Meeting Notes

Date       February 1, 2010
Project No. P40336.02
Project Name East Campus Residence Hall
User Group Meeting No. 17
Page No. 1

Meeting Notes

Meeting Time & Location
University of Oregon, Walton Hall – Dyment Room
January 21, 2010, 12:30 pm – 2:45pm

From
Lee Kerns

Those Present
UNIVERSITY OF OREGON
Cathy Soutar  Susan Lesyk  Brad Black
Gregg Lobisser  Allen Gidley  Martina Bill
Tom Driscoll  Sandy Schoonover  Sean Landry
Aly Stanton

ZIMMER GUNSUL FRASCA ARCHITECTS LLP
Lee Kerns  Johanna Brickman
Mark Foster  Craig Briscoe

HOFFMAN CONSTRUCTION
Stephanie Coyle  Jacob McKay

CITY OF EUGENE
Bill Lemons

Distribution
Those present, Fred Tepfer, George Bleekman, Virginia Cartwright, Jon Erlandson, Lisa Cline, Sue Kerns, and Master File

1. Purpose of the Meeting
This was the 17th meeting of the East Campus Residence Hall (ECRH) User Group. Copies of the graphic information, schedule and agenda presented at the meeting are attached.

The purpose of the meeting was to review the revised design that resulted from the University/Longhouse agreement and direction. At the last meeting on December 18, 2009, the Design Team received direction on the changes to shorten the ECRH by approximately 28 feet in the north/south direction. At this meeting the design changes had been incorporated into the design and were presented to the User Group.

2. Project Update from Gregg Lobisser
2.1. Gregg Lobisser issued a memorandum from Dave Hubin dated January 21, 2010, (attached), that described the ECRH steps agreed to by the University to maintain the prominence of the Many Nations Longhouse.
2.2. The next Campus Planning Committee is scheduled for February 4th from 1-3 pm. At this meeting the proposed open space areas and the revised ECRH design will be presented for approval.

3. Schedule
3.1. A revised schedule dated January 5, 2010, was presented and issued. The completion date for the project is now planned for June 15 vs. April 15.
3.2. The Design Team will complete the revised Schematic Design at the end of January and issue the revised SD set.
3.3. The revised SD set will be re-estimated and reviewed by U of O during the first two weeks of August.
3.4. Three bid packages are anticipated.
   3.4.1. BP1 – Relocated site utilities and basement excavation
   3.4.2. BP2 – Concrete structure
   3.4.3. BP3 – Remaining scope
3.5. After the estimates and reviews are completed the Management and User Groups will meet to decide on how to proceed into the Development Phase. These meetings are scheduled for February 16th and 18th.

4. Design Changes
4.1. The basement shape was completely changed to a more rectangular shape, as requested by Hoffman, to save construction costs. The program spaces were maintained but just relocated into the new layout.
4.2. The utility tunnel is still entering the middle bar.
4.3. The cafeteria/kitchen was reduced in the north/south direction by about 14 feet. The area was widened to provide the same seating capacity of 150. Tom Driscoll and Les Jones had developed the new kitchen/servery layout prior to the meeting.
4.4. The performance room was also reduced by approximately 14 feet. The stage and storage rooms were flipped so the stage is now on the north side and the storage room on the south. The elevator serving the middle residence bar will be double-sided and have a direct door to the storage room so tables and chairs can be moved to the storage room in the basement if space is needed for catering.
4.5. The Design Team prepared several furniture layouts to confirm that the seating capacity of the performance room was still adequate for various functions.
4.6. The apartment layouts were revised so each would have the kitchen and living areas facing south for better sun orientation. Each apartment will have a south facing private patio off of the living area.
4.7. The recycling areas on the west side were reshaped to provide screening and directional circulation. The south recycling area outside the Campus Grounds space was deleted since it interfered with views from this room. Note: at the Open Space meeting after this User Group meeting it was decided to relocate the student recycling areas to the courtyards. It was decided that the Campus Planning Committee would object to having them along the west edge in the designated open space. The Design Team will make the changes and send the revised design back to the User Group for review and approval prior to the Campus Planning Committee on February 4th.
4.8. The residence rooms were revised to accommodate the attic/dormer rooms. 443 beds were shown. Housing requested that we try to revise to get back to the 450 bed minimum. The study space in the attic/dormer floor can be changed to a room. With the smaller number of rooms on this level it was determined that a separate study space was not needed.
4.9. The middle housing bar was missing a study space, which will be added.
4.10. The two story hearth spaces will only occur between floors 2 and 3. Floors 4 and 5 will have single floor hearths.
4.11. Each housing floor is to have two single rooms. One for housing assistance located in the center of the floor, and one for academic student staff members, which can be located anywhere on the floor.
4.12. The attic/dormer rooms can have built-in closets in lieu of free standing wardrobes if it helps furniture layout in these spaces.

5. Exterior Design Changes
5.1. Exterior 3D images were presented that illustrated the roof dormers.
5.2. A section through the building was also presented that illustrated the dormer design and room height.
5.3. Two exterior designs of the north elevation were presented. One with a projection from the main façade for the semi-suites and one without the projection. The User Group preferred the flat façade without the projection and will be used for the Campus Planning Committee meeting.

5.4. The semi-suites are to be located more towards the center of the building to prevent the isolation of these students.

5.5. The Design Team was asked to review how to more clearly identify a base to the building.

5.6. There were comments that the horizontal slit windows at the stairs may not fit into the campus window pallet. ZGF will review.

5.7. Ganging of the dormers was also mentioned as a way to help with room layouts. ZGF will review.

6. Natural Ventilation and Exhaust System for Residence Rooms
   6.1. Johanna Brinkman presented the current development of the natural ventilation design.
   6.2. The system is being modeled by Glumac to identify the efficiency of the system. The finding of the energy model will be used for the Design Team and User Group to determine if the system will remain or be deleted as we move into the Design Development Phase.
   6.3. After the meeting, Housing indicated that they would be okay if the ECRH residence rooms performed equal to the LLC residence rooms in term of temperature and ventilation performance. The requirement for the 80 degree maximum residence room temperature in the summer could be relaxed. The energy modeler will model both the ECRH and LLC rooms as a comparison.

7. Next User Group meeting is to be determined.

END OF MEETING NOTES

LK/ctc

Attachments: Agenda, Graphic materials presented at meeting, Project Schedule dated December 2, 2009, and Memorandum dated 1/21/10 from Dave Hubin to Gregg Lobisser.