

**SD PHASE MEETING MINUTES****DATE** May 30, 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) meeting convened at 1:00pm this date with NKU Project Executive Committee, Cannon Design, Omni Architects, BFMJ, CMTA, VLA, RP+A and Counsilman-Hunsaker in Room SU108 of the Student Union. The meeting was to review the final revision of the Schematic Design schemes and discuss the Schematic Design and what changes will need to be made moving forward with Design Development.

Final Schematic Design Review

1:00pm – 4:00pm

SU 108

Michael Jacobs began the meeting with an explanation of the budget overage tracking \$3M to \$4M over budget, the project manual (Book #1) and a summary of the progress to date since the previous schematic design meeting.

- Mike reviewed Robert Pass's estimate:

- It was noted that there has been a \$4M overage that originated in the programming phase.
- The project originally was anticipated to have an April 2013 bid date (but will change due to the project being delayed by Frankfort)
- Robert stated that normal anticipated inflation was 2.4% per year, but could possibly be more than 5% in the near future
- The estimate is currently tracking a 7% CM fee. Reed stated that Cannon has seen typical percentages on recent projects at 3-4%. Rob stated that NKU's recent experience has been 7.5%.
- Michael asked Robert if the utilization of BIM modeling would reduce any of the CM fee and Robert felt that there may be some small cost savings involved in the coordination.
- Robert stated the NKU could use a General Contractor "Best Value" bid to save some money on the CM fee. He will estimate the difference.

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- Reed stated that the estimate for general requirements is tracking 10% due to phasing work. Cannon estimates typically have 5%. Robert stated that he would prefer to leave it at 10% due to the phasing complications.
- The estimate is currently tracking new construction at \$194/sf.
- Through discussions Robert and Peyman were able to reduce the structural weight considerably and could use Epic deck to help reduce the cost.
- Steve asked if there was a premium for tube steel versus regular steel. Peyman responded that there was.
- It was noted that the grade of the curtainwall could be reduced by not using a high performance system as Robert priced in his estimate. The curtainwall could be reduced to an average of \$100/sf, since some sides may have sunscreens or different solar conditions.
- It was noted that a different material could be used for the soffit panels instead of the zinc metal panels (plaster coat painted).
- It was suggested that the glass used in the light monitors on the roof (clerestories) could be storefront to save cost. The roof will need to be spliced where the clerestories are being placed (if the roof is not replaced).
- Tracy stated that leaving the existing roof with an R8 may affect the overall building performance. CMTA will check the energy model, but a new R30 roof would be best (additional \$1M to the project per the estimate to reroof the existing portions of the building).
- NKU will verify, the size and weight, if a new lift will be needed for the building maintenance.
- Tracy stated that geo-thermal could not be eliminated and have the building still meet the desired LEED certification. CMTA to create an energy model to see if any other HVAC systems could work.
- Tracy reviewed the 2nd and 3rd floor plan renovations.
- The fire alarm system shown in the estimate may be able to be deleted due to the current system already having mass notification.
- The current clock system will only require new clocks, the current system will not need to be replaced.
- The existing student lockers could have ceramic tile flooring as an alternate.
- The new pool deck could have a thin concrete topping for the entire pool area (with a stain) on top of a slab that the contractors will work on in lieu of porcelain tile. This could prevent staining of the finish surface.
- The existing gym floor could remain to eliminate cost.
- The group fitness rooms could use a sport floor instead of a wood floor
- The floor in room 112 has always off-gassed ever since it was installed and will need to be replaced.
- The proposed glass railing will not need to be used in all locations where a guardrail is required. Cannon detail a cable-rail design that is less than \$200/sf.

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- In some areas, furniture could be used instead of custom casework.
- NKU would prefer to replace the faculty lockers because they are original to the building and they are rusting. The student lockers are only 3 years old and may remain. The extent of the locker room renovations was discussed.
- Toilet accessories (except for grab bars/curtains) will all be furnished by NKU. The family/uni-sex dressing/showers will only need paper towel dispensers and will not need hand dryers.
- All of the existing basketball goals will need to be replaced.
- A curtain to separate the proposed 4 basketball courts in the existing gym will only need to separate the 2 north courts from the 2 south courts, so one running in the east/west direction would work. Another curtain will be required in the new MAC court running in the north/south direction.
- The racquetball courts could be refinished instead of being rebuilt to help save cost. The glass wall for viewing into the courts from the main corridor will only need to be 8'-0" – 10'-0" tall.
- Reed asked if the dasher boards in the MAC could be built with masonry? It was noted that some thought would need to be given to how a masonry wall would be supported in that space due to the MAC court being built on top of the existing concrete pool deck.
- A dishwasher will not be needed, but the design team will still provide a power source for future needs. If a refrigerator is provided it will need to be energy star rated.
- NKU and the design team will review the digital surveillance to see if less camera locations would be needed.
- The group discussed some site work items to be considered for cost reduction:
 - The volleyball court cost could be reduced per VLA
 - Jeff asked if the south plaza could be taken out of the project or reduced in scope (\$1.4M)? Fred noted that some costs could be eliminated but the grading cost to have the south plaza match the floor line of the new pool area on level 1 will need to remain (\$500,000). Some of the additional paving could be removed, but the paving in the gap between the sections of the building at the south entry/exit would need to remain in the project.
- The group discussed some phasing items to be considered for cost reduction:
 - It was asked if doing the entire project as one phase would reduce the construction costs significantly, which would require closing the entire building. Robert stated that the savings might be about \$200K-\$300K for the entire project.

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- A revised phasing option was suggested that would allow the entire building to be closed and renovated except the existing pool area. This option would not cause a loss of revenue for the use of the pool. This would require temporary exits to be constructed and would allow the existing pool to stay functional until the new pool was completed. Then the new MAC court could be constructed.
- The group discussed the project scope and any additional items that could be removed from the project to reduce cost:
 - Can the recreation field be taken out of the project and made it's own project? NKU would prefer not to lose this part of the program.
 - Can a partial recreation field be considered? NKU would prefer not to lose this part of the program.
 - Can the construction for phase 1C (southeast section of the building with the new basketball court and fitness areas) be removed from the project scope? NKU would prefer not to lose this part of the program.
 - Can the 2nd and 3rd floor upgrades to the Albright Center be removed from the project scope? NKU would prefer not to lose this part of the program.
 - Can phase 1C (southeast section of the building with the new basketball court and fitness areas) be revised to remove the basketball court and put all of the fitness areas on the first floor? NKU would prefer not to lose this part of the program.
 - Can the scope of the north and south plazas be reduced to eliminate some cost? VLA to revise the layouts to remove everything that is not absolutely necessary.
 - The design team can start creating alternates in the project to try to reduce cost.
 - CMTA is going to review the fire pump to see if it is required.
 - NKU is currently planning on adding a new sidewalk to connect the student union to the current bus stop location. The design team suggested that this project be coordinated with VLA's proposed layout for the north plaza to eliminate some cost from this project.
 - The exterior curtainwall "ribbon" construction can be evaluated to see if the wall could be reduced in cost.
 - It was noted that there is not any acoustic treatment currently in the estimate due to budget concerns.

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Steve reviewed the pool design

- Mary Paula asked if the "wet deck" was a safety concern? Steve suggested that the wet deck area could be above the water and could be used as steps to transition from one side of the pool to the other and also to access the spa. The spa could also be expanded to take up some of the area proposed for the wet deck.
- The diving well will need lift

Michael reviewed the LEED check list

- Currently the project is tracking one point shy of the target for LEED silver. A separate meeting will be scheduled in the DD phase.
- Michael stated that the team needs to plan for 55 points minimum incase points are lost through the design process.
- The project also needs to have a 500sf recycling room, Cannon will add to the revised DD phase drawings.

Robert Pass is to revise his estimate per the items that were discussed in today's meeting.

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
Revised Schematic 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

Meeting Attendees

Omni ARCHITECTS CANNONDESIGN

Subject: Northern Kentucky University Campus Recreation Center

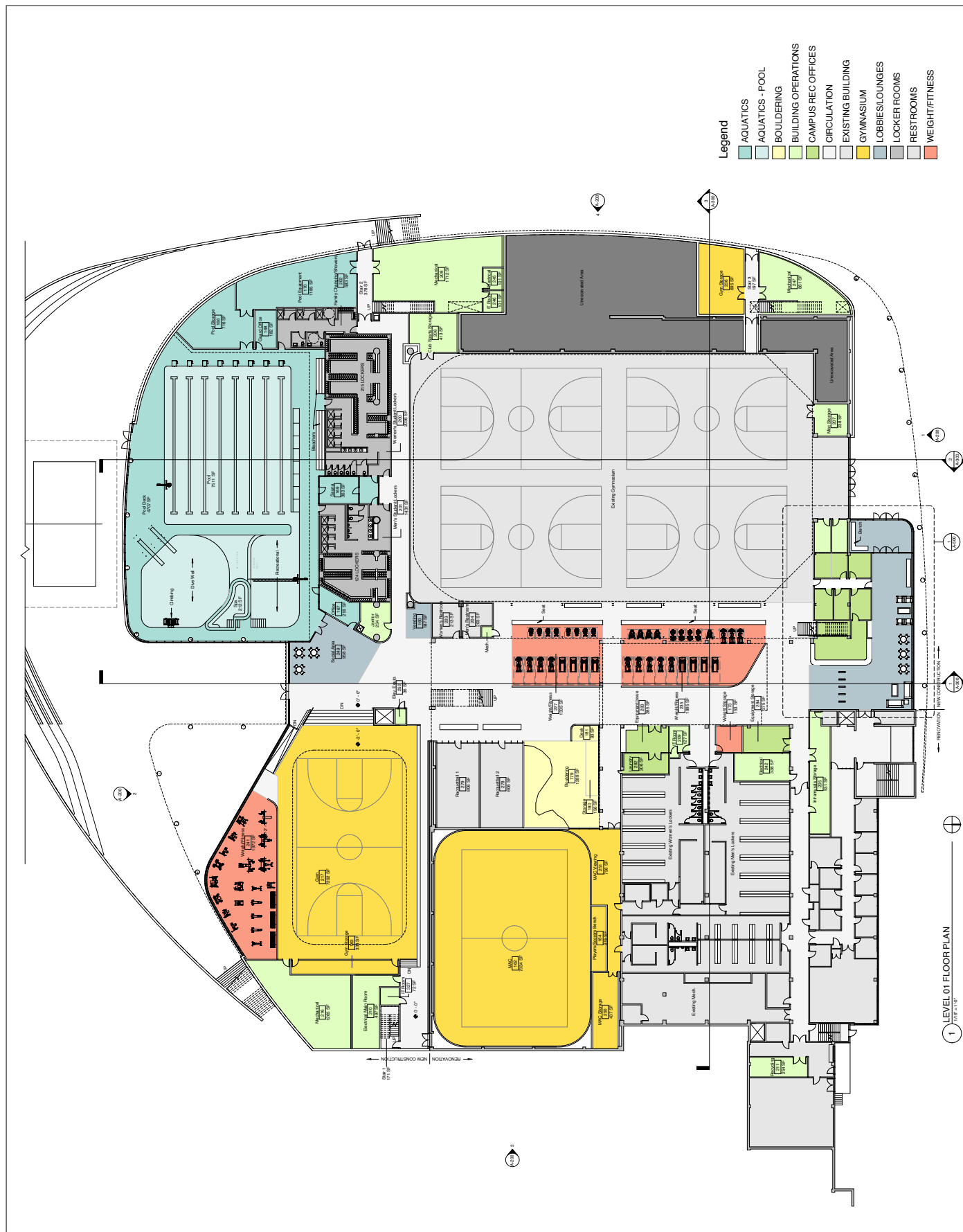
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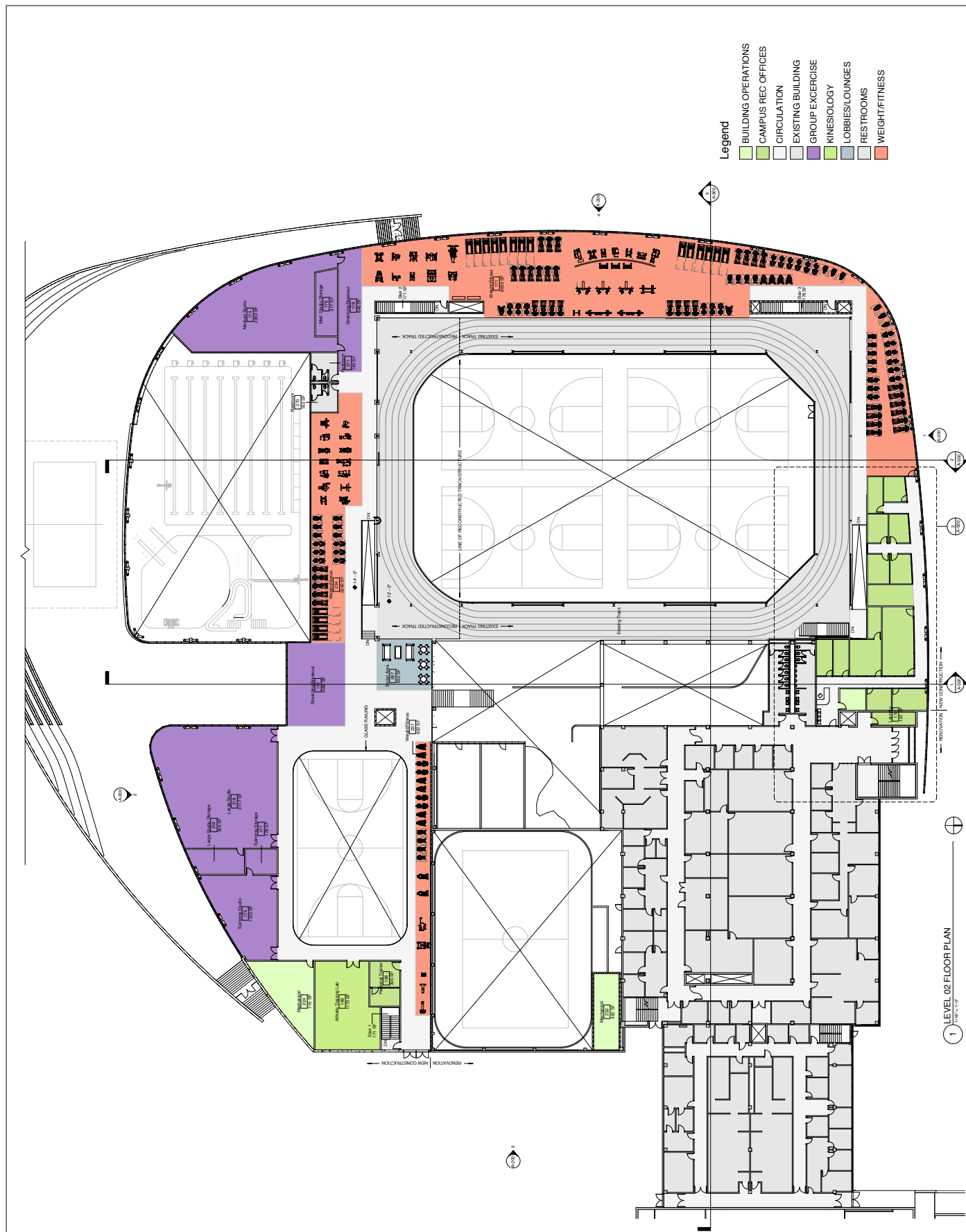
Time: 1:00 PM

(Please Print)

NAME		REPRESENTING / ROLE		TELEPHONE		EMAIL	
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Northern Kentucky University - Student Recreation Center



Northern Kentucky University - Student Recreation Center

Drawing Name: OVERALL BUILDING ELEVATIONS	
NKU Project Number:	003869.00
Date:	05/25/12
Drawn By:	Author
Checked By:	Checker
Revision Date	
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3	
4	
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6	
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NORTHERN KENTUCKY UNIVERSITY



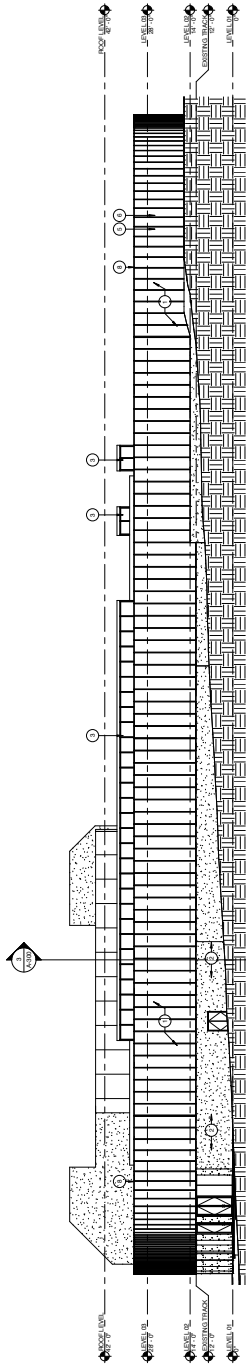
Omni ARCHITECTS
212 North Upper Street
Lexington, Kentucky 40507-1001
606.252.6664 / 606.252.2558
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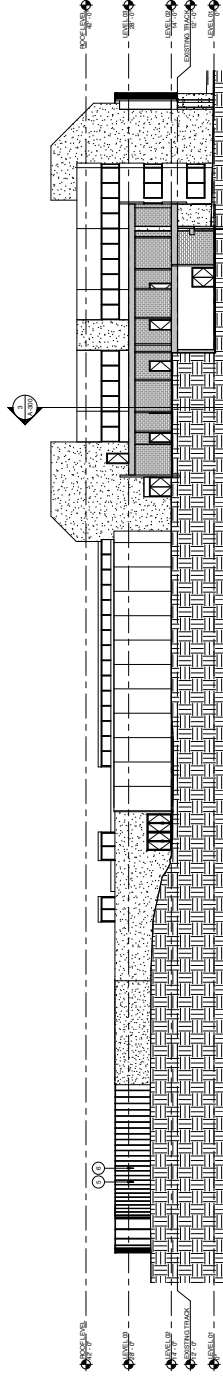
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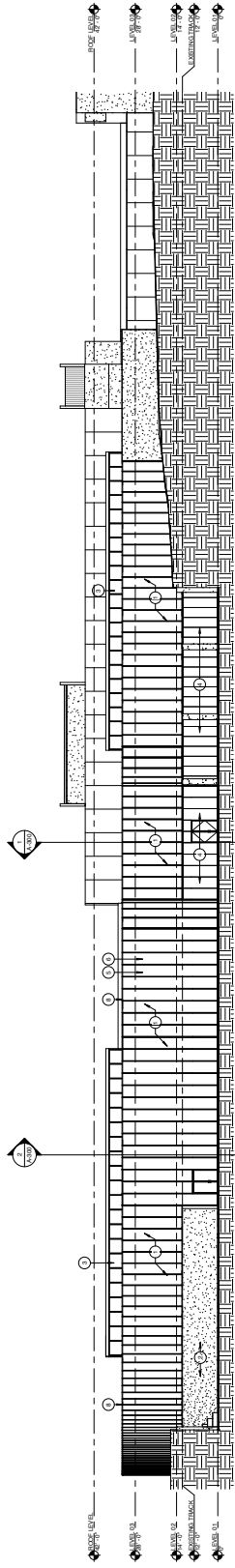
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2	ALUMINUM ANGLE BRACKETING STRUCTURAL SLOPING GLAZED HORIZONTALS
3	CAST-IN-PLACE CONCRETE WALL
4	CAST-IN-PLACE CONCRETE WALL
5	CLEAR ANODIZED ALUMINUM STORE FRONT
6	NOTE: 50% OF CURTAIN WALL GLAZING TO BE CERAMIC FRITTED ON P-FACE OF GLAZING UNITS
7	INSULATED SP ANODEL PANEL MECHANICALLY FRITTED UNITS - INTERIOR FINISH TO BE COMPOSITE METAL PANEL - CLEAR ANODIZED FINISH
8	ALUMINUM CORING FINISH TO MATCH CURTAIN WALL ASSEMBLY



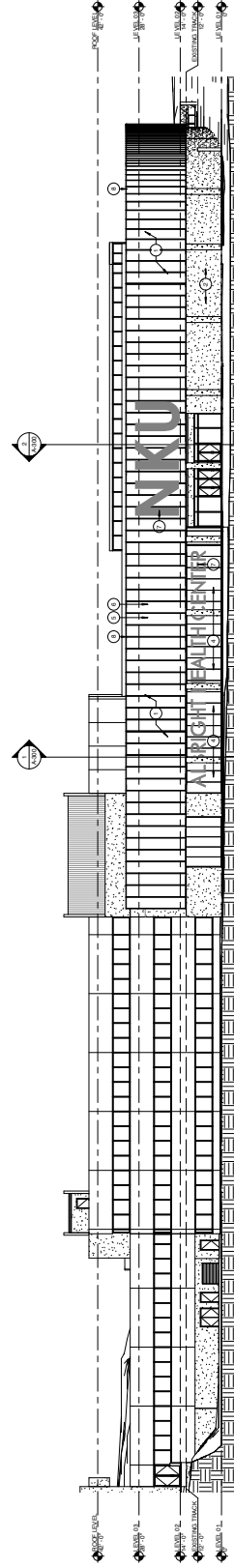
4 OVERALL WEST ELEVATION
1/8" = 1'-0"



3 OVERALL EAST ELEVATION
1/8" = 1'-0"



2 OVERALL SOUTH ELEVATION
1/8" = 1'-0"



1 OVERALL NORTH ELEVATION
1/8" = 1'-0"

Northern Kentucky University - Student Recreation Center

Drawn By:	Author	Checked By:	Checker
Date:	05/25/12		
Project Number:	003869.00		
NKU Project Number:			
Drawing Name:	BUILDING CROSS SECTIONS		
Revision Date			



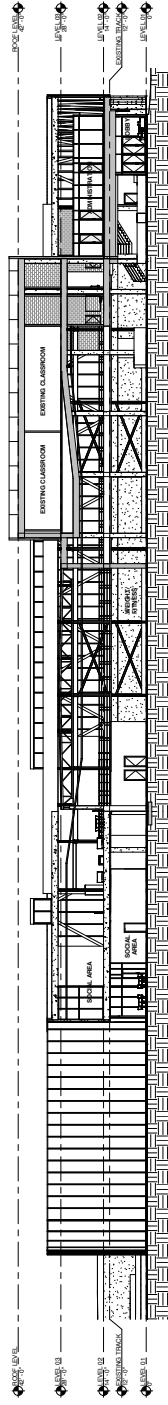
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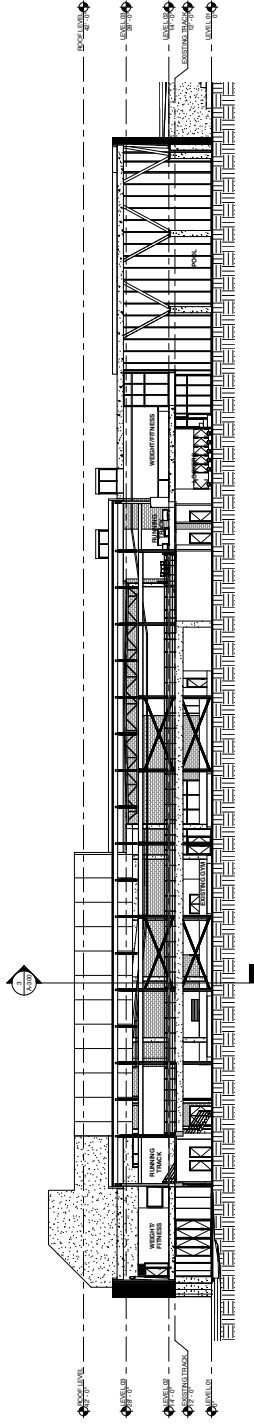
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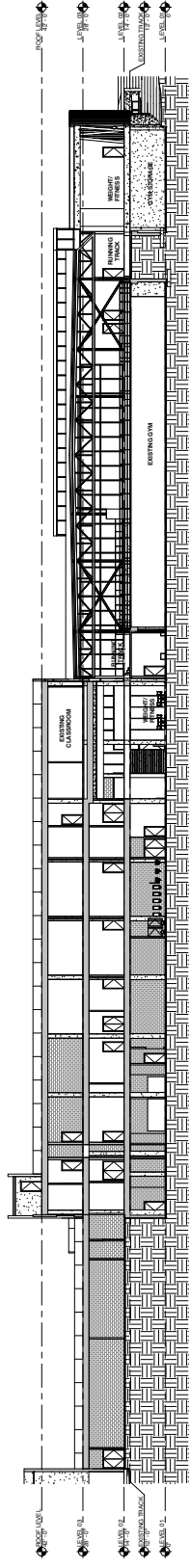
CANNON DESIGN



1 NORTH/SOUTH BUILDING SECTION 1
1/8" = 1'-0"



2 NORTH/SOUTH BUILDING SECTION 2
1/8" = 1'-0"



3 EAST/WEST BUILDING SECTION 3
1/8" = 1'-0"

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Project Number:	003869.00		
NKU Project Number:			
Drawing Name:	ENLARGED PLANS & DETAILS		
Revision Date			

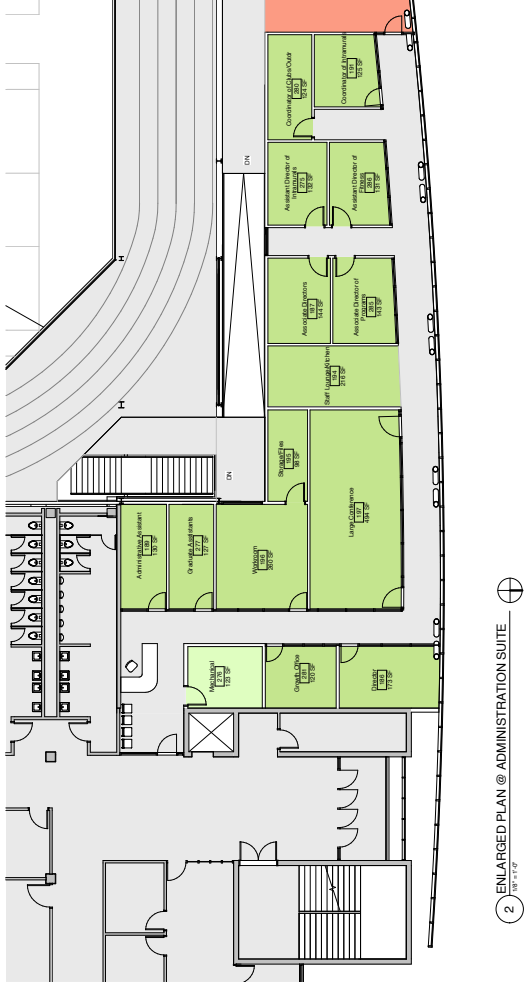
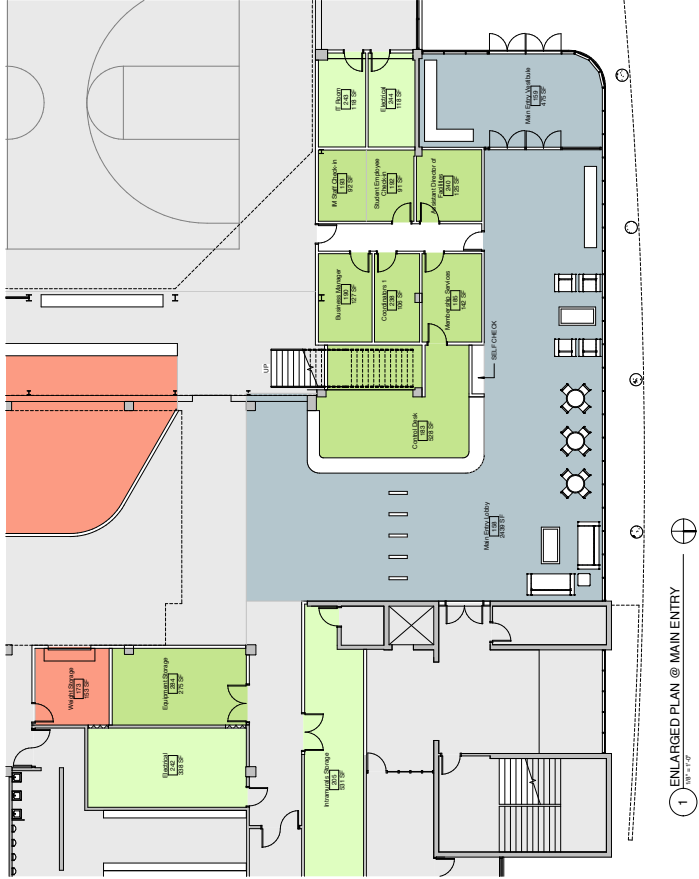
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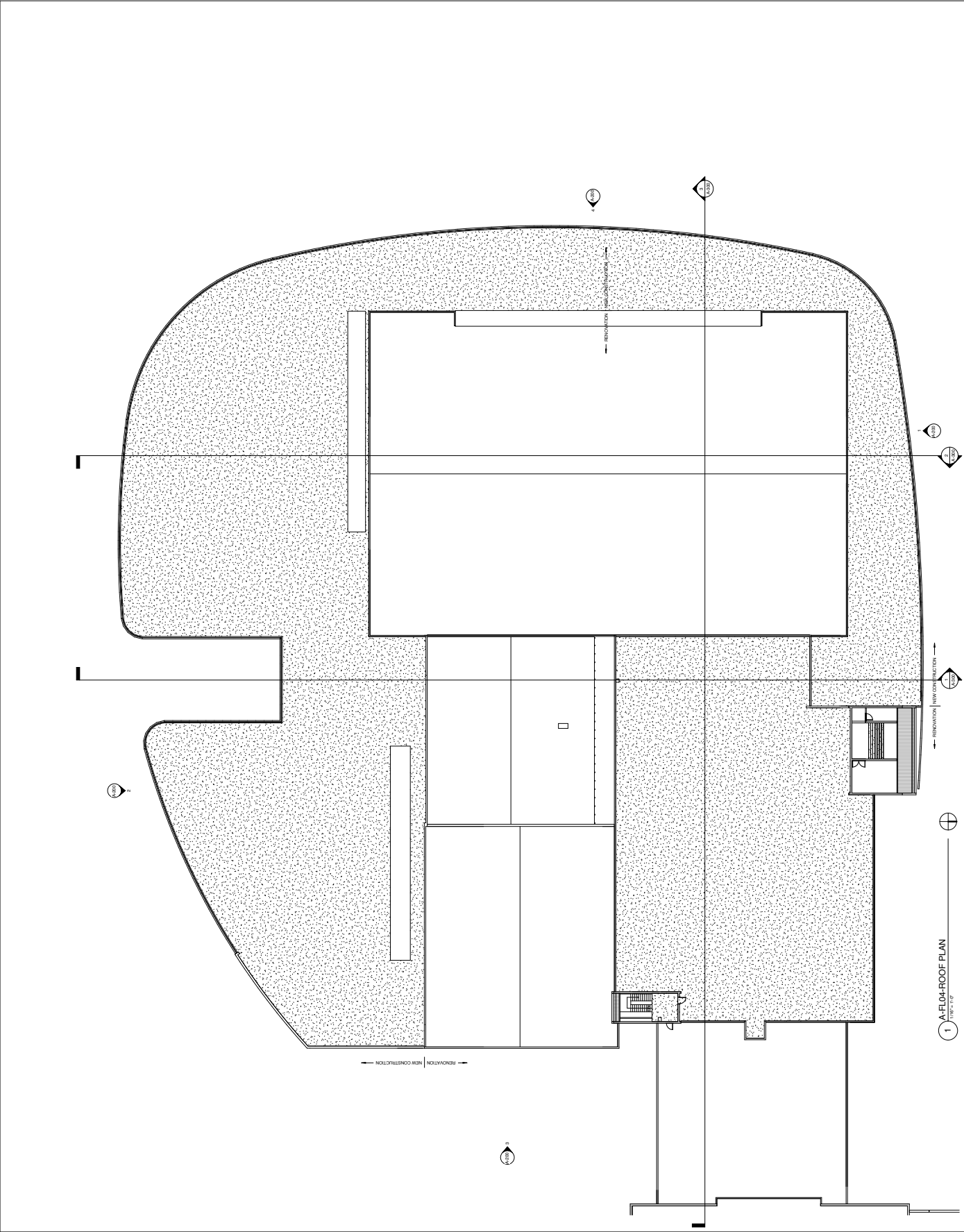
Northern Kentucky University - Student Recreation Center

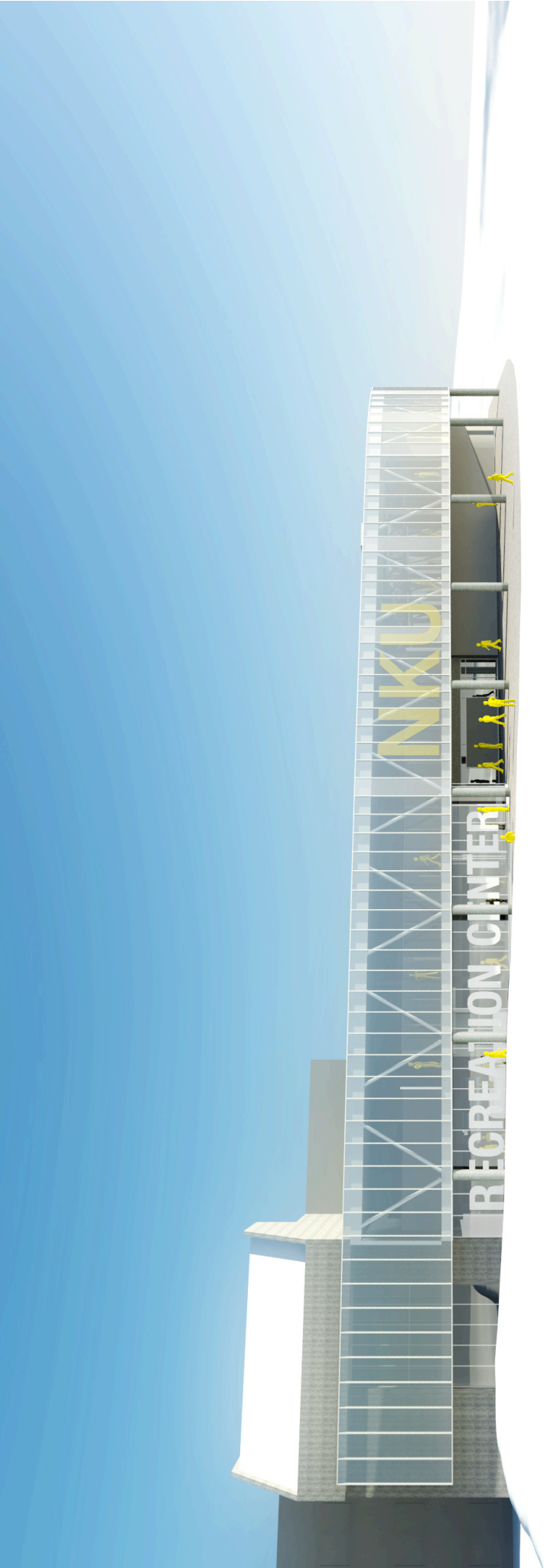
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 - CAMPUS REC OFFICES
 - CIRCULATION
 - EXISTING BUILDING
 - LOBBIES/LOUNGES
 - WEIGHT/FITNESS



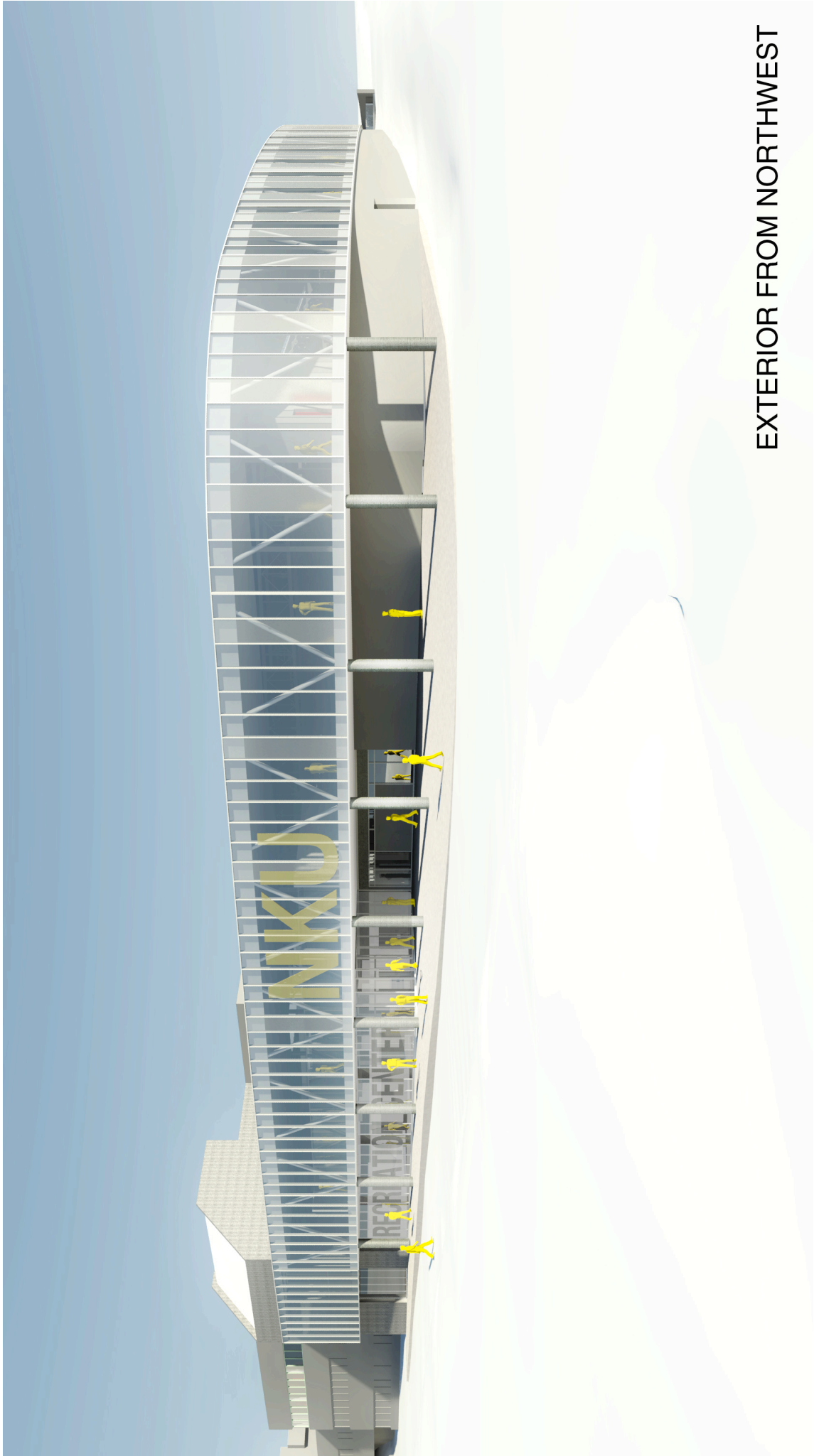
Northern Kentucky University - Student Recreation Center

A-700

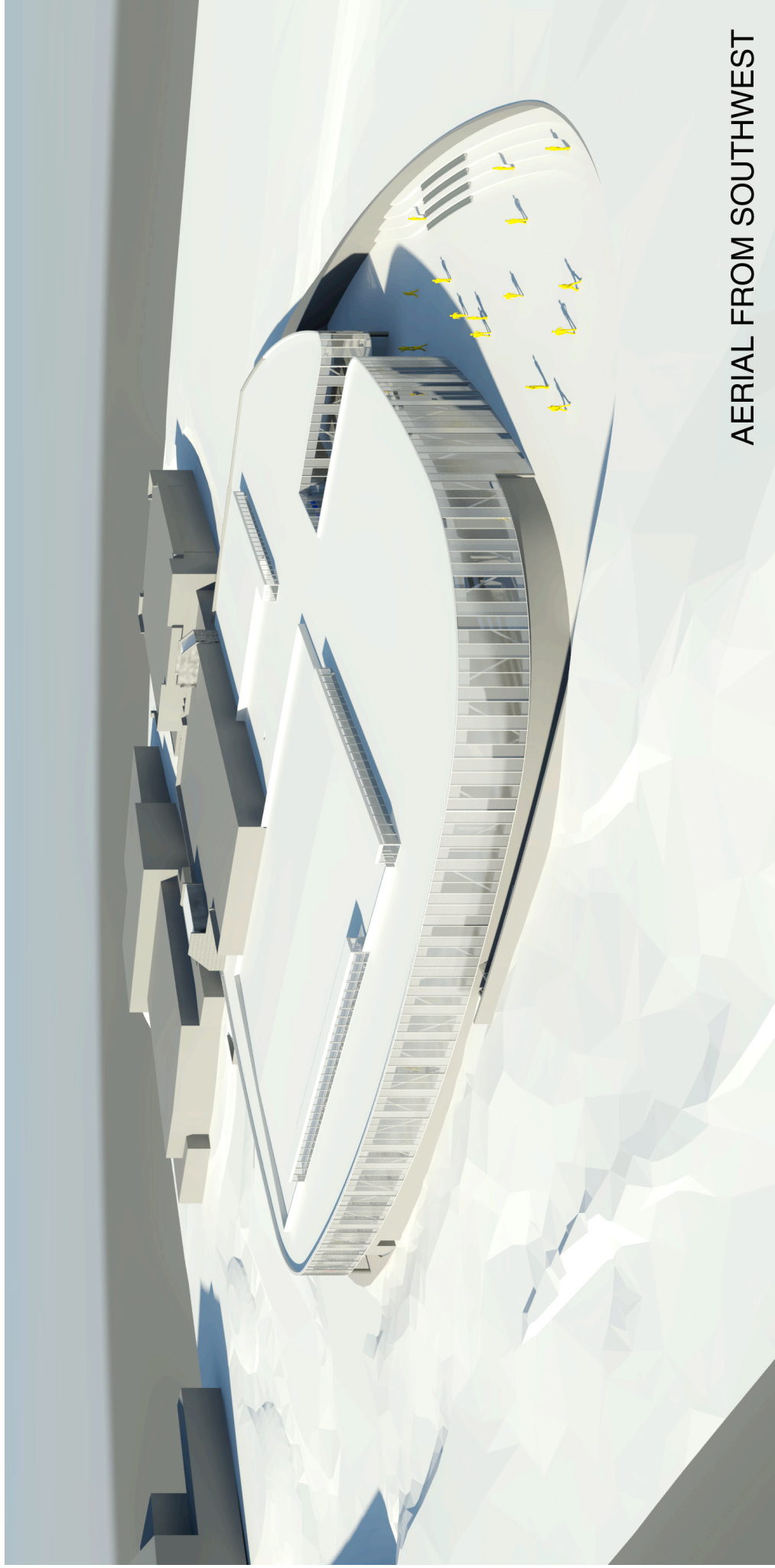




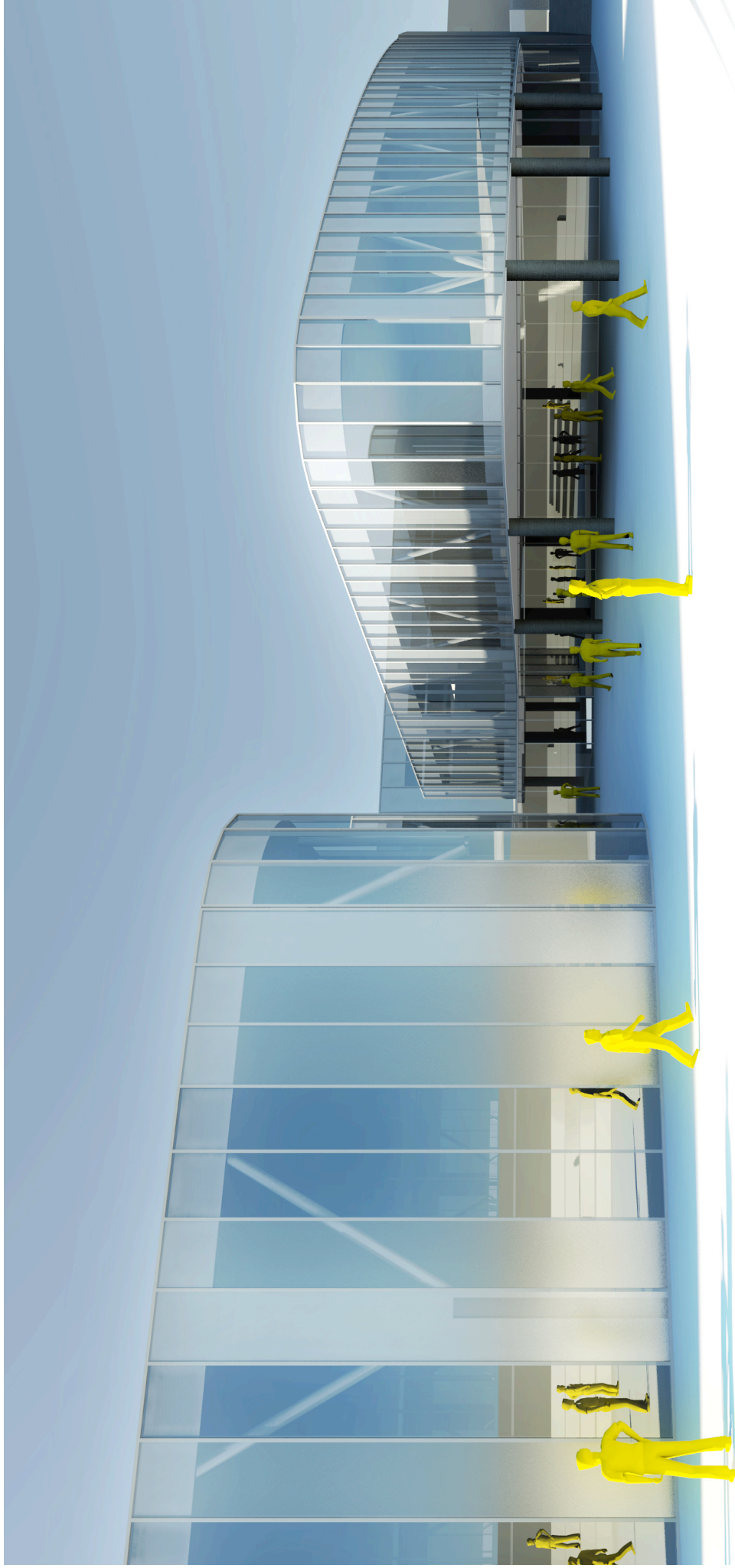
EXTERIOR FROM NORTH



EXTERIOR FROM NORTHWEST



AERIAL FROM SOUTHWEST



EXTERIOR COURTYARD FROM SOUTH



INTERIOR FITNESS SPACE