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**Topic:** Building Committee Meeting  
**Present:** See attached attendance list

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## 1. Ronan Hall Assessment

DSA presented the summary of the Ronan Hall assessment. DSA identified that all major systems would need to be replaced except for the structure and brick veneer envelope. For the purposes of estimating, DSA assumed that all three levels would remain with the existing floor to floor heights. Three critical issues were discussed as follows:

- The floor to floor is tight, requiring increased vertical shaft requirements, and limited structural modifications. These vertical shafts will decrease the efficiency of the proposed renovation.
- The existing exterior wall is un-insulated, so the cavity wall is a concern as the design progresses. CMU discussed if the exterior envelope was removed what would be the implications. DSA indicated that if removal of the exterior envelope was required, building demolition should be considered.
- The mechanical and electrical systems require complete removal and replacement.

DSA presented 3 alternatives for discussion:

- Alt. 1: Selective Dem/Renovate Ronan + Construct New Building
- Alt. 2: Demolish Ronan + Construct New Building
- Alt. 3: Retain and Vacate Ronan + Construct New Building in Separate Location

CMU indicated in regards to Alt. 3 that a separate location was identified in 2003, the space is still there but it was asked to be removed because Ronan was identified as a renovation project. The location is west of the Alumni House South of Bellows Street and currently houses parking lot 8.

## 2. Cost Comparison

DSA presented the budget model for the 3 alternatives. While still early in the process, the purpose was to start a budget model for early understanding of scope. This budget model is a living document and will be refined as the project moves along.

The budget models identified the concern that the programmed facility provided to DSA of 101,900 asf may not be supported by the project budget. The alternatives demonstrated that all three scenarios meet with similar resultant that the project budget is sufficient to support approximately 70% of the November 2005 Program. DSA requests direction from CMU in order to complete program confirmation.

DSA and CMU discussed various options to align the budget with the November 2005 program:

- CMU could choose to limit the program.
- CMU could choose to reduce the building quality. Currently the budget models a \$225/sf bldg. This is based on the expectations of the Health Professions Building and discussions with CMU.
- CMU could consider phasing the project.
- CMU could consider providing shelled space. The strategy is highly discouraged by the state of Michigan.
- CMU could find additional funding sources
- CMU suggested increasing the building efficiency. DSA responded that in their experience the established efficiency is already a very difficult target.

CMU brought forward concerns regarding changing the renovation scope, investigating alternate sites, and exploring phasing, in regards to obtaining State approval and funding. DSA responded that these issues can be sticky, but in DSA's past experience the State has been reasonable in understanding the evolution of the project. CMU's relationship with the State will be critical throughout the project.

DSA and CMU also discussed forms of programmatic reduction.

- CMU identified possible programs for latter phases of the project. Synergies of program and parking requirements weighed heavily in the discussion and determining likely candidates for phasing into the project.
- CMU indicated that the Dean expressed a desire to eliminate the growth areas and consolidate the conference rooms and shared spaces. DSA responded that a more aggressive strategy should be pursued at this early phase of the project design as the magnitude of +/- 30,000 sf is roughly one third less the original project scope. This strategy would only make a minor dent in the discrepancy, but these concerns will be reconciled.
- CMU identified pursuing an open office arrangement. DSA responded that going to all open office will save on some space, but the offsets of circulation and added conferencing spaces would only glean a 5% benefit at best.
- CMU confirmed that current head counts will be provided.

#### **4. Site Analysis Scenarios**

DSA presented the site analysis and site alternatives scenarios. Two concerns regarding the scenarios were discussed. First, from a technology perspective, the existing floor to floor heights in Ronan Hall present technology obstacles. Second, DSA offered that if office space is eliminated from the program, Scenario 1 would be difficult as renovated Ronan would best accept office space.

#### **5. Schedule**

CMU requested that DSA remain on target for a May 12<sup>th</sup>, 2006 submission date for the Draft Program Statement and Schematic Design Submission to the DMB. This would allow 2-3 weeks for the DMB to react to the submission, provide final comments to DSA, and allow DSA to submit the Final Program Statement and Schematic Design Submission, 2 weeks prior to the JCOS

meeting on June 25<sup>th</sup>, 2006. DSA and CMU will need to speak with Irene Henry to finalize the schedule, based from the perspective of the DMB.

CMU requested that the proposed occupancy range of Dec 2008/Jan 2009 be maintained.

DSA indicated that none of the three alternatives necessarily have schedule differences. DSA did discuss that the schedule is tight and linear, with no "float" time, so finalizing the program ASAP is critical. Finally, DSA reminded CMU that the DMB approval process can vary and is out of the project team's ability to alter or control.

CMU asked if being out of the Ronan by December of 2006 will be acceptable to the schedule; DSA confirmed that this would meet with the proposed project schedule.

## 6. Process

- During conceptual design, the meetings will be with the building committee. CMU will have a meeting with the VP Groups to discuss the cost comparisons.
- DSA will provide a list of dates to forecast future meetings regarding design.
- CMU will provide a list of faculty: temporary, full-time and shared office requirements i.e. there are full time faculty members who only use office once a month.
- DSA will provide an updated PowerPoint for CMU's use to present.
- DSA would like to get site selection before CMU goes onto break (next week) if possible. If this decision is delayed until after break, the design schedule is compressed significantly. DSA identified while the design can be rather "schematic" for the DMB purposes, a substantial package still needs to be assembled for the submittal.
- DSA presented a worse case scenario of submitting the Program Statement/Schematic Design Submittal to the DMB in September, which would push the occupancy back to March of 2009. CMU is reluctant to change the end date at this time.

The above represents the items discussed and conclusions reached. If there are any required clarifications please contact the undersigned.

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