

**DD PHASE MEETING MINUTES****DATE** July 12, 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 Steering Committee (PSC) meeting convened at 9:00am this date with NKU Project Steering Committee, Cannon Design, Omni Architects, BFMJ, CMTA, RP+A and VLA in Room SU106 of the Student Union. The meeting was called to review the Design Development progress. Refer to sign-in sheets for those in attendance.

25% Design Development Review 9:00am – 12:00pm**SU 106**

Rob Knarr began the meeting by introducing Raymond Mirizzi the new director of maintenance at NKU to the group.

Michael reviewed the meeting agenda and project timeline with the group.
John reviewed the floor plan updates since the last meeting

- The break room in the administration area should be open without a wall on the north side.
- Matt commented that the cubicle area was too open and would prefer more walls for separation.
- John reviewed the layout of the administration areas on the first floor and the main entry.
- Carol requested that the storage areas be reviewed. Cannon Design will calculate the total amounts of the storage throughout the facility for the next meeting. The NSF of each room will be included on the plans
- John reviewed the updated 3D model and the interior views.
 - Reed explained that the weight/fitness areas in the main corridor are shown as being raised 6" from the floor to differentiate the spaces from the circulation and for ease of running power to the equipment. These areas will have ADA ramps for accessibility.

10a

**DD PHASE MEETING MINUTES**

Page 2

- The windows above the pool area can be lowered so the top of the window is 7'-0" above the floor instead of 9'-0" to allow for better views into the pool area below. These windows will now include a horizontal mullion at 3'-6" AFF and may need to be tempered due to code requirements.
- Michael stated that the administration areas, as currently proposed, may now meet the LEED requirements for day lighting and views within the building. However Levels 2 and 3 of the existing Albright Health Center do not.
- Michael stated that NKU could consider removable partitions for the administration area for ease of renovation in the future. NKU is open to this plan.
- Reed reviewed the pool area and the locker room layouts.
 - The zipline is not indicated on the drawing but is still included in the project.
 - Mary Paula requested that a dotted line be drawn on the floor plan to indicate the future three meter diving board stair location
 - Matt asked if there was room to install a one meter diving board and a drop slide. The design team will review and respond.
 - Subsequent to meeting the plan now is to install a one meter diving board and a drop slide. Drop slide location could be a 3 meter diving board in the future, so design team must accommodate design accordingly.
- Reed reviewed the option to leave the foundation and structure of the south wall of the gym and how that would affect the pool area.
 - Peyman stated that the current design is the most efficient use of space but involves the demolition of the track and restructuring of the south end of the gym and potential rock excavation. Leaving this area unexcavated would be problematic and could result in unknown construction conditions and potential change orders. NKU and the design team agreed.
 - During the discussion of the unexcavated areas George commented that the exit door on the north west corner of the building in the concrete wall could be rerouted to be on the north elevation where it would not be as noticeable.
 - NKU asked the design team to review the possible removal of unexcavated area on west side too.
- John reviewed the design of the exterior curtainwall and the locations of the frit glass and insulated metal wall panel
 - Steve asked if adding the insulated metal wall panels on the southwest corner would eliminate too much of the views. John reviewed the interior spaces and views with the 3D model.

**DD PHASE MEETING MINUTES**

Page 3

- Mary Paula asked where the electrical outlets would be located since they cannot be located within the exterior metal wall panels. The design team suggested the outlets be mounted in the floor, the same as when we had glass. This would be a perfect spot for free weight area.
- Carol asked if the design had considered acoustic treatment for the existing large spaces (gym and future MAC). The design team will review and consider options. However, quite often, a contingency plan for adding acoustic material post-construction is a more affordable approach.
- Carol asked if the large spaces would be wired for sound. The design team responded that a sound system would be a part of the design but nothing has been designed at this point in time. Michael stated that audio control rooms will also need to be included in the floor plan.
- The design team will indicate the total amount of new lockers included in the proposed design for the next meeting.
- Steve asked what material was proposed to go on the exterior south east corner façade adjacent to the baseball field. The design team will review and respond. The material will need to be dent resistant (possibly concrete).
- John reviewed the proposed ceiling plans. Mary Paula asked what kind of ceiling was being indicated in the main corridor. John responded that currently a linear metal ceiling panel (like Armstrong's metalworks) is being consider (assembled in a large ceiling cloud configuration). John will bring cut-sheets to the next meeting. Michael noted that 2x2 metalworks was used in the NKU Student Union.
- Steve asked if the stair towers next to the fitness areas on the west side of the track needed to go to the roof deck above. Steve asked if the stair walls could stop below the proposed ceilings and have floating ceiling pass above it? The design team responded that the stair walls can stop as long as the top of the stair is enclosed with a 2 hour rated fire assembly per the building code (design team to verify this). The walls of the stairs facing the exterior wall are opportunities for graphics/branding and possibly mirror locations. Good location to move free weights with mirrors.
- John reviewed the proposed floor finishes. The pool deck will be concrete for the base bid, the floor tile could be bid as an alternate. The existing tile floors on the 2nd and 3rd floors of the Albright Center will remain and patched.
- Steve asked if the proposed main entry as shown on the drawings today was the final resolution by Cannon. John responded that the landscape plan does help reinforce the revised angled entry location. Steve also asked if the sloped red roofs on the Albright Center should be revised to be glass or metal panels of the same color to help change the appearance of the existing facility. The design team will review options.

**DD PHASE MEETING MINUTES**

Page 4

- Carol asked what flooring material was being proposed in the MAC court. Carol felt that a wood floor was a better option than sport flooring. The design team will review and respond. A separate meeting will be held to discuss flooring options. Reed will prepare a floor finish schedule for the next meeting.
- Fred discussed the updated site plan for the recreation center. Steve noted that NKU might not need the additional emergency access road next to Regents Hall. NKU will review due to the different types of trucks needing access around the buildings.
- Fred and Michael discussed the updated intramural site and support building.
 - The existing concrete storage building shall remain in existing location.
 - A concrete pad will not be needed for the bleachers
 - Larry stated that the light poles will need to be secured to keep people from climbing up the integral ladders on the poles
 - NKU requested a revised site plan showing lighting pole locations and dimensions from the proposed road construction boundary to review with the engineers that designed the new road. This will help verify if the poles can be located within the proposed road construction boundary.
 - Fred reviewed the proposed sanitary line route and closest manhole that the sanitary line will need to run to. This route appears to be the least invasive to the existing conditions. NKU does not want to disrupt the existing parking lot. The utility routing shall avoid disruption to existing parking lot as much as possible.
 - Larry stated that per a conversation with Duke Energy the overhead powers lines will need to be re-routed. This work will need to be completed prior to construction to avoid maintenance trucks having to drive on the turf on the intramural fields. NKU is currently coordinating this work with duke energy and will not be included in GC's scope of work.
 - Matt stated that two drinking fountains would be needed at the support building. One of them will replace the existing water fountain (that will be demolished to construct the support building) and will be located on the east elevation of the building. The second will be located in the fenced area to serve the intramural fields. NKU stated that bottle fillers should be integrated with water fountains, similar to Griffin Hall.
 - The IT equipment will be mounted in a self cooling rack.
 - Heat will only be needed in the restrooms and office. All rooms will have ventilation.
 - The ice maker will require a waterline to be installed.
 - All plumbing fixtures in the restrooms will be stainless steel. CMTA stated that if a flush valve is required for the toilets then the existing water line that is located within the building footprint will need to be upsized to a 2" water line.
 - NKU requested that two vending machines be installed on the exterior of the support building. These will require power and data.
 - A separate meeting will need to be coordinated for the field project.

**DD PHASE MEETING MINUTES**

Page 5

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
3D images of CRC
Agenda

cc:

Michael Jacobs	Omni Architects
Don Adams	Omni Architects
Jay Copley	Omni Architects
Kellin Vellenoweth	Omni Architects
George Nikolajevich	Cannon Design
Reed Voorhees	Cannon Design
Rich Bacino	Cannon Design
David Body	Cannon Design
John McAlister	Cannon Design
Whit Rogers	Cannon Design
Steve Crocker	Counsilmán-Hunsaker
Tony Hans	CMTA
Peyman Jahed	BFMJ
Fred Bowling	VLA
Mark Gillis	The Sextant Group
Robert Pass	RP+A

MWJ/mwj

Meeting Attendees

Omni ARCHITECTS CANNON DESIGN

Subject: Northern Kentucky University Campus Recreation Center

SU 106

Location:

Date: 7/12/12

Time: 9 AM

(Please Print)

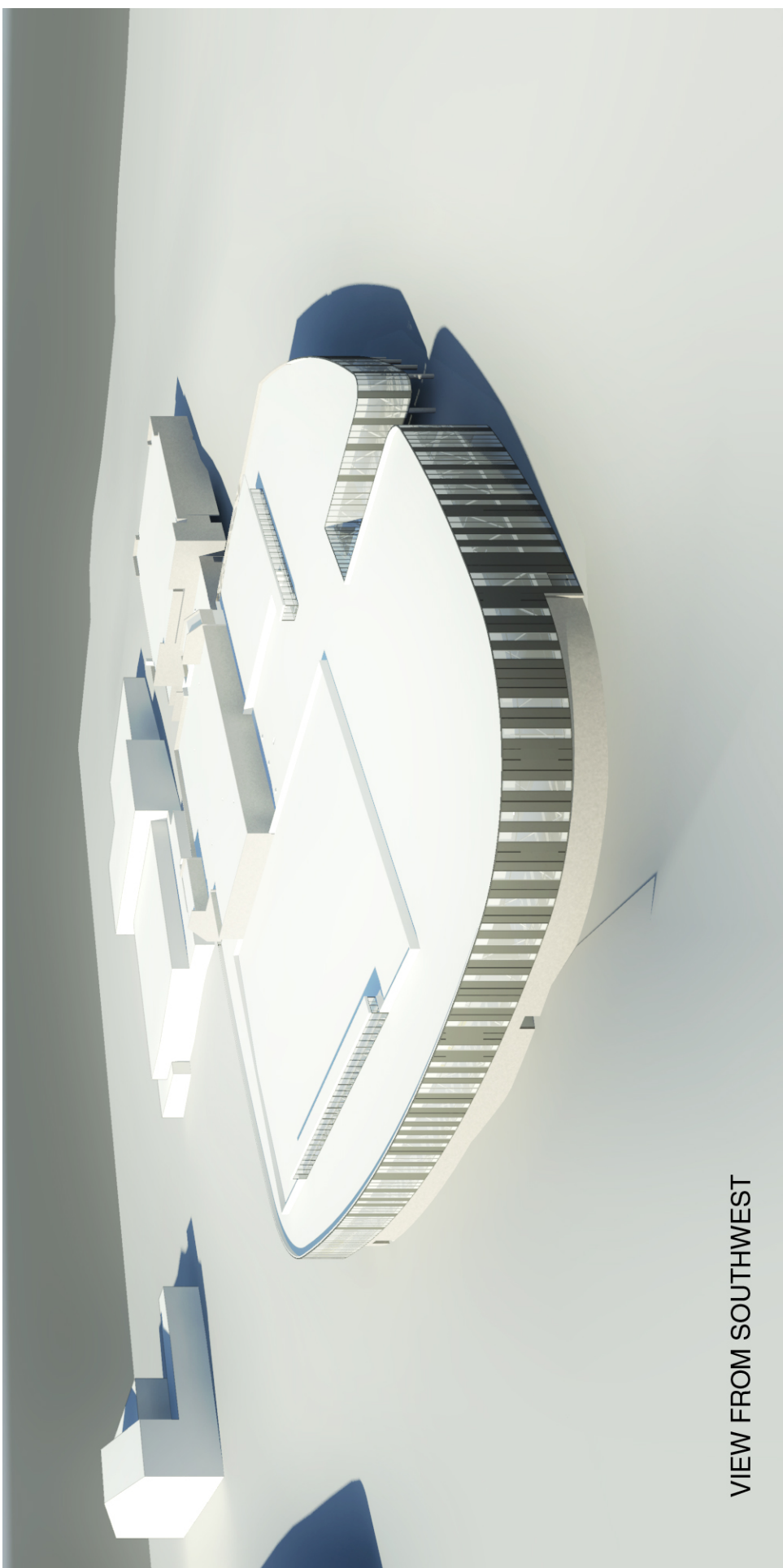
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Peyman Javed	BFMJ		859.278-5050	P.Javed@bfmj.com
Carol Ryan	NKU		859 512 5152	ryanec@nkuk.edu

CANNONDESIGN

Time:

EMAIL

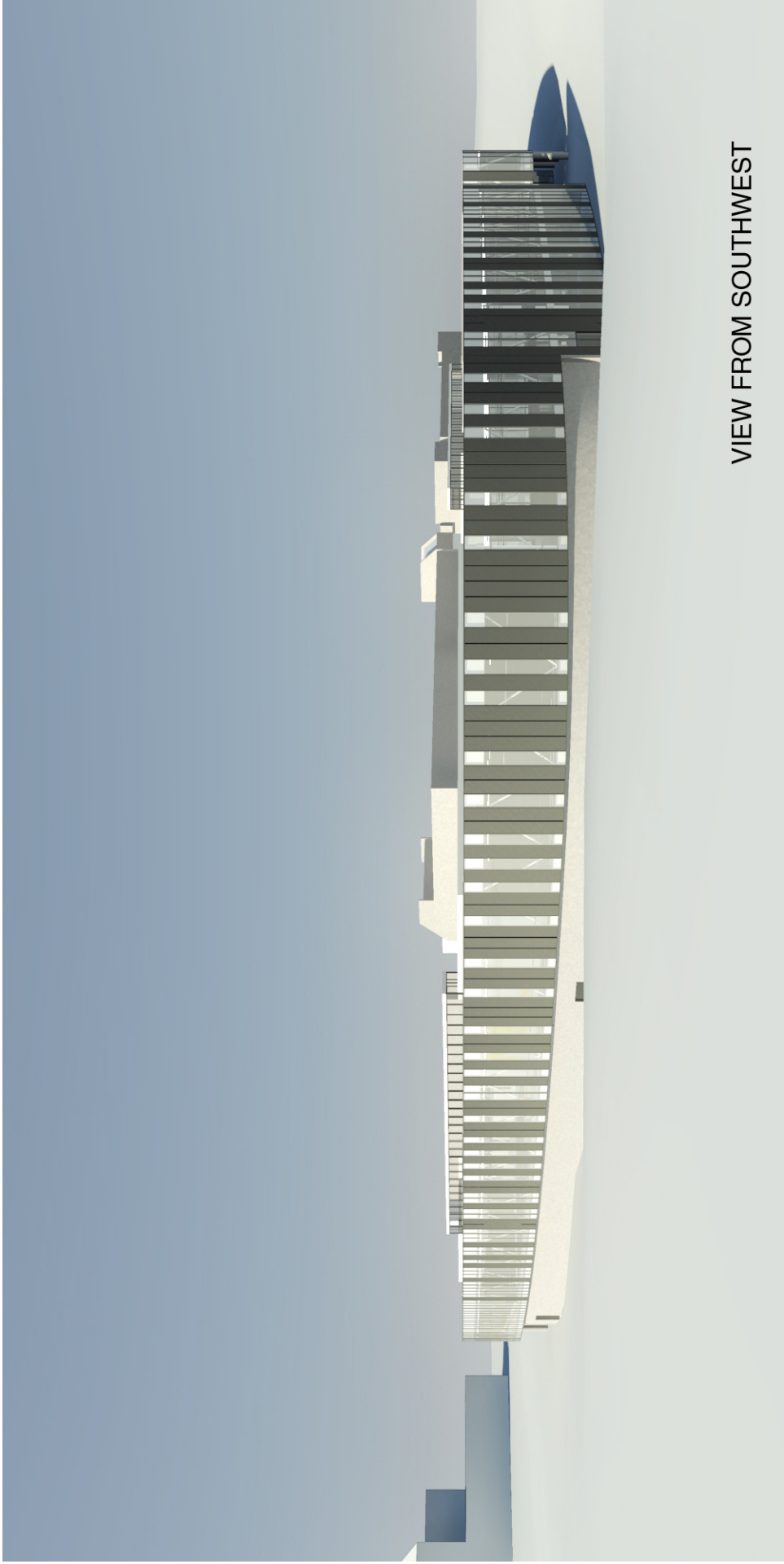
General Inquiry



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

AGENDA - DESIGN DEVELOPMENT PHASE: MEETING Session #10 -July 12, 2012

9:00 - 11:30 AM Project Steering Committee (PSC) Meeting. Location: SU 106

1. Review of Updated Architectural Concepts
 - Plan Review of New Construction & Renovation Areas
 - Revised Exterior Envelope
 - Floor Finishes
 - Revised Open Office Configuration
 - Revised Locker Room Options
 - Status South Track Demolition?
 - Recreational Pool / Competition Pool
 - Open Issues
2. Status Report on Landscape & Civil
 - Area around Albright Health Center
 - Athletic Fields
 - Motz Field Trip Update (Spec)
 - Site Utilities
 - Support Building
 - Open Issues
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3. Status Report on Structural, Mechanical & Electrical Engineering
 - Energy Performance
 - Trusses
 - Open Issues
4. Project Process Update
 - Schedule / Future Meeting Dates / Academic Calendar
 - Athletic Field Timeline (Fast-Track)
 - Next Meeting: August 2, 2012
 - Timeline for Campus-wide distribution of information
 - Consultants: Follow June 5, 2012 NKU D&C Standards
 - Open Issues
5. Budget Modeling & Cost Methodology
 - Next Step: DD Phase Estimate by Robert Pass + Associates
 - Establishing Priorities / Alternates
 - \$34M Construction Budget (Including \$2.5 M for Athletic Field Project)
 - Open Issues
6. Open Issues Log (Tracking)
 - LEED Tracking (Session Results from 7/11/12)
 - Update Code Analysis: Egress Stair Issues in Atrium

11:30AM -1:00 PM Break

1:00 - 4:00 PM Project Executive Committee (PEC) Meeting. Location: SU 106

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: Consultant Meetings in Light face / Owner Meeting Dates in bold face text)

- #9 **6/13/12** - 6/14/12 (Omni/Cannon/CMTA/BFMJ/VLA/RP+A)
- #10 7/11/12 - **7/12/12** (Omni/Cannon/CMTA/BFMJ/VLA/Sextant) 25% DD
- #11 8/1/12 - **8/2/12** (Omni/Cannon/CMTA/C-H/BFMJ/VLA) 50% DD
- #12 8/22/12 – **Distribute 75% DD Phase Documents***
- #13 **9/6/12** Owner Review & Comments for 75% Cost Estimate

CONTRACT DOCUMENT PHASE (22 Weeks plus 2 weeks Owner Review & Approval to Proceed)

INTRAMURALS FIELD & SUPPORT BUILDING PROJECT BID PACKAGE #1 (Fully Authorized)

- 8/2/12** DD/CD Owner Review Session (Plans & Specs)
- 8/31/12 – 100% Complete Contract Document Phase (Plans & Specs)
- 10/02/12 Targeted Bid Date
- 4/1/13 Targeted Substantial Completion

Legislative Approval 2013 Session Option 1:

Owner Review & Approval to Proceed to complete last 25% DD Phase, Hire CM, Complete CD's April 15, 2013.
Complete CD's October 15, 2013.

Bid Date: December 15, 2013.

Completion Date: Phase 1 New Construction 24 Months if 1st Floor is vacated = December 15, 15 (Holiday Move-In)

Legislative Approval 2013 Option 2: Completion Date of March 15, 2016 if 1st Floor is not vacated.

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

*** Albright will be placed on hold at 75% DD Phase pending Legislative authorization for bonding.**