

**FOCUS GROUP MEETING MINUTES****DATE** March 15, 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**4a**

COMMENTS: The Project Executive Committee (PEC) meetings convened at 9:00am this date with NKU Project Executive Committee, Cannon Design, Omni Architects, BFMJ, CMTA, and VLA in Room SU108 of the Student Union. The first meeting was at 9:00am to discuss the Space Summary, the cost estimate and the information gathered from the meeting with the students at the recreation center the evening before. The second meeting was to review the same information with the NKU Project Steering Committee.

Space Summary

9:00am – 12:00pm

SU 108

Mike Jacobs began the meeting with the summary of the progress to date, the future schedule and the 2 program options (A & B) that the design team has developed since the previous meeting:

- The 2 options focus on variations of 3 primary elements
 - The renovation of the existing pool
 - The size of the new recreation pool
 - The size of the additional Gymnasium/MAC courts
- Option A.2: The pool renovation (8,800sf), New Recreation Pool (8,000sf) and new MAC/Gym (13,200sf)
- Option B.2: Renovate the existing pool to a MAC (8,800sf), New Recreation Pool (Large +/- 11,500sf), New Basketball Court (+/- 8,900sf)

Cannon and Omni reviewed the Program Element Boards with the students from 5-7pm the night before, receiving feedback by the students writing comments on the boards with markers and reviewing the individual program elements with the students between.

**FOCUS GROUP MEETING MINUTES**

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Reed reviewed the latest program and cost estimate with options A.2, B.2 & C.3. Among these 3 options, only 8 items vary between all 3.

- New Gymnasium/MAC
- Gymnasium/MAC Storage
- New MAC
- New MAC Storage
- Existing Indoor Pool
- Existing Pool Tank/Equipment Renovation
- New Indoor Leisure Pool
- New Pool Storage

Option A.2: Included 2 additional courts, 1 could be considered a MAC/Gym court with a wood floor or synthetic floor or split in half

- Matt responded that the larger 2 court option would not have the flexibility of use that these spaces will need to have to accommodate NKU's programs.
- Matt also responded that the small recreation pool would not work well because it could not host multiple uses simultaneously. He preferred the larger recreation pool similar to the pool that NKU visited at Dayton (this pool seemed to be the best model for how NKU would like the pool to function – Temperature stays at approx. 83 degrees)

Option B.2 seemed to be better suited for NKU's current and future needs.

Reed reviewed other program elements that are to be upgraded per the latest estimate:

- The weight/fitness areas will triple in size
- The existing track will be renovated
- The number of racquetball courts will be reduced from 3 to 2
- The student reaction to the Bouldering Wall was very positive
- VLA's revised recreation field at the new location is a much better use of the existing field and the proposed budget (option #1)

Mike indicated that the current budget includes a 10% design contingency from all of the design consultants due to nothing having been designed yet, so this contingency could reduce through the schematic design process. NKU agreed to hold this 10% contingency in the budget for now.

Jeff stated that the number of basketball courts is the most important concern for NKU recreation center and should be what drives the discussion not the pool location or size. The need for "dry" space in the new recreation center is being driven by the current NKU programs

**FOCUS GROUP MEETING MINUTES**

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Peyman stated that the existing structure of the gymnasium could potentially be increased in size to either the north or the south due to the existing structural layout but could not expand to the east or west. This would allow for a 4th basketball court to be added to the current gymnasium layout

Mike stated that the design team is also reviewing an idea that would incorporate 4 smaller courts into the existing gymnasium without drastically altering the existing structure, but the sizes and clearances around the courts need to be verified as being adequate before proceeding forward with that idea. NKU is hesitant with this concept, but is willing to continue entertaining the idea

Vivian Llambi reviewed the proposed layout for the new recreation field (option #1)

- The existing parking lot will not be affected
- The need for retaining walls will be minimal (in comparison to scheme #2)
- The scheme does put the fields right up against the proposed right of way for the construction of the new road project.
 - Mary Paula stated that due to the proposed new road being approximately 24'-25' higher than the existing field; the land required to transition from the higher to lower elevation of the field; and storm drainage issues, a question was asked about the potential to change (lower) the road design. NKU will contact the Kentucky Transportation Cabinet to find out. VLA indicated that there could be substantial site savings if the road could be redesigned

The design team and the Project Executive Committee reviewed the physical model that Cannon presented at the meeting:

- Matt stated that the access/delivery road immediately in front of the Albright/Rec. Center was an issue for safe pedestrian circulation/in and out of the building
- The design team discussed the possibility of constructing a bridge connection into the new recreation center. Due to the requirement for full size tractor trailers to access student union dock, a 2nd Floor bridge entrance higher than Albright's current 2nd Floor would likely be required. David Body noted that with most of the activity spaces on level 1, an elevated bridge could complicate access.
- The design team discussed the possibility of daylighting the interior spaces with clerestory windows (not skylights)
- The original Albright design included a bridge & 2nd Floor connection, and this was removed during student union construction. NKU agreed that returning to this bridge entrance makes little sense.
- NKU design team discussed possibly expanding the building to the north & rerouting loading dock access to connect with Griffin drop off.

End of Meeting

**FOCUS GROUP MEETING MINUTES**

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Attachments: Sign-in Sheet

Images of physical model studies

Space Program Cost Estimate

Recreation Field Option #1 with Estimate

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:

50108

Date: 3/15/12

Time: 9:00 AM

(Please Print)

NAME

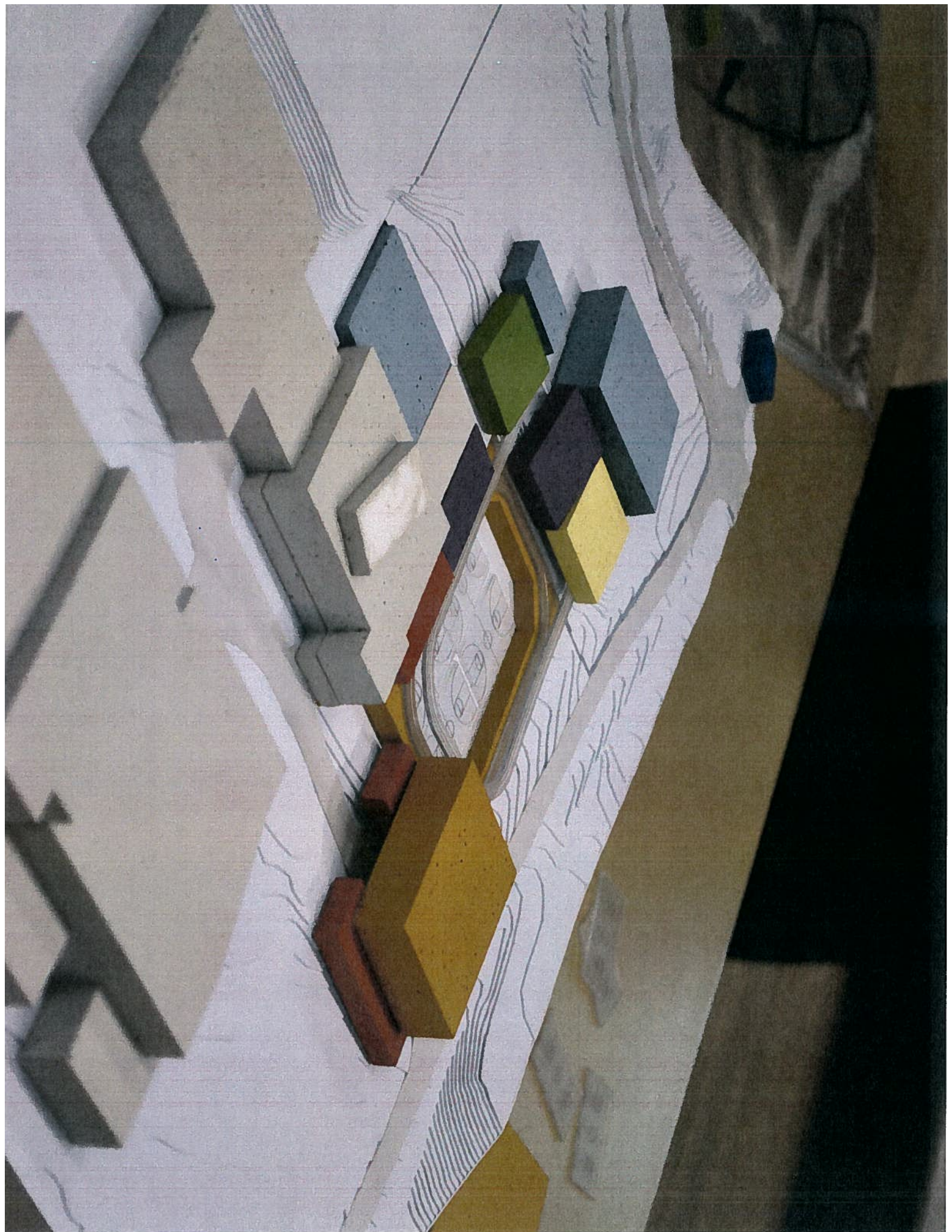
REPRESENTING / ROLE

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Space Program Model - Comparison Summary

March 15, 2012

3/14/2012 - Option A.2				3/14/2012 - Option B.2				3/14/2012 - Option C.3				Remarks
Program Elements	Total Program Area	Ren Area	New Const.	Total Program Area	Ren Area	New Const.	Total Program Area	Ren Area	New Const.			
Common Areas (Free Zone)												
Lobbies / Lounges												
Main Entry Vestibule	220		220	220		220	220		220			
Main Entry Lobby	1,500		1,500	1,500		1,500	1,500		1,500			
Social Lounge / TV's	720	220	500	720	220	500	720	220	500			
Juice / Vending	100		100	100		100	100		100			
Common Areas Subtotal	2,540	220	2,320	2,540	220	2,320	2,540	220	2,320			
Common Areas Subtotal	2,540	220	2,320	2,540	220	2,320	2,540	220	2,320			
Activity Zone												
Gymnasiums												
Existing Gym (3 - 84' Courts)	22,790	22,790		22,790	22,790		22,790	22,790				
Existing Gym Storage	792	792		792	792		792	792				
New Gymnasium / MAC (2 - 84' Courts)	13,312		13,312	8,928		8,928	13,312		13,312		104' X 128'	
Gymnasium / MAC Storage	650		650	350		350	550		550			
New MAC (1 court)	0			8,320		8,320	0		0			
New MAC Storage	0			250		250	0		0			
Player / Scooters Bench	250		250	500		250	250		250			
Elevated Jogging Track	7,404	7,404		7,404	7,404		7,404	7,404				
Stretching Area	350	350		500	500		350	350				
Gymnasium Subtotal	45,548	31,336	14,212	49,834	40,306	9,528	45,448	31,336	14,112			
Indoor Aquatics												
Existing Indoor Pool	8,824	8,824		0	0		8,824	8,824				
Existing Pool Tank / Equipment Renovation	-	4,564		-	550		-	550				Area NIC in Building SF. For pricing only
Existing Pool Storage	550	550		550	550		550	550				375 SF + 175 SF
New Indoor Leisure Pool	8,000		8,000	11,500		11,500	7,200		7,200			Connected to existing natatorium
New Pool Storage	600		600	700		700	500		500			
Aquatics Manager Office	150		150	150		150	150		150			
Guard Office	330	150	180	330	150	180	330	150	180			
Sauna	250		250	300		300	250		250			
Pump / Filter Room (Pool Equipment)	1,000		1,000	1,200		1,200	1,000		1,000			
Indoor Aquatics Subtotal	19,704	9,524	10,180	14,730	700	14,030	18,804	9,524	9,280			
Activity Zone Total (ASF)	65,252	40,860	24,392	64,564	41,006	23,558	64,252	40,860	23,392			
Specialized Activity Zone												
Weight - Fitness (Cardio; Circuit Training; Free Weights)												
Weight - Fitness Equipment Area	15,000	5,480	9,520	15,000	5,480	9,520	15,000	5,480	9,520			
Stretching Area	400		400	400		400	400		400			
Storage	150		150	150		150	150		150			
Weight - Fitness Subtotal	15,550	5,480	10,070	15,550	5,480	10,070	15,550	5,480	10,070			

Space Program Model - Comparison Summary

Northern Kentucky University Campus Recreation Center Expansion

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Program Elements	3/14/2012 - Option A.2			3/14/2012 - Option B.2			3/14/2012 - Option C.3			Remarks
	Total Program Area	Ren Area	New Constr	Total Program Area	Ren Area	New Constr	Total Program Area	Ren Area	New Constr	
Group Exercise Rooms (Multipurpose Rooms)										
Large Studio	3,126	3,126		3,126	3,126		3,126	3,126		
Large Studio Storage	500	500		500	500		500	500		200 SF included for kinesiology
Medium Studio	2,400		2,400	2,400		2,400	2,400		2,400	
Medium Studio Storage	250		250	250		250	250		250	
Spinning Studio - Medium Studio	1,200		1,200	1,200		1,200	1,200		1,200	
Spinning Studio - Storage	150		150	150		150	150		150	
General stretching areas	400		400	400		400	400		400	
Group Exercise Subtotal	8,026	3,626	4,400	8,026	3,626	4,400	8,026	3,626	4,400	
Racquetball Courts										
Racquetball Courts (2 Courts)	1,600	1,600		1,600	1,600		1,600	1,600		
Racquetball Subtotal	1,600	1,600		1,600	1,600		1,600	1,600		
Bouldering Wall Area										
Bouldering Wall Area (12' H max)	1,000		1,000	1,000		1,000	1,000		1,000	
Storage Area	150		150	150		150	150		150	
Desk	150		150	150		150	150		150	
Viewing / Lounge	250		250	250		250	250		250	
Bouldering Wall Subtotal	1,550	0	1,550	1,550	0	1,550	1,550	0	1,550	
Specialized Activity Zone Subtotal	26,726	10,706	16,020	26,726	10,706	16,020	26,726	10,706	16,020	
Department / Administrative Zone										
Campus Recreation Office Suite										
Admission Counter (Control Desk)	300		300	300		300	300		300	
Reception Area	225		225	225		225	225		225	
Membership Services Coord/service window	250		250	250		250	250		250	
Director	175		175	175		175	175		175	
Asso Directors	300		300	300		300	300		300	
Asst Directors	560		560	560		560	560		560	
Admin Asst	125		125	125		125	125		125	
Business Manager	125		125	125		125	125		125	
Coordinators	250		250	250		250	250		250	
Graduate Assistants	400	400	0	400	400	0	400	400	0	
Student Employee Check-in	100		100	100		100	100		100	
Intramurals Staff Check-in/personal storage	100		100	100		100	100		100	
Staff Lounge/Kitchen	210		210	210		210	210		210	
Storage/Files	140		140	140		140	140		140	
Workroom	250		250	250		250	250		250	
Large Conference Room	500		500	500		500	500		500	
Personal Trainer Assessment Rooms (2 rooms)	300		300	300		300	300		300	
Administration Subtotal	4,310	400	3,910	4,310	400	3,910	4,310	400	3,910	
2 rooms, 1 - 6x10 consult + 4 rm w treadmills										

Space Program Model - Comparison Summary

Northern Kentucky University Campus Recreation Center Expansion

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3/14/2012 - Option A.2				3/14/2012 - Option B.2				3/14/2012 - Option C.3				Remarks
Program Elements	Total Program Area	Ren Area	New Constr	Total Program Area	Ren Area	New Constr	Total Program Area	Ren Area	New Constr			
Kinesiology												
Chair	162	162		162	162		162	162				
Academic Asst	125	125		125	125		125	125				
Reception Area	221	221		221	221		221	221				
Full-time Faculty	876	876		876	876		876	876				
Part-time Faculty	0	0		0	0		0	0				
Storage/Files/Workroom	0	0		0	0		0	0				
Kitchenette/Lounge	240	240		240	240		240	240				
Athletic Training Lab	1,200		1,200	1,200		1,200	1,200		1,200			
Exercise Science Lab	1,075	1,075		1,075	1,075		1,075	1,075				
Small-Computer Lab	0			0			0				Currently 151 Combined PC Lab 112A with Exer Science Lab +101 SF Moved area to Exer Science Lab - 101 SF	
Kinesiology Office Subtotal	3,899	2,699	1,200	3,899	2,699	1,200	3,899	2,699	1,200			
Department / Administrative Subtotal	8,209	3,099	5,110	8,209	3,099	5,110	8,209	3,099	5,110			
Campus Recreation Support Spaces												
Locker Rooms												
Women's Locker Room												
Student Locker Room	4,473	2,213	2,260	4,473	2,213	2,260	4,473	2,213	2,260			
Faculty / Staff Locker Room	876	876		876	876		876	876				
Men's Locker Room												
Student Locker Room	4,263	2,563	1,700	4,263	2,563	1,700	4,263	2,563	1,700			
Faculty / Staff Locker Room	1,083	1,083		1,083	1,083		1,083	1,083				
Family Locker / Shower Rooms												
Family Changing / Shower Rooms (multiple Rms)	730		730	730		730	730		730			
Locker Room Subtotal	11,425	6,735	4,690	11,425	6,735	4,690	11,425	6,735	4,690			
Restrooms												
New Women's Restrooms	280		280	280		280	280		280			
New Men's Restrooms	280		280	280		280	280		280			
Restroom Subtotal	560	0	560	560	0	560	560	0	560			
Support Zone												
Small Equipment Issue	150	150		150	150		150	150			Equipm Check out - central location	
Equipment Issue Desk	150	150		150	150		150	150				
Laundry Room	300	300		300	300		300	300				
Equipment Storage	400	400		400	400		400	400				
Intramurals Storage	500		500	500		500	500		500		Includes First Aid Cab and Ice Mach	
Club Sports Storage	500		500	500		500	500		500			
Miscellaneous Storage	1,000		1,000	1,000		1,000	1,000		1,000			

Space Program Model - Comparison Summary

March 15, 2012

Northern Kentucky University Campus Recreation Center Expansion

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Program Elements	3/14/2012 - Option A.2			3/14/2012 - Option B.2			3/14/2012 - Option C.3			Remarks
	Total Program Area	Ren Area	New Constr	Total Program Area	Ren Area	New Constr	Total Program Area	Ren Area	New Constr	
Building Operations										
Mech/HVAC/Elec/Fire Control Rooms/Other Misc.	10,010	5,010	5,000	10,010	5,010	5,000	10,010	5,010	5,000	
IT Rooms	264	64	200	264	64	200	264	64	200	
Electrical Equipment Rooms	240	80	160	240	80	160	240	80	160	
Receiving Area		647			647			647		
Recycling room			275			275			275	
Equipment Repair	358	358	0	358	358	0	358	358	0	
Janitor closets	220		220	220		220	220		220	
Building Storage / Custodial	500		500	500		500	500		500	
Support Zone Subtotal	14,592	7,159	8,355	14,592	7,159	8,355	14,592	7,159	8,355	
Campus Recreation Support Area Total (ASF)	26,577	13,894	13,605	26,577	13,894	13,605	26,577	13,894	13,605	
Total Building Total (ASF)	128,304	68,779	61,447	128,616	68,926	60,613	128,304	68,779	60,447	
Corridors/Walls/Support										
Total Building Area (GSF) Orig Program	43,487	16,231	28,334	42,984	16,085	26,977	43,069	16,231	25,906	
	75%	81%	70%	75%	1	1	75%	81%	70%	
Total Building Area (GSF) - Orig Program	172,791	85,010	87,781	171,600	85,010	86,590	171,363	85,010	86,363	L1 - 68,778 GSF + L2 - 16,232 GSF (see only: 85,010 GSF)
Outdoor Activity Area										
Intramural field Building (18' X 34' GSF)	612		612	612		612	612		612	Included in Cost below
Parking (lot resurface)	0			0			0			Included in Cost below
Outdoor Turf Fields										Included in Cost below
Outdoor Activity Area Construction Cost	612	0	612	612	0	612	612	0		
Total "Bid Day" Cost - Recreation Center Renovation / Addition			\$33,039,834			\$33,047,966			\$32,645,850	Includes site costs, ADA upgrades, MEP.
Total "Bid Day" Cost - Outdoor Turf Fields			\$3,991,640			\$3,991,640			\$3,991,640	Includes Fields, support bldg, lighting, site costs
Total Construction cost (Building + Turf field complex)			\$37,031,474			\$37,039,606			\$36,637,490	\$34,000,000 Project Construction Budget

NKU NORTH REC. CONCEPT 1

APPROX. ROADWAY
DISTURBANCE
LINE

RETAINING WALL

OPERAT
MAINTEN

FLAG FOOTBALL
120' x 360'

FENCE

APPROX. ROADWAY
DISTURBANCE
LINE

VLA
2.24.12
NOT TO SCALE

POSSIBLE
LIGHT LOCATIONS

NORTH

SOCCER FIELD
180' x 330'

RETAINING WALL

PROPOSED FENCE

5' WIDE WALK

6' HIGH FENCE

PROPOSED BUILDING
(RESTROOMS, ACCESS CONTROL, STORAGE)

5' WIDE WALK

6' HIGH FENCE

EXISTING PARKING
TO REMAIN

EXISTING
BASKETBALL
TO REMAIN

BASKETBALL

STUDENT PARKING

Project Implementation Opinion of Probable Costs Worksheet

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

Date: 2/23/2012

[illegible]