East Campus Residence Hall User Group Meeting No. 5

MEETING NOTES: May 28, 2009

FROM: Lee Kerns

PRESENT: UNIVERSITY OF OREGON
Cathy Soutar Susan Lesyk
Gregg Lobisser Virginia Cartwright
Fred Tepfer Tom Driscoll
Sean Laundry Martina Bill
Sandy Schoonover Adrian Ho

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

DISTRIBUTION: Those present, Ryan Wagner, Jon Erlandson, A.J. Eaton, George Bleekman, Allen Gidley, and Master File

1.0 PURPOSE OF THE MEETING

This was the fifth meeting of the East Campus Residence Hall (ECRH) User Group meetings. The focus of the meeting was to confirm the program space needs and to start to look at hearth groups and site massing concepts. Initial energy studies were also presented to inform the committee on solar gain impact on the various concepts. A copy of graphic information presented at the meeting is attached.

1.1 INTRODUCTION FROM GREGG LOBISSER

1.1.1 The Open Space Advisory Group will be recommending an open space in the center of the super block. This open space will be approximately 25% of the super block site. The open space will be shared by all the existing and future buildings on the site.

1.1.2 The ECRH Project is required to build-out 16 percent of that open space.

1.1.3 The CMGC (construction manager general contractor) request for proposals is on the street. The contractor will be selected through an interview process and should be on board in early July.

1.1.4 Site survey is in process.

1.1.5 Geotechnical soils evaluation is in process.

1.1.6 The U of O parking study is in process. The estimated number of parking spaces that will need to be replaced is 389.
1.1.7 The ‘Campus Planning Committee’ is scheduled for June 10th from 10:30 – 12:00 @ Many Nations Long House.

1.1.8 The Campus Neighborhood meeting is scheduled for June 10th from 1:30 – 3:00 @ Many Nations Long House.

1.1.9 The Fairmont Neighborhood meeting is scheduled for September 15th (to be confirmed).

2.0 PROGRAM SPACE LIST

2.1 An updated space list dated 5-18-09 was presented, attached.

2.2 Staff support spaces, provided by Allen Gidley since the last meeting, have been included.

2.3 The space list reflects the food service space requests provided by Tom Driscoll at the last meeting.
   2.3.1 Les Jones and Bob Mesher will review these sizes as concepts are being developed.

2.4 The total NSF of the program is now at 139,068 sq. ft.

2.5 The estimated total GSF at 65% efficiency is 213,950 sq. ft.

2.6 The initial goal for the project was 140-160,000 gsf.

2.7 The project is currently over the initial program estimated space requests.

3.0 POSSIBLE SPACE REDUCTIONS

3.1 The committee did not focus on specific space reductions at this meeting. The committee would like to engage the cost estimator to provide a recommendation on cost per sq. ft. so that the space program and project budget can be reconciled together.

3.2 Gregg mentioned that he did not want to ‘water down’ the concept of the project as the committee starts to look at space reductions.

3.3 The current program has 498 beds so it is at the high end of the original project goals (between 450-500 beds).

4.0 HEARTH GROUPS

4.1 The hearth group sizes are flexible.
   4.1.1 Ideally up to 35-40 beds for freshman.
   4.1.2 40-45 beds typically for other students for one resident assistant.
   4.1.3 Number of beds per RA is flexible depending on year of students and room types and building layout.

4.2 Room types, singles, doubles and suites should be mixed in each hearth.
4.3 The committee does not want a predominance of one room type (especially singles) in individual hearth groups with the exception of the Residential Hearth which could have mostly entirely suites. One or two hearth groups could be provided for the residential hearth.

5.0 SITE CONCEPT STUDIES

5.1 6 site concepts studies of hearth layouts were presented, copies attached. Generally as follows

5.1.1 (2) ‘C’ shaped concepts
5.1.2 (2) ‘E’ shaped concepts
5.1.3 (1) ‘3 bar’ scheme
5.1.4 (1) Combination of ‘C’ shaped with a single bar.

5.2 Each concept was based on four floors of housing on top of a ground floor which contained all the public spaces, performance room, kitchens and servery.

5.3 The total of all the public spaces is currently at 60,000 gsf.

5.4 Mark presented the overall assumptions, layout and approach of each concept.

5.5 The committee did not express any preference for one concept over another at this time. The goal of this meeting was just to present initial concepts studies so the committee could have time to review and analyze the various approaches to how the building may fit on the site.

5.6 ZGF will further refine these concepts and develop others if possible for discussion at the next meeting.

5.7 Sandy expressed that the design should try to incorporate multilevel spaces, especially for hearth study areas and possibly the entry and lobby.

5.8 Sandy would like to have one sophomore year hearth group.

5.9 The screening and exhaust of the loading dock from the student rooms is a concern. The loading dock for the kitchen is currently planned for the SE corner of the building.

6.0 SOLAR GAIN ANALYSIS

6.1 Johanna Brickman completed an initial analysis of the solar load on each concept. Generally the concepts with largest west facing surfaces receive more solar gain load. While this is not critical in the academic year it becomes more significant in the summer months.

6.2 The majority of the building use will obviously be for the academic year but it will also be used in the summer for programs. The summer occupancy will vary each year.

6.3 The assumption at this point is that the rooms will not be air conditioned so the solar gain on the west façade in the summer would affect occupants. If scheduling allowed, the
west facing rooms could not be occupied during the summer months. Assume all rooms will be used throughout year, including the summer months.

6.4 The concept with the three east/west housing bars is the most energy efficient because the south sun is easier to control than the west facing sides. The west facing surface is minimized.

6.5 The east exposure is generally not a problem since the solar gain is much lower in the AM.

6.6 Some or all of the first floor public space, performance room, servery and kitchens could be air conditioned separate from the residence rooms. This is to be determined.

7.0 ACTION ITEMS

7.1 The next meeting is scheduled for June 11, 2009.

END OF MEETING NOTES

LK/ctc

Attachments: Agenda
Graphic materials presented at meeting: Hearth and Massing Studies, Programming and Ground Floor

z:\pdx\projects\40336.02\pm\meetings\user group meetings\05-28-09\5-28-09 user group meeting no.5.docx
Agenda
East Campus Residence Hall User Group
Meeting #5
12:30 pm – 2:50 pm, May 28, 2009

1. Project update (Lobisser – Chair) 10 minutes

2. Program space list (ZGF presents, User Group Discussion)
   a. Added dining and kitchen space
   b. Added building support staff spaces

3. Hearth group organization (ZGF presents, User Group Discussion)
   a. Traditional rooms
   b. Suites

4. Public space (ZGF presents, User Group Discussion)
   a. Dining, kitchen, performance room, study, etc.

5. Site concept studies (ZGF presents, User Group Discussion)
   a. Residence Room Hearth group organization
   b. Ground floor public space organization
   c. Site influence

6. Summarize findings/decisions 10 minutes

7. Next steps 5 minutes

Note: Next meeting scheduled June 11, 2009, Walton Hall, McAlister Room
HEARTH STUDY A

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

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

A3 - 45 BEDS
16 DOUBLES [32]
05 SINGLES [05]
01 SEMI SUITES [08]
without expansion

with possible expansion to the east
East Campus Residence Hall

19 traditional single beds
44 traditional double beds
12 semi suite single beds
50 semi suite double beds

Hearth 1
[44 total beds]
4 traditional single beds
20 traditional double beds
2 semi suite single beds
6 semi suite double beds

Hearth 2
[36 total beds]
6 traditional single beds
0 traditional double beds
6 semi suite single beds
30 semi suite double beds

Hearth 3
[45 total beds]
15 traditional single beds
12 traditional double beds
4 semi suite single beds
14 semi suite double beds

Possible expansion

Museum of Natural History

East 15th Ave

East Campus Axis

Moss St

Study 

[0x0]

[0x0]
e a s t  c a m p u s  r e s i d e n c e  h a l l

view from SE

view from NW

plan view

15TH AVE

museum of natural history

MOSS ST.
e a s t  c a m p u s  r e s i d e n c e  h a l l

view from SE

view from NW

plan view

museum of natural history

possible expansion

15TH AVE

MOSS ST.
East campus residence hall

View from SE

View from NW

Plan view

15th Ave

Moss St.

Museum of natural history

Possible expansion

1" = 32'-0"
<table>
<thead>
<tr>
<th>Space List</th>
<th>East Campus Residence Hall</th>
<th>University of Oregon</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Draft S-18-05</strong></td>
<td><strong>50-50</strong></td>
<td><strong>Zimmer Gunsul Frasca Architects LLP</strong></td>
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<tr>
<td><strong>No.</strong></td>
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<td><strong>Capacity Total</strong></td>
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<tr>
<td><strong>Nerve Center</strong></td>
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<tr>
<td><strong>Entry Lobby/Lounge</strong></td>
<td>1</td>
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<tr>
<td><strong>Areas Desk and Mail services</strong></td>
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<td><strong>Study Space</strong></td>
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<tr>
<td><strong>Residence living room</strong></td>
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<td>150</td>
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<td><strong>Multipurpose Space</strong></td>
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<td><strong>Performance</strong></td>
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<td>300</td>
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<tr>
<td><strong>Stage and backstage</strong></td>
<td>1</td>
<td>0</td>
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<tr>
<td><strong>Control booth and light locks</strong></td>
<td>1</td>
<td>0</td>
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<tr>
<td><strong>Green room</strong></td>
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<tr>
<td><strong>Furniture storage room</strong></td>
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<td><strong>Group Learning Space</strong></td>
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<td><strong>XL-60+</strong></td>
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<td><strong>Large 20+</strong></td>
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<td><strong>Medium-10-15</strong></td>
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<td><strong>Small study areas-4</strong></td>
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<td><strong>Furniture/other storage</strong></td>
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<td><strong>Director’s Apartment</strong></td>
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<td><strong>Resident Scholar Apt</strong></td>
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<tr>
<td><strong>Recreational Services</strong></td>
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<td><strong>Music practice rooms</strong></td>
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<tr>
<td><strong>Lounge-Ping pong, Billiards</strong></td>
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<td><strong>Dining and Food Service Complex</strong></td>
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<tr>
<td><strong>Loading Dock and Services Areas</strong></td>
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<tr>
<td><strong>Staging</strong></td>
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<tr>
<td><strong>Recycling &amp; Garbage</strong></td>
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<tr>
<td><strong>Food Storage Areas</strong></td>
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<tr>
<td><strong>Dry storage</strong></td>
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<tr>
<td><strong>Cold Storage</strong></td>
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<tr>
<td><strong>Food Preparation Areas</strong></td>
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<td><strong>Food Prep</strong></td>
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<td><strong>Dishwashing and Storage Areas</strong></td>
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<td><strong>Dishwashing Pot &amp; Pan</strong></td>
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<tr>
<td><strong>Equipment Storage</strong></td>
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<td><strong>Office &amp; Employee areas</strong></td>
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<td><strong>Front of House</strong></td>
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<td><strong>Seating (for 400)</strong></td>
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<td>400</td>
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<td><strong>Dux Bistro II Service Area</strong></td>
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<td>400</td>
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<td><strong>Building service</strong></td>
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<td><strong>Staff room</strong></td>
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<td><strong>(incl custodial laundry, storage)</strong></td>
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<tr>
<td><strong>Maintenance shop/storage</strong></td>
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<tr>
<td><strong>Custodial Supply Storage</strong></td>
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<tr>
<td><strong>Auxiliary closet</strong></td>
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<tr>
<td><strong>General Building Ops Storage</strong></td>
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<tr>
<td><strong>Residential Storage</strong></td>
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<tr>
<td><strong>Student storage, 1 per res. Group?</strong></td>
<td>4</td>
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<tr>
<td><strong>Linen room</strong></td>
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<td><strong>General Storage</strong></td>
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<td><strong>Secure bike storage</strong></td>
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<tr>
<td><strong>Oversize storage</strong></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>5535</strong></td>
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Notes:
- One in LLC, South Bldg
- Reductions possible?
- LLC program 4400 SF
- Basement?
- 25,922
- 15sf/seat
### Space List

#### Residence Groups

<table>
<thead>
<tr>
<th>No.</th>
<th>Capacity/ Room</th>
<th>Capacity Total</th>
<th>SF/ Room</th>
<th>Total net SF</th>
<th>SF/ Category</th>
<th>Potential Reductions</th>
<th>Notes</th>
<th>basement possible?</th>
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</thead>
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</tbody>
</table>

**Residence Hearth A**

- Resident entry: 100, 100
- Resident hearth: 300, 300
- Double resident room: 225, 225
- Single resident room: 142, 142
- Semi-Suites w/shared bath: 170, 170
- Janitor: 48, 48
- Laundry: 120, 120
- Ancillary storage: 120, 120

**Residence Hearth B**

- Resident entry: 100, 100
- Resident hearth: 300, 300
- Double resident room: 225, 225
- Single resident room: 142, 142
- Semi-Suites w/shared bath: 170, 170
- Janitor: 48, 48
- Laundry: 120, 120
- Ancillary storage: 120, 120

**Residence Hearth C**

- Resident entry: 100, 100
- Resident hearth: 300, 300
- Double resident room: 225, 225
- Single resident room: 142, 142
- Semi-Suites w/shared bath: 170, 170
- Janitor: 48, 48
- Laundry: 120, 120
- Ancillary storage: 120, 120

**Residence Hearth D**

- Resident entry: 100, 100
- Resident hearth: 300, 300
- Double resident room: 225, 225
- Single resident room: 142, 142
- Semi-Suites w/shared bath: 170, 170
- Janitor: 48, 48
- Laundry: 120, 120
- Ancillary storage: 120, 120

### East Campus Residence Hall

**University of Oregon**

**Draft 5-18-09**

**50-50**

**Hiner Gunsul Frasca Architects LLP**

<table>
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<th>basement possible?</th>
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**Total Beds/Group:** 498

**Total Beds:** 498

**Total Net:** 139,068

**Total GFS @ 65%:** 213,950

**65%:**

- **Total:** 476 beds