

**Project Name** UO Erb Memorial Union Renovation and Expansion  
**Project Number** 110451  
**Purpose** User Group Meeting 12  
  
**Date** October 9, 2013  
**Location** Construction Operations, Capital Construction Conference Room

Attendees	Name	Organization
	<b>User Group:</b>	
	Gregg Lobisser	UO, Student Affairs, User Group Chair
	Laurie Woodward	UO, EMU Director
	Mandy Chong	UO, EMU SARC
	Dan Geiger	UO, EMU
	Dana Winitzky	UO, EMU
	Molly Kennedy	UO, SRC
	Sara Brownmiller	UO, Lib, CMET
	Deb Morrison	UO, SOJC/faculty
	Brian Allen	UO, Student / SOJC
	<b>Project Staff:</b>	
	Martina Oxoby	UO, CPRE
	Fred Tepfer	UO, CPRE
	<b>CMGC:</b>	
	Mark Butler	LCL
	<b>Consultant Team:</b>	
	Aaron Olson	Cameron McCarthy
	Natasha Koiv	SERA
	Eric Philps	SERA
	Walker Templeton	SERA
	Lisa Petterson	SERA
	Carissa Mylin	SERA
	Laura Grover	SERA

**Discussion Items**

**1.0 PROJECT OVERVIEW**

1.01 PROJECT STATUS

- Gregg re-capped the ongoing project activities: Design is currently at 50%, and LCL and RLB are pricing the packages with estimates due back in late October. Construction is due to begin in January 2014 on the relocated Craft Center space; several groups will be relocating to MacArthur Court and Dan is coordinating those moves with LCL. Fundraising is underway with the Development office.

**2.0 EMU Interior Design**

2.01 Public Spaces

- Team reviewed the project goals and applicable patterns.
- Carissa recapped what we heard from the User Group at the last meeting: types of lounge spaces, space needs, technology integration, warm woody natural materials and natural light she explained how the design has progressed to reflect that input.

- Lisa reviewed the sustainability metrics that have been integrated into the design development, including window wall/daylighting, energy & water.
- O-Lounge on the Ground Floor: Carissa reviewed the layouts and overall design approach, which led to discussion about technology and correct level of tech to be integrated in each location.
  - Fred noted that the university has studied actual success of various types of technology spaces; most successful are 1) rolling white boards, 2) laptop at a table, 3) shared screens for group work
  - Concern that the seating layouts appear too formal, too group oriented, need more soft furniture and groupings that support smaller groups of students and individuals/pairs, counter top bar with stools.
  - A mix of furniture types is desired.. Lounge at the stair is good. Support for group projects is needed (shared screens). But need relief space between groups and monitors, not a row of screens along a big wall.
  - Printer access important in the short term – put printers in the computer lab
  - Pub connection needs to be bistro tables transitioning to soft furniture. School spirit to be expressed in the pub. Need to support table games, ie. Chess in the pub.
  - Comments to make sure School Spirit is expressed, in moderation / subtle. O hidden in the floor design?
- Student Street in the new Wing: Walker and Carissa reviewed the entry sequence to spaces down the hallways, and the overall pallet of materials to be used in the student street and the hearth. The new wood structure and exposed wood ceilings will be a dominate feature in the space and provide a warm feeling, juxtaposed to the exposed concrete floors.
  - Wood at Entries emphasize and mark the entry. Signage contained within the glass panels adjacent to the wood entries. Glass and felt tack surfaces outside each suite allow groups to post their info/advertise activities.
  - Fred noted that wood doors have been a problem on other projects. Follow-up needed.
  - Concern that tack surfaces might collect unwanted postings. Various voices about whether it is a major maintenance issue.
  - Some preference for a way to incorporate digital posting, along with program posting on Student Street.
  - Further exploration of locations for wood, felt, clear glass/opaque glass is needed.
  - Walker floated the idea of imprinting the name of every UO graduate in the Student street on the inside of south wall; intriguing idea that would need more review to see if it is feasible.
  - Lighting might include street lamps along the boulevard.
- Multi-Functional Auditorium: Entry wall is a significant element at the 3<sup>rd</sup> floor; it could be a place for 1% Art.
  - A suggestion was made for posting events, but group was concerned about how much visibility there would be since it's on 3<sup>rd</sup> floor. Also noted that a strong color might draw people up through the building. Student rep suggested graphics or names on the exterior; and Mandy suggested the UO Fight Song. More exploration needed.
  - Question about how the entries are set up for black out & acoustics. Vestibules are in the layout at all three entries, but it would be nice to eliminate them if possible. More study needed.
- Hearth: Walker and Carissa highlighted the Integration of the new student street and the existing historic elements in the hearth. The new main entry incorporates elements of the old and new – stone, wood and glass – at the new entry portal to the south courtyard.
  - The new hearth ceiling will be a premium exposed grid acoustic ceiling panel, to help with acoustics. The ceiling design will be stepped back at the existing Limestone surround/Relief to highlight its beauty. Fred is concerned about cost of the premium ceiling.

- Stadium seating at the stairs will be a hard surface, terrazzo if we can afford it. Previously we had discussed upholstered seating at the stairs but decided that with the food & beverage so close that would not be good from a maintenance perspective. Fred worried about ADA use of stair seating; he has successful examples he can share with the team.
- Information Desk: Walker presented the idea of a sculptural O shaped desk that would be subtle, but the O would be visible from the upper levels looking down on the desk. The concept was well received. Need to develop the idea/ functionality to accommodate 2 staff; not an open form that people can walk through. Move the desk farther east to allow programming use of the space with the stadium stair.
- Existing Entry & Lobby on the 1<sup>st</sup> Floor: The existing entry has a lot going on in terms of materials and activities. Carissa presented the team's recommendation that new interventions are kept clean and unadorned and that will allow the existing marble, terrazzo, brass railings, etc to stand out. The views up to the mezzanine offices would be screened somehow with opaque glass and new info monitors could be located on the wall opposite the existing MLK quote.
  - The MLK quote engaged discussion about what to do with it. It is important and warn/raw/heartfelt, but it is also a maintenance problem because it's painted directly on the wall so it cant be cleaned, etc. There were a variety of suggestions for how to deal with the quote and image, and Laurie and Gregg will discuss this with the EMU Board.
  - Need to add information kiosks. Bench seating in front of the monitors is not a good idea.
  - There was mention about traffic flow concerns from the food service area and a suggestion to remove one of the 2 new conference rooms. Team to study further.

## 2.02 Program Spaces

- Laura reviewed the overall approach to the program spaces and that there would generally be glass at the entries to visibly expose the activities of the various programs on the student street. The materials would be exposed concrete floors, except where acoustic concern designated use of carpet; and exposed wood structure & wood ceilings in the open areas. The center zone of mechanical runs would have a suspended acoustic ceiling in the office & conference rooms but open spaces would have the exposed mechanical ducts, boxes / wood structure.
  - There is a need for display space typically and the use of sanded homosote will be a cost effective way to handle this within each program space.
  - The Bike Center, Outdoor program, and ASUO have exterior doors and the use of walk-off mat as a transition zone will help with wet drippy floors since these doors do not have vestibules. The extent of WOM needs more study.
  - Color pallet was presented; group liked the use of grey, green and yellow.
  - Conference rooms still need decision on how much visibility/privacy for each room – how much glass and whether clear or opaque.
  - Carpet transitions are a maintenance concern. They clean with a large scrubber / buffer so keep that in mind for the concrete floors.
  - Idea of writable walls and whether they want it on the public side of the program spaces, or internal needs to be decided.
  - Student Recognition wall was discussed and needs more direction from UO.
- Craft Center Space: Laura explained that the Craft Center in the existing building will have concrete floors, and will be similar to the other program spaces. The front entry wall will be designed to be consistent with other spaces on the hearth and student street.
  - The pricing package in includes a new reception desk, but they may want to take their existing desk. There will be glass for visibility into the various studios.

## 2.03 Sustainability Plan Update

- The slides in the ppt were not the correct ones, so Lisa talked through the status of the project sustainability plan. Goals for the project and status..

- GOAL: ENERGY SAVINGS – 35% better than Oregon Code per the Oregon Model (Note: 35% better than Oregon Code equates to approximately 45% energy savings in LEED)
  - Without tunnel steam heat recovery we are estimating 21-30% energy cost savings using LEED methodology, with Solar Thermal only 25-36% energy cost savings, with team tunnel heat recovery 29-42% and with all together 30-44%
  - Still tracking in the low 30's as our window to wall ratio
  - Insulation in base bid is R-40 roof, R-15 wall, R-10 floor
  - LPD of 35%
  - PV ready
  - Solar Thermal and heat recovery are alternates in the current cost estimate
- GOAL DAYLIGHTING Targeting lighting off (daylight autonomy metric ) for 50% of daylight hours for 75% of spaces (reduced from previous goal of 75% due to larger number of closed offices)
- GOAL RECYCLE CONSTRUCTION DEBRIS – 75-80% of construction debris recycled. (Reduced from previous goal of 90-95% due to change in policy at recycle center)
- Added goals of looking at materials through a lens of Cost and Student Health, prioritize durability than local / reuse
- Equity related goals remain unchanged
- Stormwater goal has been amended to address site area – Treat 13<sup>th</sup> Street stormwater, loading dock stormwater and parking lot stormwater as part of the Oregon Model.
- UO requested that heat recovery from the steam tunnel is added as an Alternate.
- UO requested that Kitchen exhaust VAV recovery to be priced as an Alternate.
- LEED scorecard is tracking 79 points which is high Gold. This is with the addition of 2 points for Water Conservation and reused. Specifically this point is gain thru the use of auto faucets, which were confirmed to be acceptable to UO.
- Glumac is studying the range of thermal swing in a passive atrium. There is a conditioned atrium space currently in the design
- UO requested that Glumac study re-use of the existing solar panels. (Following the meeting Dana confirmed that they are no longer functional and should not be re-used.) LCL is pricing PV ready.

#### 2.04 Site Design

- Aaron presented the overall changes to the Site Plan and site design.
  - South Courtyard – UO to confirm locations for power and AV connections.
  - South courtyard access from the south / Onyx had extensive discussion
    - Concern about the extent of covered area at craft center
    - concern about bike parking between Straub and EMU, and at south wall of EMU
    - study turn-outs along ramp to view into the outdoor craft center / move path
    - study view with the deeper craft center cover from the west sidewalk at Straub Green
    - Concrete benches were preferred to campus standard wood
    - Fred to research why the black pine is a teaching tree
    - Straub project will be paying for the trash enclosures and bike shelters to be built by the EMU project
  - Follow up design study on site development is needed. Look at site overall for Straub and EMU, and include north side / 13<sup>th</sup> and Willamette access.

**End Time:** 5:30 PM

**Recorded by:** Natasha Koiv

**Date of Report:** 10/17/13