

Project Name UO Erb Memorial Union Renovation and Expansion
Project Number 110451
Purpose User Group Meeting #4
Location EMU Gumwood Room

Attendees	Name	Organization
	Project Staff:	
	Martina Bill	UO, CPRE
	Fred Tepfer	UO, CPRE
	Janet Lobue	UO, Capitol Construction
	Darin Dehle	UO, Capitol Construction
	User Group:	
	Gregg Lobisser	UO, User Group Chair
	Christine Theodoropoulos	UO, AAA
	Mandy Chong	UO, EMU Staff
	Molly Kennedy	UO, PE & Rec
	Dan Geiger	UO, Outdoor & Bike Program
	Dana Winitzky	UO, EMU Staff
	Wendy Polhemus	UO, EMU Staff
	Kaitlyn Lange	UO, Student
	Michael King	UO, Student
	Steering Committee:	
	Jo Niehaus	EMU Board Member
	Ben Eckstein	ASUO
	Jesse Fukawa	ASUO
	Manny Garcia	ASUO
	Francisco Morales	MeCHa
	Joanna Stewart	ASUO
	Alexandra Flores-QUILTY	ASUO Senate
	Contractors:	
	Matt Pearson	Lease Crutcher Lewis
	Mark Butler	Lease Crutcher Lewis
	Consultant Team:	
	Larry Gilbert	Cameron McCarthy, Principal
	Brian Johnston	Glumac, MEPT Project Manager
	Mitch Dec	Glumac, Energy Modeler
	David Martin	AC Martin
	Bob Murrin	AC Martin
	Tammy Jow	AC Martin
	Christopher King	AC Martin
	Natasha Koiv	SERA
	Eric Philips	SERA
	Walker Templeton	SERA
	Lisa Petterson	SERA
	Caity McLean	SERA

Discussion Items

1.0 PROJECT UPDATES

1.01 COST ESTIMATE

This information will be received from Lease Crutcher Lewis and Rider Levett Bucknall by Friday and reviewed in future User Group meetings.

1.02 PARKING

Still considering options discussed in User Group Meeting #2; will bring to Campus Planning Committee in January for approval.

1.03 SUSTAINABILITY TECHNICAL ADVISORY GROUP

Group has been formed, consists of select members of the user group, students, sustainability experts on campus and the design team, and will meet regularly, starting today. Today's topics were energy conservation strategies and water conservation strategies.

1.04 PROGRAM UPDATES

Updated program of 263,526 GSF, which is approximately 35,000 over B&D study that set the construction budget.

- Gross – to outside edge of building, includes bathrooms, hallways, wall thickness, all extra “stuff”; 1.55% grossing factor applied to Net Sf. to project the Gross Sf.
- Net – only assignable program space including internal circulation

Bob explained that program information is collected from surveys and a series of meetings with each of the SAC's that will continue throughout the design process while developing the program.

SAC Meeting Content: Collecting information pieces of the program puzzle

- Interpreting current usage of space, according to Subject Area Committee's descriptions, to find affinities among programs that could suggest adjacency relationships
- For instance, understanding which programs need access to remote storage, or conference rooms, influence where shared conference room need to be located in relation to the overall program design
- This is then illustrated diagrammatically with clusters, or themed suites, and shared with the SAC and User Group for further refining
- Modules of office furniture are being used to standardize parts of space. Then taking their spaces from spreadsheet to show graphically how large their program is.

2.0 SUSTAINABILITY

2.01 FRAMEWORK FOR SUSTAINABLE DESIGN

Frameworks

- SERA's four systems conditions: Take, Make, Respect, Choose
- Oregon Model: energy, water, people, LEED Gold certification for all new construction
- Implement sensibly but at little cost

- Presented design drivers again from User Group Meeting #1 regarding UO's mission to outer world, with Sustainability as a high priority
- The synergy of the Natural Step and the Living Building Challenge easily blend together to form a hybrid, uniquely UO framework that will be analyzed and re-prioritized throughout the design process. This framework will be used to guide sustainability goals and benchmark progress
 - The Living Building Challenge (LBC) is based on Cascadia's Guiding Signal Issues including Climate Change from Global Warming Pollution, Persistent Toxic Chemicals, Habitat Loss / Species Extinction and Global Equity. The current version of the LBC has several imperatives that would be difficult for the University of Oregon to achieve. For example, the Net Zero Energy Imperative does not allow energy from any source which uses combustion be used for the building. Additionally, some criteria that are important to the University are not part of the Living Building

2.02 SUSTAINABILITY VISIONS FROM USER GROUP MEETING #3

In User Group Meeting #3, the process of backcasting was reintroduced and used in a group brainstorming session about which steps to take to achieve the sustainable future desired for the EMU and UO campus as a whole. The groups considered **energy / health, materials, equity, water, campus scale systems, and beauty** related to sustainable design goals. The Design Team presented their interpretation of the session to confirm accuracy with the User Group.

Energy / Health

- Performance metric around energy use
- Oregon Model min. (35% better than OR code)
- 45% better than OR Code target
- Additional 10 to 15% energy savings from occupant engagement
- Daylighting for all student offices
- Views for 90% of regularly occupied spaces
- Solar Thermal, if cost allows
- PV Ready (investigate third party funding of demonstration PV array)

Feedback

- Consider EUI as a tracking method
- Educate to change behavior and ideas about sustainability habits
- Solar Thermal potentially too costly, UO could seek out third party investors if solar thermal is decided on

Materials

- Materials have a lot of embodied energy; eliminating waste and reusing (in new building) or repurposing are very important
- Recycle 90-95% of construction debris
- Prioritize sourcing products locally, drastically lower embodied energy
- Minimize use of toxic products
- Local, Salvage then FSC certified wood
- Adopt the 2030 Challenge for Products to reduce the carbon-equivalent footprint of products by 35% by 2015

- The User Group and Sustainable TAG will continue researching options throughout the design process

Feedback

- LOTS of concrete; options are to grind up into aggregate, use as site walls, turn into countertops
- Consider teaming up with OSU's engineering program for reuse options
- The User Group and Sustainability TAG will research second use and disposal options of materials. CMGC and Design Team will provide cost estimates of these options to guide the User Group and Sustainability TAG in deciding what to do with each material
- Emotional content of reuse method should be considered. For instance, rather than burying materials in the ground in a more "earth friendly" way, repurpose materials in a visual way somehow

Equity

- Use design to foster a true sense of community
- Maintain access of daylight for surrounding buildings
- Create a universally accessible design that incorporates and embraces diversity

Water

- Meet Oregon Model for Storm water management
- 35-40% reduction in water use from fixtures & fittings
- 50-60% reduction in water use

Feedback

- How can stormwater be collected? Or dirty water form Streetscape?
- Consider a rain water tank under existing building
- Use Craft Center's processed water for toilet flushing?
- Preferences of water reduction strategies will be further discussed by the User Group and Sustainability TAG

Campus Scale Systems

- Support non-automobile transportation
- Repair / reinforce campus connections
- District ready for future incorporation into a larger network – for example the building could be piped in such a way that if the campus transitions to a hot water loop in the future the building can easily connect to the loop
- Provide locations for edible landscape

Feedback

- Transportation should be better represented in future diagrams

Beauty

- Student Union that inspires its occupants to live their lives in a more sustainable way

2.03 VISION: COMPREHENSIVELY SUSTAINABLE

The Design Team combined the results of the brainstorming session with previous User Group sustainability discussions, and translated them into goals. These goals were

interpreted to form the vision of Comprehensively Sustainable, which is based on the following three principles:

Comprehensively Sustainable, principles of vision:

- 1) *The building uses resources in the "right" way*
 - Is durable and enduring
 - Utilizes low tech strategies rather than high tech
 - Utilizes timeless strategies not quick gimmicks
 - Incorporates effective and cost efficient measures
- 2) *The building is elegantly green*
 - Informs / educates visitors about building systems
 - Provides tangible feedback
 - Celebrates sustainability
 - Components serve multiple functions
- 3) *The building strengthens and Inspires the community*
 - Reflects U of O culture and place
 - Transforms occupant behavior
 - Encourages a healthy lifestyle
 - Becomes a template for others
 - Sets a trend for sustainable development
 - Supports recruitment of students

In addition to the overall principles listed above the design team also grouped brainstorming ideas into more specific measurable goals organized into the categories of energy/health, materials, water, equity, beauty, and campus scaled systems and strategies concrete ways for the project to meet those goals.

Lisa requested the User Group provide her with feedback to confirm that the information gathered was interpreted and represented accurately by the Design Team.

Feedback:

- Expand on ways to achieve timeless climate specific strategies
- Systems; keep in mind systems are long term investments, focus on life expectancy of building components while considering systems i.e. Mechanical systems have a shorter life and should be flexible and have the ability to change over time
- Look for opportunities to combine low tech and high tech energy utilization
- Potential as Emergency Operational Center in crisis, or city safe haven in states of emergency
- Keeping open space for future design, consolidating to multifunctional, flexible spaces, and initiating net zero, EMU could pioneer new standards that will lead the future direction of design on campus

3.0 CAMPUS CHARACTER

3.01 CAMPUS CHARACTER PRESENTATION

Martina presented a slide show created by Campus Planning and Real Estate, to illustrate some of the buildings on campus that represent the campus character. The Campus Character presentation serves as a tool for educating and engaging user groups in discussions on the exterior appearance of campus buildings and allows them to make informed decisions moving forward to promote overall architectural cohesion.

Initial General Feedback of the User Group:

- All examples shown in this presentation reference the historic character and materials, all red brick.
- Question where we take campus architecture to lead us in the future? Does it all have to be red brick?
- As we connect new buildings to the old buildings how do we achieve the bold move?
- Lillis; jumps out, makes effort to be bold, integrate more contemporary design on campus, less traditional than all other buildings
- Allen Hall addition: kept existing building but the new says nothing about Journalism. Brick was used as a veneer and not structural or load carrying, and it is limited to the façade. Used in a very conservative way to fit into the campus.
- EMU should talk about student leadership, and students in the 21st Century.
- Indoor / Outdoor layering is important
- Edge condition along 13th at Fenton is important
- How EMU will impact green space, open space, optimization of outdoor appreciation in wet climate,
- All four sides should not be the same, should respond to the climate and the site
- Building architecture should go farther than Lillis, in proportion, in/out door, should be the most progressive building on campus
- Innovate but keep original purpose, be flexible with the new pieces
- High Quality, Human Scaled, Carefully Detailed – all part of Campus Plan based on Lawrence Ellis buildings
- Campus Plan; references composition and materials to keep cohesive feel of previous buildings on campus

Scales: Building Meets Sky, draws eyes upward

- Character of the campus is that a building should not be a square box, but ought to reach the sky in a more ornate way
- Perspective of EMU should be from the most important corner at the amphitheater, not from 15th
- EMU building is blocky, flat, less ornate than others. Great opportunity to create something interesting or bold
- Pattern of uplifting? Aesthetically refreshing exterior design that continues into the interior, experience and enjoy building inside and out

Rhythm of Windows

- Juxtaposition of solid and clear materials creates a beat, repetition of windows that break up long walls of buildings
- The curving Fishbowl windows are unique
- 1970's portion of EMU transitioned the traditional 1950's portion into a more modern era of architecture. New EMU to continue these efforts
- Thin planes attached to and interlocked with boxes

- Rec Center; small squared windows above main large windows are goofy looking, style was trendy at the time of design yet reversed for daylight optimization. However, glow of smaller squared windows could work well as a nighttime wayfinding tool in the EMU, exudes warm glow and activity
- Avoid blank, passive walls that discourage interaction with users, particularly a challenge for the Concert Hall design to mitigate the inactivity
- Lillis; designed to feel like an outdoor space, achieved by windows to create glass box that protects users from elements

Main Building Entrance

- EMU; entrance by the Amphitheater currently perceived as Front Door by students. The main view of the EMU is from the corner of 13th & University. How do we make a front door clear to visitors? Or multiple front doors?
- Johnson Hall; concrete steps, columns are heavy and unwelcoming. Not a great model for EMU
- Law School; gesture to onlookers, announces its grand presence
- EMU; shouldn't have one grand entrance, instead have multiple entrances that are welcoming. EMU should not have a monumental statement entry
- EMU is not an academic building, it needs to be different
- EMU should feel leaky...you can penetrate/infiltrate the building, no one thing is more important than another.
- Lillis; very appealing entrance and easily accessible by all; no grade changes, ramps, or stairs to obstruct path of entrance

Secondary Entrances: More than just a door

- Materials call out the secondary entries
- Serve as wayfinding
- Provide a preview of what's going on inside

Operable Windows and Window Details

- EMU; rather than Lillis's expansive glass style of windows, look at opportunities for different sized and shaped windows
- Awning windows good for wet climate
- However, operable windows as a whole have negative sustainability implications for buildings like EMU; they interrupt heating/cooling systems, requiring larger amounts of energy to regulate temperatures

Composition (top, middle, bottom)

- Straub; is very busy, not as clean
- Top, middle and bottom may not be the way to go for EMU; alright to challenge the assumptions of classical tri-partite tradition
- Be careful not to be referential to the mid-century architecture
- Existing EMU – not as literal, more abstract

Details

- Architectural details used to illustrate function, individuality, personality, and themes of building through artistic details and continue in interior details throughout the building

- Existing EMU exterior details come through into the interior spaces, and the inside and outside come together in an interesting way
- Historic building details often project humor and irony, appreciated 50+ years from now, EMU - cast stone and murals

Final Comments from the User Group

- Campus Context presentation from campus planning excludes the newest campus buildings: Matthew Knight Arena, Alumni Center, Jaqua Center. Campus character needs to consider all buildings that make up campus, both modern and traditional. Excluding contemporary design inaccurately represents the campus as a whole and ignores the reality that campus is evolving architecturally.
- No clear direction of future architecture on campus has been defined to bridge the gap of old and new buildings, or transition different styles of architecture to achieve campus cohesion.
- Campus Architecture, no matter what style, needs to be deliberate and not accidental.
- Student feedback: really like new, contemporary buildings that are branded "0". They just seem unattainable for the EMU right now because the best examples are tucked into a corner. Students really want progressive, unique, easily identifiable architecture that withstands time but DOESN'T look like a replica of old buildings on campus.

4.0 CAMPUS CONTEXT

The Design Team presented illustrations demonstrating traffic patterns within and surrounding campus by various means of transportation. Traffic patterns were determined after looking at personal routes of alumni and the Master Plan, and with guidance from Landscape Architect Cameron McCarthy. *Are the Design Team's interpretations of traffic patterns accurate?* The Design Team asked the User Group to confirm that traffic patterns were interpreted accurately, inviting comments and marking up of diagrams to align views.

Feedback

- Talk more about gateways, centers
- Bike Center
 - More than just 400+ parking, opportunity to pioneer a unique model for bicycle support and program on collegiate level, never been done before
 - Parking: EMU perfect opportunity for centralized bike parking. Consider systems for stacking bikes
 - Rather than responding to existing biking patterns, think about creating patterns by adding large bike parking to EMU because it's so centralized. Creates a home base for bikers before and after classes and attract EMU activity.
 - Routes: reduce interruptions to pedestrians across landscape, redirect traffic patterns by creating bike thoroughfares
 - Arrival direction: mainly from University St, West, North of campus. Those coming from dorms tend to walk; but a bike hub will make new patterns
 - Careful to maintain beauty of building exterior, but design should build bike parking into the final design
 - Needs to be covered and secure, high bike theft issue on campus
- Circulation path of students coming in and out of major front doors
- Create a powerful "outdoor room" (like Memorial Quad and Lillis) West of Concert Hall

- Moon Tree; still undetermined what to do about the Moon Tree. (Currently has 100+ offspring throughout the country from seeds.)
- Green space (East Lawn) is generally inactive other than student graduations. The view of looking at this green space from inside the EMU is activity in itself. Should “active / passive” be referred to as “formal / informal” instead?
- 1970’s ignores green space; we have the opportunity to repair that issue

5.0 INTERIOR & EXTERIOR SITE WALK

- Suggestions included moving student activity into the Hearth, formed 6’ lower than current balcony outside 70’s portion
- Atrium, if changing, could be separated into separate pieces to be more manageable
- Move promenade into Hearth at level equal to current earth, +447’ elevation

6.0 PREFERRED SCHEME EXPLORATION

6.01 MASSING EXPLORATION OF CURRENT SCHEME

Preferred Scheme 1, please see Appendix I

- Atrium at +448’, which matches University St., uses stairs to connect to East portion of Hearth, bringing elevation down to +440’

Preferred Scheme 2, please see Appendix II

- Atrium at same level as existing EMU main floor, +453’, uses stairs to connect to East portion of Hearth, bring elevation down to +440’

Preferred Scheme 3, please see Appendix III

- Atrium is at +447’, uses stairs to connect to East portion of Hearth, bring elevation down to +440’

Feedback:

- Segregating Concert Hall from students seems awkward
- Creating multiple first floors complicates accessibility even more. 4’ grade ramp - too long and difficult, don’t like idea of using elevators to avoid long difficult ramps as it hinders commute through building
- Consider keeping Post Office entrance on 13th. 4’ elevation difference from ground, currently has elevator to solve 4’ elevation difference
- Two separate lobbies is not preferred
- Provide drop-off near Concert Hall

6.02 BLOCK / STACK DIAGRAMS OF CURRENT SCHEME

Please see **Appendix IV**

Feedback:

- KWVA needs 24 hour accessibility
- “Student Activity Zone” includes Student Unions, Multicultural Center, ASUO, Resource Center, KWVA, Daily Emerald, Art Gallery, Lounges
- Where are the places on the Main level that people can connect elevation changes?

- Existing elevator by Post Office, existing elevator by Gumwood, additional elevator could be added around Concert Hall
- Concern about Main Entrance in the middle of Student Activities
- Michael suggested MCC by ISA
- MCC considered Student Activity or Student Union? Better understanding after SAC
- Elevation of 50's and 70's building at +440', leaving would make easy access, but raising it creates more even real estate. Concert Hall entrance is floor lower due to elevation
- Removing the berm and extending the building, say Craft Center, to University is good idea. Berm has no value; kills streetscape for activating, is unoriginal, artificial, and unused real estate

6.03 MODEL EXERCISE

Discussion:

- Concern that entrances on 13th turn into Dead Zones
- Green Room; yields larger use potential as a flexible, multipurpose space than a rarely used accessory attached to the Concert Hall. Needs more integration with EMU
- If Hearth is at +453', could the Green Room be located under?
- What is the intent of the open space? Sidewalks leading to building or enjoyable outside courtyard? Courtyard functioning as a programmed space for outside activities would be highly beneficial
- Scheme suggests Concert Hall could be entered through Hearth, spilling traffic into EMU and generating activity
- Atrium; an all glass South facing wall risks creating a heat gain area because of constant sun exposure, design would need to be mixture of glass and other material to create shading devices with the architecture

7.0 DECISION

What should the Design Team further explore?

- Explore options of the 70's portion at +440', +447', and +453'
 - Consider access through the site and building; leveling elevation inside the building or outside through entrances at different elevations

8.0 COST ANALYSIS OVERVIEW

Rough cost estimates will be received from Lease Crutcher Lewis and Rider Levett Bucknall on Friday to indicate where the project stands in alignment with the budget. The rough cost estimates will be reviewed at future User Group meetings to begin prioritizing program elements. Eventually, Value Engineering and Value Management discussions, based on life cycle analysis and up front costs, should ensure a shared understanding about which areas and systems represent value and where they are on the value scale. By making adjustments to the project scope early on, rather than having large roadblocks, future adjustments will be minor and smaller in size, making them more feasible.

Wrap Up / Next Steps

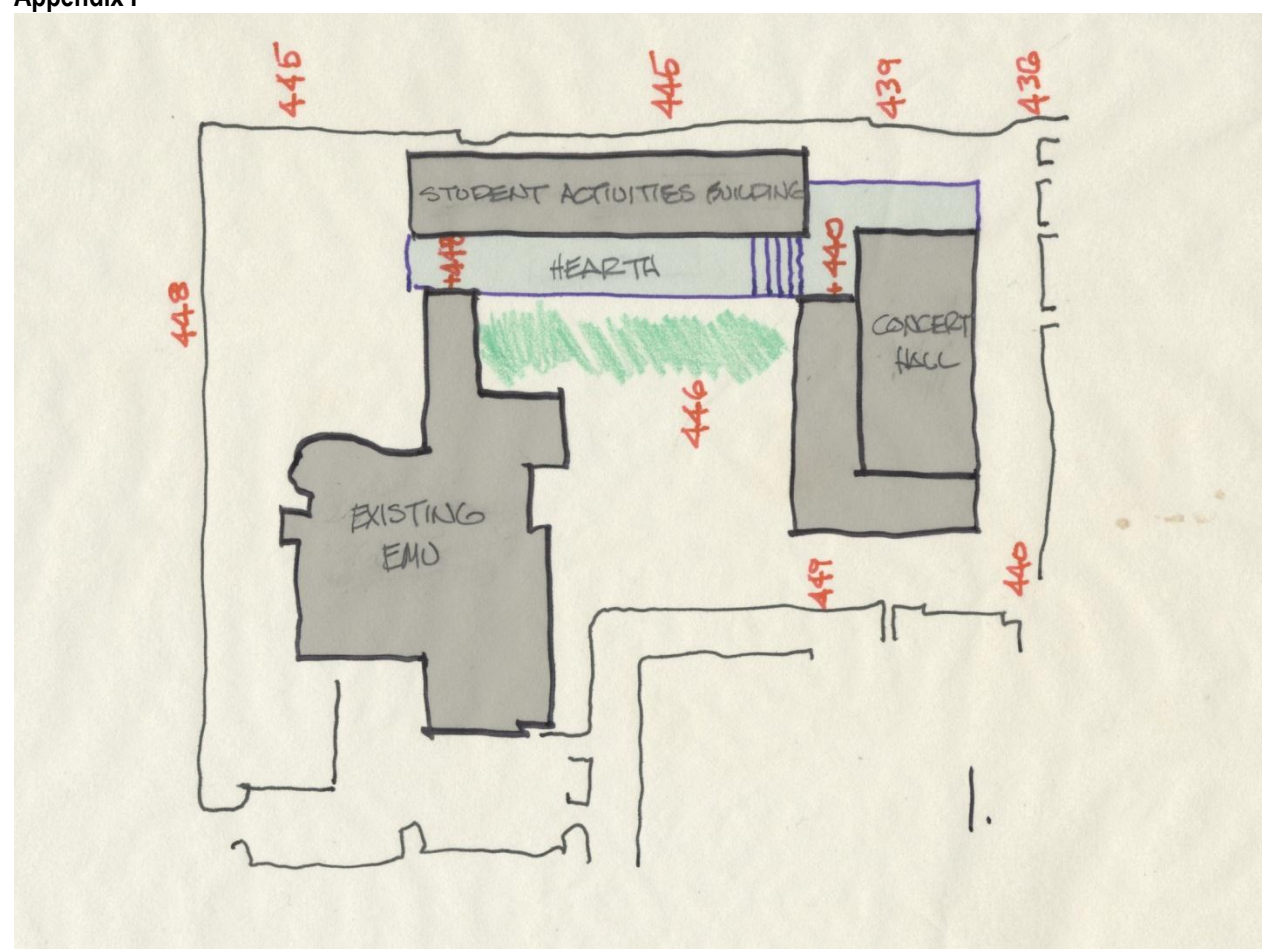
- Referendum: polls close at 5pm on Friday, results will be posted on the Daily Emerald website
- SAC Meetings #3 happening Wednesday November 30, 2011 and Thursday December 7, 2011
- Next User Group Meeting: Wednesday, December 14, 2011; 8:00 – 4:00
- Check-in with Campus Planning Committee has been postponed until January. Heavily focused on the existing open space framework, this meeting should cover conceptual massing, broad stroke Sustainability strategies, the historic nature of the EMU, impacts to the site and existing infrastructure, and the processes with the User Group that have brought the project to the current status.

End Time: 2:00pm

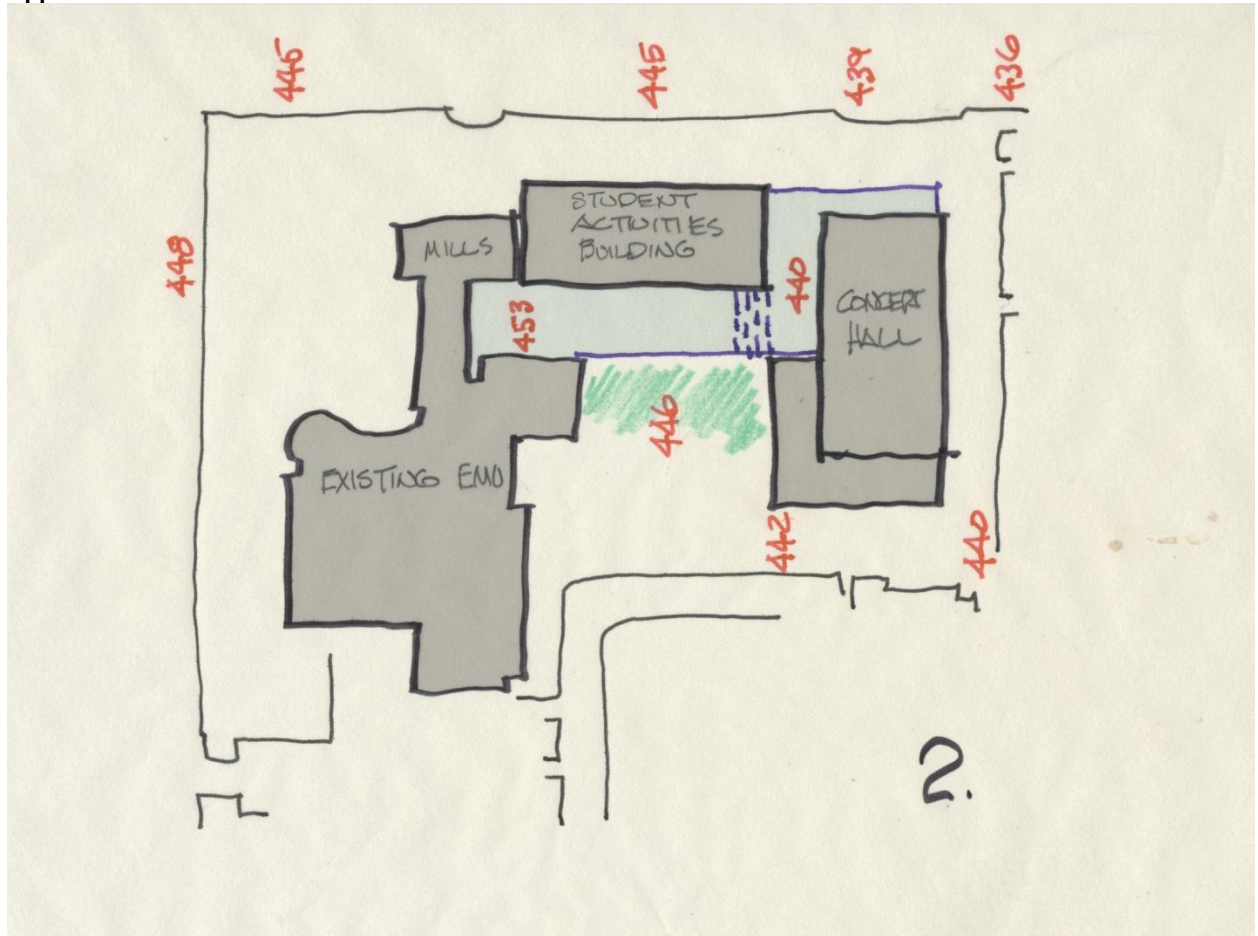
Recorded by: Caity McLean

Date of Report: 01/10/12

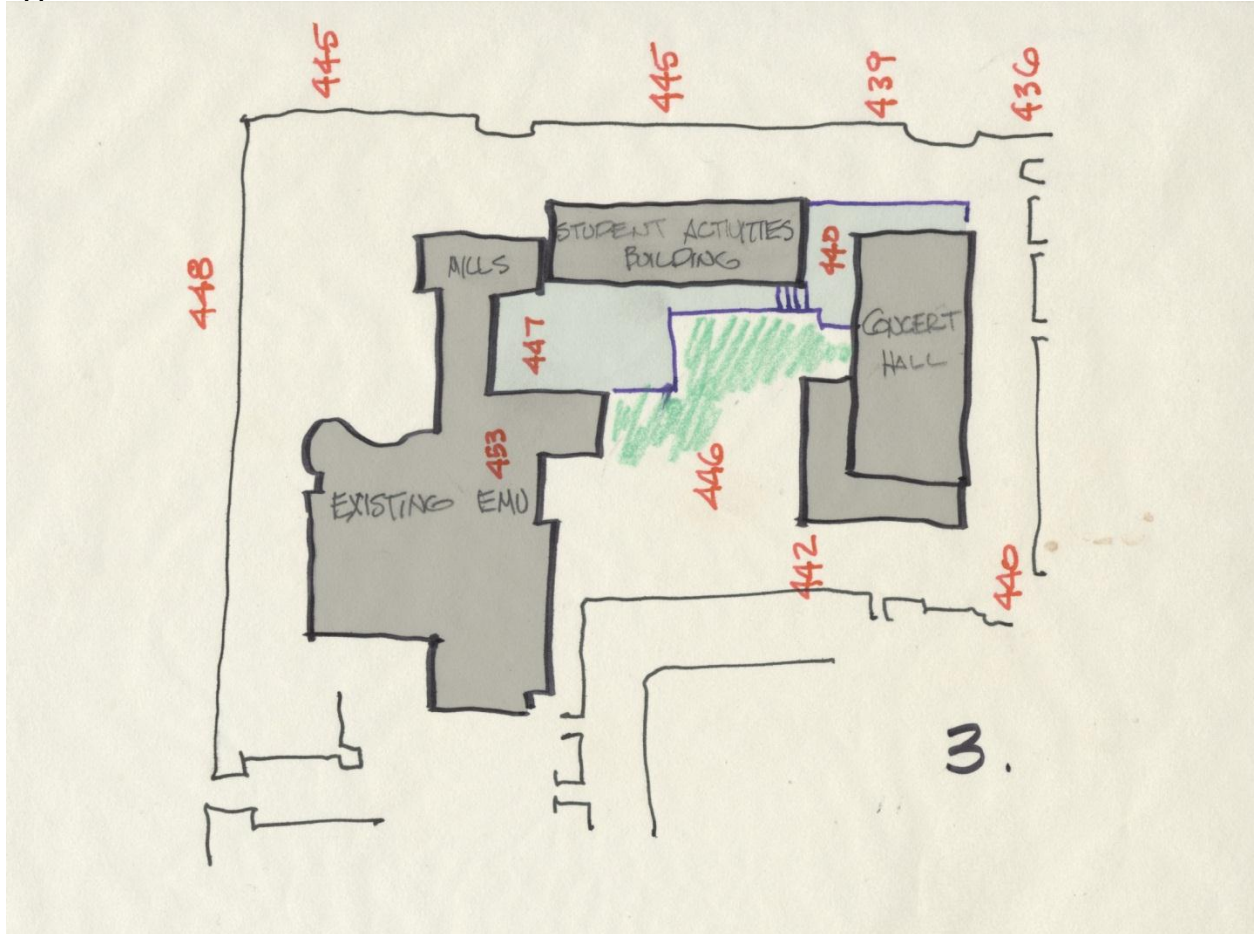
Appendix I



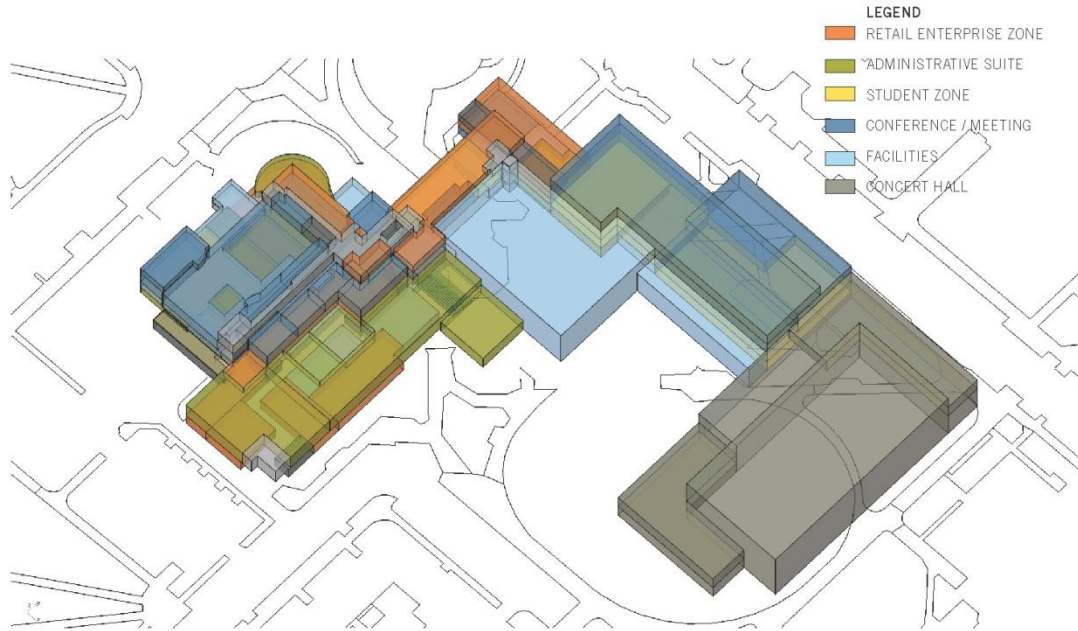
Appendix II



Appendix III



Appendix IV



SCHEME D - BLOCK & STACK DIAGRAM

ERB MEMORIAL UNION
RENOVATION & EXPANSION
NOVEMBER 29, 2011

