

UNIVERSITY OF OREGON
ERB MEMORIAL UNION
EXPANSION AND RENOVATION



28 JUNE 2013

SCHEMATIC REDESIGN REPORT

SCHEMATIC REDESIGN REPORT - SIGNATURE PAGE

University of Oregon Erb Memorial Union Renovation and Expansion

Schematic Redesign Report

28 June 2013

Approval

Signature: _____
Jamie Moffitt, Vice President, Finance & Administration, CFO

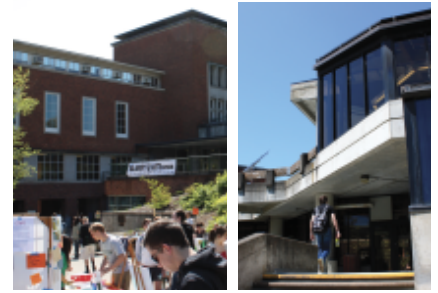
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Introduction

The intent of this Schematic Redesign Report is to document the reconsidered design of the EMU Expansion and Renovation Project as approved by the EMU User Group, and as approved with conditions by the Campus Planning Committee. The design described herein responds to budget necessities which were brought to light at the end of the Original Schematic Design Phase, requested program changes, and it reflects evolution of the original design concepts.

At the close of the Original Schematic Design phase, the students declined additional fees for the project as proposed and the university elected to postpone furthering the CPC review process until the project direction was clarified. When a scaled-back project proposal was presented to student ballot in late 2012 it was approved, and the schematic design revisions were restarted in January 2013. The final CPC review occurred in June 2013, at which time the revised Schematic Design gained approval.

The Schematic Redesign phase focused primarily on building massing, exterior building design, site development, and test fitting of program elements within the revised building footprint. This report includes a detailed conceptual cost estimate representative of the redesigned building based on design narratives and drawings. The Schematic Design Report Volumes I and II are the foundation for the work undertaken in this phase and may be referred to for additional background information.



The 1950 building (left) and 1973 addition (right)



Perspective looking across South Lawn to East Entry Vestibule

Background

The University of Oregon's Erb Memorial Union (EMU) has a history of over 60 years at its current location at the corner of University Street and 13th Avenue, at the heart of campus. The EMU serves as the social and student activities hub of the UO, but the existing building no longer adequately meets the University's expanding needs.

The EMU as it exists today was built in three phases in the years 1950, 1962 and 1973. The existing Fishbowl, Taylor Lounge and McMillan Gallery stand

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as preeminent spaces of the original 1950 Ellis Lawrence design; they function well and continue to be acclaimed by students and staff that use the building. The 1970's addition was constructed in response to student request for more food service, dining and study / lounge spaces. Reflecting the Brutalist architecture of its time, this space is not suitable for renovation to meet the new programmatic needs of the UO. Additionally, the 1970's renovation altered the pedestrian patterns by bringing students from the east side of campus to the academic core - via an open breezeway under the EMU building. With windows attempting to expose the activity, students still often pass by the activities, as opposed to entering the building and partaking in the vibrant opportunities that are housed in the EMU. Smaller scale renovations have occurred throughout the 1980s, 1990s and 2000s to make program improvements and adjustments within the existing EMU spaces. It was through this series of updates that the bowling alley conversion, addition of an elevator adjacent to the Taylor Lounge and food service modernizations took place.

The EMU Expansion and Renovation project, as updated, includes renovation of the 1950s and 1960s wings, focusing on the preservation of sections most historically and architecturally compelling, while creating a cohesive design integrating. The renovation will create needed new space for programs, services, and spaces that are aligned with and supportive of the academic mission and values of the institution.

In supplement to other current building uses, special attention will be directed to the design of the following functional spaces / areas:

- Student organizational space to include a variety of centers or suites, student union spaces, and a shared Resource Center for student organizations that extends the building's capacity to support ASUO recognized student organizations.
- Expanded conference facilities to accommodate campus departmental or professional organization gatherings, as well as public conference use to generate income and help reduce reliance on student fees. This increases available meeting space for general



Perspective along 13th Avenue, looking at renovated Mills Center and North Wing addition



Perspective of the North Court looking west toward University Street

- student and campus department use.
- Selected spaces that will serve as space for academic instruction during lower demand programming times of the week:
- A Computing Center and extended smart building infrastructure.
- Expanded food and general retail space.
- A campus Pub with food and beverage service appropriately placed within the building to facilitate social gatherings and celebrations to commensurate with the building's location at the heart of campus.
- EMU programs including Club Sports, Outdoor Program, a new Bike Center, and a Craft Center containing studios for Ceramics, Glass, Woodworking, and more.
- A new Media Suite
- Public spaces commensurate with a major university building and campus university center adequate to support high volume daily use, conferences, exhibits, and display of art.

Adapting the schematic building and site design is required with these primary program reductions to meet the current budget. The following program adjustments were made, which impacted the program proposed in the prior

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phase:

- Removal of a 1,000 seat Concert Hall
- Elimination of 250 parking spaces (to meet Concert Hall needs)
- Limited level of renovation in the 1950s/60s wings
- Reduced volume of the three story space in the addition

The schematic redesign phase carried forward the User Group priorities developed in the original schematic design phase. Refer to Schematic Report Volume I for detail on User Group priorities.

Design Process

The Schematic Redesign is built on the robust design process undertaken in the Original Schematic Design Phase. A streamlined approach was adopted for the Schematic Redesign phase, with collaboration achieved by gaining input from representatives of the User Group, Management Team and Student Steering Committee. The design was advanced by incorporating the design goals and program revisions outlined in the Design Outcomes section while addressing the \$68 Mil construction budget.

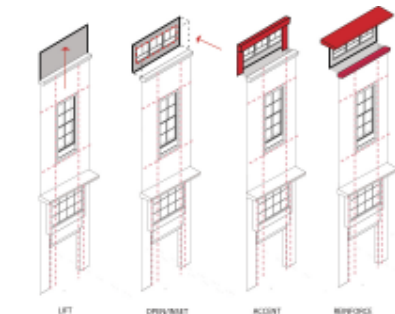
Building massing, exterior design, site development, test fitting the revised program within a newly configured building footprint were the targeted areas of development in this phase with the User Group, in order to prepare for Campus Planning Committee review and to establish alignment with the budget.. Design revisions to project components, including building systems, structure and technology were limited to narratives describing the intended scope to allow for updated cost estimates of the overall design.

The Campus Planning Committee (CPC) review process was instrumental in giving direction to the development of the design, so the Redesign phase was structured to leverage CPC feedback to be given in one CPC check-in meeting and one CPC review meeting. An overview of the final meeting follows at the end of this executive summary.

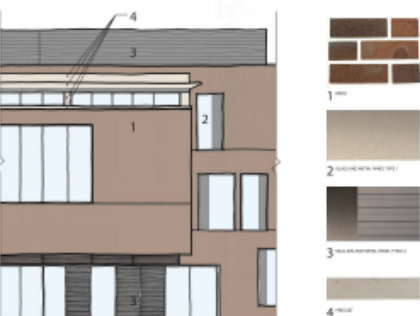
Analysis of the original building's character, and architectural style informed by both campus context and site analysis provided the foundation for the schematic design. Spring boarding from the rigorous analysis of the existing EMU undertaken in the prior phase, the same techniques to develop a design responsive to the existing building and greater site context were continued in the redesign phase.

The integrated approach to sustainability and the Oregon Model was continued in this phase, with emphasis on Daylighting Potential and Solar Opportunity performance areas being of focus in this phase, while the others, relating directly to interior spaces will be studied in the next phase. The appendix contains an updated LEED scorecard targeting a pathway to achieving LEED Gold certification.

A series of plan, section and elevation diagrams as well as both physical and digital models were created to communicate with the User Group, Management Team and the Campus Planning Committee (CPC). Continuing the project's iterative and collaborative design process resulted in an enhanced and successful building design.



Analysis of the existing building



Elevation studies based on existing building rhythms

Design Outcomes

The team was challenged in the Schematic Redesign phase, to retain all existing student programs per the university's MOU, while reducing the overall scale of the building. The design preferred by the User Group from the Schematic Redesign phase is organized around a three-story North Wing addition which is located along 13th Avenue.

The approved design successfully added 4,000 sq. ft. in building program area, while reducing the overall building footprint. The project goals carried forward from the Original Schematic Design Phase: the overall intent for the renovated Student Union is to affirm and enhance its position as the social heart of campus.



Perspective along campus pathway looking to East Entry Vestibule



Perspective of North Wing addition, with covered outdoor seating and ground level conference room

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Program Summary

The Schematic Redesign phase refined the program developed in the prior phase by incorporating changes requested by the User Group and Subject Area Committees, by test-fitting specific programmatic elements on the revised building floor plans, and by optimizing circulation factors assigned in the prior phase. Design opportunities, adjacencies and circulation patterns were explored through test fit iterations, which confirmed that the building could house all the program components.

A web-based program document created in this phase to reflect real-time program updates will be carried forward into the next phases as a tracking tool (see appendix for final program). Detailed space planning will occur in the next phase, with specific subject area committee input.

The programming test fits and building exterior development both led to clarified floor plans, which enhances building efficiency and simplifies way finding. The redesign process allowed the proposed scheme to support 4,000 sf of additional program by reducing area devoted to circulation, and increasing the building's efficiency.



Sketch of the Hearth looking to Student Boulevard and the East Entry Vestibule



Sketch of the Hearth enclosing the existing courtyard outside the Taylor Lounge

Project Construction Cost Estimates and Value Engineering

The project's construction budget was revised by the University to \$68M prior to receiving student approval of the referendum and restart of the Schematic Design. The CMGC prepared cost estimates in tandem with an independent cost estimator based on updated design studies, narratives, elevations and plans (refer to appendix) to give the User Group, Management team and the design team assurance of alignment to the current budget, prior to seeking CPC approval on the proposed design.

Team work sessions and a clarifications log were used to identify assumptions, clarify design intent and reconcile square footages, to develop a schematic level construction cost estimate. Both estimators then reconciled the two estimates, which were reviewed with the Management Team. Working with the User Group \$5M of potential alternates and potential value engineering items were identified, and will be studied in the Design Development Phase.



SCHEMATIC DESIGN BUDGET OPTIONS LOG

DATE: 23-May-13

Project: U of O - EMU
Architect: SERA / ac martin

BUDGET OPTIONS SUMMARY

ACCEPTED: (556,830)
POTENTIAL: (1,201,750)
REJECTED: 0

#	Summary System	DD (Recon) ESTIMATE	ACCEPTED CHANGES	REVISED TOTAL
01	General Conditions	3,428,000	0	3,428,000
02	Demolition	1,533,838	0	1,533,838
03	Sitework	3,897,843	(85,000)	3,812,843
04	Structure	7,050,068	30,000	7,080,068
05	Exterior Wall	4,865,765	0	4,865,765
06	Roofing	2,025,463	0	2,025,463
07	Interior Construction	9,268,310	(501,830)	8,766,480
08	Vert. Transportation	637,750	0	637,750
09	HVAC	11,613,338	0	11,613,338
10	Plumbing	1,915,211	0	1,915,211
11	Fire Sprinklers	828,469	0	828,469
12	Electrical	7,554,710	0	7,554,710
14	Equipment	0	0	0
15	General	0	0	0
	Sub Total	54,618,765	(556,830)	54,061,935
	PL/PD Insurance	0	0	0
	Builder's Risk 0.45%	308,854	(3,140)	305,714
	Performance Bond 0.75%	514,757	(5,234)	509,523
	Contractors Contingency 2.5%	1,386,059	(14,130)	1,371,929
	Fee 1.87%	1,062,692	(10,834)	1,051,858
	Subtotal	57,891,127	(590,168)	57,300,959
	Design & Estimating Contingency 9.0%	5,210,201	(53,115)	5,157,086
	Escalation 9.25%	5,354,929	(54,591)	5,300,339
	Preconstruction	178,000	0	178,000
	Budget Total	68,634,258	(697,874)	67,936,384

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CPC Check-In Feedback

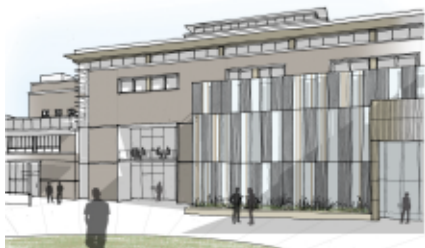
The team incorporated feedback from the CPC check-in meeting to further refine the design and address the following concerns:

- Further development of the North Court and a sun study of that space
- Provide covered outdoor seating at the South Lawn.
- Provide Elevated Covered outdoor seating at South Lawn.
- Develop landscape at south parking area at the termination of Onyx Street
- Develop the Craft Center covered outdoor area.
- Develop exterior materials and articulation of façade.

Each of these recommendations were studied and incorporated successfully to enhance the overall design of the site and building for the campus community.



Approach to East Entry from South Lawn



East seating balcony

Campus Planning Committee Approved Design

The Campus Planning Committee approved the proposed design with conditions at the Review Meeting held on June 12, 2013. A summary of the proposed project design is described below.

Site Design

The site around the existing EMU will be redeveloped to create a new designated outdoor space to provide a venue for major campus outdoor events. The new South Lawn will host table seating for 700 participants and seating for 3000 can be accommodated for graduation ceremonies and special events.

A new North Court will directly connect the EMU to 13th Avenue will enable the Street Fair to continue and connect to the building. Student groups housed on the ground level of the new addition will help activate the North Court, with direct access to those programs from the exterior. Improvements will be made at the west end of the North Court, incorporating a new accessible ramp to the North Court and the Duck store retail space,, creating a welcome connection when approaching the EMU from the east along 13th Avenue. Sun and shading impacts were studied on this façade to appropriately size and locate features of the North Court.

At the southern end of the site, Onyx Street will be improved for pedestrians and provide additional bicycle parking. The vehicular traffic and parking will be eliminated on 14th Avenue in front of Straub Hall, creating a pedestrian passage to the new access to the South Lawn from the Straub Hall pedestrian connector.

Additional bicycle parking will be added along 13th Avenue, and at the termination of Onyx Street. Bicycle parking will also be a feature of the North Court, in association with the Bike Program. Minor improvements will be made to facilitate service vehicle traffic at the existing service and loading area at the south end of the EMU.

Building Development

The primary interior design features of the North Wing addition are a Student Boulevard and a central Hearth space. The Boulevard combines three-story vertical circulation and program space, adding social energy and views between interior and exterior spaces. Student activities and programs, conference rooms and the multi-functional auditorium can all be encountered in one vertical space as a function of the design for the Student Boulevard.

The ground floor of the Student Boulevard south façade opens onto a covered terrace which provides outdoor seating and connects the Student Boulevard to a new open student green space, the South Lawn. The design intent for this covered outdoor space is two-fold, offering both covered seating and the potential for connections between the South Lawn and the interior of the Student Boulevard during special events.

Building occupants moving west along the Student Boulevard will adjoin with the interior volume of The Hearth, which forms an expansive central interior room, combining all program and public spaces of the EMU as a new whole. The

Hearth further enlivens the interface between the existing building and the new addition of the EMU by providing an internal linkage between student spaces, public amenities and food services. It will act as a central node for both the new EMU and the greater UO campus context along one of its primary pathways.

The Hearth features a grand stair, which offers a primary focal point within the space. Situated against the brick and limestone near the Taylor Lounge, the seating stair provides an informal gathering space at the heart of the new EMU and on campus. The historic exterior façade of the Taylor Lounge, which will become a richly textured interior backdrop for the Hearth, enhanced by a subtle wash of light from a ribbon of skylights above.

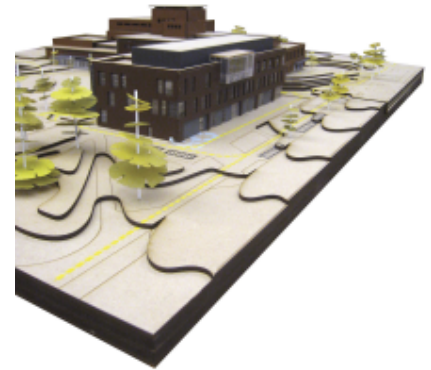
The Hearth entry is expressed as a refined glass and stone entry vestibule on the exterior. During the daytime a crisp glass and metal panel curtain wall will highlight the main entry into the Hearth. During evening hours, this volume will be a beacon across the South Lawn, much as the Fish Bowl acts on the North Elevation. This volume is set in front of a brick façade with a prominent opening featuring an exterior balcony connecting to the food service area inside.

Further along the east elevation, the relocated craft center will be housed in the 1960s ground level, with newly designed outdoor access, to a covered area for craft center activities. This enclosure will be secured for safety and to secure the craft center equipment. Direction from the CPC review requires that the materiality and configuration of this enclosed outdoor space be developed further in the Design Development phase.

On the north side of the North Wing, ground level spaces will be allowed to link both visually and programmatically to the new North Court, further enlivening the 13th Avenue streetscape. The North Court pedestrian experience is also further enhanced by providing outdoor seating opportunities, open spaces and access to the ground floor programs of the North Wing along 13th Avenue.

Each building façade grew out of analysis of the surrounding context, solar orientation and interior functions. Although the building massing changed significantly in the Schematic Redesign phase, the results of the in-depth context, daylighting and solar studies undertaken during the prior phase were directly applicable to the new design.

The material palette was developed to harmonize with the existing historic building, and other contextual campus buildings, while distinguishing the new addition from the existing building and imbuing it with a distinct character. A rich brick blend, a metallic curtain wall and textured metal panels are the primary components of the exterior palette. Stone reminiscent of the existing building stone accents will be used to mark the new entry from the south lawn.



Model looking to east side of North Wing addition

Final CPC Comments

The schematic design was presented to the campus planning committee and was unanimously approved as submitted with the following items to be addressed by the design team during the Design Development phase.

- Develop design concept for secured and unsecured, covered bike parking.
- Develop the design for the craft center outdoor work area.
- Continue to develop landscape to building interfaces along the south and east facades.
- Continue to refine placement of trees around the south lawn.