Meeting Notes

Date  December 14, 2009

Project No.  P40336.02

Project Name  East Campus Residence Hall

User Group Meeting No. 15

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Meeting Time & Location  University of Oregon, Walton Hall – Dyment Room
October 29, 2009, 1:00 PM – 3:30 PM

From  Lee Kerns

Those Present  UNIVERSITY OF OREGON
Cathy Soutar  Susan Lesyk  Brad Black
Gregg Lobisser  Allen Gidley  Martina Bill
Tom Driscoll

ZIMMER GUNSUL FRASCA ARCHITECTS LLP
Milena DiTomaso  Lee Kerns
Sue Kerns  Mark Foster

HOFFMAN CONSTRUCTION
Stephanie Coyle

Distribution  Those present, Fred Tepfer, George Bleekman, Virginia Cartwright, Sean Landry, Jon Erlandson, Aly Stanton, Ryan Wagner, Adrian Ho, Lisa Cline, Jacob McKay, Sandy Schoonover, Emily Eng, Sue Kerns, Joanna Brickman, and Master File

1. Purpose of the Meeting
This was the 15th meeting of the East Campus Residence Hall (ECRH) User Group. Copies of the graphic information and agenda presented at the meeting are attached.

The purpose of the meeting was to present the final Schematic Design (SD) for the project. The final Schematic Design will be submitted next week for Owner review.

2. Project Update from Gregg Lobisser
2.1. Project is anticipated to be presented to the Campus Planning committee on November 10th.
2.2. The SD submittal will go through formal review by the University.
2.3. Ground breaking is still planned for June 15th, 2010.
2.4. A parking replacement study is still in process. The project will displace 313-329 spaces. An additional 50 spaces would be lost for staging during construction. No new update.

3. Schedule
3.1. Schematic Design will be completed at the end of the week and will be submitted to U of O next week for review. U of O to set up additional Focus Group meetings to review the documents. The documents contain architectural, structural, food service, mechanical, plumbing, and electrical and landscape drawings. Outline specifications have also been completed for each product or system anticipated in the building.
3.2. Schematic Design documents will be issued to Hoffman and Rider LeVett for a cost estimate. The SD estimate will take 2-3 weeks.
4. Meeting with City of Eugene
   4.1. A meeting was held with the City of Eugene on October 27th to review the ECRH project with representatives from the building department, development and fire marshal’s office. A separate set of meeting notes will be issued for this meeting.
   4.2. The meeting went well. The following is a list of the major items discussed or areas of concerns:
       4.2.1. The City of Eugene indicated that the project could be permitted under the new 2009 International Building Code. It is anticipated that we will use this code since it allows for a more favorable interpretation of some of the code requirements. Any changes to the SD code analysis would be picked up at the start of DD Phase.
       4.2.2. Two issues the City wants to review further are the mezzanine and two story resident scholar’s apartment.
       4.2.3. The hearth spaces must be separated from the corridor with a 30-minute fire/smoke separation wall. Windows would have to be rated to match or exceed the wall rating.
       4.2.4. The city is reviewing the ‘area of rescue’ requirements.
       4.2.5. The residence room doors will have to match the corridor wall rating. The AMM for removing the door closers would not likely be approved.
       4.2.6. The fire marshal approved a fire lane that runs north/south on the west side of the project. The fire lane would connect 15th Street with the existing parking lot to the south.
       4.2.7. Widened fire lane apparatus areas are needed to reach the roofs. These are to be located along the fire lane between the residence towers and not directly at the end of the towers.
       4.2.8. A new fire hydrant will be needed at the SE corner of the project.
       4.2.9. A fire department connection is to be located at the NE corner of the building.
       4.2.10. Existing storm and sanitary lines have adequate capacity for the project.
       4.2.11. Driveway to loading dock may need to be redesigned. Back-up maneuvers are not allowed in public right-of-way.

5. Exterior Materials
   5.1. ZGF proposed the following exterior materials:
       5.1.1. Brick veneer is proposed as the predominant exterior material. The color and blend will be studied in DD but the intent is that it matches the campus red brick.
       5.1.2. The roof material would be standing seam painted metal roofing, similar to the Law School roof.
       5.1.3. Wall and window accent materials are proposed to be stucco to relate with the existing use of stucco on campus.
       5.1.3.1. Alternate material could be painted metal panels.
       5.1.4. Stone or concrete would be used at the base of the building.
       5.1.5. Wood soffits at entries.
       5.1.6. Painted/ galvanized steel canopies at entry and dining areas.
       5.1.7. Metal clad or painted aluminum exterior windows.

6. Site Design Changes
   6.1. Service parking has been located near the SW courtyard with approximately eight spaces.
   6.2. The required ‘Open Space’ will be accommodated along the west and south sides of the project.
   6.3. A fire lane will be provided along the west side of the project and connect 15th street to the existing parking to the south.
   6.4. The existing Museum parking area will be designed for service vehicles only. Access will be via the fire lane.
6.5. Three student trash/recycling areas have been provided only at the west side. Service will be via the fire lane.
6.6. Building/food area trash/recycling areas have been provided at the southwest corner by the loading dock.

7. Next User Group meeting to be determined.

END OF MEETING NOTES

LK/ctc

Attachments: Agenda
Graphical materials presented at meeting