

Project Name UO Erb Memorial Union Renovation and Expansion
Project Number 110451
Purpose User Group Kick Off Meeting
Location Fir Conference Room, UO EMU

Attendees	Name	Organization
	Martina Bill	UO CPRE
	Fred Tepfer	UO, CPRE
	Christine Theodoropoulos	UO, AAA
	Mandy Chong	UO, EMU
	Kaitlyn Lange	UO, Student
	Dan Geiger	UO, Outdoor & Bike Program
	Molly Kennedy	UO, PE & Rec
	Dana Winitzky	UO, EMU Staff
	Darin Dehle	UO, Capital Construction
	Michael King	UO, Student
	Nora Alvarez	UO, Student
	Gregg Lobisser	UO, User Group Chair
	Steve Mital	UO, Sustainability
	Jeff Matson	UO, Capital Construction
	Helen Chu	UO, Computing Center
	Larry Gilbert	Cameron McCarthy, Landscape
	Aaron Olsen	Cameron McCarthy, Landscape
	Brian Johnson	Glumac, MEPT
	Kirk Davis	Glumac, MEPT
	Ron Bayles	Glumac, MEPT
	Rob Schnare	Glumac, MEPT
	Brian DuPont	Interface, Energy Model
	David Martin	AC Martin
	Bob Murrin	AC Martin
	Tammy Jow	AC Martin
	Christopher King	AC Martin
	Natasha Koiv	SERA
	Eric Philps	SERA
	Walker Templeton	SERA
	Lisa Petterson	SERA
	Priya Premchandran	SERA
	Caity McLean	SERA

Discussion Items

1.0 WELCOME

- 1.01 INTRODUCTIONS / ROLES & RESPONSIBILITIES
 - Martina / Fred facilitate discussion items, “thumbs up” voting
- Announcements
 - Completion of team
 - Contractor proposals

- Donor
- Referendum – November
- Cost Estimator TBD soon

1.02 COMMENTS FROM VP ROBIN HOLMES

- Thanks to UO, Architects, complicated project
- Legacy: Instill forward thinking focused on vision of future. Facility capable of constant evolution, innovation and pushing intellectual growth
- Identity of UO, relatable to every student, faculty, staff
- 50,000ft. view: Transform campus; establish heart & soul, inspire ever learning.
- Oregon 2020 vision, institutional mission, facilities plan
- Cutting edge experience for students, faculty, staff. Blended resources, access to everything linking academic mission
- Revolutionary, set national standard, sequel to Living Learning Center
- Match bar set by athletics with academic mission
- Tool to recruit, retain the best students, faculty

1.03 PROCESS OF USER GROUP DECISIONS

- How UG agrees on decisions to move forward. Asks voting process preference; thumbs up
- UG to use Subject Area Committee input to guide discussions and lead to decision making

1.04 REVIEW AGENDA / KICK-OFF MEETING PURPOSE / DESIRED OUTCOMES

- Design Process & Schedule
- Define visions and goals, relationship to current EMU

2.0 RECAP OF PROGRAMS / PRIOR STUDIES / BACKGROUND INFORMATION

2.01 HIGHLIGHTS / OBSERVATIONS OF RECENT STUDENT UNION & CONCERT HALL TOURS

Concert Halls

- Sonoma State
Pros: Organic, natural finishes → reflection & diffusion, acoustical variation, impeccable quality for all concert sound types. Natural light, windows. Under floor plenum → less energy, quieter than downward blowing ducts
Cons: lacked depth of functionality. Audience not elevated, unable to experience performer visually. 1,400 seats, located edge of campus
- UC Davis
Pros: Flexible, multifunctional spaces → constant source of revenue. Professional conferences or secondary use. Donor club room, Procession of experience, parking, lobby, seats, etc. → better user experience
Cons: 5x cost, not applicable. Located at edge of campus, isolated from university. Theater, not concert hall

Takeaways Applicable to UO Concert Hall

4,000 sf, no space unused. Grand lobby to attract people before and after event; food service, restrooms. Mutually used ticket office, design broad acoustical

range that fits EMU budget. Timeless design, 75+ years, wayfinding, smart design matters

Student Unions

- Ohio State
Pros: superb attention to detail and personalized design. No second class space, individual unique identity per space. Great user experience → enticing, interactive, inviting. Induces pride, camaraderie of users, affiliation with university as group identifier. Displays of history, donor info/appreciation walls → engages guests, encourages Stakeholders involvement. Captivating ballroom, performance spaces. Collaborative resource rooms – designed for usability, convenience, equipped with tools. 24/7 Public Safety station, loading dock and art protected by sophisticated security system
Cons: no focus on sustainability, student programs, conferences, or food. Disconnection to outdoors, felt inclusive. Busy, over branded, over designed, too detailed, trendy materials → Lacked unity, timeless quality
- Ohio University
Cons: top down design process and inconsistent leadership apparent in design. Designed around elevator, convoluted corridors leading to programs, lacked student activities. No focus on sustainability, same architect as Ohio State
- University of Akron
Cons: layout long and narrow, unused faculty lounge wasted dining space. Conference center too far from parking, difficult to book → short on expected revenue. Few places with good proportion between ceiling, light quality, overall space
- Cleveland State University
Pros: natural light in every space. Ballroom easy to section off, beautiful view, large appeal to various sizes of groups. Floating workstations in place of traditional computer lab, not preferred yet interesting concept.
Cons: Aesthetically driven, not functional, very echoy, makes you feel small. Little control of spaces by union, constrained by neighborhood safety concerns. Currently remodeling to implement more personality, branding and needs unmet by original design

Takeaways Applicable to UO Student Center

Brand our building but in the more subtle, UO way. Sustainability implemented in every design decision. Support student programs and transition easily to rest of campus

2.02 RELEVANCE OF 2003 EMU MASTER PLAN BY MHTN AND BRAILSFORD & DUNLAVEY PROGRAM

- Understand findings but expand and explore design options
- 1950's piece has architectural / functionality properties that should be persevered
- 1970's section inefficient and likely to be remodeled
- Prominence for multicultural organizations
- Elevate pedestrian pass-throughs

- Take advantage of pedestrian flow
- Student resource centers space should be priority
- Expand conference and retail space

2.03 UPDATED UO SPACE PROGRAM SUMMARY

- The B&D program has been revised to respond to reduced construction budget. Program reviews are the next step in design process

2.04 CLARIFICATIONS: Parking, Concert Hall / Multi-Function, Food Service, What to Save, Ongoing Operations During Construction

- Parking decisions - large cost implications, UO committee to evaluate parking, make recommendations
- Food Service - Understand larger programmatic needs and cost implications, big driver for activity. Example: 5x more traffic, back house kitchen, loading dock needs - all cost implications
- Determine which must be retained, which spaces can be changed or remodeled.
- Level of multipurpose use for Concert Hall – primary focus is as a Concert Hall
- Ideas on phasing building construction during ongoing operations may impact design opportunities / constraints

2.05 PROJECT BUDGET

- \$110M total, \$81 for construction, four examples of Concert Halls represented much higher budget

2.06 PROJECT SCHEDULES / DECISION MILESTONES

- 16 Months Total Design
 - Schematic Design including Programming & Concepts – 5 mos
 - Design Development – 5 mos
 - Construction Documents – 6 mos
 - Permit & Bidding – 2.5 mos
 - Construction – 2 yrs

3.0 VISIONING SESSION: Identification key measures of success for the project

3.01 PROJECT DESCRIPTION / PATTERNS / VISION

Wishes:

- Heart of Campus
- Home away from home
- WOW!
- Working student union
- Non Silo
- Timeless
- Pretty
- Student Led Facility
- Sustainable, off the grid
- Beautiful design, quality materials
- Flexibility
- Proud
- Uniquely UO
- Use whole budget

- Engage community members
- Safe space for students and functional space to organize
- Transform the heart of campus
- Commitment to Diversity
- Interactive low and high tech
- Inspiring
- Place for every student
- More than space and programs
- Strength in framework
- Inspire research

Fears:

- Student's lose voice of decisions, lack of participation
- Access of Parking
- Over budget
- Negativity
- Becomes a mall
- Design by committee
- Becoming too risk adverse to make decisions
- Short timespan
- Affordable sustainability vision
- Poor wayfinding
- Making decisions
- Building unaffordable to operate
- Donors to dictate building
- Too little space for student activities
- Space over taken by community instead of students
- Schedule
- Compromise historic fabric of Ellis Lawrence core
- Technology to allow future development
- Project to be expected to solve university parking problem
- Hasty decision making

3.02 EXPERIENTIAL VISION

- How do we stay up with the standards? Long term investment
- Expression of sustainability: brand experience more than image, core identity
- Welcoming to all, campus hearth, encourage flexible longevity

3.03 PRIORITIZATION EXERCISE

Top priorities:

- Sustainability
- Heart of Campus
- Transformative
- Timeless
- Innovating, cutting edge student experience
- Clear wayfinding
- Inclusive
- Studios
- Non silo
- Uniquely UO branding
- Smart joint use of spaces: conferencing, concert hall, food service, loading

- Cost wise
- Practical parking solution
- Doing more with less

3.04 DECISION

- Sustainability largest focus. Units of measurement: energy, storm water and people

4.0 SITE AND PROGRAM INFLUENCES: Develop an informational base about the project

4.01 SITE

- Site Circulation
 - “Gift” of the site: circulation
 - EMU center of campus, every building within 5 minute walk
- Site Planning Influences / Patterns
 - Hub of campus
 - Multiple entrances
 - Pass through, not around
 - Funnel effect, see and be seen
 - Food services as Great Room
 - Well lit, attract users
 - South Facing Outdoors
 - Students learning together
 - Individual learning spaces
 - Open space campus framework plan
 - Reinforce edges
 - Repair 13th Ave edge, wasted opportunity
- Original Building / Historic Photos
 - Entrances: North, South, East and West. Suggests directions of expansions
- Site/Environmental Influences
 - Embodied Energy: Measurement of total energy of a product from beginning (refining, manufacturing, transporting) to end (disposal, repurposing) of life cycle.
 - Building Breakdown:
 - 6% Site
 - 7% Construction
 - 13% Interiors
 - 24% Services (HVAC, Electrical, Plumbing)
 - 24% Structure
 - 26% Envelope (Exterior closure, roofing)
 - Sustainable / Climate Responsive Design Influences
 - Climate: abundance of water
 - Outside temperature is cooler than comfort zone during months EMU is used the most, Sept. – June. Replace cooling system with shading of daylight to cool naturally
 - Angle building to reduce shading and increase traffic

- 4.02 EXISTING PROGRAM LOCATIONS
- 4.03 MASSING OF PROGRAM ELEMENTS
- 4.04 PROGRAM SUSTAINABILITY ISSUES / ENERGY PROGRAMMING
 - Energy Use Intensity (EUI): Total energy consumption of a building. EMU goal 60-65% to meet 2030
- 4.05 ADJACENCY EXERCISE
 - **Refer to Appendix I**

5.0 BIG IDEAS

5.01 SCHEMES

Scheme A / B:

- An “L” shaped scheme with a linear atrium running east west from the amphitheater to the green. Student offices are located north of the atrium along 13th street, with a low bar of food service on the south. The concert hall is located on east end along 13th in Scheme A1, and south of the existing building near Straub Green in scheme A2. **Refer to Appendix II**

Scheme C:

- A rectangular scheme with an internal, linear atrium space running north-south. The atrium has an entry off of 13th street. Food service is located along the west edge of the atrium with conference facilities above. The concert hall is located southeast of the atrium with a bar of student offices along the east side. **Refer to Appendix III**

Scheme D:

- An “O” shaped scheme with atrium wrapping an internal building courtyard. A bar of student offices runs east-west along 13th street. Conference facilities are located on the east side of the atrium and the concert hall located on the southeast. **Refer to Appendix IV**

Scheme E:

- An “L” shaped scheme similar to scheme “A” but without the food service on the south side of the atrium. **Refer to Appendix V**

Wrap-Up / Next Steps

- Conclusions: The design team will further define the Program and Big Ideas for the next User Group meeting. UO Will determine status of parking requirements
- Subject Area Committee Meetings – Process and Expectations: Subject Area Committees will meet with Design Team eight times during the design process to provide information about the functional requirements of each area
- November 7 Referendum
- Next Meeting: Wednesday October 19, 2011; 8:00 – 4:00; Bean Hall East Conference Room

End Time: 4:00pm

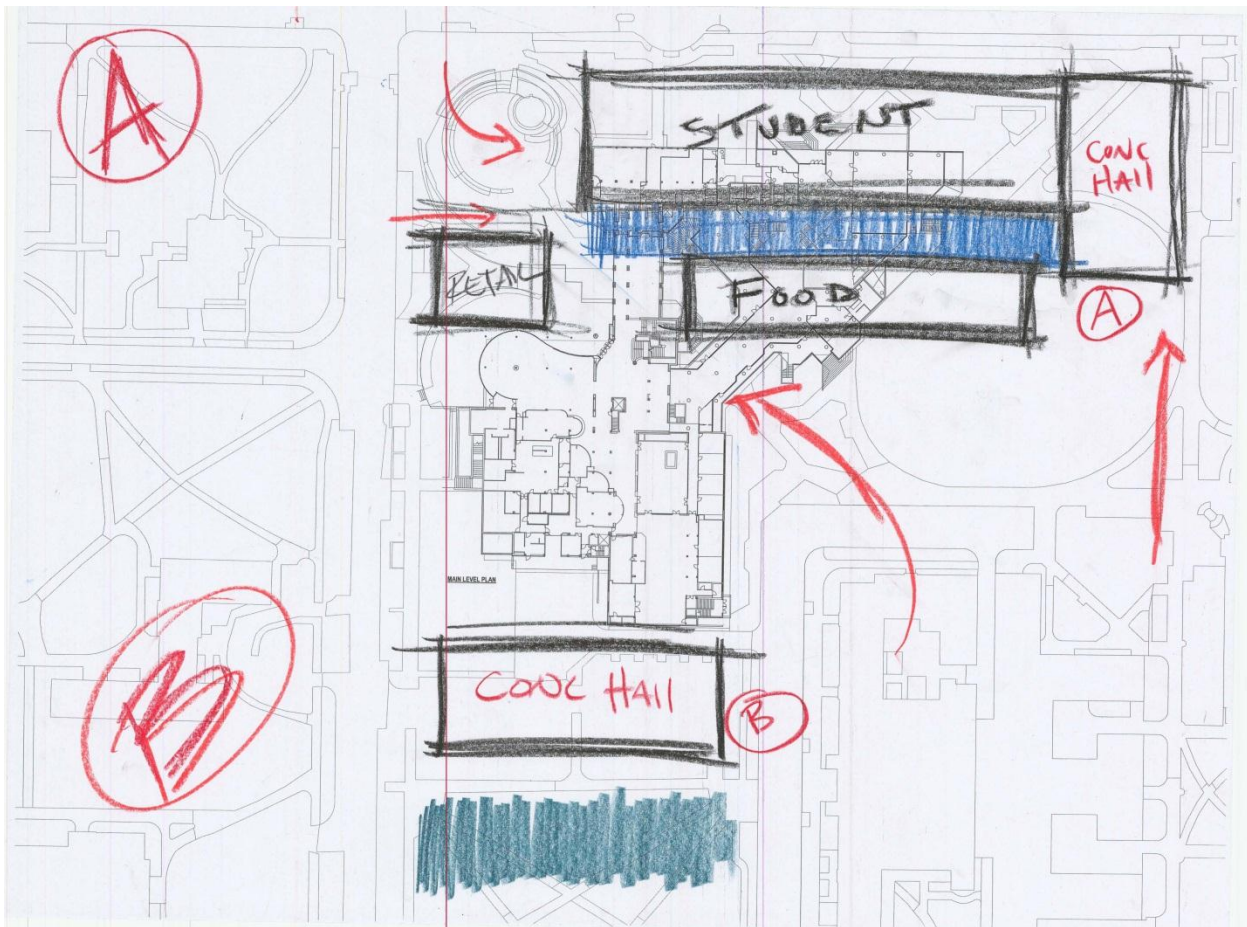
Recorded by: Caity McLean

Date of Report: 10/14/11

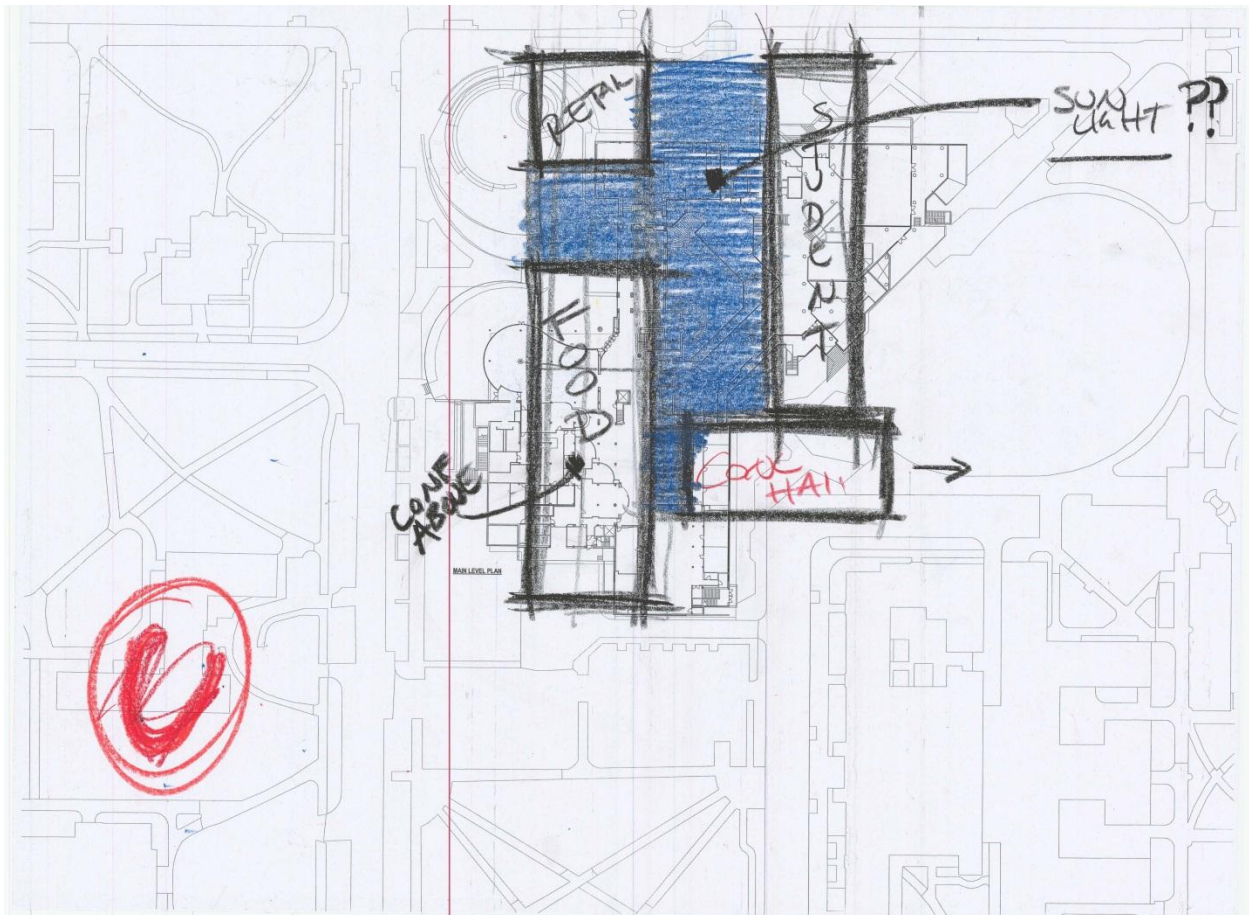
Appendix I
Adjacency Exercise



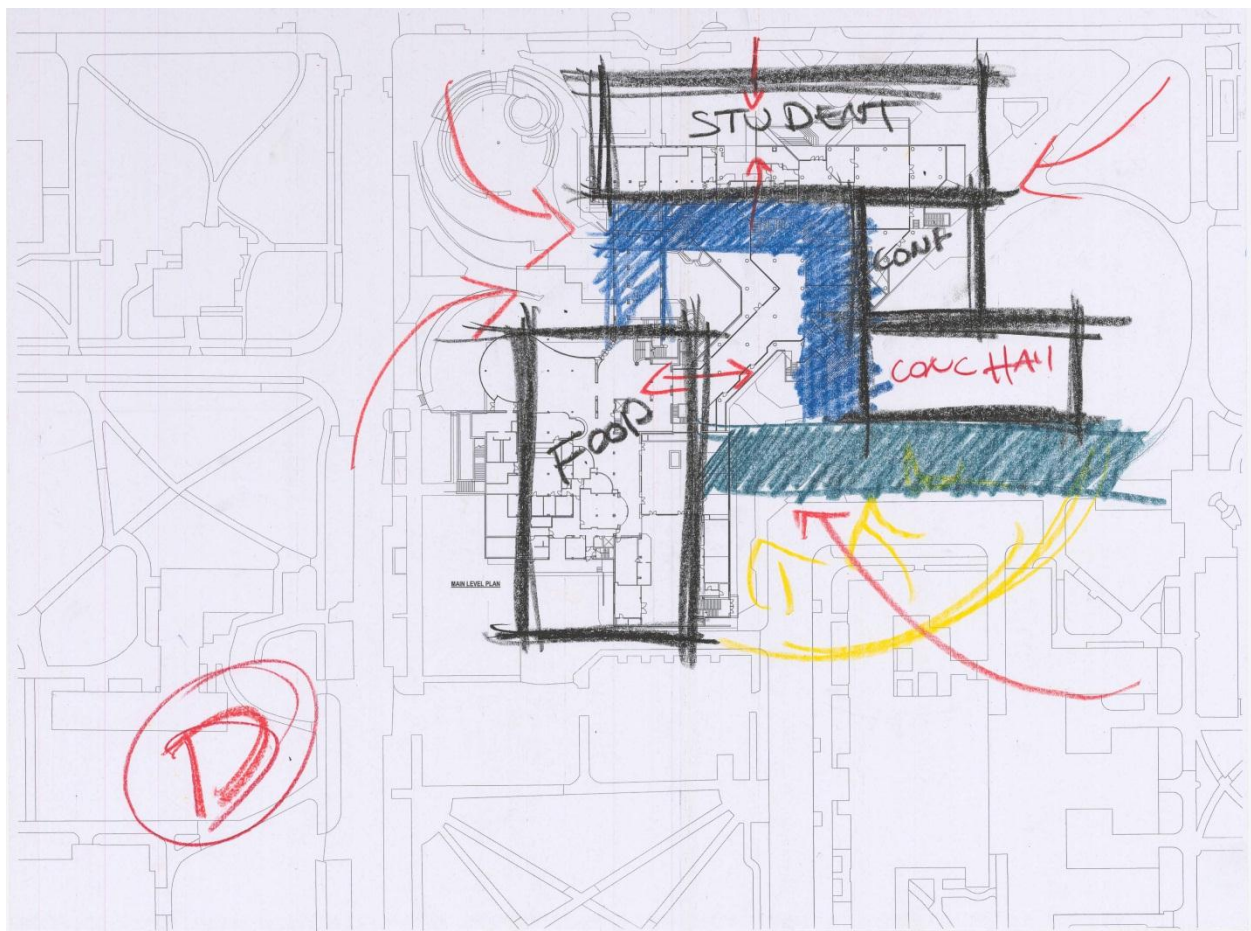
Appendix II
Scheme A / B



Appendix III
Scheme C



Appendix IV
Scheme D



Appendix V
Scheme E

