

**SD PHASE MEETING MINUTES****DATE** May 11, 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****7a**

**COMMENTS:** The Project Executive Committee (PEC) meeting convened at 9:00am this date with NKU Project Executive Committee, Cannon Design, Omni Architects, BFMJ, CMTA, VLA and Counsilman-Hunsaker in Room SU108 of the Student Union. The first meeting was at 9:00am to review the second revision of the schematic design schemes and discuss which options and elements from the designs the design team should continue to pursue. The afternoon 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 summary of the progress to date since the previous schematic design meeting. Michael introduced the revised schematic design floor plans that have been created.

- Mary Paula asked if the main stair was open to the entry level. John responded that the stair was open and is visible around the check in desk/turnstiles.
- Reed noted that the turnstiles could move to the north (and shorten the check-in desk) to make the control point closer to the main entry. Mary Paula noted that the open space being shown in front of the turnstiles is not necessary and is unusable space. Shortening the entry desk will also open more of the stair up to the public side of the entry.
- Rob asked if the under ground conduits located in the existing electrical gear room (near main entry) were being relocated due to the work that is being done in that space. CMTA responded that the feeds will remain in the same place but the west wall of that space (east wall of the lockers) may need to move to gain proper clearances.

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- It was noted that Kinesiology needs to be secure from the recreation center spaces. Secured access between the two functions needs to be considered.
- The wall separating the bouldering area is a half height wall so people passing by can view in and also to provide a seat on the inside of the wall to put on equipment and for storage of personal belongings.
- The fitness areas in the central/main corridor will have half height wall to separate the circulation from the fitness area. The fitness area has a pass through between the gymnasium viewing area for seating and circulation. Reed mentioned that these fitness areas could also be raised as well to help separate the functions in this space.
- Mary Paula noted that the existing unexcavated area under the track appeared to be used as circulation in the current scheme. The design team explained that due to the size of the proposed swimming pool design the locker rooms needed to be moved to the north to avoid increasing the size of the entire north end building footprint. This allowed for a corridor to be added at the south end of the gymnasium that would have windows along it to create views into the gymnasium from the corridor. NKU agreed that the long term affect of this renovation work would be worth the short term loss of the track. The team will explore the structural & cost implications.
- The fitness area on the south side of the new basketball court has a half height wall separating the two areas. The north side of the new basketball court has a seating area at the floor height of the level above for spectators.
- Mary Paula noted that the 2<sup>nd</sup> Level Workroom that is located in the administration suite needs to be relocated to where the Growth Room is shown. This would put it in close proximity to the storage room. This new location would allow for a window to be placed in the west wall of the room to be able to view into the track area.
- The entry into the administration area will need some seating and a small administration desk. The storefront entry could move to the east to provide more room for the entry into the administration area. This may require the door going in to the mechanical room to be relocated to the adjacent corridor.
- Mary Paula noted that all office doors will need to have a side light next to the door.

Steve Crocker reviewed the pool design and the individual elements:

- The pool will consist of one body of water for both the recreation area and the lap pool that will have one temperature.
- The whirlpool/spa could be used as a therapy pool.
- Steve noted the requirements for one meter and three meter diving. Michael noted that due to some structural concerns and ceiling height requirements that three meter diving may be a concern. The design team would prefer to make the roof elevation uniform at 30' AFF. The design team is to review structure/lighting and HVAC scenarios to see if three meter diving can be accommodated.

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- Steve noted that eight swimming lanes would be desirable for NCAA competition.
- Steve reviewed the climbing wall options (\$15,000 for temporary, \$70,000 for permanent installation). It was noted that the permanent installation (The "Aqua Climb Sport") looked like a better/more attractive climbing wall (could be used as an "alternate"). Steve is to research the taller permanent climbing wall to see if it could be disassembled for competitions because the wall could be visually imperative to the judges during competitions.
- A zip line could be easily added to the pool from the deep end to the shallow end and secured to columns.
- The pool will need to have a ramp or a lift, plus a stair to meet current codes or the pool could utilize a ramp and a lift without a stair which would also meet the code as well.
- Matt stated that it would be preferable to have diving and lap swimming occur at the same time. Steve stated that the pool could be enlarged slightly and turned into a "stretch 25" layout which would utilize a moveable bulkhead that would allow for the maximum flexibility of the pool for competition diving and lap swimming.
- Steve noted that seating locations should be considered for spectators. It was noted that some space could be taken out of the 2<sup>nd</sup> floor fitness area that overlooks the pool and turn that into a seating/viewing area (there were concerns of the viewing angle from that height). Some consideration could go in to locating seating on one side of the pool that could either be removable or built into the space.
- It was noted that the view into the pool from the social area on the first floor is looking at the diving boards, not the leisure/recreation area. Steve stated that the pool could be flipped to put the leisure/recreation side closest to the social area (the spa could stay where it is currently located).
- It was stated that the sauna should be visible from at least one side (either corridor side, pool side or both) for security reasons (it could have glass walls).

Fred reviewed the site plans for the north entry plaza and the south recreation area:

- Mary Paula stated that it would be preferable to make a connection from the student union exterior stair (on the south side of the student union) to the sidewalk that is diagonally going across the plaza between the student union to the new recreation center entry (even if stairs may be required to create the path due to the underground electric line).
- Michael stated that the bus stop will need to be located on the current site plan in the same vicinity that it is currently located.
- NKU would prefer that the accessible parking spaces not be located in front of the Albright center as currently shown on the site plan and would prefer that they be relocated to a new location on the site.
- Mary Paula stated that the seat walls that are currently shown on the site plan could be relocated to be facing each other to promote communication/social areas on campus.

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- The gas line will remain and be screened with plant material.
- In the recreation area on the south side of the recreation center the grades have been softened to make the 14'-0" transition between the 1<sup>st</sup> floor level and the current grades a smoother transition (at least a maximum allowable slope for mowing). This could allow for an area for an exterior bouldering wall to be installed. Fred also stated that the entire south area could be completely re-graded to make the entire area an open field to allow for more recreation activities.
- NKU requested that a sand volleyball court be added to the exterior recreation area (as was previously indicated on the site plan).
- It was stated that an exterior basketball court could be utilized in this area as well if space permits.
- Larry asked if the entire south plaza area needed to be paved. It was stated that a portion of the exterior recreation area could be turf instead of pavement, particularly the side with the proposed sand volleyball court due to turf/grass being a better transition for people walking in and out of the sand volleyball area. The paved/hard surface area could be utilized in the void area on the main axis of the recreation center central corridor and to the east where the covered exterior fitness area is shown.

John reviewed the exterior elevations/views and ideas for the construction of the "ribbon" exterior wall

- Mary Paula stated that she would like to see the design team respond to the existing tower at the existing entry to the Albright Center. The addition to the recreation center looks like a building addition that is just added to the existing instead of the entire facility feeling like a brand new building. The tower element seems to be too prominent and overshadows the recreation center addition (in terms of height and recognition).
- Mary Paula stated that the legal name of the entire facility is the "Albright Health Center" and will continue to be named that even after the recreation center addition and renovation is complete. All graphics should reflect that name.
- Insulated vertical spandrel panels will be utilized to reduce heat gain & loss. These will be used in a random pattern with 60% hole frit, samples were shown. More spandrels will be utilized on west side. The north side will be more transparent. The south elevation may utilize sun screens.
- Roof skylights will be oriented away from direct south and west sunlight.

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

- Tracy asked if steam was the only option for the HVAC systems. NKU stated that steam is not the only option that should be considered.

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- CMTA is designing redundancy into the hot water heaters (central plant scenario) to provide efficient hot water to the building (this would always provide hot water to the showers).
- It was reported that Robert Pass & Associates are working on the cost estimate.
- The next meeting will be a two-day meeting at NKU on May 30<sup>th</sup> & 31<sup>st</sup>.
- The project is approved to proceed until 75% of the design development phase only.
- Modifications to the field house were discussed.
- The front door orientation was discussed again and is still evolving.

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:      Agenda  
                            Sign-in Sheet  
                            Revised Schematic Design Floor Plans (Red-Lines)  
                            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	VLA
	Mark Gillis	The Sextant Group
	Robert Pass	RP+A
	Correspondence File	

MWJ/mwj

**NORTHERN KENTUCKY UNIVERSITY  
CAMPUS RECREATION CENTER EXPANSION/RENOVATION**

**AGENDA – SCHEMATIC DESIGN MEETING Session #7 – May 11, 2012**

**9:00 - 12:00 PM      Project Executive Committee (PEC) Meeting 7a**

1.) Review of Updated Floor Plans/ 3-D Model

- Plan Review of New Construction
- Plan Review of Renovated Areas
- Site Plan Adjacent to Building

2.) Review of Pool Concepts

- Recreational Pool / Competition Pool Design Update
- NCAA Criteria
- Pool Options

3.) Status Report on Athletic Fields

- Layout Discussion/Priorities/Options
- Budget Model
- Field House

4.) Status Report on Mechanical & Electrical

- Duke Energy Rebates
- MEP Update
- Relocation of Gas Line (Duke Energy)
- Grant Status

5.) Project Process

- Schedule / Future Meeting Dates / Academic Calendar
- Athletic Field Timeline (Fast-Track?)
- Upper Floor Renovations (Fast-Track?)
- Next Meeting: May 31, 2012, 9:00 AM – 4:00 PM
- Timeline for Campus-wide Presentation

5.) Priority Methodology

- Net to Gross Calculations
- New Construction/ Magnitude of Renovation
- Establishing Priorities / Reconciliation
- Update on Robert Pass + Associates Estimate
- Budget Modeling / Project still may exceed \$34M Construction Budget
- Options for Cost Reductions

6.) Open Issues Log (Tracking)

- LEED Tracking
- Update Code Analysis
- Review of Sub-Surface Report (BFMJ)
- Begin Outline Specifications
- Update Net to Gross Calculations
- Refine Exterior Envelope & Energy Performance Data
- Establishing Priorities / Reconciliation

**NORTHERN KENTUCKY UNIVERSITY  
CAMPUS RECREATION CENTER EXPANSION/RENOVATION**

**AGENDA – SCHEMATIC DESIGN MEETING Session #6 – May 11, 2012**

**1:30-3:30 Project Steering Committee (PSC) Meeting 7b**

1.) Review of Updated Floor Plans/ 3-D Model

- Plan Review of New Construction
- Plan Review of Renovated Areas
- Site Plan Adjacent to Building

2.) Review of Pool Concepts / Competition Pool Design Update

- Recreational Pool
- NCAA Criteria
- Pool Options

3.) Status Report on Athletic Fields

- Layout Discussion/Priorities/Options
- Budget Model
- Field House

4.) Status Report on Mechanical & Electrical

- Duke Energy Rebates
- MEP Update
- Relocation of Gas Line (Duke Energy)
- Grant Status

5.) Project Process

- Schedule / Future Meeting Dates / Academic Calendar
- Athletic Field Timeline (Fast-Track?)
- Upper Floor Renovations (Fast-Track?)
- Next Meeting: May 31, 2012, 9:00 AM – 4:00 PM
- Timeline for Campus-wide Presentation

5.) Priority Methodology

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**NORTHERN KENTUCKY UNIVERSITY  
CAMPUS RECREATION CENTER EXPANSION/RENOVATION**

**3:30 - 4:00 Project Executive Committee (PEC) Wrap-Up Session Meeting 7c**

- 1.) Response/Discussion/ Open Issues / Wrap-Up
- 2.) Next Steps (The following Consultant Items Due May 25, 2012)
  - SD Phase Drawings
  - Update Code Analysis
  - Update SF Net to Gross Spread Sheet
  - Complete LEED Analysis
  - Outline Specs / Cut Sheets / Narrative
  - Complete Estimate

**SCHEDULED DATES:**

**PROGRAMMING PHASE (9 weeks including Owner Review & Approval to Proceed) Meetings:**

- #1 1/19/12 Kick-Off (Omni/Cannon)
- #2 2/8/12 thru 2/10/12 Focus Groups for first 1.5 days (Omni/Cannon) followed by detailed programming with PEC for last 1.5 days (Omni/Cannon/CMTA/C-H).
- #3 2/22/12 - 2/23/12 (Omni/Cannon/CMTA/C-H/BFMJ/VLA)
- #4 3/15/12 - 3/16/12 Program Complete (Omni/Cannon/CMTA/C-H/BFMJ/VLA)

**SCHEMATIC DESIGN PHASE (12 weeks including Owner Review & Approval to Proceed) (Omni/Cannon/CMTA/C-H/BFMJ/VLA)**

- #5 4/4/12 - **4/5/12** (Omni/Cannon/CMTA/C-H/BFMJ/VLA)
- #6 4/25/12 - **4/26/12** (Omni/Cannon/CMTA/BFMJ/VLA)
- #7 5/10/12 - **5/11/12** (Omni/Cannon/CMTA/BFMJ/VLA/C-H)
- #8 5/30/12 - **5/31/12** (Final) (Omni/Cannon/CMTA//BFMJ/VLA/RPA)

**DESIGN DEVELOPMENT PHASE (12 Weeks Awaiting Owner Review & Approval to Proceed)**

- #9 6/13/12 - 6/14/12 (Omni/Cannon/CMTA/C-H/BFMJ/VLA)
- #10 7/11/12 - 7/12/12 (Omni/Cannon/CMTA/C-H/BFMJ/VLA/Sextant)
- #11 8/1/12 - 8/2/12 (Omni/Cannon/CMTA/C-H/BFMJ/VLA)
- #12 8/22/12 - 8/23/12 (Omni/Cannon/CMTA/C-H/BFMJ/VLA/Sextant/RPA)
- #13 9/5/12 Owner Review & Comments Complete

**CONTRACT DOCUMENT PHASE (22 Weeks including Owner Review & Approval to Proceed)**

**Legislative Approval 2013 Session Option 1:**

Meeting Dates T.B.A.

Owner Review & Approval Targeted for March 15, 2013

Bid Date: April 30, 2013

**Completion Date: Phase 1 New Construction 18 Months + Renovation 9 Months = June 2015 (Summer Move-In) \***

**Legislative Approval 2013 Option 2: Alternative Bid Date: April 30, 2014. Completion Date = June 2016 \***

**Legislative Approval 2014: Bid Date: April, 2015, Completion Date = June 2017 \***

**\* Project is pending Legislative authorization for bonding**





NKU CAMPUS RECREATION CENTER

SIGN-IN

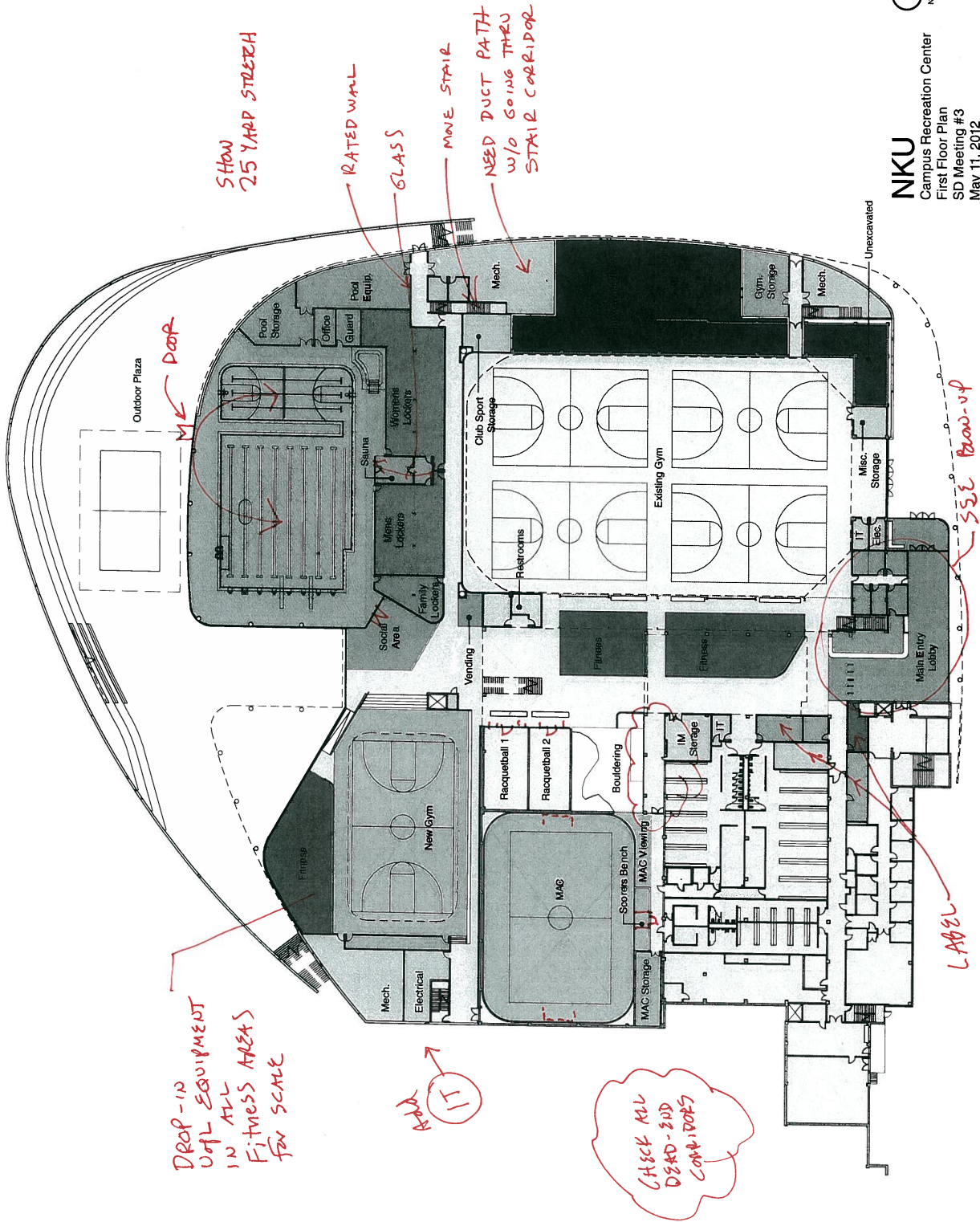
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9:00 A.M.

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NKU  
Campus Recreation Center  
First Floor Plan  
SD Meeting #3  
May 11, 2012



DROP-IN  
UPTL EQUIPMENT  
IN ALL  
FITNESS AREAS  
FOR SCALE

SHOW  
25 YARD STRETCH

RATED WALL

GLASS

MOVE STAIR

NEED DUCT PATH  
W/O GOING THRU  
STAIR CORRIDOR

ADD  
IT

CHECK ALL  
DEAD-END  
CORRIDORS

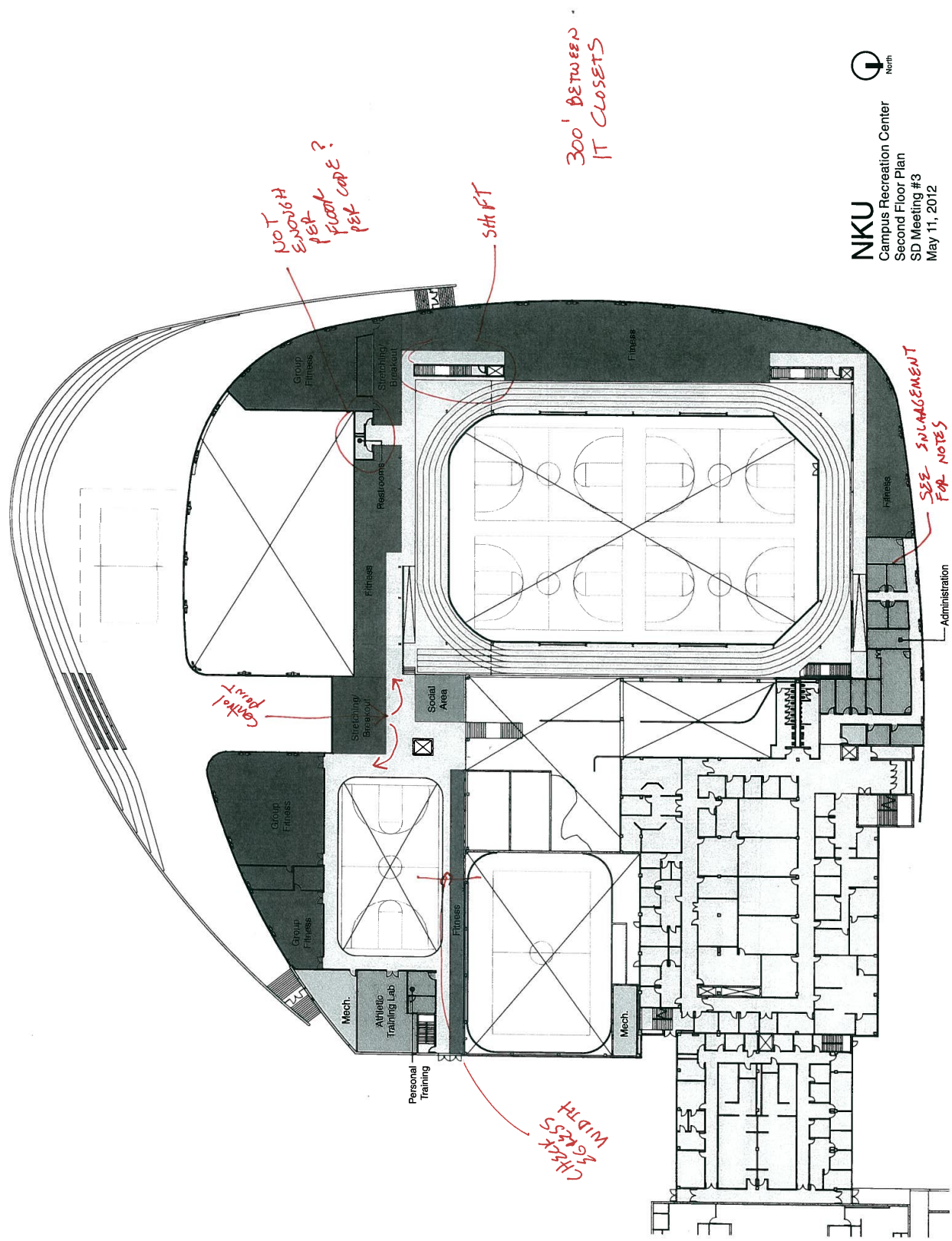
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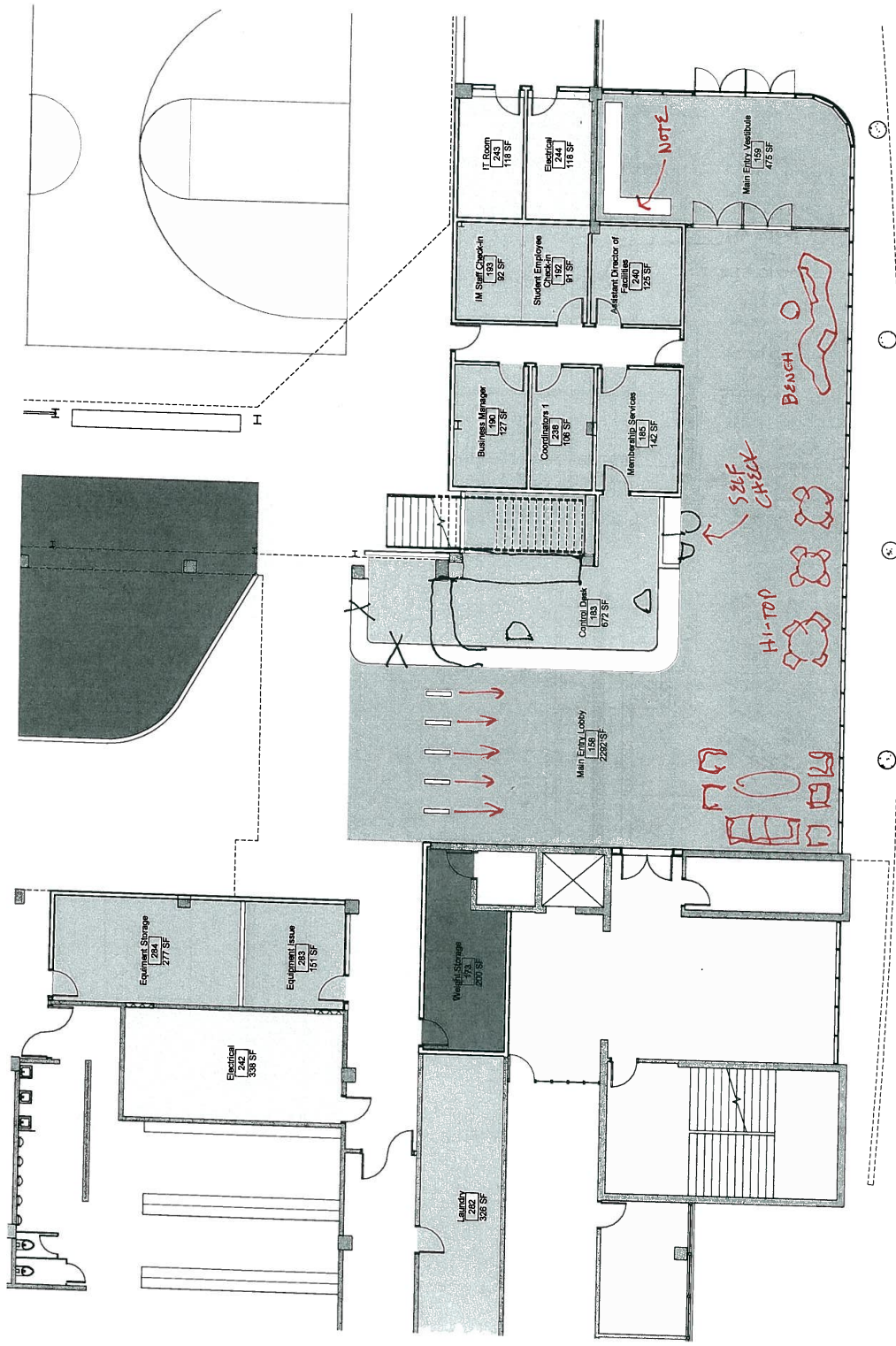
NIKU  
Campus Recreation Center  
Second Floor Plan  
SD Meeting #3  
May 11, 2012

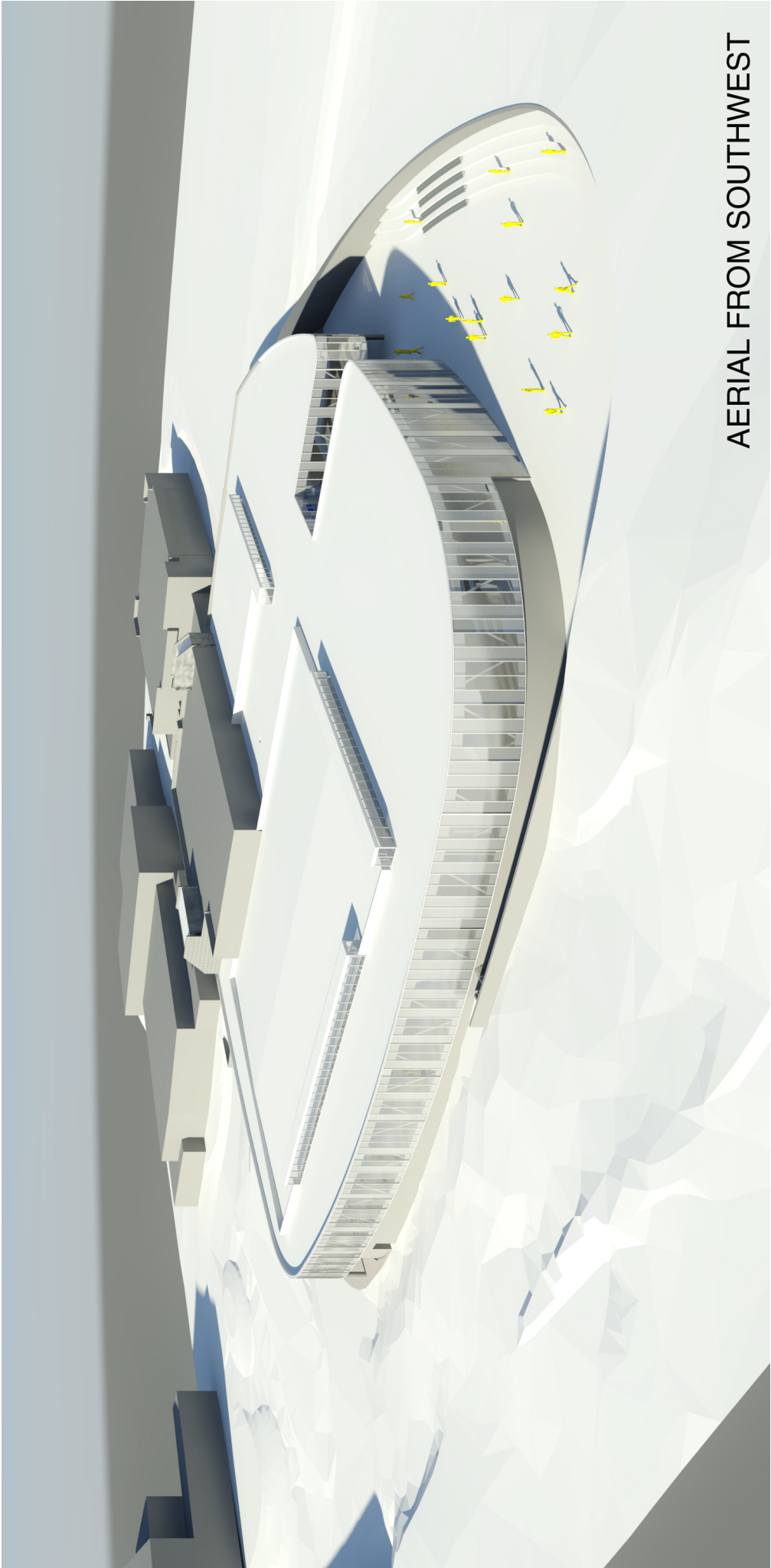
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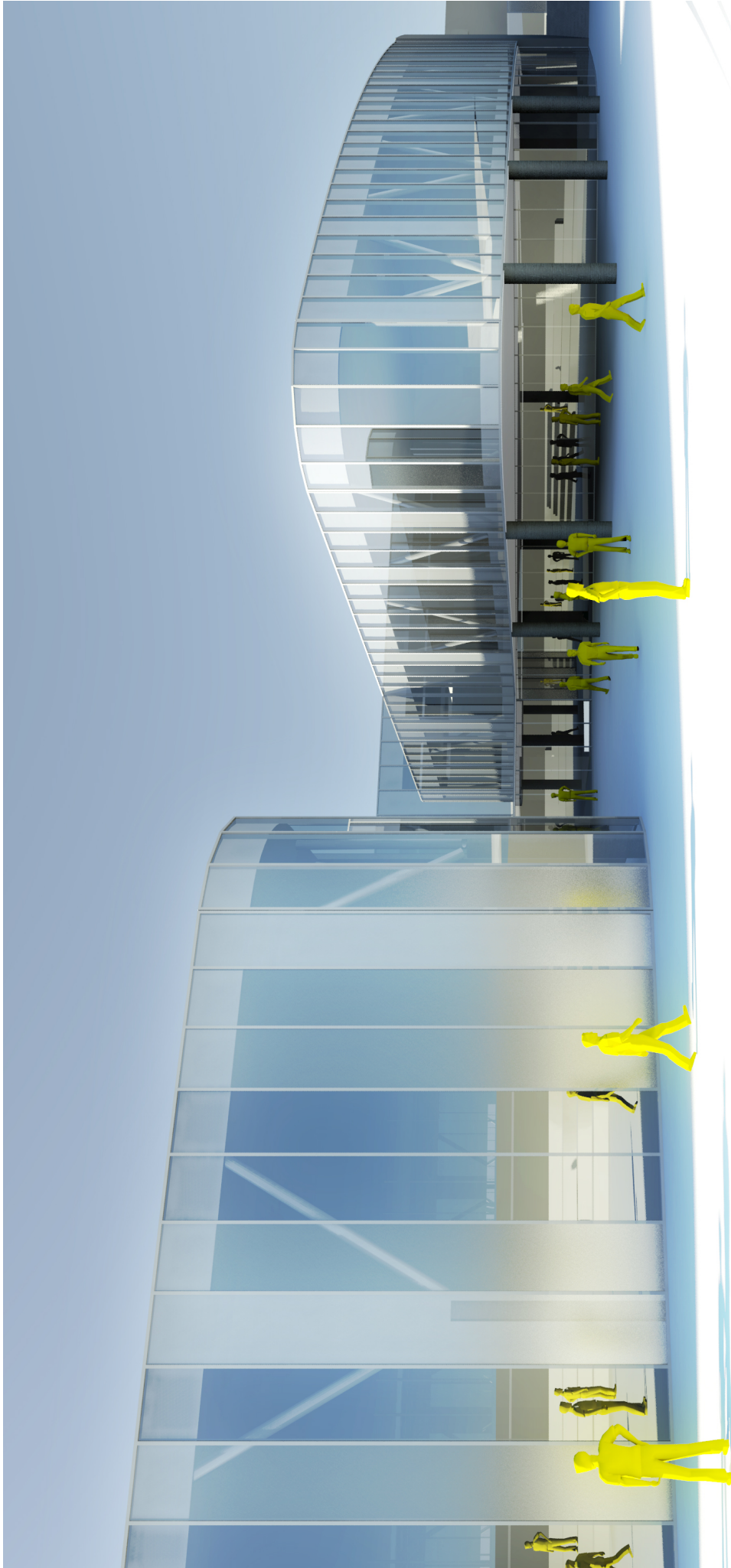




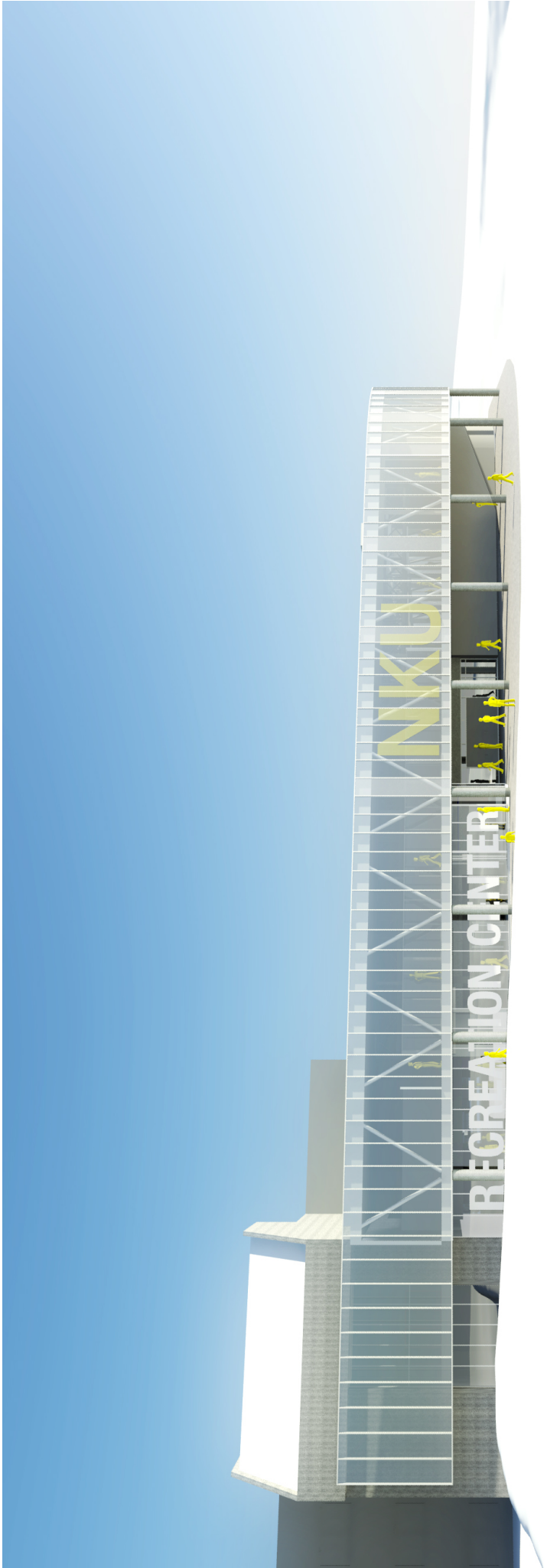


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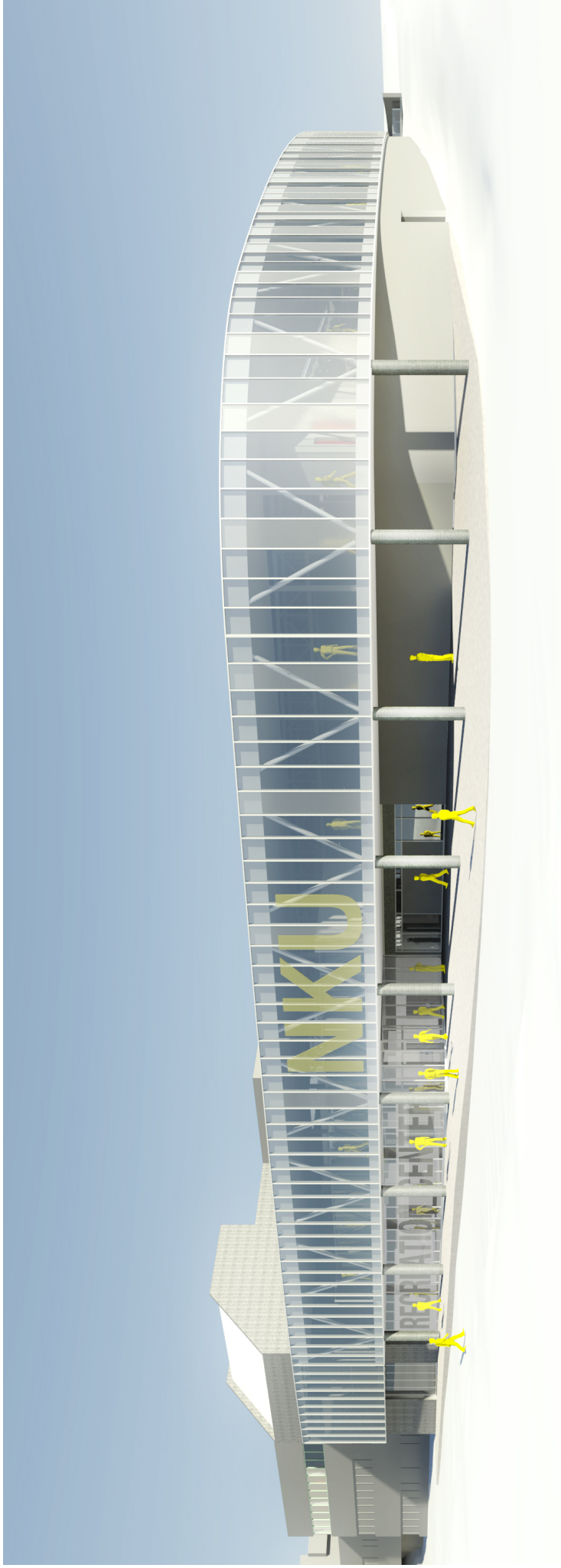


EXTERIOR COURTYARD FROM SOUTH



EXTERIOR FROM NORTH





EXTERIOR FROM NORTHWEST



INTERIOR FITNESS SPACE