

**FOCUS GROUP MEETING MINUTES**

DATE February 23, 2012

FROM Michael Jacobs, AIA, CID, LEED AP
Principal Architect

TO Rob Knarr, PE (for distribution to NKU)
Project Manager

SUBJECT **Campus Recreation Center**
Northern Kentucky University
Highland Heights, KY

COMMENTS: The Project Executive Committee (PEC) meetings convened at 9:00am this date with NKU Project Executive Committee, Cannon Design, Omni Architects in Room 107 of the Student Union. The first meeting was at 9:00am to discuss the Area Summary and Budget Modeling, the cost estimate and the information gathered from the Focus Group Meetings the second meeting was to review the same information with the NKU Project Executive Committee.

Area Summary/Budget Modeling 9:00am – 12:00pm SU 107

Mike Jacobs began meeting with the summary of yesterday's discussions:

- The proposed recreation field budget by VLA was over the project budget
- Discussed variations in field layouts at original site
- Discussed ideas of alternative sites
- Discussed building renovation/new construction costs per square foot and what items can be reduced

Mary Paula summarized that the exercise that the group went through yesterday has revealed a list of puzzle pieces of items that will eventually make up the new facility. The area summary approach is useful in determining options

Vivian Llambi handed out revised cost estimates with 3 different options for the original proposed site for the recreation fields and the group reviewed a proposed layout of the new fields at the existing recreation field next to the residents halls:

- The existing field will need to be cut down 4'-5' due to the field being a fill site from the construction of the interstate and the soil will need to be added back in lifts and compacted while also adding additional material for the new turf fields

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- Larry suggested adding fly ash in the fill material (Town and Country Sports Complex is constructed on fly ash fill), team will discuss with geotechnical engineer
- The site will possibly need a pump station for the sanitary sewer to pump back up the hill to the nearest connection
- The program will need to add a line item for \$300,000 for rerouting the overhead utility lines, CMTA to work with NKU and Duke Energy on confirmation
- Larry stated that the basketball courts will need to remain in but should be renovated to eliminate the drainage issues
- Mary Paula to contact the engineers designing the proposed road through a portion of the site to see if the design team can have the section cuts through the site
- The additional 100 parking spaces that were in the original program may not be necessary at the new location but additional parking would be desirable
- VLA will provide cost information for adding the 2nd recreation field as an option for pricing. VLA to send a sketch of the field layouts to Rob.

Reed reviewed the tabulation of the group discussion surveys and the cost estimating excel document to update Larry and Ken who were unable to make it to yesterday's session

- Jeff, Steve and Larry suggested that the cost estimate be presented as a more simplified version to show program elements, square footage areas and cost information only to avoid any confusion with the PEC
- It was suggested that the juice bar become more of vending/mobile juice cart and could be tied to the lobby/lounge areas
- The extension of the running track has been removed from the program for now due to cost (but could come back in to the program during the design phase) if the budget allows
- The replacement of the existing roof is not included in the project currently, but due to the current condition of the roof it does need to be replaced. Larry stated that the money to do that work could come from another NKU budget but not necessarily from this project
- The M.A.C. court is now being considered as a part of the 2 new basketball courts (the rounded walls for indoor soccer could be temporary removable walls)
- The group discussed the function and use of unisex/universal/family changing and shower rooms. The program will show a designated area for the spaces and we will figure out the function and layout of the spaces during the design phase
- A 275sf recycle room will need to be included in the program due to it being a requirement for LEED certification. A 500sf room is required for buildings over 200,000sf. We are right at the threshold of this size.

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Project Steering Committee Meeting 1:00pm – 3:30pm SU 107

Mike Jacobs introduced the design team and discussed the process of translating the results from the focus groups into a program

Reed reviewed the results of the focus groups

- The forms that were filled out by the different groups asked about typical background information and asked about items that were most desirable to them individually
- Reed reviewed the top 12 items that were identified as desirable from the focus group questionnaire
- A student responded during the meeting that she was surprised that the pool was as high on the list as it was because she didn't think that most people used it. She also felt that the bouldering wall would be more desirable than a large climbing wall

Reed reviewed the cost estimate information with the group

- Common Areas - A faculty member asked if the entry lobby was included in common areas category and Reed explained that the entry lobby square footage is included in multiple areas including the administration areas
- Gymnasiums – A Kinesiology faculty member asked if a separate M.A.C. room was included in the current program (would prefer to have separate space for teaching because the gym is too open/distracting). Reed responded that the 2 new gymnasiums were not necessarily considered a M.A.C. but they were separate from the existing gymnasium
- Pools – A faculty member asked if the existing pool was going to be modified to make it ADA compliant. Mike clarified that the existing pool will need to be modified to meet the new ADA standards
- Weight training – The proposed area is triple in size from the existing area
- Group Exercise – Added 900 square feet of storage
- Racquetball Courts – The proposed program reduces the number of courts from 3 to 2
- Basketball Courts - A design concept to provide four courts in the existing gym area was reviewed (after the meeting adjourned)
- Bouldering Wall – The program is calling for a 50 foot long wall (1,500 square feet total area)
- Administration Suite – Includes a large conference room (500 square feet)
- Kinesiology – The existing Kinesiology depart may be updated
- Lockers – The proposed program is trying to balance the square footage of both men and women lockers. The proposed design will consider switching the old single tier lockers to double lockers and adding family changing rooms and showers. The

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proposed program is to increase the size of the student locker rooms and not increasing the faculty locker rooms (just replacing lockers with a ratio of single/double tier lockers)

- Outdoor Activity Area – To construct the 2 large fields at the proposed site was very cost prohibitive. The design team is looking at the existing field by the residence halls as an option and reviewed the site drawings with the group to get feedback. VLA to forward revised cost estimate

The Project Executive Committee would like to continue to have student involvement so students do not feel left out throughout the design process. The group agreed to the next review meeting/presentation with the students outside of the food court around lunch time (11am-1pm) on 3/15/12 to get student feedback. The design team will also have another meeting from 5pm-7pm in the existing recreation center on 3/14/12 to review the most current information

The meeting adjourned at approximately 3:30 pm.

Meeting minutes have been prepared to establish a record of the meeting and information shared. The information presented herein shall in no way supersede or modify the Contract Documents. Should you have any questions, comments or corrections, please forward to Omni Architects within three days.

Attachments: Sign-in Sheet

Recreation Field Options 1&2 with Cost Estimates

cc:	Larry Blake	NKU
	Steve Nienaber	NKU
	Mary Paula Schuh	NKU
	Michael Jacobs	Omni Architects
	Don Adams	Omni Architects
	Jay Copley	Omni Architects
	George Nikolajevich	Cannon Design
	Reed Voorhees	Cannon Design
	David Body	Cannon Design
	John McAlister	Cannon Design
	Steve Crocker	Counsilman-Hunsaker
	Tony Hans	CMTA
	Peyman Jahed	BFMJ
	Vivian Llambi	VLA
	Mark Gillis	The Sextant Group
	Robert Pass	RP+A
	Correspondence File	

MWJ/mwj

Meeting Attendees



CANNON DESIGN

Subject: Northern Kentucky University Campus Recreation Center

Location:

50107

Date:

2/23/12

Time:

1:00 PM

NAME

REPRESENTING / ROLE

(Please Print)

TELEPHONE

EMAIL

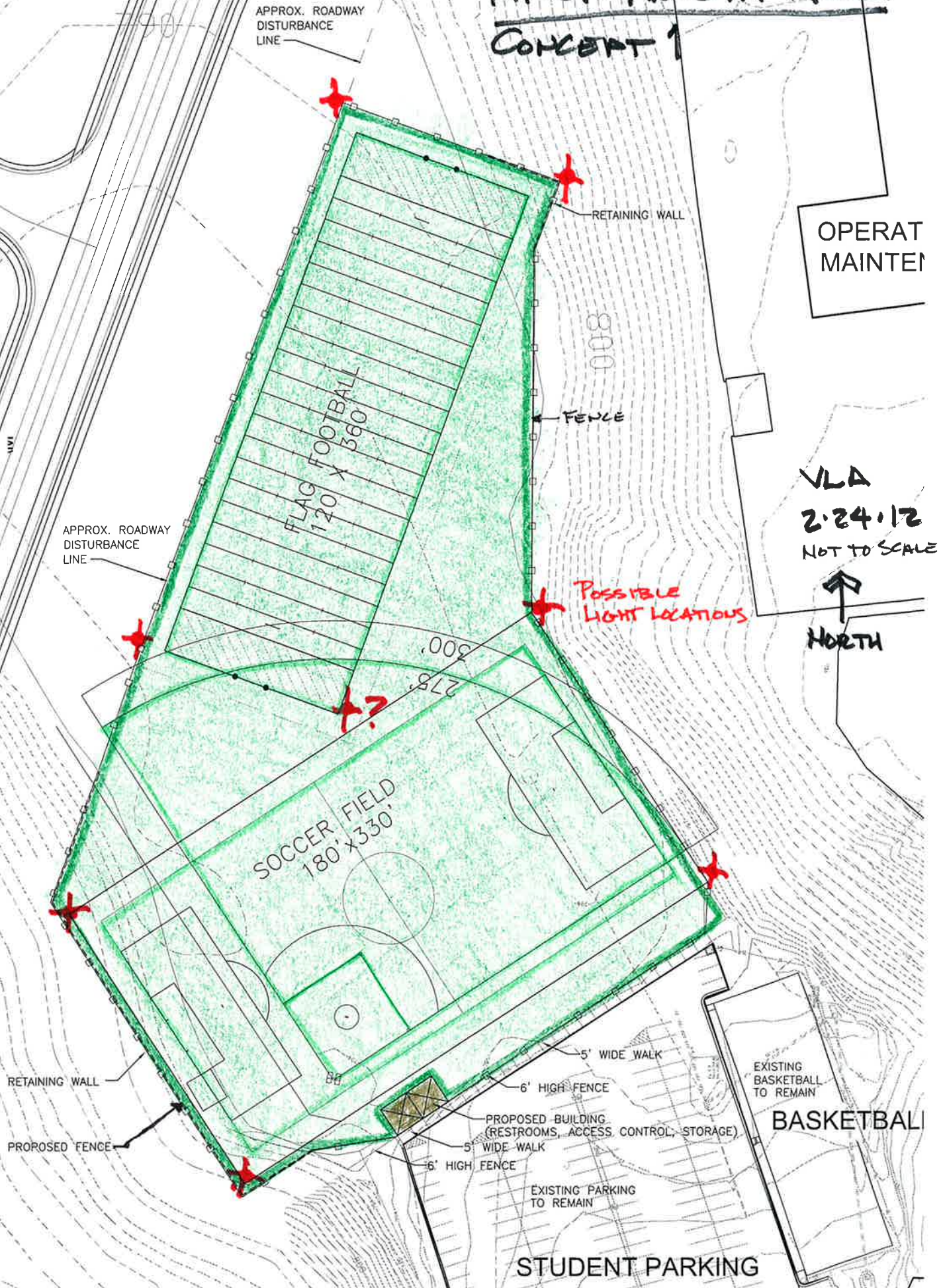
Jim Conley	Omni Architects		scorley@omniarchitects.com
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Michael Jacobs	Omni Architects		michael.s@omniarchitects.com
Anakuren Rosas	STUDENTS		rosasai@nku.edu
Bob Weber	NKU/IT	859-572-6418	weber@nku.edu
Kenny Blake	NKU/Facilities		blake1@nku.edu
Jeff Baker	NKU/OSM		bakerj@nku.edu
Matt Hackett	NKU Corporate Rec		hackett@nku.edu
Jeff Waple	NKU - Dean of Students		waplej@nku.edu
Mark Paula Schult	NKU - Planning		SCHULT@NKU.EDU
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Ken Hakey	Admin/Finance		hakey@nku.edu
David Bacon	Campus Design	310-229-2713	dbacon@campondesign.com
Eric Woodhams	" "	314-443-8706	woodhams@campondesign.com
Rob Knarr	NKU/Project MGR		rob.knarr@nku.edu
Mark Paula Schult	NKU/Campus Planning		SCHULT@Nku.edu

STEVE NIENHUIS@NKU.EDU & CM

NIENHUIS1@NKU.EDU

NKU NORTH REC.

CONCEPT 1



VIVIAN LLAMBI & ASSOCIATES, INC.

Project Implementation Opinion of Probable Costs Worksheet

2312 Park Avenue
Cincinnati, Ohio 45206
Tel: (513) 559-9444
Fax: (513) 559-0164

Client: NKU
Project: North Recreation Fields
Location: Kentucky
Project No:
Phase: Concept 1
Division of Work:

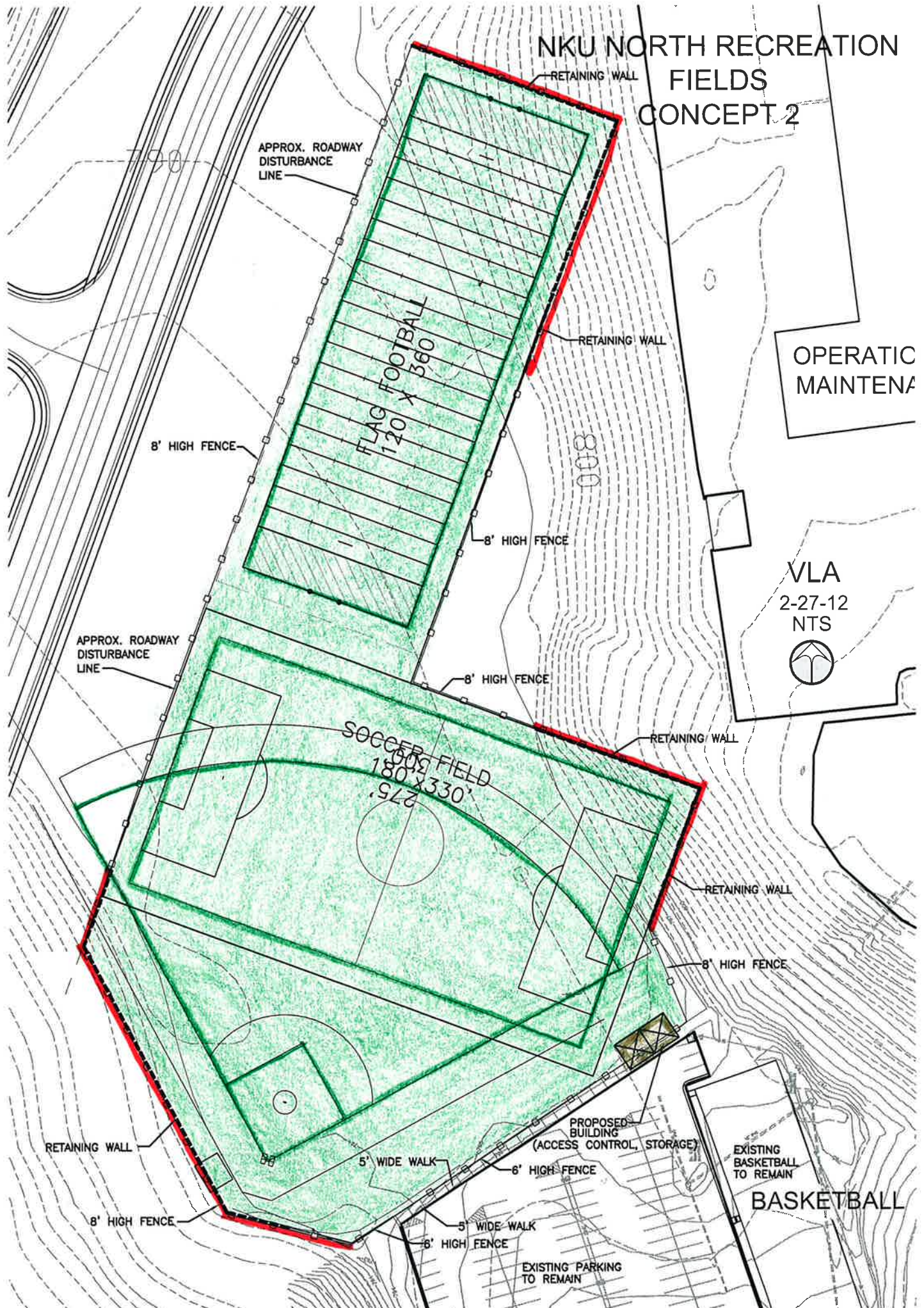
Revision:
Sheet: 1 of 1
Prepared by: FB/JS
Date: 02/23/12
Checked By: x
Date: 2/23/2012

File Name: K:\Cadfil12\1203 NKU Rec Center\Documentation\Cost Estimate\022312 Rec Fields North.XLS\North Rec 1

ITEMIZED LIST OF MATERIALS		QUANTITY		MATERIAL AND INSTALLATION COSTS		TOTAL COST	
Reference	Description	Count	Unit	Per Unit	Extension	PER ITEM	
Combination Sports Fields	As shown on Concept 1	168,450	SF	\$6.50	\$1,094,925	\$1,094,925	
Additional site costs	Grading (assumes 3' cut) drainage retaining walls Landscape restoration Chainlink fence, 8'ht at perimeter Bleacher for spectators Sports field lighting Parking lot resurface	40,000	CY	\$35.00	\$1,400,000	\$1,400,000	
		1	Allow	\$100,000.00	\$100,000	\$100,000	
		5,000	FF	\$25.00	\$125,000	\$125,000	
		1	Allow	\$25,000.00	\$25,000	\$25,000	
		1,800	LF	\$41.00	\$73,800	\$73,800	
		1	EA	\$25,000.00	\$25,000	\$25,000	
		1	allow	\$400,000.00	\$400,000	\$400,000	
		1	allow	\$50,000.00	\$50,000	\$50,000	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
Notes: Does not include relocating utilities, Grading number subject to change per geotech recommendations, Does not include utilities to proposed bldg							

All extensions are rounded off to the nearest dollar. Although this estimate was prepared using the most accurate information available, and s acceptable professional estimating practices, VLA disclaims any liability for its accuracy as compared to actual or final project implementation

NKU NORTH RECREATION FIELDS CONCEPT 2



VIVIAN LLAMBI & ASSOCIATES, INC.

Project Implementation Opinion of Probable Costs Worksheet

2312 Park Avenue
Cincinnati, Ohio 45206
Tel: (513) 559-9444
Fax: (513) 559-0164

Client: NKU
Project: North Recreation Fields
Location: Kentucky
Project No:
Phase: Concept 2
Division of Work:

Revision:
Sheet: 1 of 1
Prepared by: FB/JS
Date: 02/27/12
Checked By: x
Date: 2/27/2012

File Name: K:\Cadfil12\1203 NKU Rec Center\Documentation\Cost Estimate\022712 Rec Fields North 2.XLS\North Rec 1

ITEMIZED LIST OF MATERIALS		QUANTITY		MATERIAL AND INSTALLATION COSTS		TOTAL COST	
Reference	Description	Count	Unit	Per Unit	Extension	PER ITEM	
Combination Sports Fields	As shown on Concept 2	181,325	SF	\$6.50	\$1,178,613	\$1,178,613	
Additional site costs	Grading (assumes 3' cut) drainage retaining walls Landscape restoration Chainlink fence, 8'ht at perimeter Bleacher for spectators Sports field lighting Parking lot resurface	62,030	CY	\$35.00	\$2,171,050	\$2,171,050	
		1	Allow	\$100,000.00	\$100,000	\$100,000	
		9,250	FF	\$25.00	\$231,250	\$231,250	
		1	Allow	\$25,000.00	\$25,000	\$25,000	
		2,180	LF	\$41.00	\$89,380	\$89,380	
		1	EA	\$25,000.00	\$25,000	\$25,000	
		1	allow	\$400,000.00	\$400,000	\$400,000	
		1	allow	\$50,000.00	\$50,000	\$50,000	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
Notes: Does not include relocating utilities, Grading number subject to change per geotech recommendations, Does not include utilities to proposed bldg							
SUBTOTALS				\$4,270.293		\$4,270.293	
					\$0.00	\$0	
						\$640,544	
						\$4,910,837	
All extensions are rounded off to the nearest dollar. Although this estimate was prepared using the most accurate information available, and s acceptable professional estimating practices, VLA disclaims any liability for its accuracy as compared to actual or final project implementation							

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