

**SD/DD PHASE MEETING MINUTES****DATE** June 13, 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 9:00am this date with NKU Project Executive Committee, Cannon Design, Omni Architects, BFMJ, CMTA, RP+A and VLA in Room SU302 of the Student Union. The meeting was called to review the revision to the Schematic Design estimate and discuss the Schematic Design and what changes will need to be made moving forward with Design Development Phase. Refer to sign-in sheets for those in attendance.

Schematic Design Estimate Review 9:00am – 3:00pm**SU 302**

Michael Jacobs began the meeting with a summary of the progress to date since the previous Schematic Design meeting in regards to the estimate and the items communicated by NKU and the design team to minimize the amount of overage above the budget.

Robert Pass reviewed his cost estimate with the group

- Larry stated that NKU is leaning towards not phasing the construction of the project and renovating the existing building all at the same time due to the cost savings.
- Mary Paula stated that the metal wall panels that are indicated on the south east corner of the new construction could possibly get damaged by baseballs from the adjacent baseball field. It was noted that more expensive precast panels could be considered for that area for more durability.
- Michael and Robert reviewed the sizes and locations of different types of curtainwall. John stated that sunshades should be reconsidered on the south elevation at the pool due to cost and potential reduction of views. Michael noted that this was a concern.
- Matt stated that the existing student locker rooms/showers will need floor finishes.
- Matt asked if a painted guardrail could be used in some areas where the glass rails are currently indicated as a way to save money on the project.

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- Matt stated that there needed to be three badminton inserts in the MAC area.
- Robert stated that the interior glass partition indicated in the renovated racquetball court from the corridor has been reduced to 9'-0" tall, with wall above.
- Robert stated that the MEP estimate had increased an additional \$1.1M since the last meeting due to recent coordination with CMTA.
- Reed stated that the dasher boards cost indicated in the estimate will need to increase due to how the wall will need to be constructed the way that Cannon has typically designed them in the past.
- Robert stated that the site costs were reduced by \$710,000 per design team coordination.
- Michael stated that the 2nd and 3rd floor renovation cost needs to include the ADA updates to the existing restrooms and the code updates for the existing stairs. NKU will clarify when and what fixtures in the restrooms were renovated last (the spread sheet that was sent to the design team was unclear). NKU stated that the only fixtures that they anticipated changing were the ones affected by the ADA upgrades. New toilet partitions may be needed.
- It was noted that the Epic Roof Decking could be used in the pool area to help with acoustics.

Robert reviewed the estimate "Alternates" for cost reduction options

- One scenario presented was to remove the southeast corner of the project which includes the new gymnasium (NKU, Cannon and Omni all presented drawing schemes to address this option).
- Reed noted that using painted galvanized duct in the pool area instead of Aluminum would be a potential cost savings.
- Larry stated that reducing the scope of the 2nd and 3rd floor renovations would leave NKU with the same problem they currently have and should not be removed from the project.
- Ken asked if there was a cost savings with using a GC bid instead of a CM bid
 - Robert stated that a GC bid could potentially save approximately \$1M.
 - Peyman and Larry stated that their experiences have been the opposite and that a CM bid would actually save money.
 - Larry stated that a CM "at risk" with a guaranteed maximum price contract has been the most successful scenario in recent experience for NKU.
 - Larry stated that the \$1M in savings with a GC bid would be traded for potential extra design consultant work (A/E fees for contract administration), a resident inspector and additional impact costs (possibly \$400K)
- Michael reviewed VLA's site cost estimate and reduced targeted costs since the last meeting of \$710,000
 - Vivian stated that the grading costs have been reduced as well and have been reflected in their updated cost estimate for the recreation center site costs and the recreation field site costs.

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- Michael reviewed the possible cost reduction items from the agenda
 - The project could be built as one phase
 - If the project is bid sooner than projected then there could be a potential savings of 5% of the project cost
 - The recreation field site costs can be reduced by \$300,000
 - The parking lot next to the recreation field can be resurfaced by the owner
 - Add \$40,000 for overhead power from Duke Energy
 - The bleachers can be an add alternate, but the concrete pad for the bleachers will remain in base bid
 - The recreation building can be an add alternate and the construction will be changed to a pre-manufactured metal building
 - Rob asked if the \$1,300,000 in miscellaneous steel framing could be decreased. Robert stated that it was best to leave it in the estimate until the project has been detailed more in the next phase.
 - John agreed to change 10% of the curtainwall to metal wall panel.
 - Michael reviewed a possible idea of not demolishing the south end of the existing gym as a way of saving money. This would require the floor plan to be revised significantly.
- The following exterior cladding samples were reviewed:
 - Solarban clear glazing (80 or 100) for north elevation
 - Solarban with 40% frit dots for heat gain reduction
 - Solarban with 60% frit holes for west & south heat gain reduction
 - 40% dot frit over spandrel for insulated panels
 - Zinc metal panels
- The group adjourned for a lunch break.

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- After lunch Rob Knarr suggested that the design team suspend the option of eliminating the southeast portion of the building (which includes the additional new gym) and continue to try and value engineer items that are in the cost estimate to see how close the group can get the project back to the budget

- Michael reviewed the possible cost reduction items (see below)

Overage per 5.30.12	\$4,454,000
Overage per 6.12.12	\$2,287,000

Add roof	\$ 970,000
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Subtract phasing cost	(\$1,500,000)
Subtract Recreation Center site costs	(\$ 257,000)
Subtract Recreation Field site costs	(\$ 500,000)

Add Acoustic Deck at the pool	\$ 60,000
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Change 10% of Curtainwall to Metal Wall Panel	(\$ 114,300)
Subtract flooring, base, wall paint on 2 nd & 3 rd floors	(\$ 80,000)
Subtract interior glass partitions 2,000sf	(\$ 80,000)
Subtract sport flooring at track edge	(\$ 20,000)
Subtract one roof monitor (clerestory)	(\$ 50,000)
Change Administration Suite to open office plan (cubicles)	(\$ 75,000)
Subtract "Intrusion" from the security system	(\$ 148,000)
Leave the access road the same (no entry plaza)	(\$ 80,000)
Per RP+A subtract inflation/escalation costs	(\$ 412,000)

Overage per 6.13.12	\$ 0
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Potential savings with Duke energy grants	(\$50K - \$100K)
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(NKU stated that any rebates received from Duke Energy would be applied to the project budget as a savings)

- The design team was directed by NKU to proceed with the Recreation Field as a separate bid project and to have construction documents completed by the end of August.

- The next Design Development meeting will be held on 7.11.12 & 7.12.12.

End of Meeting

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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
Proposed Design Development Floor Plans (without southeast corner)

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

Meeting Attendees

Omni
ARCHITECTS

CANNONDESIGN

Subject: Northern Kentucky University Campus Recreation Center

Location: 701 302

Date: 6/13/12

Time: 9:00 AM

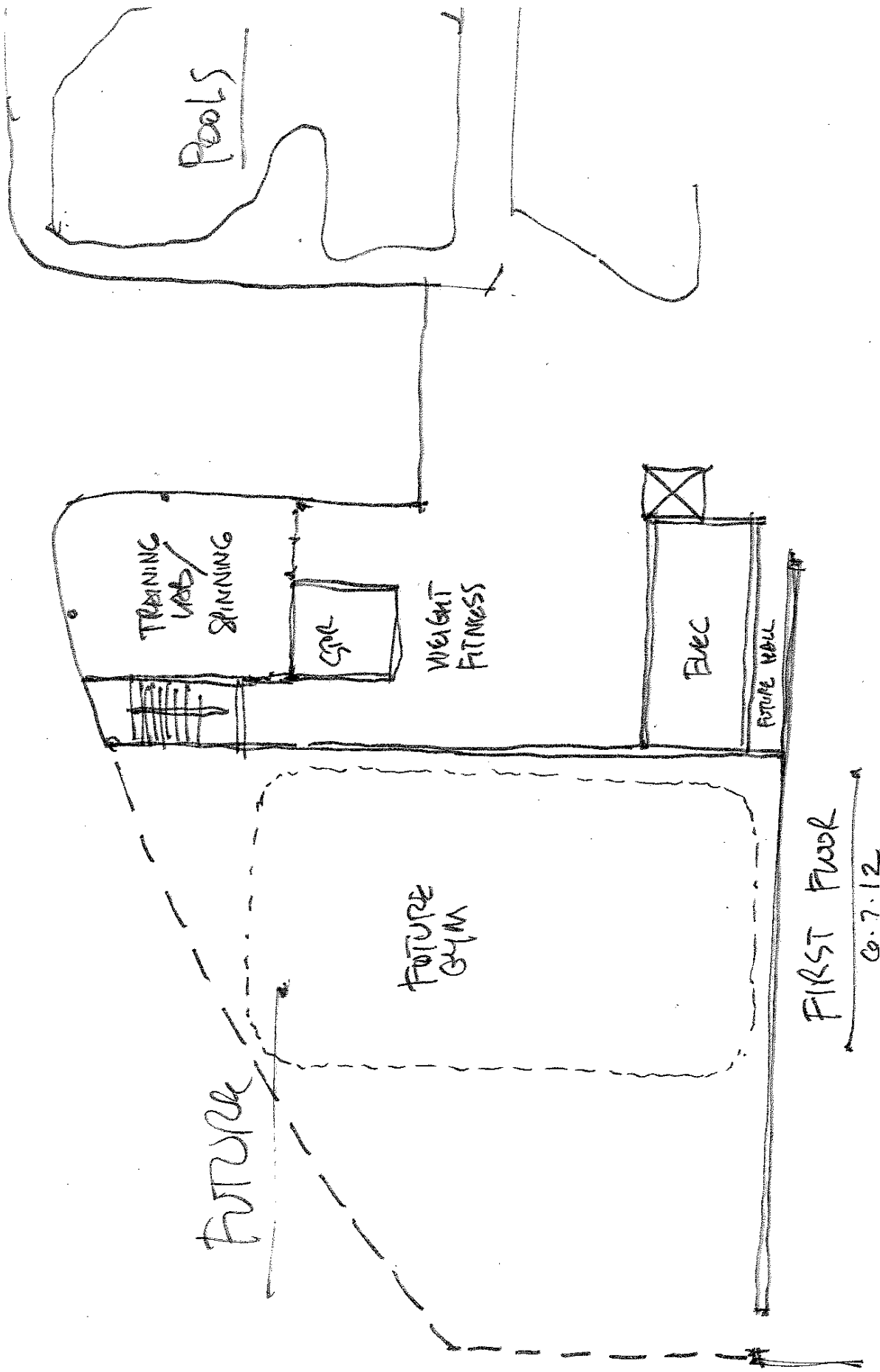
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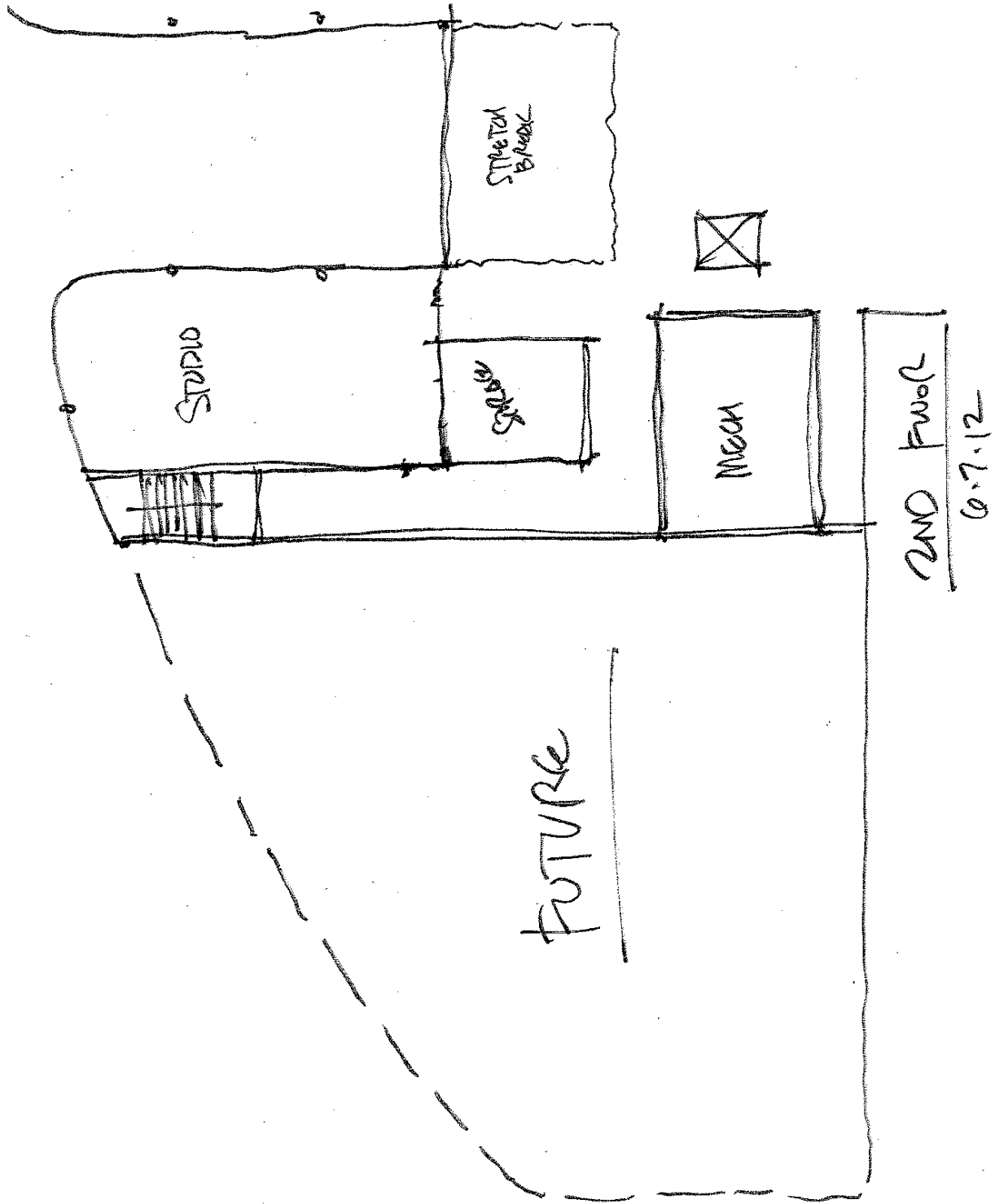
REPRESENTING / ROLE

TELEPHONE

E-MAIL

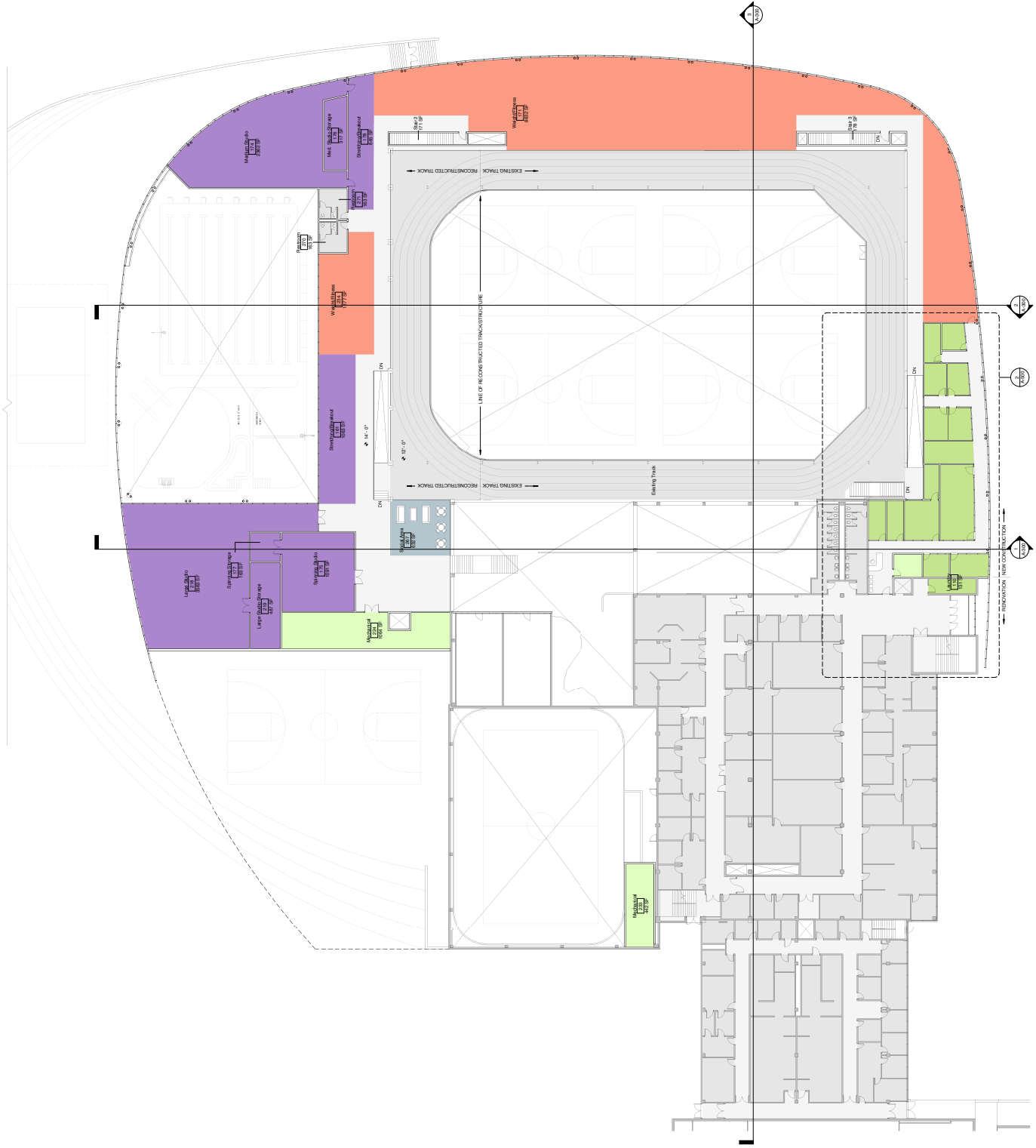
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Vivian Lumbasi	VIA		
Fred Bowring	VIA		
Larry Burke	NKU		

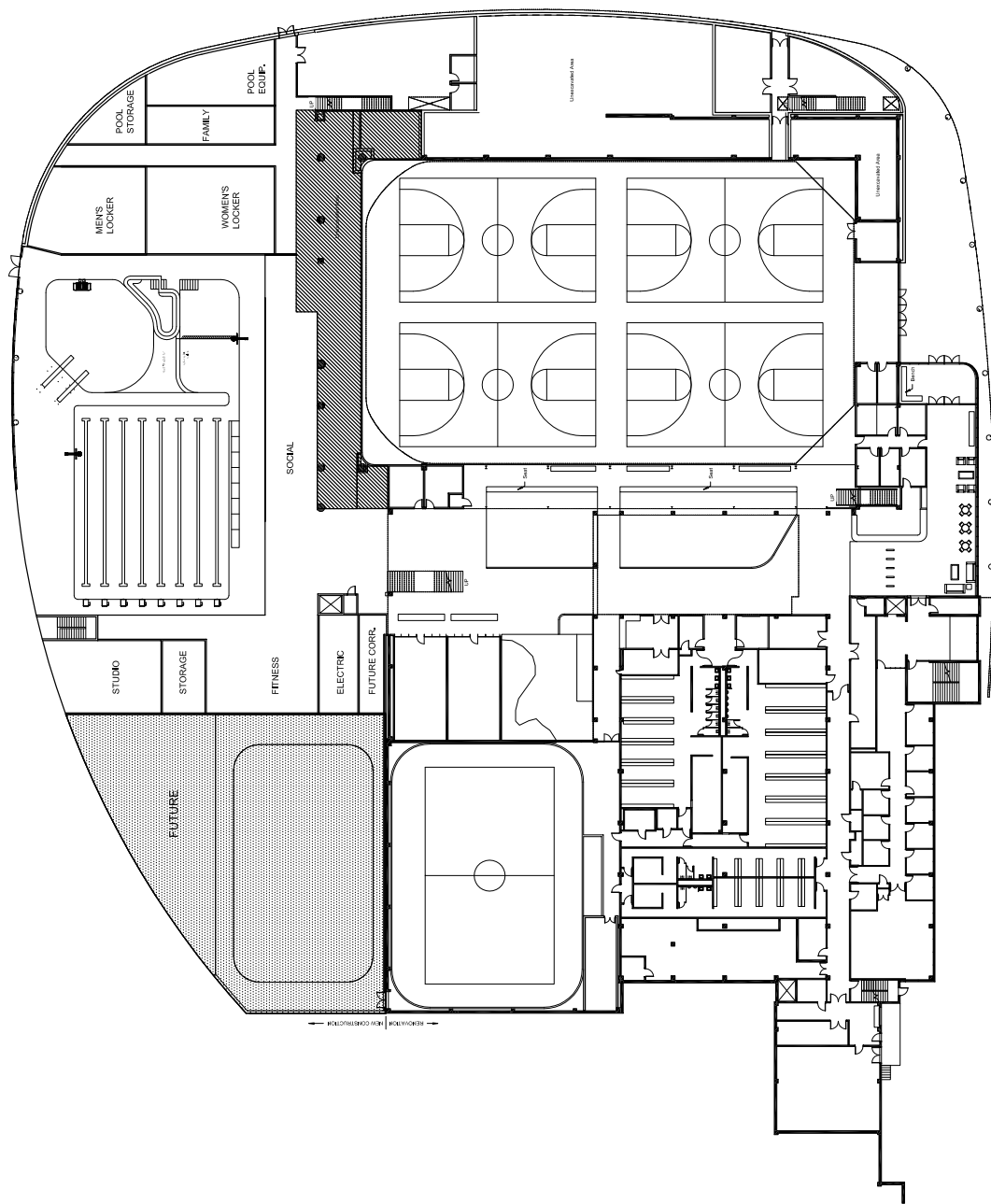




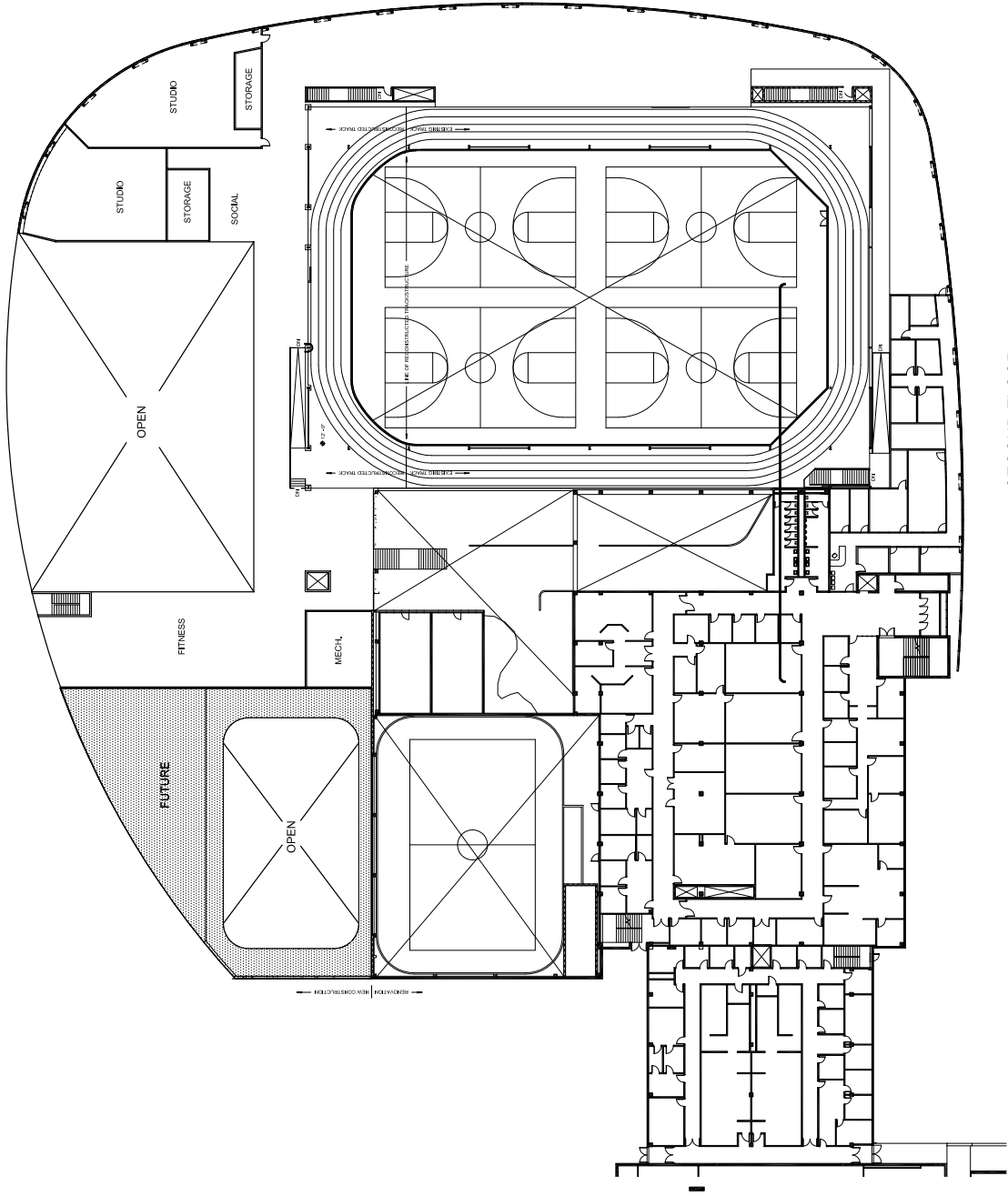


- Legend
- BUILDING OPERATIONS
 - CAMPUS REC OFFICES
 - CIRCULATION
 - EXISTING BUILDING
 - GROUP EXERCISE
 - LOBBIES/LOUNGES
 - RESTROOMS
 - WEIGHT/FITNESS





FIRST FLOOR



SECOND FLOOR