

Project Name UO Erb Memorial Union Renovation and Expansion
Project Number 110451
Purpose Meeting 10

Date May 30, 2013
Location EMU Walnut Conference Room

Attendees	Name	Organization
	User Group:	
	Gregg Lobisser	UO, User Group Chair
	Brian Allen	UO, Student
	Mandy Chong	UO, EMU
	Dan Geiger	UO, Outdoor & Bike Program
	Rob Thallon	UO, AAA
	Dana Winitzky	UO, EMU Staff
	Dana Johnston	UO, CAS Dean's Office
	Quinn MacLean	UO, Student
	Molly Kennedy	UO, PE & Rec
	Helen Chu	UO, Lib, CMET
	Project Staff:	
	Martina Oxoby	UO, CPRE
	Fred Tepfer	UO, CPRE
	Janet Lobue	UO, Capital Construction
	Consultant Team:	
	Larry Gilbert	Cameron McCarthy, Landscape
	Matt Pearson	Lease Crutcher Lewis
	Mark Butler	Lease Crutcher Lewis
	Natasha Koiv	SERA
	Eric Philps	SERA
	Jon DeLeonardo	SERA
	Guests:	
	Diane Hoffman	UO, EMU
	Jessi Steward	UO, EMU
	James Burtik	UO former student

Discussion Items

1.0 PROJECT OVERVIEW

1.01 PROJECT STATUS

- The focus for this User Group meeting is in preparation of CPCs final review of the revised project design (site improvements, designated open space, and building design) in June.
- The new EMU Director has been hired; Laurie Woodward will be taking over responsibilities from Wendy Polhemus on June 3rd.
- Gregg reported that the EMU capital construction is on track with the Legislature for late June approval.
 - The final project review with Campus Planning Committee is set for June 12th.

2.0 PROJECT COST UPDATE

2.01 BUDGET

- The budget for construction is \$68M, \$95M total project cost.

- Need to balance the project with alternates to get to the \$90M required by President Gottfredson - \$5M in alternates between construction and soft costs.
- LCL and RLB both priced the construction. LCL direct construction cost came in at \$68,634,258; with (\$697,874) of accepted VE which results in arriving at \$67,936,384 for the total construction cost.
- RLB estimate came in under budget at \$63Mil. The two firms will reconcile over the next week.
- Matt Pearson's recommendations for \$5M alternates related to fundraising. These were preliminarily accepted with notation that this will require further definition in the Design Development phase.
 - \$2 Mil more construction scope VE
 - \$1.3 Mil from EMU reserves
 - \$1.7 Mil from soft costs

3.0 SITE DEVELOPMENT

3.01 SITE DEVELOPMENT

- Site plans / site design were reviewed; the extent of the budget allocated to site and the scope to be included are still to be determined with CPRE. Areas still in development before the CPC meeting include how much build-out at 14th Ave and the amount of bike parking.
- Feedback from User Group:
 - benches in lieu of planter box seating is preferred
 - plant beds at ground level vs. raised planting beds are preferred
 - Question as to whether there is too much hardscape at the SE corner of the South Lawn, and too much at the east side of the building.
 - Suggestion to re-think the location and amount of trees between the new south lawn and the existing east lawn – activities may need to flow between the two areas and the east lawn may serve as overflow for major events
 - Need for electrical and streaming for outside programming spaces.
 - Question about whether the access from 13th Ave to the bookstore ramp is in the right location
 - User Group approved the site direction for CPC review

4.0 BUILDING DESIGN – EXTERIOR

4.0 EXTERIOR BUILDING DEVELOPMENT

- Exterior elevations now reflect adding more detail and definition to the openings to tie the building together, materials changes tie the horizontality of the existing building to the new.
- The North elevation is composed of red brick, metal panel and glass
- The South elevation is composed of red brick, metal panel and glass – with the introduction of pre-cast at the parapet
- Studies for the main entry at the South Lawn are oriented to enhance and inform the approach; options for the entry doors are an angled set of doors within a limestone portal or an orthogonal approach within the limestone portal. The outer corner is cut away to further expose the entrance doors and serves as a beacon of light in the evenings.
 - User Group approved Option B with the following provisions;
 - Need to further study the lost corner it creates as the limestone portal sticks out
 - Be mindful of site drainage and collection of leaves in the corner
- Outdoor Craft Center: the covered outdoor area was reduced to 800-1000 SF by the management committee, with direction to minimize the architectural impression on the Designated Open Space.

- Four (4) options reflect the amount of enclosure that may be needed, with confirmation from the EMU Craft Center staff that a secure closure at the north end is required.
 - Option 1 – too solid, no visibility in / out
 - Option 2 – 4” fence is not secure enough
 - Option 3 – Brick enclosure seems too enclosed and should relate more to the new building
 - User Group preferred Option # 4 due to the structural armature it provides for future needs and that it acts as a design element to the space. The panels could be removable for future 1% for Art opportunities
 - Outdoor activities generate noise, and include glass blowing, welding, blacksmithing, kilns
 - Suggestion to consider a woven wire enclosure
 - Suggestion to consider landscape at the outer corner where the transformer will be located, to soften the edge. Transformer area does not need to be covered.
 - The covered area must be secure; the uncovered area should be stupid-proof.
- Exterior design was approved by the User Group with the understanding that the extent of the scope & budget for the site scope still has to be worked out with CPRE.

5.0 BUILDING DESIGN - INTERIOR

5.01 INTERIOR STATUS

- Only minimal work was include in the SD redesign scope, so only a quick review of the latest configuration plans
- Feedback that the revised computer center lab location on the ground floor level does not seem public enough – lacks visibility

Wrap-Up / Next Steps

- Campus Planning Committee Final Review of SD 6/12 at 2:00 PM
- Project Schedule: Design Development phase on track to begin July 1st. Initial step is to work with UO, LCL and design team on a detailed approach to the phasing.

End Time: 12:15 PM
Recorded by: Natasha Koiv
Date of Report: 6/5/13