Harper College

Business and Social Sciences Center

Palatine, Illinois

Board Meeting| January 17, 2024

RAMSA fgma

ROBERT A.M. STERN ARCHITECTS

AGENDA

1. Design Schedule
2. User Group Meeting Update
3. Review of Schematic Design Drawings
    - Site Plan
    - Floor Plans
    - Elevations
    - Renderings
4. Pricing Update

PROJECT MILESTONES

TASK	START	END
PROGRAMMING/CONCEPT	November 2022	June 2023
SCHEMATIC DESIGN	June 2023	January 2024

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SCHEMATIC DESIGN	June 2023	January 2024
DESIGN DEVELOPMENT	January 2024	June 2024
CONSTRUCTION DOCUMENTS	June 2024	February 2025

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BIDDING & PROCUREMENT	March 2025	May 2025
PHASE 1 - NEW CONSTRUCTION	June 2025	February 2027

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PHASE 1 - NEW CONSTRUCTION	June 2025	February 2027
PHASE 1 - MOVE IN / OCCUPANCY	February 2027	September 2027
PHASE 2 - DEMO EXISTING BUILDINGS	September 2027	December 2027
PHASE 3 - SITE RESTORATION	January 2028	June 2028

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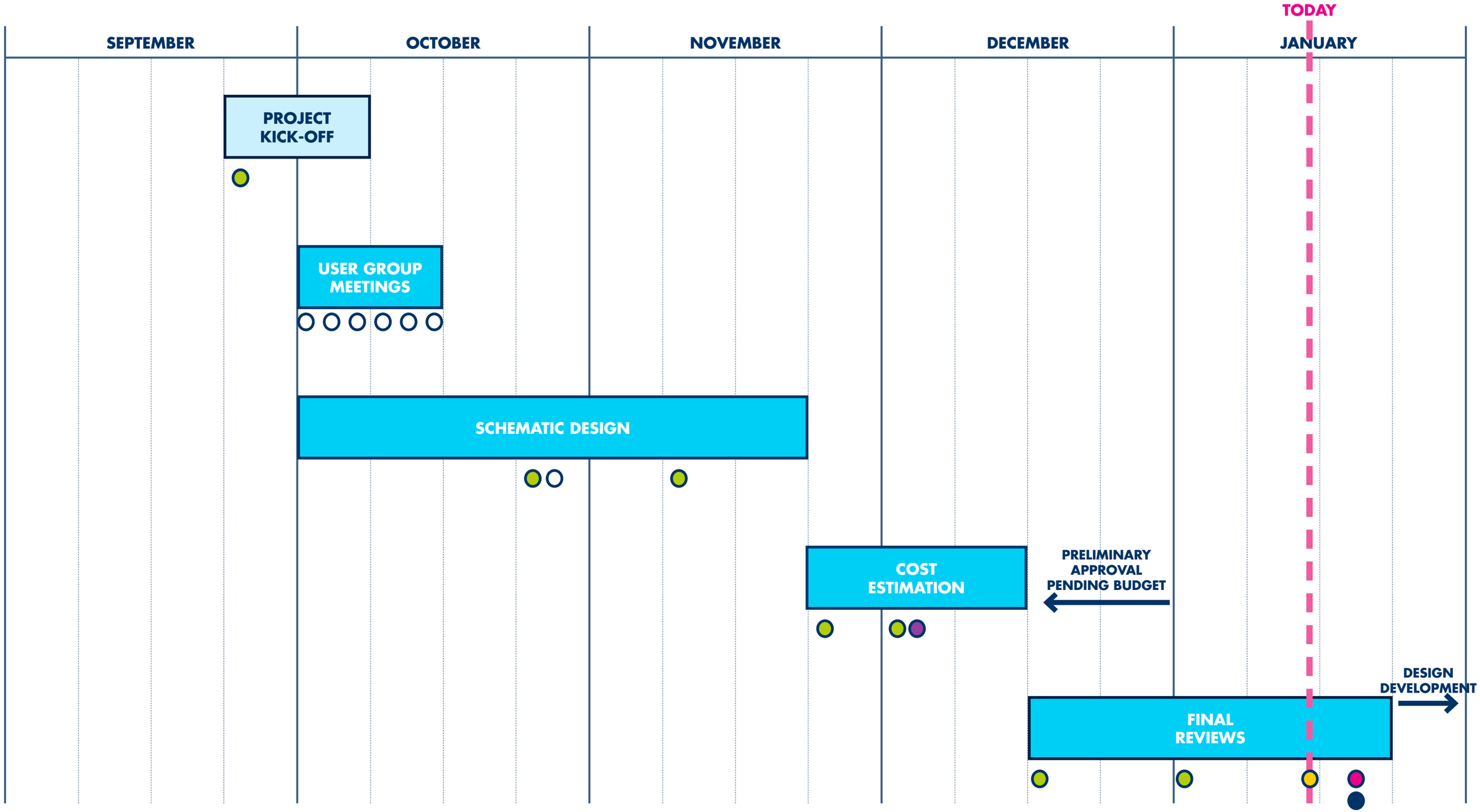
PHASE 2 - DEMO EXISTING BUILDINGS	September 2027	December 2027
PHASE 3 - SITE RESTORATION	January 2028	June 2028
CLOSEOUT / FINAL COMPLETION	July 2028	September 2028

PROJECT TIMELINE

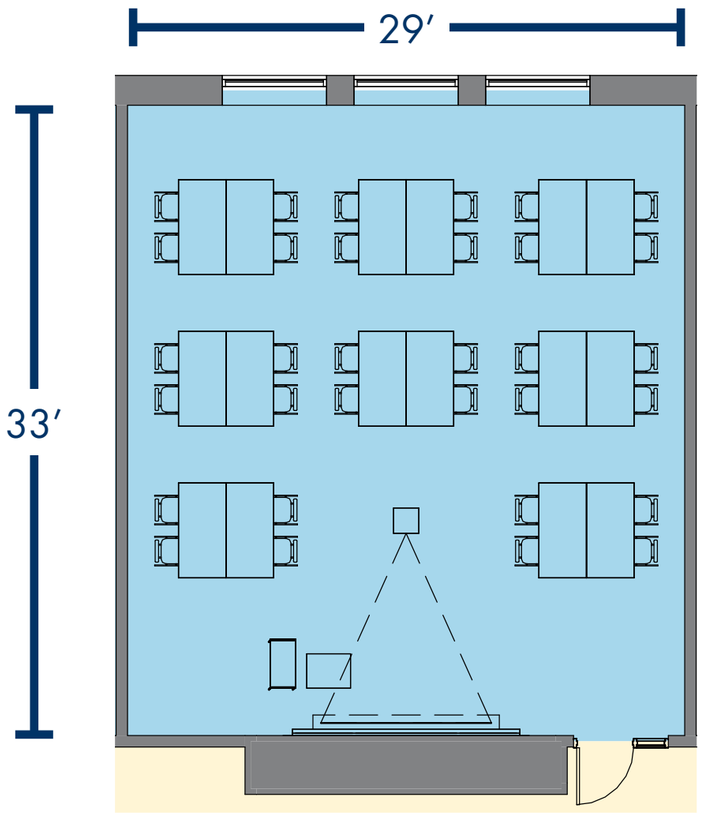
EXECUTIVE CABINET MEETING
COMMITTEE OF THE WHOLE
BOARD MEETING
VIRTUAL USER GROUP MEETINGS
TEAM SITE VISIT
CLIENT/SC MEETING

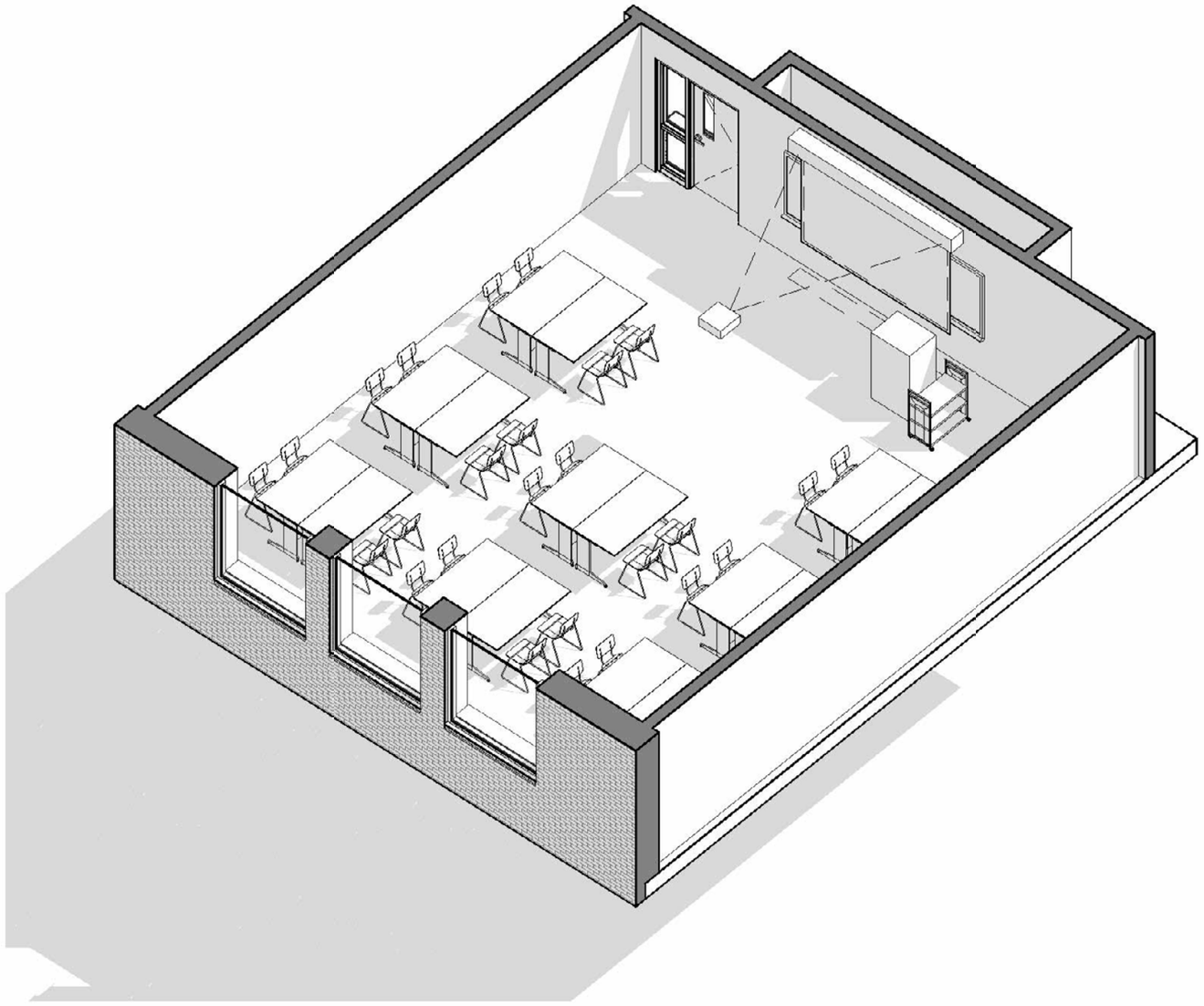


USER GROUP MEETINGS

	Tuesday, October 3	Monday, October 9	Tuesday, October 10	Wednesday, October 11	Thursday, October 12	Wednesday, October 18
8 - 8:50am			Education, History, Political Science			
9 - 9:50am		Geography, GIS, Drone Lab	Early Childhood Education & Lab School		Computer Information Systems	IT
11 - 11:50am	Theater	Police, IT			Artificial Intelligence Aviation & Cyber Security	
1 - 1:50pm			Business, Accounting, Economics		Facilities	
2 - 2:50pm		Paralegal & Studio V		IDEA Center		
3 - 3:50pm				Fast Track		
3:30 - 4:20pm			Social Science			

USER GROUP MEETINGS - EXAMPLE





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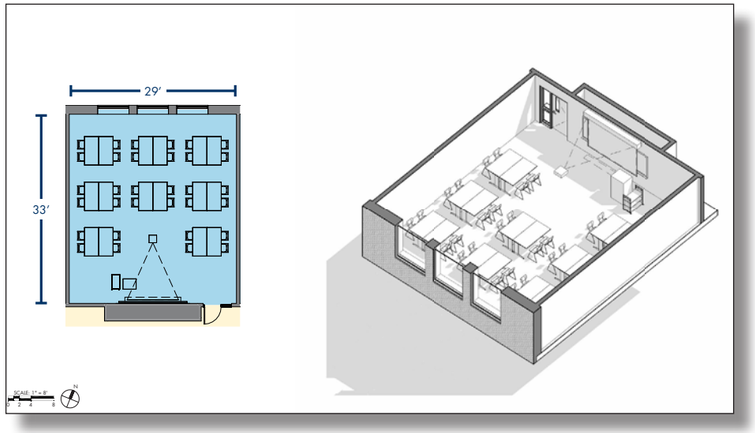
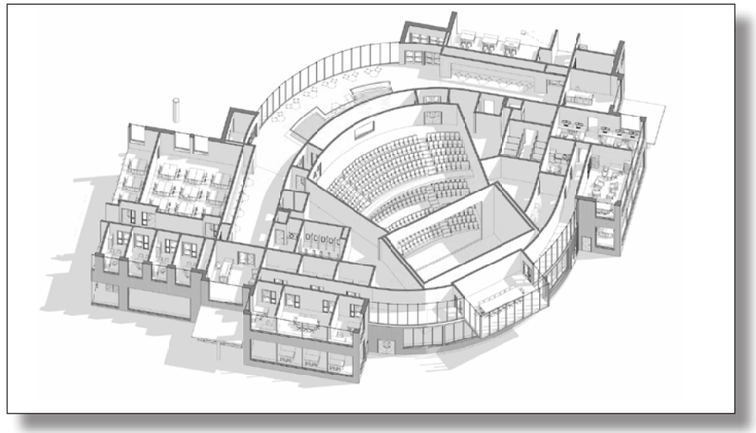
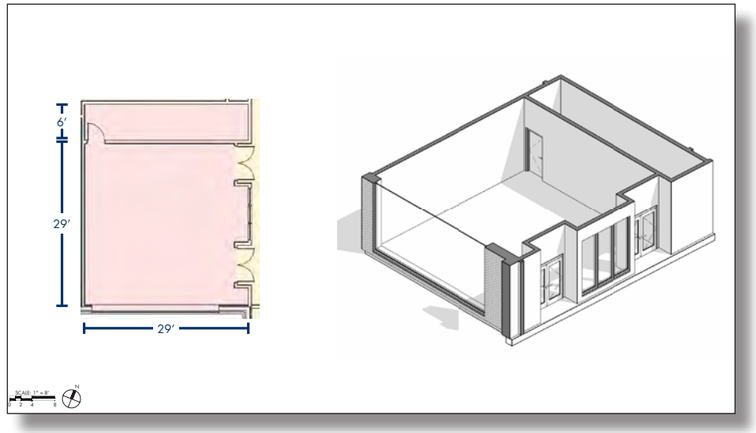
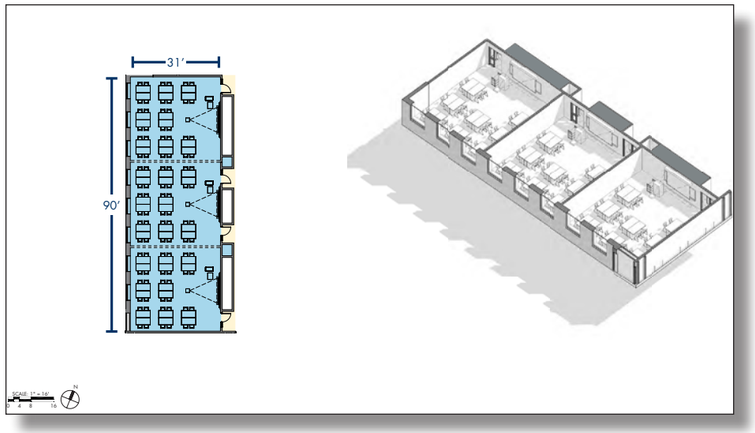
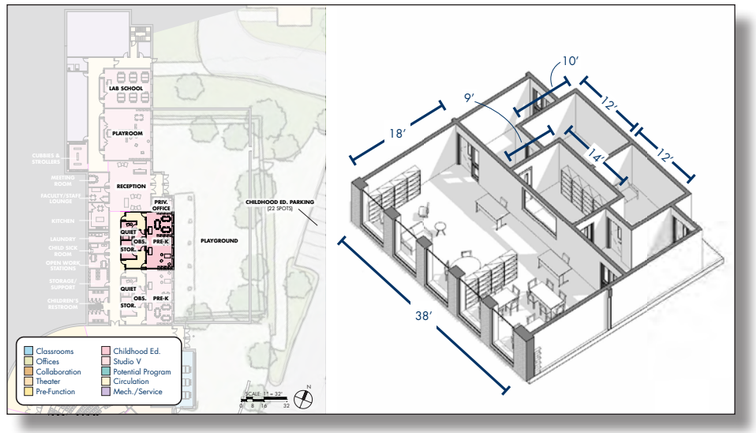
USER GROUP MEETINGS - EXAMPLE

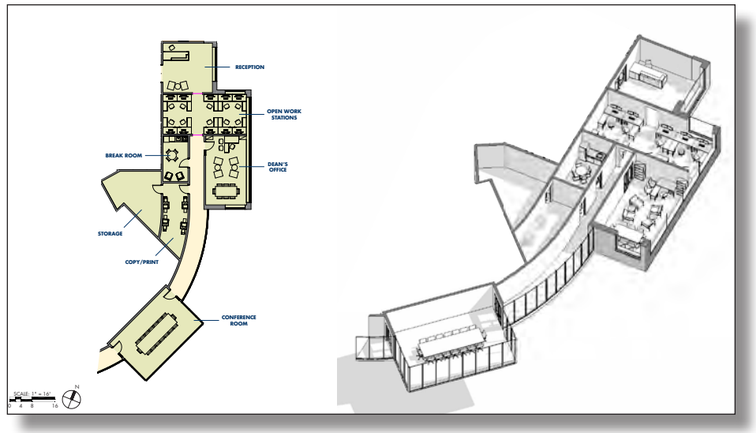


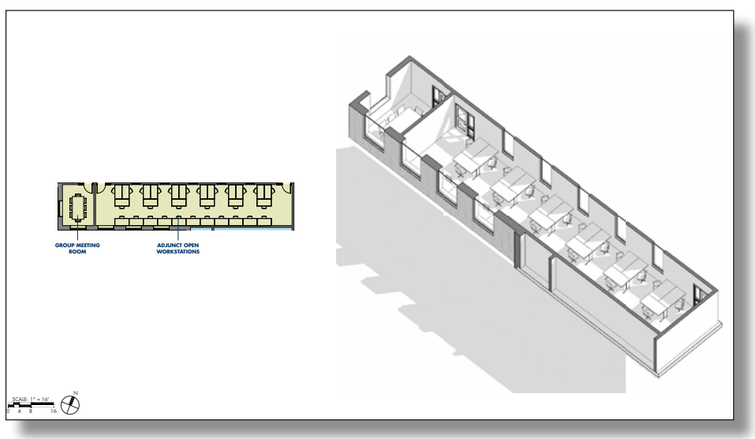


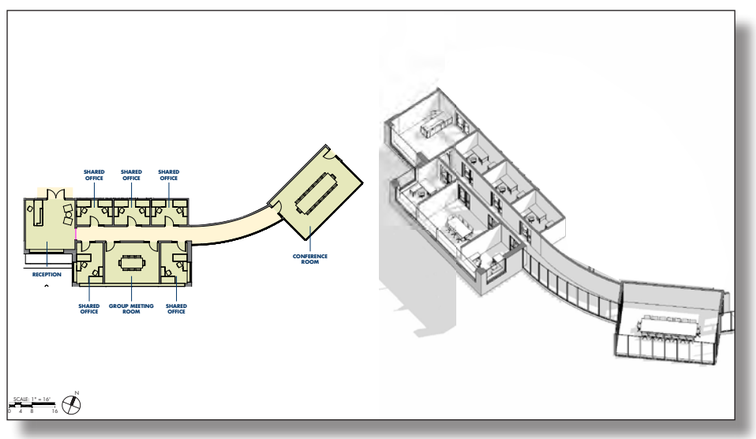


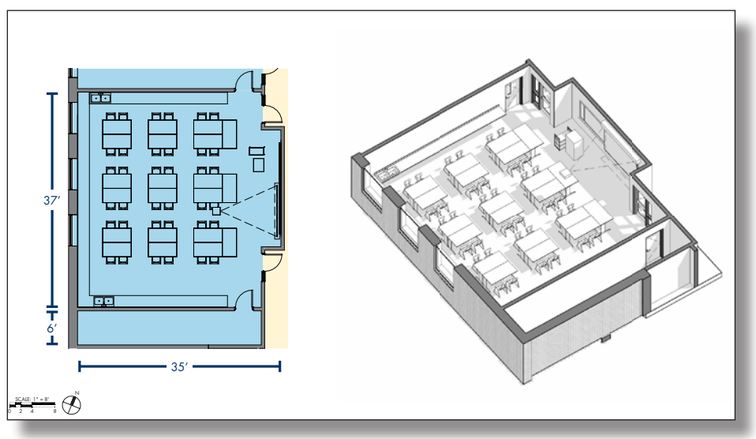




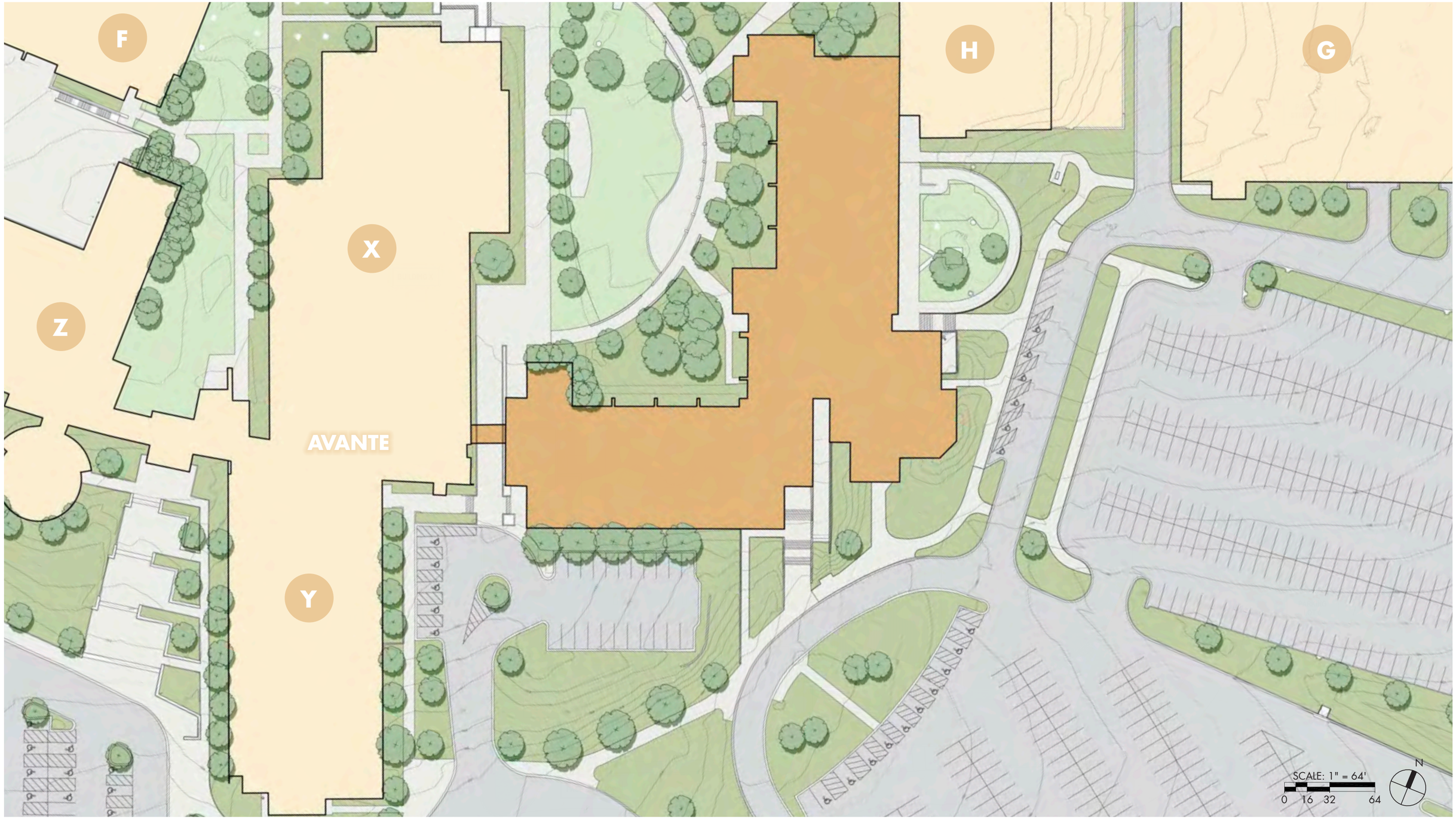




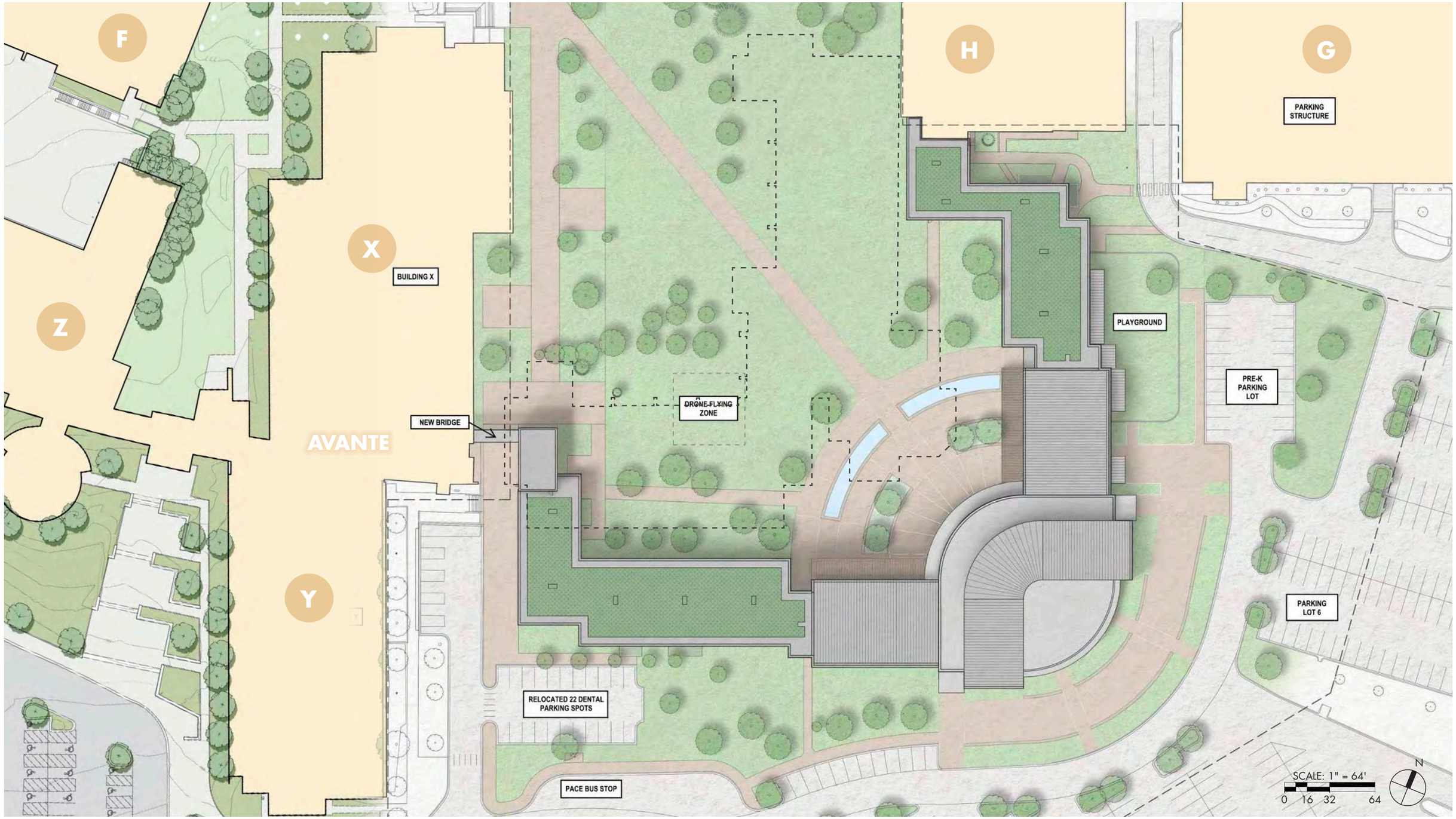




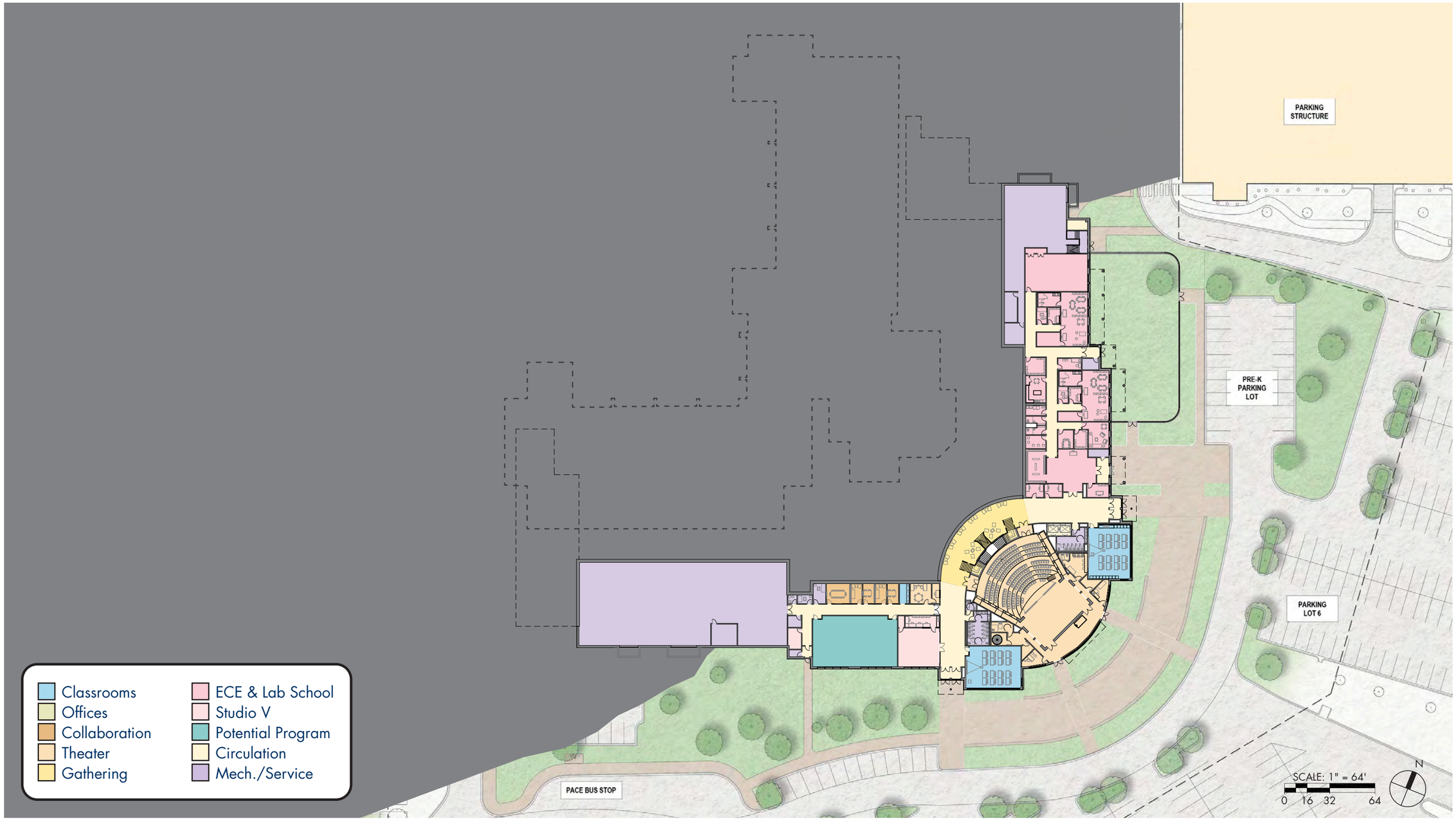
EXISTING SITE PLAN



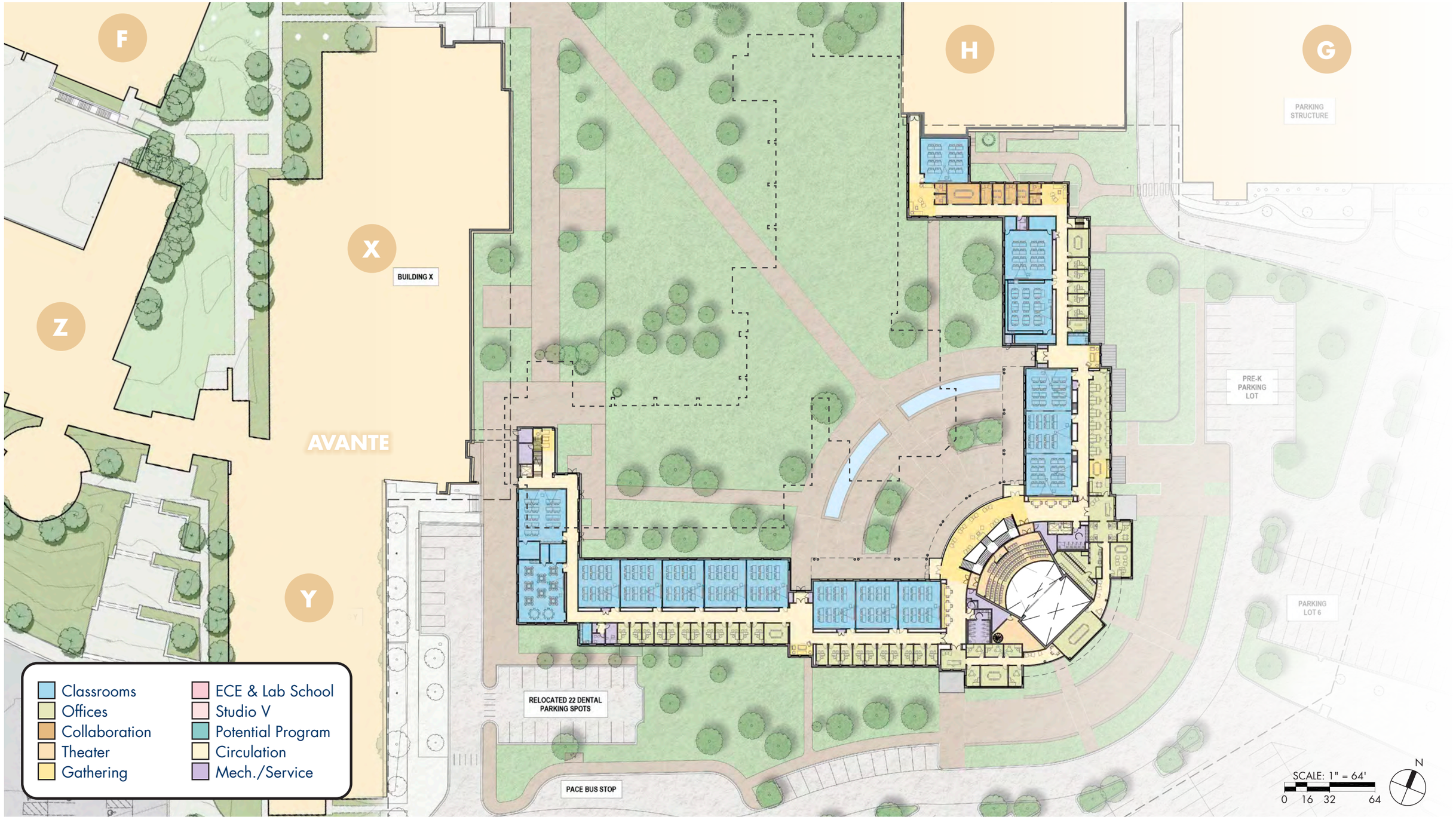
PROPOSED SITE PLAN



PARKING LEVEL

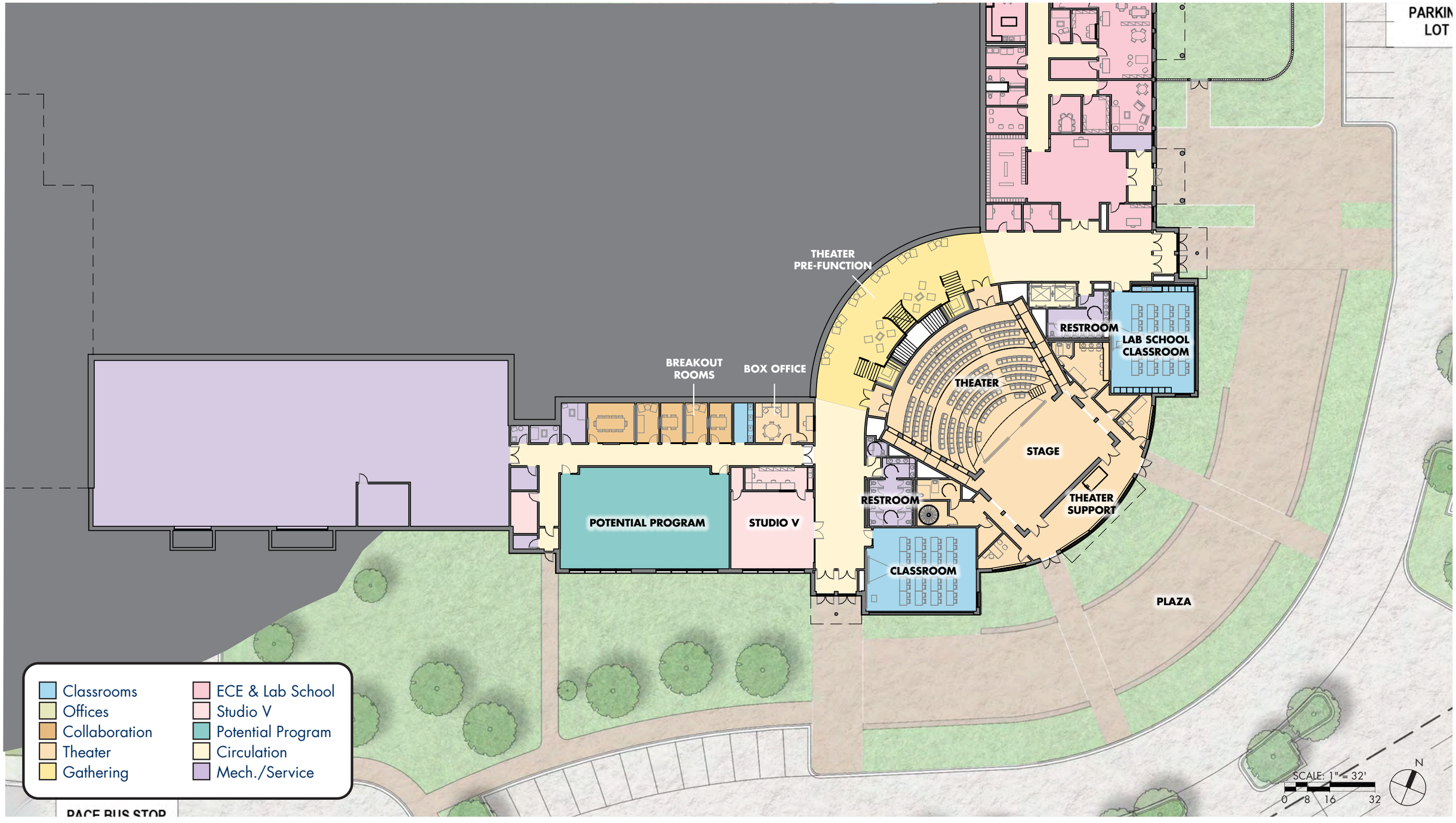


COURTYARD LEVEL

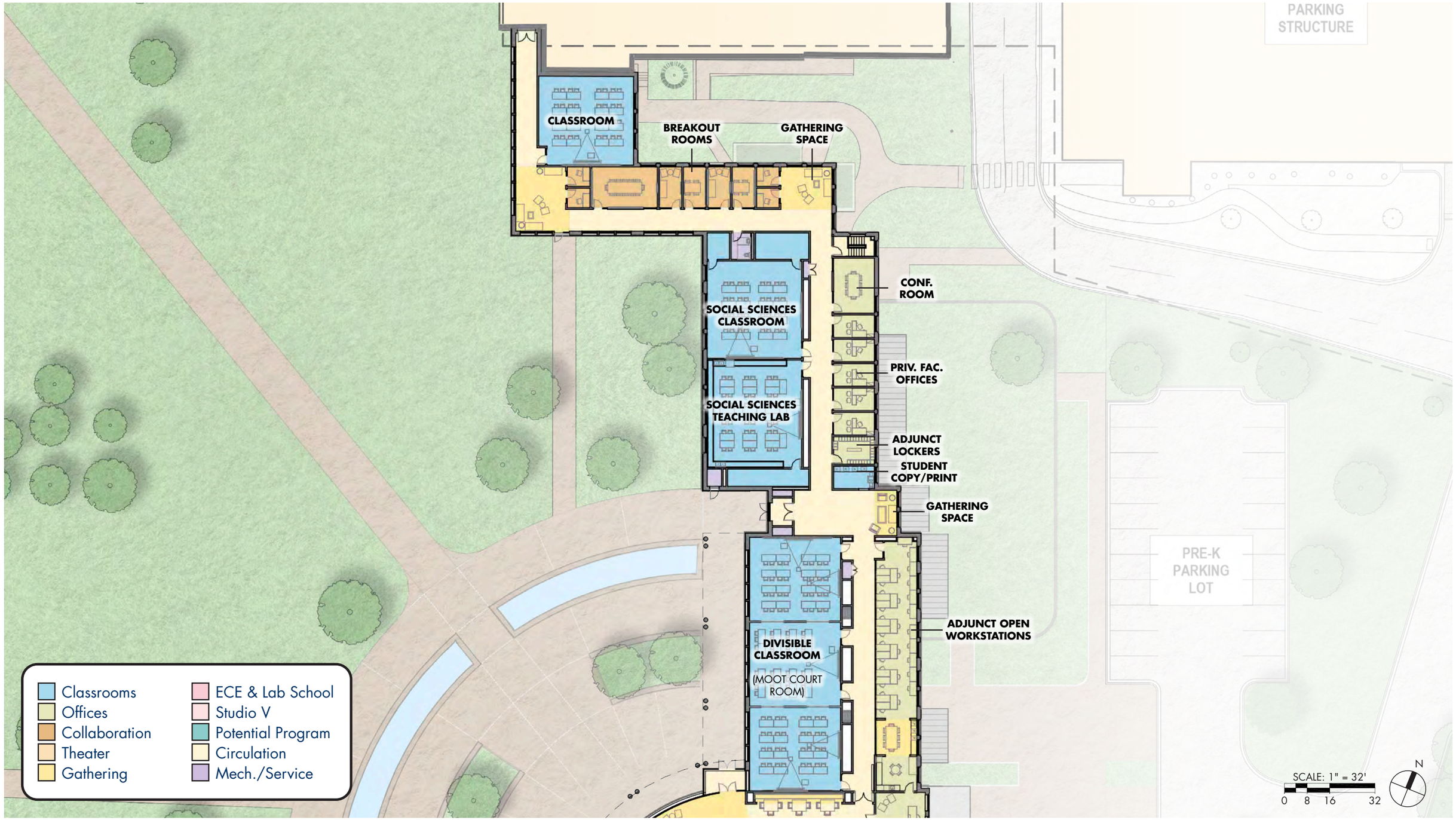


EARLY CHILDHOOD EDUCATION & LAB SCHOOL

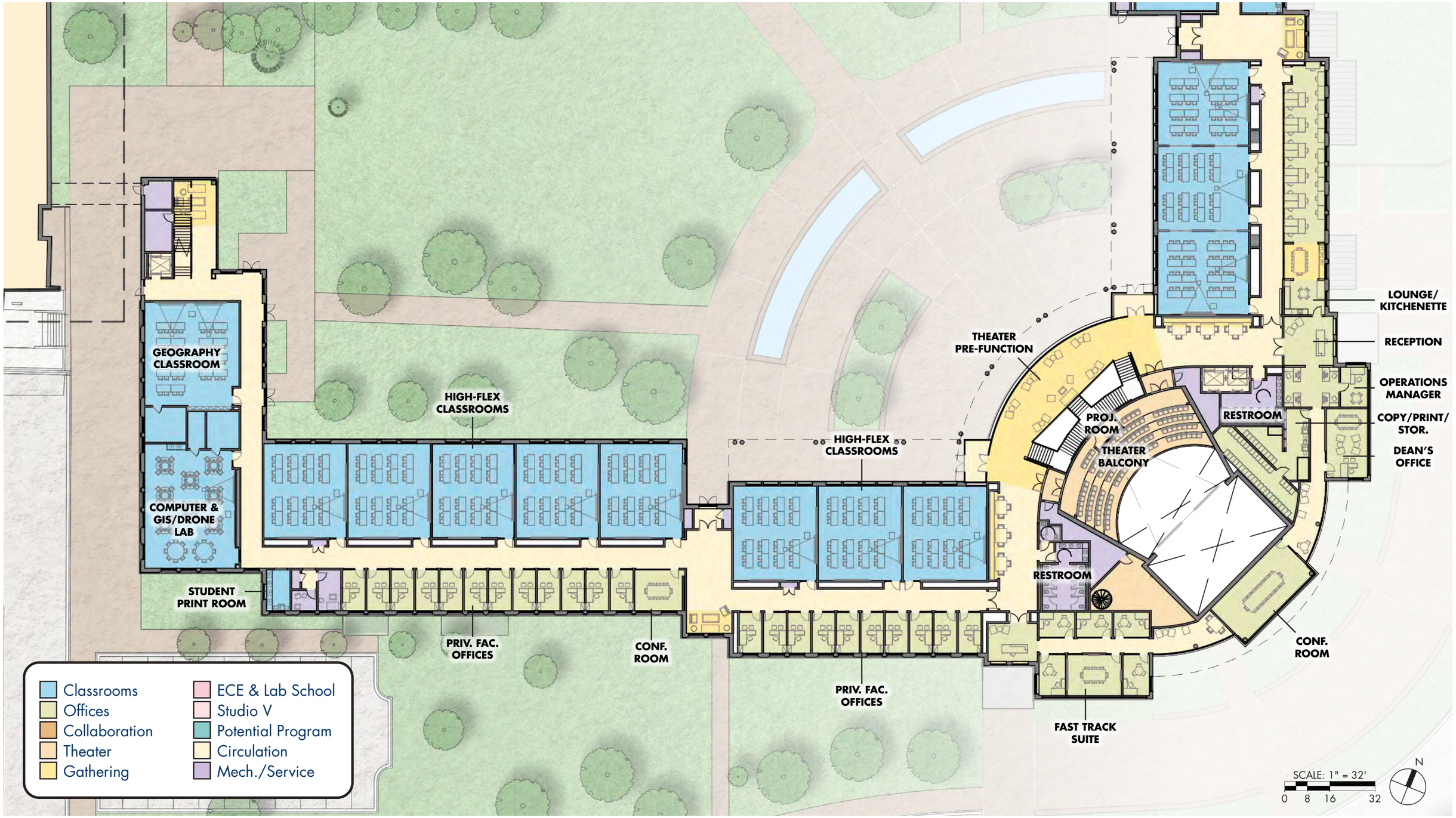
THEATER & STUDIO V



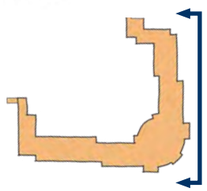
CLASSROOMS & OFFICES



THEATER, CLASSROOMS & OFFICES



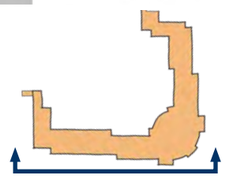
EAST ELEVATION

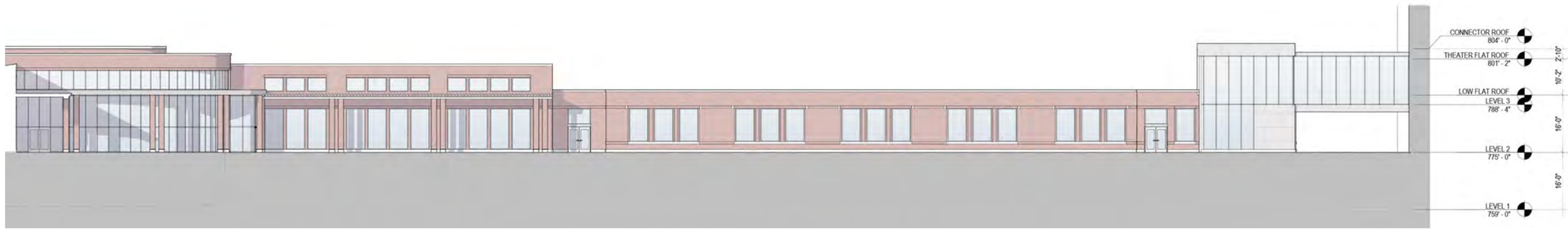


SOUTH ELEVATION

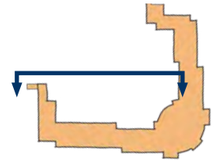
SCALE: 1" = 32'

0 8 16 32





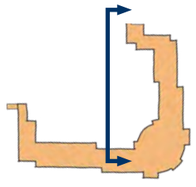
NORTH COURTYARD ELEVATION



WEST COURTYARD ELEVATION

SCALE: 1" = 32'

0 8 16 32



VIEW FROM SOUTHEAST

VIEW FROM NORTHWEST

PROJECT BUDGET:

CONSTRUCTION COST: **$62M**

PROJECT COST: **$78M**

$13M OVERRUN IN CONSTRUCTION COST

MAIN DRIVERS:

- Theater Equipment
- Stormwater Retention
- Complexity of Phasing

NEXT STEPS:

- Reconcile estimates from Design Team and Construction Manager
- Review phasing and temporary conditions
- Review Potential Alternates and Cost Strategies
- Recommendations to the College

fgma RAMSA

ROBERT A.M. STERN ARCHITECTS

200 ft