Meeting Notes

Date November 2, 2009
Project No. P40336.02
Project Name East Campus Residence Hall
Focus Group Meeting No. 2
Page No. 1

Meeting Time & Location University of Oregon, Walton Hall – Romm Room
October 21, 2009, 8:00 AM – 12:00 PM

From Lee Kerns

Those Present
UNIVERSITY OF OREGON
Cathy Soutar Brad Black Nicholas Stanley
Tom Driscoll Gordon Melby David Rodgers
Allen Gidley Bill Mirabella Chris Ruderman
Sandy Schoonover Terrie Scharfer

ZIMMER GUNSUL FRASCA ARCHITECTS LLP
Lee Kerns

BALZHISER & HUBBARD
Grant Bowers Kevin Swallow
Dale Stadler Mark Penrod

Distribution Those present, Fred Tepfer, George Bleekman, Virginia Cartwright, Sean Landry, Jon
Erlandson, Ryan Wagner, Adrian Ho, Susan Lesyk, Martina Bill, Emily Eng, Aly Stanton,
Lisa Cline, Stephanie Coyle, Mark Foster, Sue Kerns, Milena DiTomaso, Joanna Brickman,
Josh Peacock, Franco Rosete, and Master File

1. Purpose of the Meeting
This was the second meeting with the housing facilities group to review the proposed plans for the new East
Campus Residence Hall project. The focus of this meeting was on the MEP systems. The design team presented
the schematic design changes that have occurred since Meeting No. 1. Attached are meeting notes from Balzhiser
& Hubbard Engineers.

END OF MEETING NOTES

Attachments: Agenda
Graphic materials presented at meeting: Floor plans, site plan, InDesign document, Balzhiser &
Hubbard Engineers meeting notes dated 10/21/09.

LK/ctc
Lee provided a short general overview of the project and some recent changes including a new simplified basement layout (simplifying the overall perimeter). Other changes noted included placement of distributed recycle/trash areas, placement of the central recycle/trash area, and truck staging area creation/adjustments. We next reviewed/discussed MEP.

- **Mechanical**
  - Grant presented more detailed mechanical systems drawings and described the HVAC systems.
  - Brad expressed concern about underground fiberglass ducts leaking. The context for the comment was the discussion of the relief path for air from the west side of the middle wing basement.
  - Kitchen exhaust fans: Grant described locating these at a mezzanine level on the east side of the kitchen area. Owner requested that access to the fans for maintenance purposes be better than a ships ladder.
  - Discussed the radiators for the residence rooms (heating). Reviewed the depth requirements to ensure good operation of the convectors. 8” depth is preferred. May consider recessing the units in the wall to reduce impact on overall square footage. Will need to thicken the wall to allow for preferred depth of radiator.
  - Brad: 78 to 80 degrees F in the residence rooms was stated as the maximum allowed temperature to be maintained at, or below, for cooling. Zero tolerance to exceed this temperature at any time of the year. Cathy noted that she and Brad need to discuss this further outside the venue of this meeting.
  - Hearths: Described the idea of keeping these on the HRU system. Utilizing local fan coils would be a fall back option. Implementation hinges on being able to develop shafts for vertical ducts to serve these areas. It was noted that development of the shafts would be a priority since no one wants to see terminal equipment located in these spaces.
  - Reviewed gross zoning in the facility (what systems serve which general area, or group of areas).
  - Controls: Housing confirmed that they have standardized on Alterton brand control system. They are open to allowing an alternate bid from other BACnet compatible vendors for cost comparative purposes.
• Energy monitoring: Ok with just metering by floor. Do not need to meter individual rooms.
  • Owner reported that on previous projects there was an issue with connecting the DDC system to the energy monitoring system that the Central Plant uses. Need to be sure to coordinate this requirement.
  • Brad reminded all that control system components need to be installed such that they are accessible later for maintenance (calibration, replacement).
    o Owner confirmed that they want A/C for the entire first floor, with the exception of the residence rooms associated with the north-south oriented two-story east wing. The Scholar and Residence Hall Advisor apartments definitely need to be air conditioned.

• Plumbing
  o Preferred location for the buried rainwater storage tank is beneath the bide parking area. We are currently considering both fiberglass and concrete tank options.
    ▪ Owner asked about impact of tree roots on these tanks? It was noted that the tank location is well away from the location of any trees.
  o Reported that our preliminary calculations show that we do not need a fire pump.
  o Solar Water Heating: Planning for 36 panels to be located on the south facing portion of the Central Tower roof. Panels will be mounted low on the roof to facilitate washing access from the eve maintenance walkway being provided by the architects.
  o Asked about a can (trash can) wash area? They don’t know of one yet, but it seems likely that they will need one. Cathy said to submit a question through ZGF.
  o Owner prefers 120 degree F domestic hot water distribution, and directed BHE to plan for this for the non-food service fixtures. 140 degree F hot water will still be provided to the kitchen area.

• Electrical
  o Dale reviewed the electrical systems for the building starting with the main services in the Basement. He noted that there has been some rearrangement since the last discussion, but the concept is still similar.
  o Noted that electrical room doors will open outward with panic hardware.
  o Stand-by power will come from the Campus feeder. This will provide power for emergency lighting.
  o IT: Current plan for one IT room per floor with space for one rack.
  o Residence Room Electrical Service: Main power panels will be one per floor. Life safety panels will be one per wing.
    ▪ Planning for 3 electrical circuits per double occupancy residence room
    ▪ Planning for 2 electrical circuits per single occupancy residence room
  o Outlet placement in the rooms will be refined later against the furniture layout that is approved by the Owner.
  o Solar (PV):
    ▪ Currently considering including solar PV as either part of south facing window exterior shading system, or mounted in an array on the south facing tower roof (north or south towers). Pricing for the project is currently assuming sun shade application.
    ▪ It was noted that shade applications may interfere with window cleaning. Window cleaning is typically done using a lift, per the Owner. They contract this service out.
    ▪ The Owner does not have any experience with operable windows that rotate to allow cleaning from the interior.

END