

## Construction Group

**Project Manager:** Crushelle Triplett

**Mentor Manager:** Jack Cadman

**Team Members:** Jesse Mills / Jamie Kim / Leslie Sadkowski / Luis Cabrera

### 01.26.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~• Assemble a list of St. Boniface exterior preservation items and their costs. Some items are easy to estimate (brick should be tuck pointed). Some items require additional coordination (which windows do the old building group want to preserve?). Coordinate alternate materials which might have a large cost savings.~~
- ~~• Identify project items which might have long lead times and might be important for schedule.~~
- Begin to coordinate structural requirements/materials for the new and old buildings.
- Understanding of types of permits we might need, how much they might cost, and how much time we should reserve to obtain them.

#### **Client Requests / Comments:**

- I'm nervous about how long the renovation of the existing church will take. Please begin to assemble a preliminary pull schedule to show how long the preservation of St. Boniface Church will take. Please update it with information over the next 3 weeks, I'd like to see an estimate then.
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### 02.02.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~• Begin working with New Building group to determine structure & building envelope material to develop take-off~~
- ~~• Create list site construction necessities. Start logistics plan.~~

#### **Client Requests / Comments:**

- ~~• I'm meeting with my finance committee next week. Can you give me a rough estimate of how much it might cost to put the bell back in the bell tower? (It was originally removed ~20 years ago — photos can be found on the St. Boniface website.)~~
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### 02.09.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Continue working on site logistics plan (coordinate w/ building groups)
- Provide complete takeoff for new & existing materials on old building, complete estimate.
- Work with new building group to start quantifying materials, square footages, start working on the estimate.
- Begin to work with and collect information from Site group to create budget for softscape and hardscape costs.

#### **Client Requests / Comments:**

- How's that pull schedule going? Do you have an estimated construction end-date for preservation items for the St. Boniface church portion of this project?

## Structures Group

**Project Manager:** Gilberto Andrade

**Mentor Manager:** Marty Daly

**Team Members:** Jackie Reyes / Miguel Rodriguez / Catherine Lopez / Harold Lucas

### 01.26-2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~3 structural options for the New Building cantilever (Ex. Truss, Angle supports, Posts, etc.) Include their anticipated structural depths.~~
- Basic structural grid for New Building including, dimensions in plan, structure material, floor-to-floor heights and depth of structure.
- ~~Structural strategy for Old Church renovation~~

#### **Client Requests / Comments:**

- How much extra structure is needed to put an elevator into the old church? Can this be done without affecting the integrity of the existing building?
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### 02.02-2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Coordinate structure of new building, with New Building group.
- Identify types of live and dead loads that the new building might have to make special accommodations for. (Roof-top mechanical equipment? Material storage? Sculpture artwork? Etc.) Coordinate with New Building group. How would you accommodate for these?
- Determine the new floor structure for the church, per coordination last week. Is shoring needed?

#### **Client Requests / Comments:**

- Is the church structure sound enough to suspend sculpture from the ceiling/walls?
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### 02.09.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Finalize structural grid and floor plans for new building.
- Update floor loads for recent program usage changes (Old/New Buildings).
- Determine lateral load resisting system for new building.

#### **Client Requests / Comments:**

- Can our building support solar panels? How does this affect the structure?
- The new building group suggested a green roof of sorts – I like this idea. Is it an intensive or extensive green roof and what additional loads does this require?

## Old Building Group

**Project Manager:** Sara Kelly

**Mentor Manager:** Natalya Falk

**Team Members:** Uriel Gutierrez / Vlad Ayala / Deon Stephens

### 01.26.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~• Advancement of floor plans (make sure they're coordinated with the other groups).~~
- ~~• Two schematic level building sections with coordinated structure and dimensioned room heights~~
- Locate (on a plan or photo) all artistic components that you would like to preserve. (Stained glass, graffiti, painted ceilings, altar, etc.) Coordinate this information w/ construction group.
- Find 5 precedent photos for your gallery aesthetic.
- ~~• Find 5 items from the Stantec resource library as the basis for your materials palette.~~

#### Client Requests / Comments:

- ~~• I like where this current layout is going, but I'd really like to have a café somewhere in the church. I know we're doing a restaurant on the top of the new building, but a café is a great casual way to engage with the community right off the street, AND it is a good idea to have a location nearby that can handle catering for any events held in the multi-purpose / gallery space.~~
  - ~~• I'm not sure about locating the office in prime real estate on the ground floor. Can you put together a scheme where the offices are on the balcony level instead? I'd like to see both options.~~
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### 02.02.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~• Further develop your floorplans and building sections — start putting them into CAD/Revit~~
- Develop ideas about the configuration of the gallery space. How flexible is the space? Can exhibits be switched within hours? Days? Do the installations take a week? How are the gallery spaces divided up?

#### Client Requests / Comments:

- Develop the lounge/café area and furniture layout so that I can see how the spaces will function. Provide precedent images and/or materials to support your ideas.
  - ~~• Also — do we need both a café (Old Building) AND a restaurant (New Building)? Can they be combined into one space? If not, can they share a kitchen? If so, this will cut down on costs. Please study/review with New Building group.~~
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### 02.09.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Finalize floorplans. Show walls, doors, room labels for all floors in CAD/Revit.
- Develop building sections (E/W and N/S) to 1/8" = 1'-0" scale
- Begin a 3D view of inside the church building. Pick a view you think is most impactful and start with a hand sketch.
- Start adding furniture, equipment, and other elements to the floorplans (elevators, stairs, chairs, tables, toilets, sinks, etc.)

#### Client Requests / Comments:

- Study the natural light in the different areas of the church and determine if skylights or additional windows might be a good idea.

## New Building Group

**Project Manager:** Will Manzanilla

**Mentor Manager:** Yao Lin

**Team Members:** Jose Miguel / Edilson Uribe / Antonio Perez / Tyler Haas

### 01.26-2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~• Advancement of floor plans (make sure they're coordinated with the other groups).~~
- Coordination with the structural group – make a final decision on structural grid, foundations, cantilever strategy, etc.
- Find 5 precedent photos for your building aesthetic.
- Find 5 items from the Stantec resource library as the basis for your materials palette.

#### **Client Requests / Comments:**

- By putting the restaurant on the top floor we end up with a security issue. This means that a restaurant patron must go through private studio space/floors to get to a public restaurant. I don't want anyone to wander off the street to have access to any of the studios. There is a lot of expensive equipment in these studios and that makes me nervous. What types of program adjustments can you make to help maximize the security of this building?
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### 02.02.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Complete all prior milestones.

#### **Client Requests / Comments:**

- ~~• The inability for your team to settle on a program and basic layout is holding up the work of the structural group. NO CHANGES TO YOUR PROGRAM CAN OCCUR AFTER TODAY'S MEETING. (Other than minor coordination issues.)~~
  - ~~• Do we need both a café (Old Building) AND a restaurant (New Building)? Can they be combined into one space? If not, can they share a kitchen? If so, this will cut down on costs. Please study/review with Old Building group.~~
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### 02.09.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Further develop your floorplans and building elevations – start putting them into CAD/Revit. Make sure you include:
  - Core / Loading Dock / Kitchen / Restaurant
  - All studios and storage
  - Finalize program on third floor
  - Exit stairs
- Coordinate with Structure group – how does roof connect to old building?
- Coordinate with Site group – access, security, flow of pedestrian traffic
- Develop roof garden and solar panels on roof structure – coordinate this with both the site group and the structural group as it will affect their work.

#### **Client Requests / Comments:**

- How are we ventilating rooms like the darkroom, and studios with paint, etc. that might need extra air circulation to prevent “sick-building syndrome?” Is our mechanical room big enough?

## Site Group

**Project Manager:** Matthew Spivey

**Mentor Manager:** Josh Junge

**Team Members:** Tiauna Hill / Cameron Wilson / Mia Reyes

### 01.19.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~Site plan with square footages of all the types of parks that were included in the programming session.~~
- ~~Coordinated access from the landscaped site to St. Boniface church and to new building~~
- ~~Your team gets the final say on the rock wall.~~
- ~~Layout for parking and loading zones.~~
- ~~Plan for site visibility. Which views do you want to maximize or block? How engaged with the public is this space? What are the security measures of this property?~~

### **Client Requests / Comments:**

- ~~With so much parking in the area, we don't need a huge parking lot. We do need in some capacity parking spots for 3 gallery/studio staff, 1 ADA spot, and 1 area reserved for loading and deliveries.~~
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### 02.02.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- ~~Find 5 precedent images for what you're wanting your garden to look/feel like.~~
- ~~Diagram of how the rest of the site works with the New and Old Buildings.~~
- ~~Definition of 2 types of sustainability measure for the site.~~
- Begin to coordinate sitework construction and how the construction management team might utilize the site during construction and renovation.

### **Client Requests / Comments:**

- Is there any way to have outdoor seating in the garden area that's attached to either the café and/or restaurant? Coordinate with the New and Old Building groups.
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### 02.09.2017 Meeting

**Milestone:** By the end of this meeting you should understand and have presentation material showing:

- Coordinate w/ building groups to identify access points to garden area / restaurant.
- Begin to arrange all site components in CAD/Revit (real dimensions, trees, sidewalk widths, etc.)
- Pick out hardscape elements (types of benches, lamp-posts, fencing, etc.) Locate them in your CAD/Revit plan.
- Pick out softscape components – types of trees, shrubs, flowers. Think about sustainability when picking these elements. Native plants always fare better long-term.

### **Client Requests / Comments:**

- What types of fountain are you proposing? It would be great if it could be sculptural and/or interactive to contribute to the community aspect of this facility. (See Mary Bartelme Park, or Crown Fountain in Millennium Park.)