

**SD PHASE MEETING MINUTES****DATE** April 26, 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**6a**

COMMENTS: The Project Executive Committee (PEC) meeting 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 review the first revision of the schematic design schemes and discuss which options and elements from the designs should the design team continue to pursue. The second meeting was to review the same information with the NKU Project Steering Committee. Refer to sign-in sheets for those in attendance.

Schematic Design Review**9:00am – 12:00pm****SU 108**

Michael Jacobs began the meeting with a the summary of the progress to date since the previous schematic design meeting. Michael pointed out that there were 2 concepts for review & response. The goal of this is to reach a consensus on which approach might be most successful.

George introduced the revised schematic design options that have been created. George pointed out that the purpose of these meetings is to encourage an interactive open discussion, based upon the prior concept 'A' (free form), with the owner and the design team.

Design A

- The overall site scheme and paths of travel to and from the building were presented
- The revised floor plans were presented, the white areas on 2nd Floor indicate areas open to the first floor below.
- The building sections were reviewed

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"Bridge" Design:

- The design proposes a "bridge" from the Student Union lawn to the 2nd Floor entry in the new recreation center.
- The design would eliminate the 2nd Floor Albright Center restrooms, which would require the cost of new restrooms to be located on the 2nd Floor of the new recreation center and provide unrestricted access to them from the recreation center.
- The design creates an "up and back down" movement to get into the new recreation center. It was discussed if this movement is counter productive to creating a simple movement through the building.

3D Images and Model of Design A, the review walked the group through various sections and views throughout the proposed design.

- The idea of having a green roof was discussed for the roof of the new addition to the building. This discussion also brought up structural implications and some potential design options. The existing roof is most likely not under consideration for green roof technology.
- The group discussed the proposed "ribbon wall" that creates the organic shape and curved wall of the exterior of the new addition and potential considerations for what the construction of that wall could be.
- Steve asked about the natural daylight monitor that was shown in the 3D images of the previous schematic design which was above the east side of the running track. He stated that having the day light in the middle of the building casting down from above the track on to the main corridor (past the entry) was an advantage that should stay in the design.
- Larry stated that he did not envision the bridge concept to continue through the building. He thought people would enter and move down a set of stairs to an area before the secure entry point.
- Mary Paula stated that the entry/plaza needs to be more obvious. She suggested the sidewalk that moves diagonal across the Student Union yard could be redirected to move directly to the main entry of the new recreation center.
- Michael stated that the plaza was not just created to provide a larger area for entry but that it was also created to help resolve safety concerns and provide people a designated path to get to the new Recreation Center and Albright Center.
- Mary Paula stated that people leaving the Student Union will walk toward the existing Albright Center entry due to the current path of entry and if people are going to migrate to a new entry then the entry point will need to be noticeable.
- Landscaping could be utilized to create a new path of travel across the Student Union yard. The path going toward the existing Albright Center entry could be stopped at the base of the existing exterior stair on the south end of the Student Union and the sidewalk would then be re-routed to the new entry of the Recreation Center.

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- Mary Paula stated that the Recreation Center needs some physical cue that identifies the entry point.
- It was noted that the bridge in the bridge design would be a way of physically identifying "entry" to the building.
- It was noted that there are multiple ways to identify entry instead of a "bridge"
 - Placing a sculpture in the entry plaza
 - A variation in the height of the new façade
 - Using graphics and signage to designate entry
- Vivian stated that the Student Union yard could be reorganized to establish a new circulation pattern and create a shared and new campus courtyard and drop-off between the Student Union, Griffin Hall and the new Recreation/Albright Center.
- Matt stated that the main entry to the new Recreation Center should not utilize the existing entry doors of the Albright Center, the new entry as currently planned is a lot better.

John reviewed program elements throughout the revised plans.

- Matt was concerned that the fitness areas have become too public spread through the main axis of the building. David noted the need to fill the large void-like shape with activity
- Matt preferred the previous layout where a fitness area was located where the bouldering is on the new plan. He would prefer that the fitness that is now located next to the MAC switch locations with the current location of bouldering.
- Larry stated that some fitness areas would need to be somewhat private
- Mary Paula stated that the glass walls/dividers between the fitness areas do not have to be transparent.
- David suggested that the glass could have graphics printed on them as a way of creating a translucent barrier between the areas.
- Matt suggested that laundry/check-out be located near the south stair on the main axis.
- Jeffrey stated that phasing ideas could help with laying out these spaces in a permanent position, since the new addition will be built and the existing will be moved to the new addition until the renovation is completed. If this phasing is considered then the programming may be informed by this process. John to establish a phasing diagram.
- Matt stated that bouldering should be relocated to the north wall of the racquetball courts to have more exposure inside the building which would cover one of the proposed glass walls of the racquetball courts. He would rather advertise bouldering instead of racquetball
- Mary Paula asked if the current floor plan was indicating enough room for gym storage. The design team will review.
- Matt stated that the MAC area was not indicating a storage area. The design team will locate on the plan. The design team also will add 3 exits, bench, and goals.

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- Reed suggested that the east wall of the new locker rooms next to the recreation pool be pulled back to allow for a view into the recreation pool from the main corridor on the interior of the building.
- Larry asked if the central stair located in the exterior recreation area was necessary and asked if a ramp should be shown. The design team will review.
- The current pool configuration as shown would require the use of a "bulkhead" installed between the lap lanes and the recreation area for competitions.
- The location of the existing mechanical room on the 2nd Floor of the existing facility was reviewed.
 - The room will need a stair to gain access and for equipment replacement if the existing walkway will be demolished
 - The room could be relocated to the first floor where one of the 3 existing racquetball courts are shown
 - Mary Paula indicated that the University will investigate and consider whether a "corridor" could be built through the existing radiography area to access the mechanical room from the north side of the room.

The recreation field layout was reviewed with the group by VLA

- The first option is to use the 300 ft. softball field home run fence line, which requires substantial use of retaining walls due to the elevation changes where the fields cut into the hillsides.
- The second option uses a 275 ft. softball home run fence line, which would require less use of retaining walls and as a result has less cost associated with it.
- Any reduction in the safety zone is unacceptable.
- NKU requested the design team provide options for the building at the recreation fields. One option will have a restroom and the other will not.
- CMTA will review VLA's cost estimate for the lighting and power costs and make suggestions if they feel the numbers are inaccurate.
- NKU preferred the second option but will need an additional 10'-0" at the softball field backstop.
- VLA stated that 2 gates will be added to the fence surrounding the field for egress off of the field at 2 separate points.
 - VLA also stated that the fence surrounding the field would not need to be 18'-0" tall all the way around the field
 - Rob reminded VLA that the soccer stadium uses 8' chainlink and then netting. NKU would like to replicate this strategy at the new intramural fields rather than using 18' high chainlink.
- The building at the recreation field will require plumbing for a hose bib connection, a drinking bottle filler and an ice machine.
- The design team will develop a cost estimate for the building at the recreation field as well as the design options.
- CMTA will show lighting locations

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- Omni will prepare a total cost including all site elements. Rob stated that the all-in estimate shall include all utility installation and any necessary relocations.

CMTA reviewed the updated MEP elements for the Recreation Center and the Albright Center

- The geothermal system will require 60 wells.
- The existing chilled water line will be upsized and have the temperature changed to help improve the efficiency.
- Larry asked if Duke Energy has been contacted regarding this project and potential energy savings. CMTA said that Duke had been contacted and said that it was critical to have them involved early in the project to demonstrate potential energy studies to see what rebates are applicable.
- Matt asked if the 6 stratification fans shown in the gym were all necessary. Tracy stated that the manufacturer would review the layout and make suggestions on the layout and number of ceiling fans required.
- Tracy reviewed the Mechanical Layouts of the 2nd and 3rd Floors of the Albright Center.
 - Larry stated that the internally lined ducts may be located in some of the individual rooms and not just the corridors. He will forward on a report which identifies the layout of the ducts when the report is complete.
 - Mary Paula stated that if work is to be done next summer then the occupants need to be told this summer (July).
 - Tracy stated that some parts of the work could be done leaving existing systems operational (example: installing VAV boxes without connecting them)
- Dehumidification of the new pool area was discussed
 - The existing air handler on the existing pool is to be re-used. Larry stated that he was not sure if the existing units dehumidification was actually working properly (or at all) on the existing pool area. This will be reviewed by CMTA and considered when relocating the unit to the new pool area.
- NKU will review the need and frequency of the traffic moving around the existing recreation center to the baseball field and the access drive behind Albright to see what kind of access the design team will need to provide for the south end of the building. A simple access drive was discussed.

Michael summarized the meeting with items to consider moving forward and tasks for the design team to achieve by the next meeting.

- Bared upon the current area calculations and net to gross ratio, the project is still \$4M over the approved budget.
- Michael has scheduled a meeting with the design teams cost consultant Robert Pass for next week to discuss the budget in detail, the design team consultants will be present.

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- The Project Executive Committee and the design team will need to begin setting priorities of individual spaces for cost consideration. Some ideas that were mentioned are below:
 - Do not fill in the existing pool
 - Do not construct the exterior recreation area outside of the new recreation pool
 - Do not install a new wood floor in the existing gymnasium
 - Do not install new lighting in the existing gymnasium
 - Do not replace any of the existing lockers (minimal renovation)
 - Remove the recreation field from the project scope
- Larry stated that he would like to see life cycle costs to help consider which items in the program may be taken out of the project.
- NKU does not like shell-space, since budgets for these projects are rare.
- Several Alternates should be proposed.
- Ken stated that he would prefer not to see the project compromised due to the fact that once an element is removed from the project then most likely that element will not be constructed as a separate project.

Schematic Design Summary**3:00pm – 3:30pm****SU 108**

Design team tasks:

- Create a list of open issues to track responsibility of those issues

Discussion notes:

- Michael noted that the new second floor area in the addition on the south end of the building (on the entry axis) could be opened up to the 1st floor area to minimize the square footage/circulation area where the "Lounge Area" is shown.
- Matt stated that all lockers should be replaced. However, it was also noted that the student lockers could not to be replaced as a cost savings to the project since the student lockers were replaced in the past couple of years.
- It was noted that the staff lockers are original to the building and are beginning to rust.
- Mary Paula stated that many plumbing fixtures on campus were replaced as part of the ESCO project of a few years ago; if the Health Center's fixtures were replaced as well, some savings to this project could be realized. NKU to confirm which (if any) HC fixtures were replaced.
- CMTA should review all existing plumbing fixtures and make recommendations on how to proceed (replace and salvage).
- NKU feels we need to touch/refurbish/renovate all spaces to some level. Leaving any existing space as is would not be good in terms of overall perception.

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- The next meeting will be on 5.11.12 (Friday) at 9am in Room 'SU 108'. Steve Crocker may attend to discuss the pool design.

End of Meeting

Meeting minutes have been prepared to establish a record of the meeting and information shared. If you have any questions, additions, comments, or corrections, please forward to Omni Architects for inclusion.

Attachments: Sign-in Sheet
Schematic Design Scheme A and Bridge Design floor plans
3D Images of design scheme

cc:	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
	Fred Bowling	VIA
	Mark Gillis	The Sextant Group
	Robert Pass	RP+A
	Correspondence File	

MWJ/mwj

NKU CAMPUS RECREATION CENTER

SILVER-IN

SCHEMATIC DESIGN MEETING

9:00 AM

6a

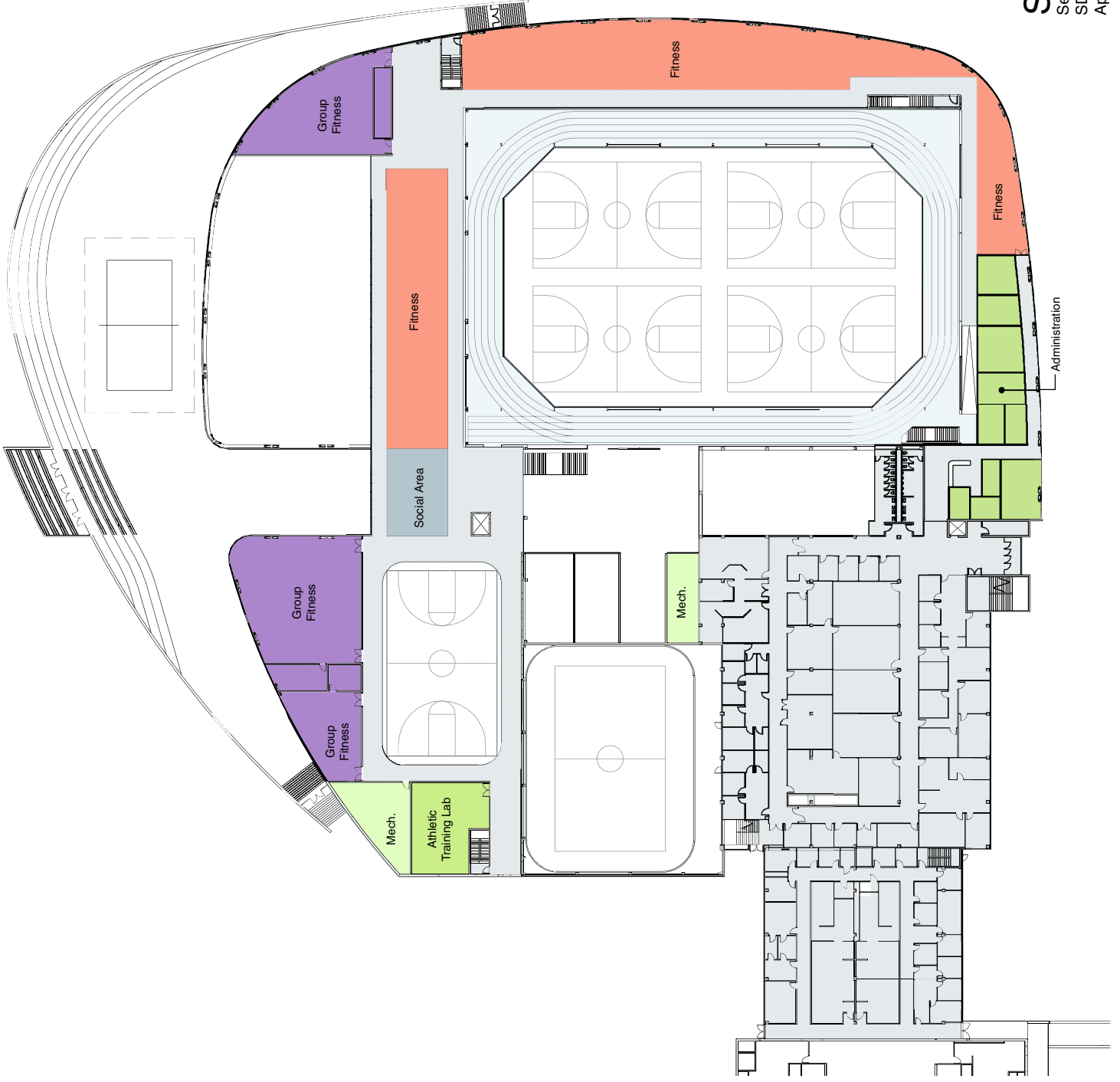
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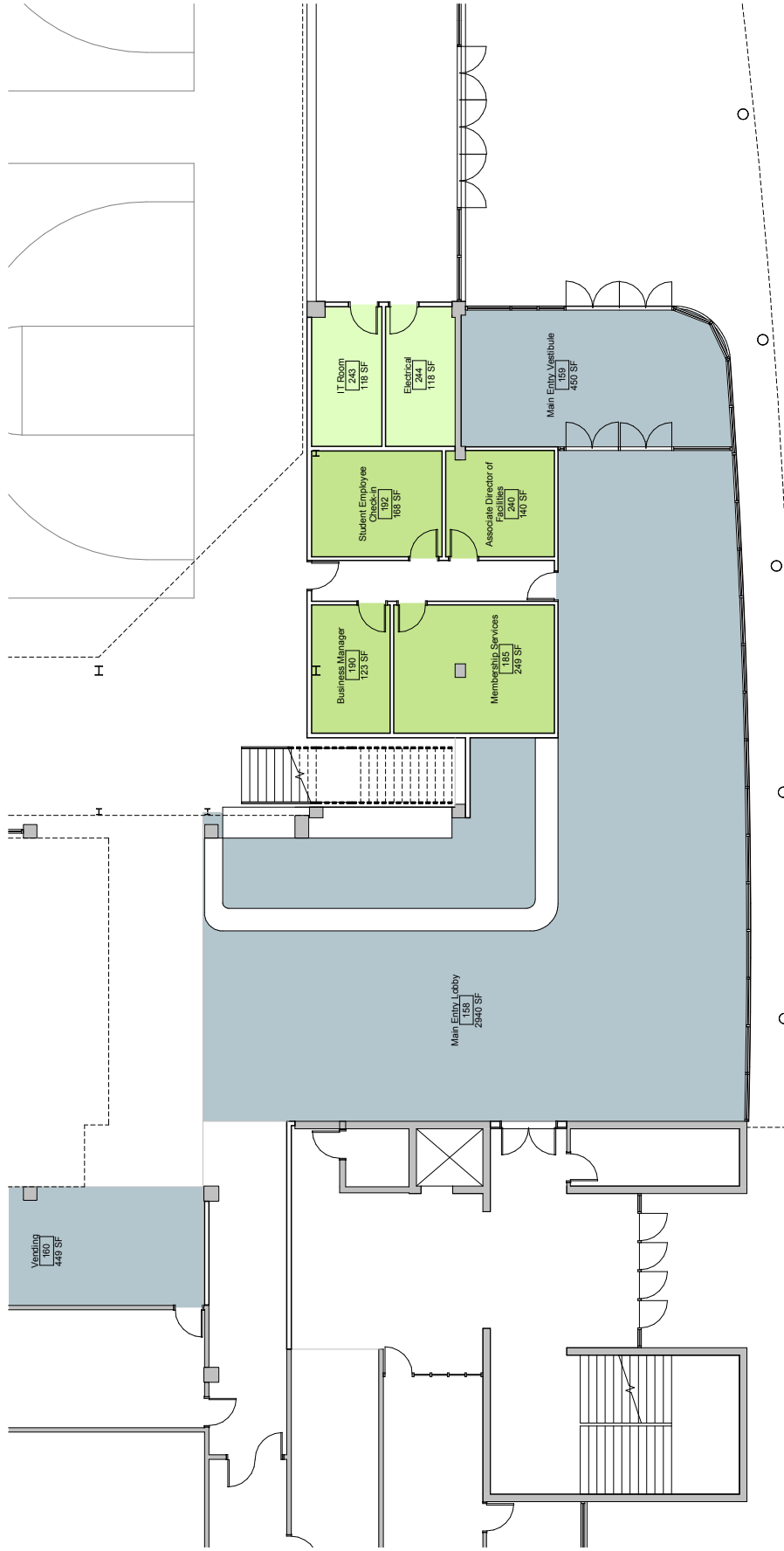
Scheme A
 First Floor Plan
 SD Meeting #2
 April 26, 2012

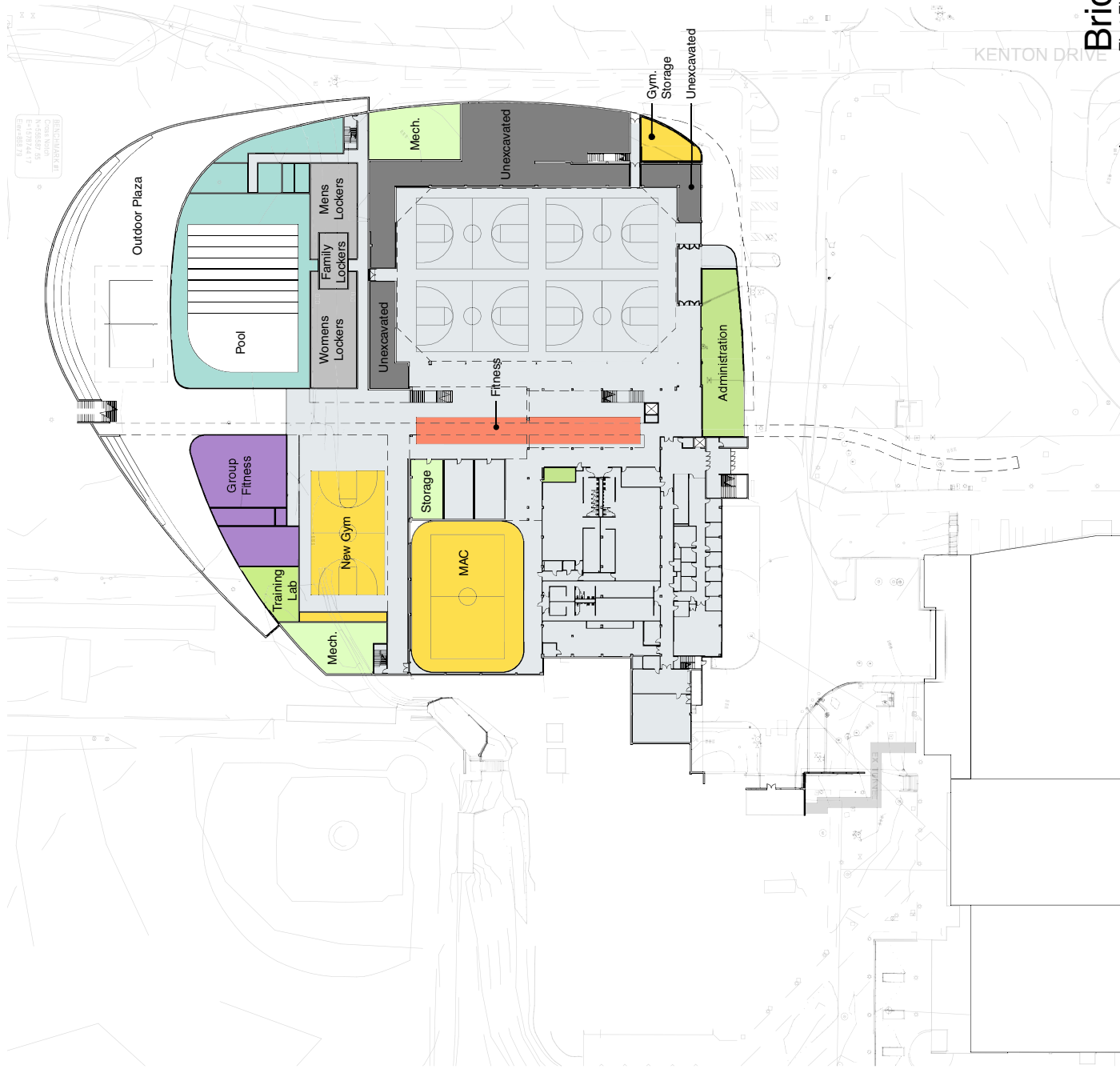


Scheme A
Second Floor Plan
SD Meeting #2
April 26, 2012



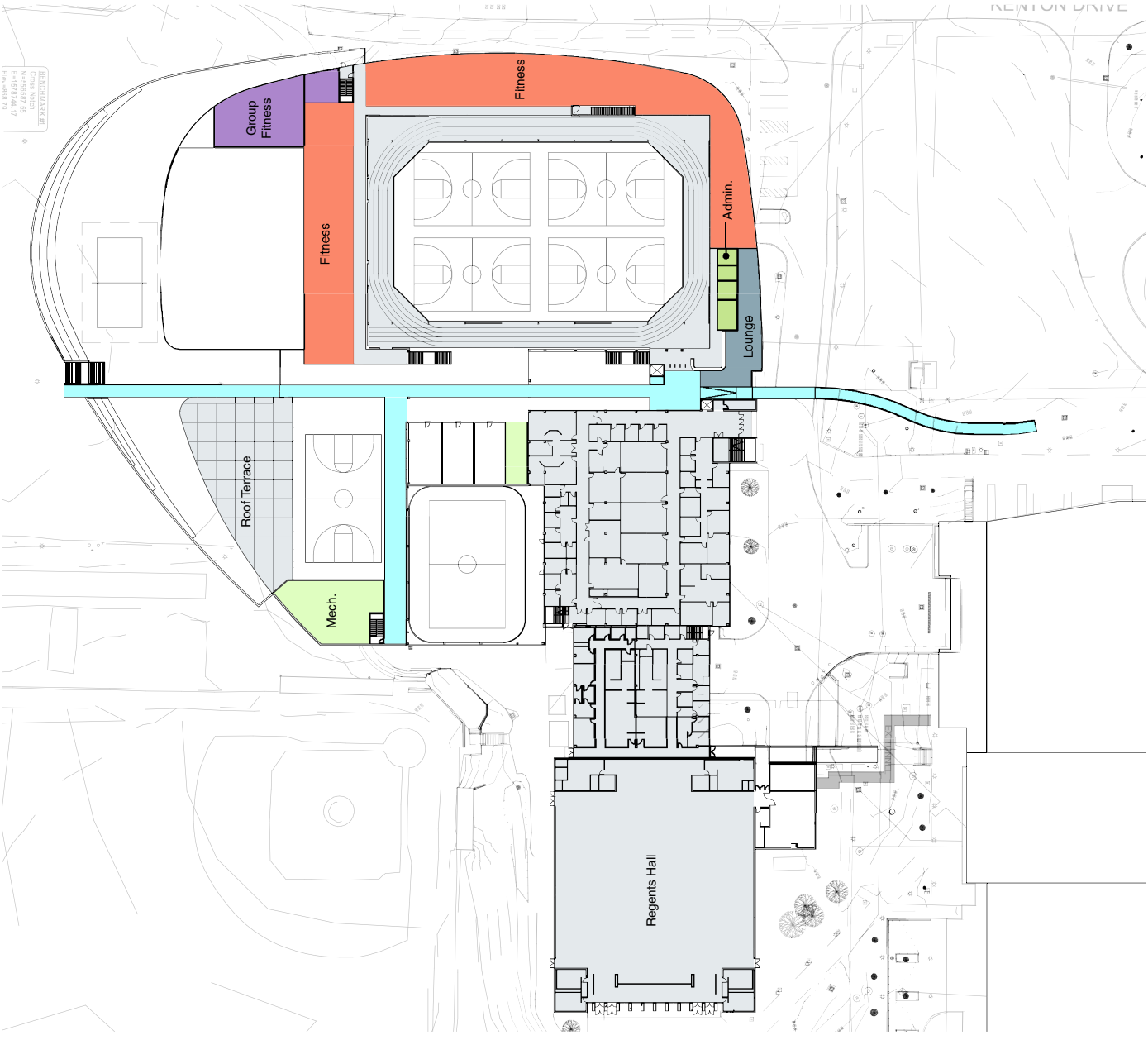


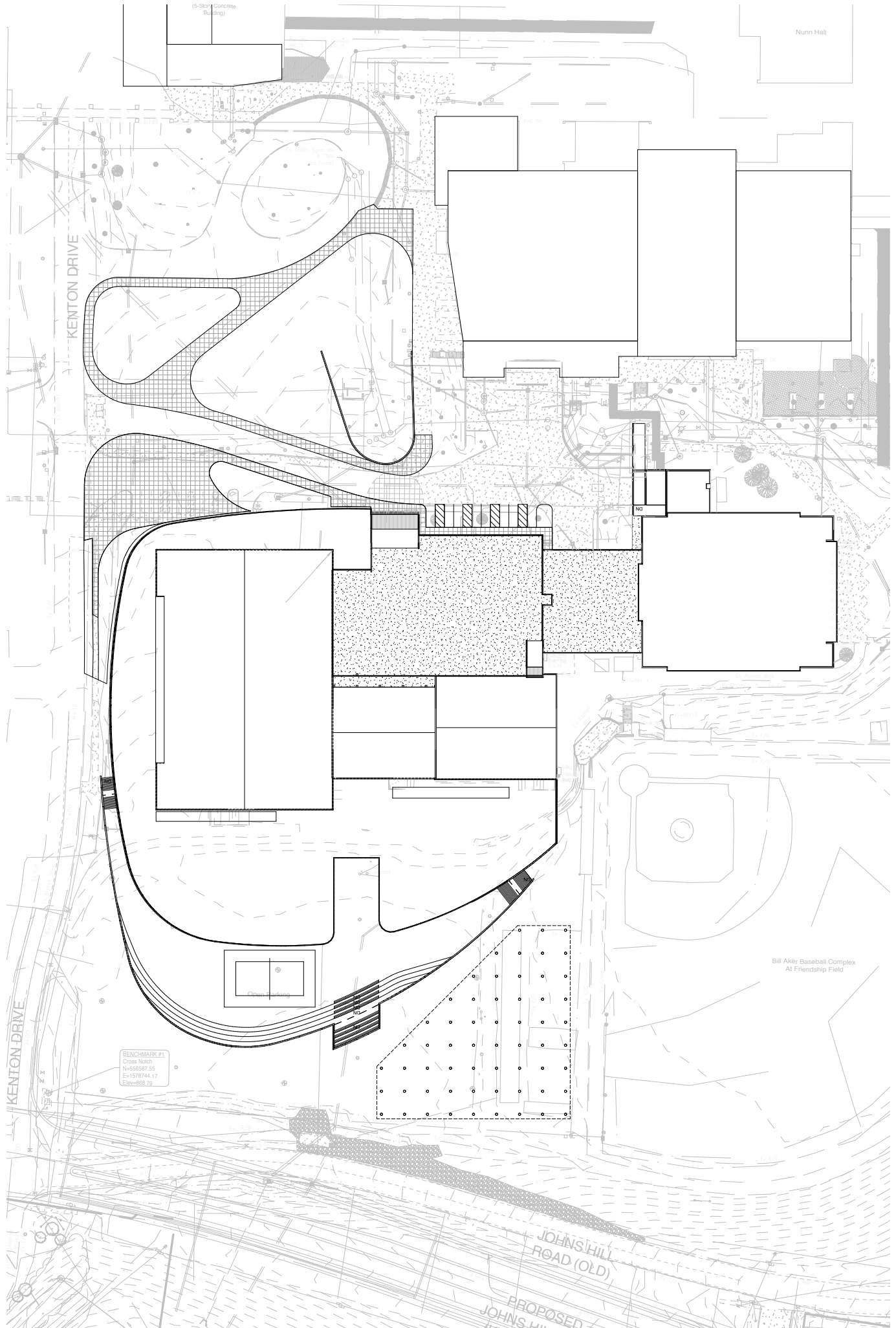




Bridge Scheme

First Floor Plan
SD Meeting #2
April 26, 2012





KENTON DRIVE

KENTON DRIVE

BENCHMARK #1
Cross Mark
N=56587.55
E=1578744.17
Elev=888.79

Nunn Hall

Bill Aker Baseball Complex
At Friendship Field

JOHNS HILL
ROAD (OLD)

PROPOSED
JOHNS HILL

