



ZIMMER GUNSUL FRASCA ARCHITECTS LLP

1223 SW Washington Street
Suite 200
Portland, OR 97205
T 503 224 3860
F 503 224 2482

Meeting Notes

Date October 28, 2009

Project No. P40336.02

Project Name East Campus Residence Hall
University Services -
Focus Group Meeting No. 1

Page No. 1

Meeting Time & Location University of Oregon, Walton Hall – Dement Room
October 15, 2009, 10:30 AM – 12:00 PM

From Lee Kerns

Those Present UNIVERSITY OF OREGON
Cathy Soutar Gregg Lobisser Martina Bill
Ken Straw Jeff Hite Del McGee
Eric Fullar Jim Fleck Drew Standridge
Roger Kerrigan

ZIMMER GUNSUL FRASCA ARCHITECTS LLP
Lee Kerns
Milena DiTomaso

HOFFMAN CONSTRUCTION
Stephanie Coyle

BALZHISER & HUBBARD
Erika Willor Tina Guard
Mark Penrod

Distribution Those present, Fred Tepfer, George Bleekman, Virginia Cartwright, Sean Landry, Jon Erlandson, Ryan Wagner, Adrian Ho, Susan Lesyk, Emily Eng, Aly Stanton, Tom Driscoll, Allen Gidley, Sandy Schoonover, Lisa Cline, Jacob McKay, Mark Foster, Sue Kerns, Joanna Brickman, Josh Peacock, Franco Rosete, and Master File

1. Purpose of the Meeting

This was the first meeting with the University Facilities group to review the proposed plans for the new East Campus Residence Hall project. The design team presented the current schematic design. Following the architectural presentation BHE presented the proposed civil systems. The following are meeting notes from this meeting.

- 1.1. Copies of the graphic materials are attached.
- 1.2. Copy of the agenda is attached.

2. Schedule

2.1. The project is in the Schematic Design phase with SD completion at the end of October, followed by an SD estimate. The SD drawings, outline specifications and systems narratives will be reviewed by the University at the end of this phase. If the estimate is in line with the budget then the project will move into the DD and CD phases. Occupancy is anticipated in April 2012

3. Site Layout Features

3.1. The layout of the site and building responds to the proposed 'Open Space' plan that the University is developing in conjunction with the Residence Hall.



ZIMMER GUNSUL FRASCA ARCHITECTS LLP

1223 SW Washington Street
Suite 200
Portland, OR 97205
T 503 224 3860
F 503 224 2482

Meeting Notes

Date October 28, 2009

Project No. P40336.02

Project Name East Campus Residence Hall
University Services -
Focus Group Meeting No. 1

Page No. 2

- 3.2. The main entrance is off 15th Street with secondary entrances off the open space between the Museum and the Residence Hall.
- 3.3. The dock for food service and other service parking is located off Moss Street.
- 3.4. Trash and food service recycling is planned near the loading dock.
- 3.5. A proposed fire lane is planned in the 60-foot open space between the museums.
- 3.6. Proposed student recycling and trash areas are planned along the west edge of the Residence Hall.
- 3.7. Land scope area will be defined on the site plan but planting material will be developed in later phases.

4. Site Utilities

- 4.1. Chilled water and steam will enter the building basement from a new university tunnel in Moss Street.
 - 4.1.1. Tunnel design is not part of the Residence Hall project. The University to coordinate schedule so services are available for new Residence Hall construction.
- 4.2. Building power will also come from the tunnel. Entrance to the building is planned for the middle bar.
- 4.3. Water will enter the site from the northeast corner.
- 4.4. Sewer and storm will leave the site to the west and connect to existing utilities in 15th Street.

5. Energy Saving Features - Proposed

- 5.1. Natural ventilation for each residence room.
- 5.2. Solar hot water panels, located on roof.
- 5.3. Photovoltaic panels used as sun shades for south facing residence room windows.
- 5.4. Rain water collection and storage for toilet flushing.
- 5.5. Green roof areas on the first floor roof.

6. Notes from Mark Penrod with Balzhiser & Hubbard are attached.

END OF MEETING NOTES

Attachments: Notes from Mark Penrod, Balzhiser & Hubbard, dated 10/16/09
Agenda
Graphic material presented at meeting

LK/ctc

To:	Lee Kerns	October 16, 2009
Company:	Zimmer Gunsul Frasca Architects, LLP	
Project:	U of O, East Campus Residence Hall	
Meeting Date:	October 15, 2009	
Meeting Site:	U of O, Walton Hall	
Attended By:	BHE: Tina Guard, Erika Willor, Mark Penrod ZGF: Lee Kerns, Milena Di Tomaso UO Housing: Brad Black UO Student Activities: Gregg Lobisser UO Planning: Cathy Soutar UO Facilities/Utilities: Representatives from Utilities Distribution, IT/Telecom, Environmental Health & Safety, and Public Safety.	
Author:	C. Mark Penrod, P.E., LEED® AP	Pages: 2

Lee provided a general overview of the project. Erika presented a description of the planned site systems including domestic water, sanitary sewer, and storm.

Lee then turned the meeting over to the UO attendees to comment on the various items within their areas of responsibility / interest.

- Gregg stated that Monday, June 14, 2010, would be the earliest acceptable day for breaking ground on the site.
- PV's
 - Dell pointed out the requirement for the visible switch to kill the power connection to the Utility when working was being done on the grid.
- Security (access control)
 - Card Readers at each floor. Need card access in elevators too.
 - UO Facilities commented that this is very easily defeated, and will be. Should spend the money on it? (no decision)
- Low Voltage
 - Layout similar to LLC would be good. Want true cable tray down the corridors. Want access to the tray through the ceiling in the corridor.
- Landscape
 - Noise has been an issue at LLC
 - Want maxicom irrigation control. Yields water savings (per UO).
- Green Roofs
 - ZGF is thinking a containerized approach to construction. These will not be normally accessed areas.
- Utilities

- Doors must swing-out from electrical rooms.
 - Normal feeder and a “stand-by” feeder.
 - Transformers: Need to know the type of space; Normal or Fire Rated room?
 - Second domestic flow meter requested in the building. This will be connected to the DDC system and will be read at Facilities.
 - Steam, condensate, & chilled water flow meters, similar to recent Campus Metering project.
 - Dell asked about the possibility of using heat from the electrical room(s) to assist with heating the basement?
 - UO confirmed that they do want a walkable tunnel from this building to the new tunnel that will be constructed in Moss Street.
 - Remember to leave enough room (straight lengths of pipe) upstream and downstream of the meters.
 - Internal metering needs to be coordinated with Jeff Madsen.
- Telecom
 - Relocation of the lines crossing east-west mid-site; Will move these to the north up to 15th Street and connect with new lines in the new Moss Street Tunnel. There may need to be a temporary connection from the corner of 15th/Moss down to ECRH vault until the actual tunnel is built.
- SE Recycle and Trash area
 - UO suggested detaching this building and making it non-flammable construction to eliminate the need for fire sprinklers.
 - I noted that I want to pull exhaust from this area, and detaching the building makes it more difficult.
- Fire Sprinklers (EH&S)
 - UO liked having a fire sprinkler riser for each Tower.
 - UO agreed with having standpipes in all stairwells.
 - UO liked the single FDC concept
 - UO like the idea of a primarily wet fire sprinkler system, with dry legs for coverage of small areas subject to freezing.
- Attic
 - UO would like to be able to use the attic for storage. Lee noted that there are Code implications with doing this, and it is being reviewed.
 - ZGF wants to put insulation at the floor of the attic space, and use heaters to maintain temperatures above freezing when needed (assuming Attic will have fire sprinkler coverage).
- Security Cameras
 - UO wants security cameras covering the bike storage area.
 - Brad Black has sent Cathy Soutar a marked up drawing showing where UO Housing expects to have security cameras.

END