
Topic: Schematic Design Meeting 2
Present: See Attached Attendance Sheet

1. Program

The program has been changed from an 80,000 nsf facility to 70,000 nsf, due to the budget change (see below). This will have an affect on the project schedule, as the design presented today reflects an 80,000 nsf facility.

This program and budget modification was e-mailed to DSA on Friday, April 10th, but an IT communication error occurred when DSA's virus protection software did not allow the e-mail to go through. DSA is taking this seriously, and this will not occur again, as all CMU e-mail addresses were added to a "white list".

CMU delivered the proposed program cuts. DSA will review, and contact CMU if a conference call is necessary.

The next level of detailed program information will be needed during the DD phase. Much of the information can be obtained through the Building Committee, but some will be needed from the faculty. Dean Adams offered to send a message to each of the groups so that they can review and comment over the summer.

2. Budget

The project budget has been revised to \$50 million.

CMU has proposed cutting both the FFE and Technology budgets. These will now be considered as allowances, and the design will provide what is possible within the allowances, and if it is not enough, existing equipment and/or a future phasing approach will be utilized.

3. Schedule

DSA explained a typical design process, which includes the following linear steps:

- Step 1: Select a site
- Step 2: Set the project budget
- Step 2: Confirm the building program
- Step 3: Develop and confirm adjacencies
- Step 4: Design the building

DSA expressed concern this project is not following this linear track, due to the multiple changes that have occurred in steps 1, 2, 3 and 4. This has delayed the beginning of the building design process, and will therefore shorten the schematic design time, potentially resulting in the following:

- Expedited decision making
- Short term thinking, rather than long term
- Decision making based on programmatic numbers, rather than function
- Lack of "buy-in" at a university and faculty level
- Lack of DMB support (SD submittal must be solid)

Due to the concerns listed above, DSA and CMU agreed to extend the DMB SD submittal date to mid June, as opposed to mid May. This will result in the JCOS reviewing the submittal in September, as opposed to June. CMU agreed that DSA can proceed with the DD phase while the SD submittal is waiting for approval. DSA will revise the project schedule and send it to CMU to review next Wednesday.

4. Site Planning

DSA presented two site planning options that illustrate strategies of eliminating the roads that the president had requested.

CMU has a 90 car lot planned on the north side of the new residence hall. CMU will send these drawings to DSA.

Arup suggested maintaining a perimeter zone on the south side of the building for solar advantages.

5. Floor Plans

DSA presented a four story plan reflecting the 80,000 nsf facility. Now that this program has been reduced, the plan will need to be modified, and it may be difficult with the reduced size to achieve a four story building that meets the DMB mandated efficiency ratios. DSA will study both a three and four story planning strategy before the next meeting to see which scenario can best achieve the desired adjacencies as well as the efficiency ratios.

Much of the mechanical systems (AHU's) are currently being shown on the roof top, not enclosed. This will remain for the SD submittal, and DSA will review the possibility of moving this equipment indoors with the DMB between the SD and DD phases.

CMU would like to decrease the student-to-student spacing in the Auditorium in order to increase capacity. CMU will be visiting an auditorium at SVSU to confirm that this spacing is acceptable.

DSA will implement all plan change requests received at the faculty program workshops yesterday.

6. Elevation Studies

DSA presented preliminary elevation studies to gather feedback from CMU.

A balanced approach of daylighting, heat loss and solar gain will be studied when designing the building fenestration (windows).

DSA will consider human scale at the ground level, especially near the child care areas.

CMU expressed concern with "ribbon" windows, and the ability for walls to intersect them appropriately.

CMU prefers the "punched" window look.

7. DMB Process

CMU will contact Irene Henry at the DMB to review the schedule revisions, and seek her approval.

DSA gave CMU the list of university required deliverables for the SD submittal, along with examples.



8. Fundraising

DSA presented a sample computer animation for possible fundraising purposes, along with a proposal for this service. CMU will let DSA know if this is something that they are interested in.

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

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DSA project file



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