East Campus Residence Hall User Group Meeting No. 7

MEETING NOTES:  June 25, 2009

FROM:  Lee Kerns

PRESENT:  UNIVERSITY OF OREGON
          Cathy Soutar  Susan Lesyk  Ryan Wagner
          Gregg Lobisser  Sean Landry  Adrian Ho
          Fred Tepfer  Tom Driscoll
          Allen Gidley  Martina Bill
          George Bleekman  Aly Stanton

ZIMMER GUNSUL FRASCA ARCHITECTS LLP
          Mark Foster  Josh Peacock
          Johanna Brickman  Lee Kerns
          Sue Kerns

DISTRIBUTION:  Those present, Jon Erlandson, Sandy Shoonover, Virginia Cartwright, Aly Stanton and Master File

1.0  PURPOSE OF THE MEETING

This was the 7th meeting of the East Campus Residence Hall (ECRH) User Group. The focus of the meeting was to follow-up on the sustainable features presented at the last meeting, review of a more detailed food service plan from the food service consultant and to refine the 3-bar ground floor scheme.

A copy of the graphic information, power point presentation and agenda presented at the meeting are attached.

2.0  INTRODUCTION FROM GREGG LOBISSER

2.1  The site survey should be done in about two weeks.

2.2  The cost estimator for the project has been hired, Rider Levett Bucknall. ZGF will be meeting with the cost estimator on Friday the 26th to review project scope and current design status so that he can provide construction cost information back to the team.

2.2.1  The goal is to receive construction cost per square foot information by the next meeting on July 9th.

2.3  The CMGC process is moving forward.

2.3.1  There were eight contractors that sent in responsive proposals. Four were selected to be interviewed on July 8th.

2.3.2  The four selected were:
          2.3.2.1  Hoffman Construction Company
2.3.2.2 Turner Construction Company
2.3.2.3 Hyland Construction Company
2.3.2.4 Walsh Construction Company

2.4 The decision on how to proceed with the Museum of Natural and Cultural History expansion is nearing resolution. The current proposal is for the museum’s future expansion to occur south, potentially in a two story design. The ECRH is to leave a 60’ buffer between the existing exterior east wall of the Museum and the ECRH.

2.5 U of O would like include 6 – 12 beds in the project for graduate student rooms in a non-traditional hearth design. As a starting point the rooms would be singles with shared baths. (Referred to as Jack and Jill rooms).

2.6 Parking replacement study is still in process. The exact number of spaces that the ECRH will displace is needed.

2.7 The energy model consultant selection is close to completion. The two firms that are being considered are:
2.7.1 Solarc
2.7.2 Glumac

3.0 SUSTAINABILITY POWER POINT

3.1 Johanna presented a power point presentation which graphically illustrated some of the sustainable features that may be considered for the project. The presentation was a follow-up to the discussion at the last meeting. Some of the features that could be considered are as follows. A copy of the power point is attached.
3.1.1 Solar orientation of the building to reduce heat gains
3.1.2 Sun shading of windows
3.1.3 Stack ventilation
3.1.4 Storm water management
3.1.5 Storm water reuse
3.1.6 Low energy and low water use fixtures
3.1.7 Passive cooling strategies
3.1.8 Reuse of waste heat
3.1.9 Solar hot water systems
3.1.10 Low water use landscaping
3.1.11 Green roofs
3.1.12 Energy displays for student monitoring
3.1.13 Photovoltaics

3.2 Johanna recommends that an ‘Integrated Design Session’ (Eco-Charette) meeting be set up in the next few weeks with representatives from the following groups. The goal of the meeting would be to identify University sustainable goals for the project. The following representatives should attend:
3.2.1 U of O (representatives to be determined)
3.2.2 Energy Modeling consultant
3.2.3 ZGF Architects
3.2.4 Balzhiser Hubbard Engineers
3.3 Each of the Sustainable features will be evaluated based on University goals, life cycle cost information and budget.

4.0 FOOD SERVICE

4.1 ZGF presented food service layouts developed by Les Jones, food service consultant. The layouts indicated a phased approach to providing the café, commissary and catering kitchens within the main building. A copy of these layouts are attached.

4.2 Phased Approach

4.2.1 Under the initial construction the café and its kitchen would be built. The space for the commissary and catering kitchens would be shelled out under phase one if the project could not afford full build-out.

4.2.2 Under phase two the shelled in space would be fit out for the commissary and catering kitchens.

4.3 Building addition approach

4.3.1 Under this approach only the café kitchen would be built in the main residence hall building in phase one.

4.3.2 Phase two would add a building addition to the south for the catering and commissary kitchens.

4.4 Tom Driscoll preferred the phased approach where the commissary and catering space would be shelled in and fit out when and if the project could not afford it in the initial construction.

4.5 By keeping all the kitchens together it would provide the most efficient layout for staffing. It allows staffing to be shifted within the kitchens to help out as demand changes.

4.6 The main concern about adding a building addition to house food service is that it would be difficult to find funding in the future.

4.7 The phased food service approach is preferred and will be carried forward in the Schematic Design.

5.0 BUILDING DESIGN.

5.1 Further development of the 3-Bar scheme was presented. These plans show a 60' open space between the Museum of Natural and Cultural History and the Residence Hall.

5.2 The committee felt comfortable with moving forward with the 3-bar concept.

5.3 Copies of the layouts are attached.

5.4 The graduate student rooms were proposed along the east side of the north courtyard.

5.5 The first floor layout will be adjusted to incorporate the café, commissary and catering kitchens as discussed.

5.6 Tom would like to see the dining seating spread out on the ground floor and not confined to just one area.
5.7  Rooms will be arranged to take advantage of the sun exposure and views where possible. Shadow studies will be done to identify shadow lines from residence room bars above.

5.8  The layout of hearth spaces was not discussed in much detail at this meeting. The main focus was on the ground floor.

5.8.1  Allen and Sandy need to review the two-story hearth approach.

5.9  The design team is still exploring a mezzanine at the north end of the site to take advantage of the grade change.

5.10  Greg would like the design team to look for opportunities to integrate artistic quality into special building features in public areas.

6.0  CONCEPT DESIGN REPORT.

6.1  A concept design report will be completed to document the concept phase.

6.2  The report will be issued in about a month.

7.0  ACTION ITEMS

7.1  The next meeting is scheduled for July 9, 2009.

7.2  Contractor selection underway. Interviews on July 8th.

7.3  Facilities Services to complete Energy Modeler selection. Cathy to follow up with Facilities Services.

7.4  Integrated Design Session meeting date to be targeted.

END OF MEETING NOTES

LK/ctc

Attachments:  Agenda
Graphic materials presented at meeting: Ground Floor Studies, Massing Studies, Typical Floor Studies, Food services studies and Sustainable Design Power Point (sent via TRANSMIT ZGF in separate message)
**east campus residence hall**

**HEARTH STUDY**

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**A1** 45 BEDS
- 16 DOUBLES [32]
- 05 SINGLES [05]
- 01 SEMI SUITES [08]

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**A2** 45 BEDS
- 16 DOUBLES [32]
- 05 SINGLES [05]
- 01 SEMI SUITES [08]

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**A3** 45 BEDS
- 16 DOUBLES [32]
- 05 SINGLES [05]
- 01 SEMI SUITES [08]
east campus residence hall

HEARTH STUDY

lower floor

hearth

0' 5' 10' 20'

jack and jill

upper floor

0' 5' 10' 20'

HEARTH

[OPEN TO BELOW]
## Back of House

<table>
<thead>
<tr>
<th>PHASE ONE</th>
<th>NuDux Cafe</th>
<th>7470sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/ Storage</td>
<td>2770sf</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADD PHASE TWO</th>
<th>HAMILTON SURGE</th>
<th>6950sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/ Storage</td>
<td>1450sf</td>
<td></td>
</tr>
</tbody>
</table>

## Front of House

<table>
<thead>
<tr>
<th>Food Service Seating</th>
<th>222 Seats</th>
<th>4000sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Learning Space</td>
<td>133 Seats</td>
<td>2400sf</td>
</tr>
<tr>
<td>Total</td>
<td>9848sf</td>
<td></td>
</tr>
</tbody>
</table>

**Phasing**

### Phase One

- NuDux Cafe
- Dining: 4500sf
- Servery: 1000sf
- Kitchen/Storage: 1450sf

### Phase Two

- HAMILTON SURGE
- Dining: 4500sf
- Servery: 1000sf
- Kitchen/Storage: 1450sf

### Phase Three

- Commissary/Catering Kitchen
- Dining: 2700sf
- Servery: 2000sf
- Kitchen/Storage: 1450sf

**Group Learning Space & Seating**

- Total 178 Seats
- 2400sf

**N:G Factor for Seating**

- Total 191 Seats
- 3446sf

**Total Phases**

- Total 150 Seats
- Total 178 Seats
- Total 400 Seats

**Commissary**

- 8831sf

**Catering**

- 7399sf

**Total Phase Two**

- Total Nu Dux Cafe and HAMILTON SURGE 6950sf

**Future Commissary + Catering Kitchen**

- Total 9848sf
east campus residence hall

FOOD SERVICE

PHASE TWO
HAMILTON SURGE

3 bar 1c ground floor
East campus residence hall

View from SE

View from NW

Plan view

15th Ave

Moss St.

Possible expansion

Museum of natural + cultural history