veterinary medical technology students. The property is located at 17840 West Laraway Road in Joliet and was donated by JJC alumnus John H. Weitendorf.

In 2008, the college embarked on a five-year master planning process to design and complete seven major projects which were to encompass the most sweeping physical changes in over 40 years.

In 2009, the 11,626-square-foot Greenhouse Facility was opened to serve the needs of horticultural students and the community. The Leadership in Energy and Environmental Design (LEED) Certified building is located on the eastern edge of the Main Campus.

In the spring of 2011, the 40,577-square-foot Facility Services building opened and is located on the north side of the Main Campus. The LEED Gold structure centralizes buildings, roads, grounds, and maintenance functions of the college. In the summer of 2011, the 114,500-square-foot, three-story Campus Center opened and is located on the east side of Main Campus. Considered the new front door, the LEED Gold building centralizes student services, in addition to housing the new library and administration. Also that summer the college formally opened its new 17,000-square-foot LEED Silver Automotive Technology Expansion, located on the south side of campus, which was expanded to include body work and diesel engine repair.

In the summer of 2012, the 37,009-square-foot LEED Silver Natural Science expansion was completed on the south side of the Main Campus. The new building added eight new laboratories/classrooms as well as preparatory and storage space.

In the spring of 2013, the 124,694-square-foot LEED Gold Health Professions Center was completed on the northeast side of Main Campus. The Center was created to expand the high-demand nursing, allied health and emergency services program, also allowing for expansion into other allied health fields based on labor market needs.

In the spring of 2014, the City Center core and shell were completed. Interior build-out will commence once funding is identified.
CAPITAL IMPROVEMENT PLAN PROCESS

The Joliet Junior College CIP is designed to ensure that facilities renewal and improvement projects are planned, organized, and coordinated effectively to support the mission and vision of the college. The program is updated annually in conjunction with the budget process beginning in January. Plan objectives and goals include:

- Facilitate learning through facility enhancements
- Ensure facility compliance with environmental, health and safety regulations
- Extend the life expectancies of buildings and infrastructure
- Construct new facilities to meet the academic demands of a growing community

1. Capital Improvement (Master Plan)

Master Plan Development

- Develop the college Master Plan considering short- and long-range needs with input from the Master Plan Steering Committee and outside architects
- Solicit needs from all departments at all campuses
- Prioritize projects related to the Master Plan
- Review by Senior Leadership Team (SLT)
- Hire financial analyst firm advisor to develop potential funding sources
- Present to JJC Board of Trustees for consideration and approval
- Submit final plan to the Illinois Community College Board (ICCB)

2. Capital Renewal and Deferred Maintenance (Infrastructure) Plan

The college completed a facility condition assessment report in FY08. The purpose of this analysis is to obtain an independent review of present facility conditions and what future funding and management programs are required to maintain the functional operations of the college.

- Develop life-cycle building system and infrastructure replacement plan
- Utilize outside assistance to develop plan
- Implement plan utilizing Facility Services computerized maintenance management system (TMA) software
- Facility condition assessments project a Facilities Condition Index and renewal/replacement spending over time.
- For reporting purposes, projects will be broken down according to the following major building and infrastructure components:
- exterior wall systems
- conveying systems
- heating systems
- electrical systems
- cooling systems
- roofing systems
- interior systems
- electrical lighting
- safety systems
- plumbing systems
- site work
- specialty projects

Facility Services Department reviews and modifies the plan and reports monthly on status to the Buildings and Grounds Committee. Plan modifications may be necessitated by a failure to obtain funding from outside sources, unanticipated building system or equipment failures, unforeseen safety concerns, etc.

3. Annual Capital Improvement (Immediate Needs)

For the college’s purposes, annual projects include:

- The installation of any item of equipment to be permanently attached to the building or connected to a building system
- Installation of new furnishings, computer, telecommunications or media equipment
- Alteration of space

Annually, during the month of January, Financial Services, in conjunction with Facility Services Department, requests all academic and administrative departments, faculty, employees and students to submit project requests. Project requests submitted after the deadline are deferred for consideration until the following budget preparation period.

The project request provides a summary overview of the proposed project and addresses only pertinent facts that will enable administration to come to a decision regarding continuance with more planning information.

1. Project Narrative/Justification - A brief narrative description of the deficiencies with the existing situation and how and when the proposed project will alleviate the identified deficiencies. Items considered are demand, functionality, physical condition, etc. How the project will relate to college goals and objectives must also be explained.
2. **Alternatives to the Proposal** - All alternatives are discussed and considered. Special attention should be given to those alternatives which could reduce the cost of the proposed project.

3. **Space Analysis** - Using the space utilization study as a guide, an explanation of space needs, space availability, flow patterns, future growth, if applicable, function analysis and the effect of the proposed space alterations on space and functions of other departments or services is provided.

4. **Furniture/Equipment Need** - New furniture and equipment needs should be identified.

5. **Technology/Media Requirements** - The needs for technology equipment and services should be identified.

6. **Impact Analysis** – Explanation of both the impact on the operating budget as well as the impact of not proceeding now with this plan is included.

Projects are evaluated using the following criteria:

- conformance with the Strategic and Master Plans
- impact on college support services
- cost and availability of funds
- code compliance
- impact on program operations
- aesthetics
- impact on building systems
- availability of space
- impact on adjacent areas

Upon completion of the review, Facility Services submits a list of recommended projects in priority order. The submittal will include a total project budget summary for each project along with an analysis of the project impact.

Following SLT review and approval, the Facility Services Department will prepare an annual Capital Improvement Project list for submission to the college’s Board of Trustees for review in May of each year.

Upon review by the Board of Trustees, the Facility Services Department will begin the project management process.

The following pages give details of the Master Plan, the Capital Renewal and Deferred Maintenance Plan, and the annual capital improvement (immediate) needs.
FACILITY MASTER PLAN

Overview

The Master Plan is a critical review of the existing facilities and land use for Joliet Junior College, as well as a plan of prioritized recommendations which responds to the challenges facing the college as it functions in a growing community.

Purpose

The purpose of the Joliet Junior College Master Plan is to provide a rational and orderly system to address existing physical concerns, and accommodate future needs throughout the JJC District. In order to help accomplish the college’s vision, mission, core values and Strategic Plan, additional structures and other improvements to its existing physical resources have been approved by the board but funding has not yet been approved.

The Steering Committee focused its efforts on the physical needs of the Main Campus, Romeoville Campus and City Center Campus, while acknowledging the need for a continued presence in Grundy County and the potential need for a new presence in Bolingbrook and in the eastern part of the JJC District.

Process

The master planning process was organized and overseen by a Steering Committee that comprised representatives from the Board of Trustees, faculty and administration. The Steering Committee also established the following overall goals:

♦ strategic alignment
♦ function and aesthetics
♦ prioritized growth
♦ programmatic focus
♦ financial responsibility
♦ sustainable approach

The planning effort also involved a wide cross-section of other faculty, administration, staff, students, and community members who provided valuable input during the numerous space needs, interviews and focus group meetings. Interaction with the steering committee and SLT occurred primarily during a series of on-campus meetings and presentations. Between these sessions, the master planning team documented generated and developed concepts and ideas for review at subsequent sessions.
MASTER PLAN PROJECT DESCRIPTIONS

2008 – 2013 Master Plan Remaining Projects

City Center Campus: - New construction is proposed to house the Culinary Arts, Hospitality, General Educational Development/English as a Second Language (GED/ESL) Training, Adult Education Programs, support library, computer lab, and student spaces. Core and shell were completed in FY14, interior build-out will commence once funding is identified. Estimated Cost: $58,000,000

Estimated Operating Cost Impact

The chart below depicts cost implications associated with the stages of projected completion. These numbers are a good representation of Facility Services operating needs associated with this capital development. Please note, the cost for new academic program spending is not included, as specific programming has not yet been determined.

<table>
<thead>
<tr>
<th></th>
<th>City Center FY14</th>
<th>City Center FY15</th>
<th>City Center FY16</th>
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City Center Campus (Approximately 99,069 GSF) - assumes an increase of one building service worker, two maintenance staff, one security officer, utilities and supplies
2013 – 2018 MASTER PLAN UPDATE

The Master Plan update totals $67,445,613 in proposed projects. The Romeoville Expansion and the Multipurpose Facility have been identified as top priorities. Main Campus renovations and the Campus Police addition are noted as second priorities and anticipated to be complete within three to five years. Remaining projects will be prioritized and completed as funding becomes available. A list of all projects can be found on the Master Plan website found within the Administrative Services website.

**Romeoville Campus Expansion:** Romeoville Campus is experiencing the most pronounced growth rate when compared to the other JJC campuses. Additional space (43,200 GSF) for both academic programs and student development space are needed to respond to this growth and provide for a more self-sufficient operation and delivery of educational services. Estimated Cost: $12 – 14,000,000

**Multi-Purpose Facility:** The athletics and physical education facility previously envisioned has now been reconsidered as a multi-purpose facility that would combine athletics, physical education, conference center and corporate training (140,490 GSF). Estimated Cost: $26 – 28,000,000

**Campus Police Addition:** Police addition to the south of G-Building. This location would accommodate direct access to dedicated parking for police squad cars as well as a 24-hour entry from the exterior (12,914 GSF). Estimated Cost: $3,728,500

**Veterans Center:** Renovate vacated nursing offices into area to be used by veterans for meeting counseling space. Cost: $333,102

**Tutoring/Computing Center:** Renovate vacated nursing classrooms to accommodate class room based tutoring and skills practice lab space. Cost: $1,004,823

**Foundation/Alumni Wall:** Develop the space at the eastern end of C-concourse with digital display and casement to securely exhibit alumni history. Cost: $11,185

**Dean’s Office Career and Technical Education (CTE):** Create office and reception area in C-concourse for greater efficiencies. Cost: $52,944

**Bookstore Staging:** Enclose space on second floor A-Building for expanded text book staging. Cost: $9,950

**Bookstore Renovations:** Modify orientation of cashier stations creating efficient sales area. Cost: $6,150

**Dual Credit:** Renovate vacated Math Learning Center C-2019 to accommodate offices, meeting space, workspace and storage. Cost: $90,000
ESTIMATED OPERATING COST IMPACT

The chart below depicts cost implications associated with each year of new construction as projected to completion. These numbers are a good representation of Facility Services’ operating needs associated with capital development. Please note the cost for new academic program spending is not included as specific programming has not yet been determined.

<table>
<thead>
<tr>
<th></th>
<th>Romeoville Campus Expansion FY18</th>
<th>Multi-Purpose Facility FY18</th>
<th>Campus Police Addition FY16 – FY19</th>
<th>Main Campus Reno</th>
<th>Cumulative Totals</th>
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</table>

**Romeoville Campus Expansion** (43,200 GSF) - assumes an increase in one full-time custodial building service worker, one full-time maintenance staff, utilities and supplies/contract services.

**Multi-Purpose Facility** (140,490 GSF) - assumes an increase of four full-time custodial building service workers, two full-time maintenance staff, four part-time Campus Safety Officers (CSOs), utilities and supplies/contract services.

**Campus Police Addition** (12,914 GSF) - assumes an increase of one part-time custodial building service worker, utilities and supplies/contract services.

**Main Campus Renovations**: Renovate portions of C-building to accommodate a Veteran’s Center (completed), and Tutoring/Computing Center (completed).
## FY13 – FY18 MASTER PLAN SCHEDULE OVERVIEW

<table>
<thead>
<tr>
<th>Project Schedule</th>
<th>Anticipated</th>
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<td>Veteran’s Center</td>
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<tr>
<td>Tutoring/Computing Center</td>
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<tr>
<td>Foundation/Alumni Wall</td>
<td>Complete</td>
</tr>
<tr>
<td>Dean’s Office CTE</td>
<td>Complete</td>
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<tr>
<td>Bookstore Staging Area</td>
<td>Complete</td>
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<td>Bookstore Renovations</td>
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<td>Dual Credit</td>
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<td>Multi-Purpose Facility</td>
<td>FY18</td>
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<tr>
<td>Romeoville Campus Expansion</td>
<td>FY18</td>
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### FY13 - FY18 Funded Master Plan Schedule Overview

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<thead>
<tr>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
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<tr>
<td><strong>Completed:</strong> Bookstore Renovations $6,150</td>
<td><strong>Completed:</strong> Bookstore Staging Area $9,950</td>
<td>Dual Credit Est Cost $90,000</td>
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<td><strong>Completed:</strong> Dean's Office CTE $52,944</td>
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<td>Romeoville Campus Expansion Estimated Cost: $12 - 14,000,000</td>
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<td><strong>Completed:</strong> Foundation/Alumni Wall $11,185</td>
<td><strong>Completed:</strong> Tutoring/Computing Center $1,004,823</td>
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<td>Multi-Purpose Facility Estimated Cost: $26 - 28,000,000</td>
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<tr>
<td><strong>Completed:</strong> Veteran's Center $333,102</td>
<td><strong>Completed:</strong> City Center core and shell Total Project Estimated Cost: $58,000,000</td>
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</table>
CAPITAL RENEWAL & DEFERRED MAINTENANCE PLAN

CAPITAL FUNDING SOURCE DESCRIPTION

Resource Allocation and Management Plan (RAMP)

A community college may request state funding for up to 75 percent of total project costs of any type of project listed in ICCB Rule 1501.603. The vehicle for requesting state funds is the RAMP request submitted to the ICCB in July of each year. ICCB staff reviews all requests submitted in RAMP to determine their eligibility for funding. Eligible projects are then rated and prioritized. The projects receiving the highest evaluation are submitted to the ICCB for its consideration. Approved projects comprise the annual ICCB budget request to the Illinois Board of Higher Education (IBHE). Final approval and funding for RAMP projects are dependent on recommendations and action by the Governor and State Legislature.

Protection, Health and Safety (PHS) Funds

Protection, health, and safety projects are authorized by Section 3-20.3.01 of the Public Community College Act. The purpose of this funding is to alter and repair the facilities of a district such that the health and safety of the occupants may be protected, energy may be conserved, handicapped accessibility may be increased, the structural integrity of the facility may be preserved, or environmental hazards corrected.

Section 3-20.3.01 of the Public Community College Act provides two methods of funding protection, health, and safety projects. ICCB approval is required for either method. Upon approval, the ICCB will issue a certificate of approval authorizing the college to sell bonds or levy a tax. The law permits a college to have a total of $4.5 million in protection, health, and safety bonds outstanding at any one time. Taxes may be levied up to $.05 per $100 of equalized assessed valuation for any one year. Also, projects may be funded using both bond proceeds and tax levy authority.

Grants

Capital renewal grants are state grants allocated proportionally to each community college district based on the latest fall on-campus nonresidential gross square feet of facilities as certified by the ICCB. Such grants are to be utilized for miscellaneous capital improvements such as rehabilitation, remodeling, improvement, and repair; architect/engineer services; supplies; fixed equipment and materials; and all other expenses required to complete the work. These funds will not lapse at the end of the fiscal year.

Energy-related grants and rebates that have been received through organizations such as Department of Community and Economic Opportunity (DCEO) or Illinois Clean Energy Foundation enable Joliet Junior College to further expand energy saving initiatives.
Operations and Maintenance (O & M) Restricted Funds

O & M Restricted Funds are identified as surplus monies from the O & M levy used for building and site acquisition purposes. Monetary funds identified as surplus in the Education and O & M Funds for the current fiscal year will be transferred at year-end into this fund.

Bond Funding

The college has the ability to raise funds from the capital markets through the issuance of bonds and/or debt certificates. Bonds can be sold and repaid with either property taxes or a specific revenue source. Bonds supported by property taxes must be approved by the voters through referendum. Alternative revenue bonds or debt certificates can be sold if a specific revenue source is identified such as tuition. In 2013 and 2008, the college borrowed $45 million and $70 million respectively, by issuing alternate revenue bonds which will be repaid with an increase to the student capital fees. In 2009, the taxpayers of the Community College District #525 successfully passed an $89 million referendum.

Capital Assessment Fee

A capital assessment fee is currently levied at the rate of $21 per credit hour. This assessment supports the 2013 and 2008 bond issues and other capital projects. This capital fee is paid by all students and is solely used for costs associated with capital projects.
# Capital Improvement Plan Projects

**FY15**

<table>
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<tr>
<th></th>
<th>Bonds</th>
<th>PHS</th>
<th>RAMP</th>
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<td>Cable replacement in J-Building elevator</td>
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# Capital Improvement Plan Projects

## FY15

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CAPITAL IMPROVEMENT PLAN PROJECT DESCRIPTIONS

EXTERIOR WALL SYSTEM

Cover Exterior Stairs at H-Building (Bridge): There are two sets of exterior stairs at H–Building (Bridge), one at either end to provide required emergency egress. These exposed stairs require frequent maintenance due to weather effects and to maintain clear egress in winter conditions. The scope of work is to design and erect a covered enclosure to protect the stairs from the elements and reduce the required maintenance. Completion of these stairs would conclude our program of enclosing all exposed exterior stairs. Estimated Cost: $450,000

Replace Exterior Windows in Concourse: The original exterior window wall system in the concourse has numerous insulated glass panels that have lost insulating seals. Without seals they no longer provide insulating properties for these exterior walls. In addition the interiors of these double wall glass panels are streaked and clouded from internal condensation. The scope of work is to replace the glass panels that have lost insulating seals. Estimated Cost: $50,000

Replace Exterior Windows in E-Building Corridors: The E-Building corridors are lined with narrow horizontal windows to provide interior daylight. The windows are original single pane, glazed directly into the wall system and are streaked and stained on the outside. The scope of work is to replace these original windows with new insulating windows glazed in extruded metal framing. Estimated Cost: $70,000

Replace Window Shades in J-0004 and J-0006: These rooms serve as the culinary program dining room and have an exterior window wall that currently has vertical blinds that are beyond useful life. The scope of work is to provide and install the college standard replacement fabric window shades. Estimated Cost: $10,000

Replacement of Miscellaneous Windows: The main campus has windows that are original to the campus and failed throughout the past years. These windows continue to fail and need to be replaced. The project scope is to replace any windows that have failed. Estimated Cost: $10,000

Replacement of Miscellaneous Doors: The main campus has exterior doors and hardware that are original to the campus and have failed. The project scope is to replace door and hardware in various locations on Main Campus that have failed. Estimated Cost: $10,000

CONVEYING SYSTEMS

Cable Replacement – J-Building Elevator: Physical assessment of the J-Building traction elevator cable indicates that it is in need of replacement. The scope of work is to provide and install new elevator cable. Estimated Cost: $ 30,000
**Miscellaneous Elevator Equipment Replacement:** The college has addressed the elevators that were in need of replacement but the other elevators encounter parts that fail throughout the year. The project scope is to replace any elevator components that fail during the year. Estimated Cost: $8,000

**HEATING SYSTEMS**

**Replace Air Compressor/Dryer in C-Building:** A package tank mounted air compressor and dryer system in C-Building that serves the auto shop, machine shops, and HVAC lab is beyond its useful life and requires frequent maintenance. The scope of work is to provide and install a new package air compressor and dryer. Estimated Cost: $50,000

**Miscellaneous Heating Equipment Replacement:** The project scope is to replace any unforeseen heating components that fail during the year. Estimated Cost: $20,000

**ELECTRICAL SYSTEMS**

**Infrared Transformers – All Campuses:** Infrared electrical inspections find defects or loose connections in electrical equipment that cause hot spots and possible equipment failure. Proactive inspection and corrective follow-up repairs avoid unscheduled maintenance, reduce down time and increase safety. The scope of work is to provide infrared electrical inspection of the campus transformers. Estimated Cost: $30,000

**Miscellaneous Equipment/Electrical Repair:** The college has addressed the electrical system that was in need of replacement but there may be components that fail throughout the year. The project scope is to replace any electrical components that fail during the year. Estimated Cost: $20,000

**COOLING SYSTEMS**

**Upgrade Direct Digital Controls (DDC):** The campus DDC system needs to be upgraded to current technology in order to improve the operation and capabilities of the automated building management system. The scope of work is to provide and implement an upgrade of the DDC system. Estimated Cost: $350,000

**Miscellaneous Cooling System Equipment Repair:** The college has addressed the cooling systems that were in need of replacement but there may be components that fail throughout the year. Our original chillers are as much as 38 years old. The project scope is to replace any cooling components that fail during the year. Estimated Cost: $25,000
ROOFING SYSTEMS

Miscellaneous Roofing Repairs: The college has addressed the roofing system that was in need of replacement but failures occur during the year. The project scope is to repair/maintain any failures during the year. Estimated Cost: $15,000

INTERIOR SYSTEMS

Replacement of Carpet/Tile: The replacement of worn vinyl composition tile (VCT), carpet and other flooring material is an ongoing effort by the college. This project will continue those efforts by replacing carpet in office areas, and classrooms that have not yet received new flooring. New flooring is bought to match the current standards set forth as part of the current Master Plan. Estimated Cost: $150,000

Painting Work: Scheduled painting of classrooms and offices is an ongoing effort by the college. This project will continue those efforts by performing patching and painting in offices and classrooms to match the current JJC standards. Estimated Cost: $25,000

Signage: New signage consistent with the college’s new standards is required in some existing and renovated areas. This scope provides continued upgrade of college signage. Estimated Cost: $50,000

Ceiling Replacement: The college will continue to replace old ceiling grids and tiles that are beyond their useful life. The scope of work will replace ceilings with ceiling grid and tile matching the college’s new standards. Estimated Cost: $130,000

Repair D-2001 and D-2002: These two rooms are the main lecture halls at main campus. They are both in need of renovation. The scope of work will include new lighting, wall treatment for acoustic control, flooring and furnishings as required. Estimated Cost: $225,000

Smart Classroom Renovations: Renovate former board room and president’s office – J-Building second floor into two large-capacity smart classrooms. Estimated Cost: $275,000

Miscellaneous Renovations (office moves, etc.): Minor renovations do not always get captured in planning but require a variety of infrastructure modifications such as electrical, data, phone, walls, doors, etc. Estimated Cost: $25,000

Miscellaneous Acoustical Ceiling Tile (ACT) Replacement: Areas of acoustical ceiling become damaged or worn during any given fiscal year. This project scope repairs or replaces ceiling grid and tiles to match existing JJC standards. Estimated Cost: $20,000
ELECTRICAL LIGHTING

Replace Interior Light Fixtures: The college will continue with the replacement of old fluorescent light fixtures with new energy efficient fluorescent or LED light fixtures. The replacement of these light fixtures is an ongoing sustainability effort by the college. Estimated Cost: $100,000

Replace Light Fixtures in S- and T-Building Concourses: The concourse high bay lighting fixtures are original to the college. They are beyond their useful life, are inefficient and are difficult to maintain. New more efficient fixtures and design will improve lighting in the concourses, save energy, and reduce maintenance. Estimated Cost: $55,000

Miscellaneous Electrical Lighting: Miscellaneous areas of lighting requiring repairs or replacement that are unplanned may be identified during the fiscal year. Estimated Cost: $20,000

SAFETY SYSTEMS

Phase VI Keyless Entry: The keyless entry system is an ongoing program. This project will continue with interior doors at the main and extended campuses as determined through priority planning with Campus Police. This project allows for further security and monitoring of the college. Estimated Cost: $310,000

D-Building Elevator Controls/Car and G-Building Elevator Control Replacement: The controls for the hydraulic elevators in D- and G-buildings require frequent service calls and repairs. The project scope is to replace the existing elevator controls with new updated control systems. Estimated Cost: $160,000

Security Cameras Romeoville Campus: The security camera system at Romeoville Campus has limited deployment and some public areas have no coverage. The project scope is to install cameras as need to be consistent with coverage standards established at main campus. Estimated Cost: $160,000

Replace Roof S-Building: The single-ply roofing system on S-building is at the end of its useful life and is in need of replacement. The roofing material is becoming brittle and subject to possible damage. The project scope is to replace the roofing with new single-ply white roofing material. Estimated Cost: $400,000

Weitendorf Agricultural Education Center (WAEC) Parking Lot Lighting: Existing lighting in the WAEC parking lot used for truck driving classes is not sufficient for low ambient light conditions. Truck driving exercises require improved visibility of traffic style cones. The scope of work will include extending lighting circuits and providing and installing additional lighting for the truck driving school lot. Estimated Cost: $60,000
PLUMBING SYSTEMS

New Well at Greenhouse: The existing greenhouse well is too shallow to provide the reliable water supply needed at the greenhouse. A new well is needed. The project scope includes drilling a new deeper well and connection to the greenhouse water supply. Estimated Cost: $50,000

Miscellaneous Equipment Replacement: The college has addressed the plumbing system that was in need of replacement but other systems may fail throughout the year. The project scope is to replace plumbing system components that unexpectedly fail during the year. Estimated Cost: $10,000

SITE WORK

Parking Lot Improvements: During the course of our recent Master Plan projects the parking layouts of the existing parking lots have been revised for improved capacity and safety standards. Surface wear and weathering have resulted in bleed through of former lot striping and markings. The scope of this project is to resurface and stripe parking lots. Estimated Cost: $200,000

Pond Maintenance: The new pond that is part of campus water detention requires ongoing maintenance. Estimated Cost: $6,000

Paint Light Poles: The exterior coatings on the existing light poles on main campus are weathered and deteriorated and need to be restored. Estimated Cost: $10,000

Replace Sidewalk at S-Building: The sidewalk on the north side of S-Building is cracked and deteriorated and needs to be replaced. Estimated Cost: $20,000

Annual Inspection and Reporting Pavement Maintenance Program: Provide inspection, miscellaneous repairs and patching to the campus roadways and parking lots asphalt surfaces. Estimated Cost: $8,000

Fire Lane at K-Building: Roadway access around K-Building stops on the west side of the building. A fire department connection exists on the west wall of Sub-station D which can only be accessed driving across the grassed area on the south side of the K-Building. In addition this path is used for maintenance and service access to Sub-station D. A paved fire lane is required to provide ready access year round for emergency and service vehicles. Estimated Cost: $50,000

Bio-Swale Maintenance/Monitoring: The new bio-swale that is part of the lake restoration begun in FY10 requires ongoing maintenance and monitoring. Estimated Cost: $20,000

Storm Water Island Runoff: Storm water from the east parking lots collects in the grass island across from the main exit road. At times this storm water overflows the outer ring
road and pedestrian walk interfering with traffic. The scope of this project is to directional bore and install a drain pipe under the roadway to eliminate the ponding of storm water and overflow onto the roadway. Estimated Cost: $26,000

**Miscellaneous Site Work Improvements:** Over the years, pavement and sidewalks have become deteriorated and require attention. This project provides miscellaneous repairs or replacement to site work as needed. Estimated Cost: $25,000

**SPECIALTY PROJECTS**

**Miscellaneous Architect/Engineer (A/E) Projects:** This account is for any miscellaneous items that develop during the year that requires an A/E. Estimated Cost: $60,000

**RAMP PROJECTS**

**Utility Renovations - Chiller Replacement:** Chillers are located in three of the four sub-central steam distribution stations. Each chiller plant is independent of the others and this configuration does not allow for system redundancy; therefore, a breakdown of a chiller would leave an entire section of the campus without cooling. Installation of a primary loop for chilled water; re-designed sizing of the chillers, and the consolidation of the four centrifugal chillers into a single interconnected system would provide redundancy for and would significantly increase the efficiency of the cooling system. A primary loop system would provide a means of matching the online water chilling capacity to the varying load. This new single system will provide cost savings from utilities and maintenance. This phase will include the replacement of two chillers located in Sub-station A and single chiller located in Sub-station D. This project was submitted and approved in 1997. Funding has not been available and this project is third on the State’s Community College priority list. Estimated Cost: $6,030,558

**City Center Build-Out:** Construction of a LEED Silver replacement facility will provide for modern classroom and office space for expanding departments as well as more instructional space. It will also enable us to have a handicap-accessible building, which we currently do not have. The need for this project is included in the college's Master Plan. Upon occupancy of the new construction the existing hotel portion of the City Center Campus could be demolished to create additional parking. Estimated Cost: $37,000,000

**MASTER PLAN**

**Romeoville Campus Expansion:** Romeoville Campus is experiencing the most pronounced growth rate when compared to the other JJC campuses. Additional space (43,200 GSF) for both academic programs and student development space are needed to respond to this growth and provide for a more self-sufficient operation and delivery of educational services. Estimated Cost: $12 – 14,000,000
Multi-Purpose Facility: The athletics and physical education facility previously envisioned has now been reconsidered as a multi-purpose facility that would combine athletics, physical education, conference center and corporate training. Estimated Cost: $26 – 28,000,000

Dual Credit: Renovate vacated Math Learning Center C-2019 to accommodate offices, meeting space, workspace and storage. Cost: $90,000

ANNUAL IMPROVEMENT PROJECTS

Manufacturing Office Renovation: The manufacturing office is located in rooms C-1012 and C-1012A. These offices were created out of storage/utility areas adjacent to the machine shop years ago. The space lacks privacy, contains exposed piping and electrical panels, and does not have proper ventilation as appropriate for staff office space. The faculty needs an office near the machine shop classroom due to the number of hours spent in the labs. The project scope will include remodel of the existing space to provide appropriate acoustical ceiling tile system, lighting, HVAC and doors suitable to staff office standards. Estimated Cost: $46,950

Light Blocking Shades Installation: Room B-1016 is a classroom in the veterinary technology department where students view radiographs. The current window blinds that are installed allow for more light than desired for viewing radiographs as required by the program accreditation. The project scope includes purchase and installation of light blocking shades to provide sufficiently low light levels for the program requirements. Estimated Cost: $3,500

Industrial Sink Installation: The technology department construction lab is located in room T-1014. Water and equipment are carried in and out of the construction lab from a kitchen-type sink in the hall outside the room where spillage of water and material occurs. The current sink is not appropriate for use with large containers, equipment and high-volume water needs. The project scope includes remodel of the hall and room to move the sink into the lab space and replace the existing sink with an appropriate industrial sink for use in the construction lab. Estimated Cost: $7,250
Main Campus
1215 Houbolt Road
Joliet, IL, 60431
(815) 729-9020

City Center Campus
214 North Ottawa Street
Joliet, IL, 60432
(815) 727-6544

Romeoville Campus
1125 West Romeo Road (135th Street)
Romeoville, IL, 60446
(815) 886-3000

Frankfort Education Center
201 Colorado Avenue
Frankfort, IL 60423
(815) 462-2111

Morris Education Center
1715 North Division
Morris, IL, 60450
(815) 942-1552

Weitendorf Agricultural Education Center
17840 Laraway Road
Joliet, IL, 60433
(815) 723-3645

www.jjc.edu