HACKER

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Meeting Notes

Date:	November 2, 2015		
Project:	UO Oregon Bach Festival	Job No:	01528
Author:	Melissa Clark	Cc:	Martina Oxoby; File
Meeting:	User Group SD Meeting #2		

Attendees :

Matthew Halls, OBF's Artistic Director
Michael Anderson, OBF Director of Artistic Administration & Interim Exec. Director; Project Sponsor.
Alison Snyder, Assoc Professor, Architecture
Brad Foley, Dean, SOMD; User Group Co-Chair
Dave Goudy, Interim Director of Education, OBF
David Mason, Director of Facilities Services, SOMD
Sandy Cummings, Director of Finance, OBF
Cole Blume, Graduate Teaching Fellow, Music
Janet Yood, Construction Inspector, Campus Planning, Design and Construction
Nate Bick, Director of Development, OBF
John Manotti, Assoc VP Advancement and International Programs
Dick Romm, OBF Volunteer
Richelle Krotts, College of Education and Campus Planning Committee Representative
Martina Oxoby, Planning Associate, Campus Planning, Design and Construction
Matt Pearson, Lease Crutcher Lewis
Mark Butler, Lease Crutcher Lewis
Corey Martin, Hacker
Melissa Clark, Hacker
Larry Gilbert, Cameron McCarthy
Joseph Myers, Kirkegaard [by phone]
Adam Shalleck, The Shalleck Collaborative [by phone]

A. Notes:

1. Introduced Matthew Halls, Artistic Director for the Oregon Bach Festival.
2. Jumped right into Hacker's Schematic Design Presentation which Corey led. Since Matthew was only available to attend the first 40 minutes of the design presentation, the goal was to get through as much of the presentation as possible with questions and comments after. Hacker's presentation was broken down into three sections: Site Design, Design Process, and Rehearsal Room.
3. Site Design:
    a. Started off with images of the massing block studies from the previous User Group meeting.
    b. Corey presented Landscape's re-configured service drive which keeps the existing curb cuts along 18th Ave and then moves the drive further east which gives the tight OBF site more land to build upon.

c. The reconfigured service drive lead Hacker to look at new massing strategies that orient the rehearsal room's long axis in the east to west direction to take advantage of additional wedge of site along the east. This change in massing allows us to pull the building further away from the existing 1950's wing of the School of Music and Dance (SOMD).
d. Hacker proposed two similar building massings: 'Straight' and 'Skewed'. Both which locate the office and event support program spaces in a bar that runs orthogonal to 18th Ave and positioned the rehearsal room to the north and more internal to the SOMD campus.
e. Corey then lead us through a series of street views looking at the proposed building massing comparing both the 'Straight' and the 'Skewed' building concepts.
f. We then looked at a site plan comparing both schemes. The 'Straight' scheme had a longer building footprint along 18th Ave. whereas the 'Skewed' scheme had a slightly shortened bar along 18th Ave, as the tilted rehearsal room was pushed further north in the site.

4. Design Process:
    a. Corey presented a series of sketches that illustrated concepts that Hacker was developing. A thick, internalized Rehearsal room internal to the site, an outward more active bar along the street. Sketches of how light could be brought into the rehearsal room.
    b. We then moved into the building and Corey presented photographs showing office spaces that are more open and visually transparent. Kitchens can be opened up and serve as the center of the office community. We also view images of enclosed offices that have glass along an entire wall that made the space feel more visually open, larger and more connected.
    c. We then looked at 3D model views of 3 different program distribution layouts on the ground floor level. Corey spoke about the idea of the board room being located in the center building, adjacent to the Rehearsal room for dual function as a Green Room with connections out to a new courtyard space on the west end of the site.
    d. Next we saw some conceptual renderings of what it could feel like upon entering the new OBF building looking towards the rehearsal room. Then viewed a conceptual image from the second floor level looking south, out towards Spencer Butte.
5. Rehearsal Room:
    a. We looked at Joseph's 3-sided balcony sketches and Hacker noted that with a 3-sided balcony two egress exits would be required from the second mezzanine level.
    b. Hacker proposed an L-shaped balcony on two sides of the room which only requires one exit from the mezzanine level and still allows for flexibility in configuration of the Rehearsal room.
    c. Hacker has had many meetings with Joseph on discussing the ideal shape of the Rehearsal Room's acoustics. Corey walked us through a series of diagrams of a thickened wall that is flat along the bottom and at the top gently curves back or outward. Two perpendicular walls in the room are formed with this gentle curve, while the other two walls are straight. By leaning the curved wall back at the top of the wall, it allows us to bring diffused light along the top of the wall that washes the wall with light and accentuates the curve of the wall.
    d. The ideal ceiling for the Rehearsal room is a multi-radius curve, tighter over the stage and flatter over the audience, like a Nike swoosh. The lowest part of the ceiling over the stage would be set at 35' above the floor level. If we put our ceiling above 35 feet, we would need to provide moveable reflector clouds to reflected sound back down to the musicians. The 35'

foot ceiling height allow us to save money but eliminating reflector clouds and also reduces the height of our Rehearsal room "box" slightly from the 40' tall space that was discussed in the previous User Group meeting.

e. Corey presented interior renderings showing daylighting strategies for the Rehearsal Room "box." The renderings generically show the room with smooth white wall to simply illustrate the effects of light and shadow of the different window placements. The renderings show a window behind the "stage" area with a view out to a landscaped garden space. Bach's music was about connecting the nature and Hacker would like the room to visually extend out beyond the "box" and connect out to nature.

f. The room will have lighting suspended at 25' above the finish floor in order for maintenance crews to safely access via a ground lift. Hacker has been working with Adam Shallack on the lighting and AV integration for the room. UO's Facilities has a "Lights Out Crew" that will be servicing the lights in the Rehearsal Room.

g. Corey brought up the question of materiality of the room. Hacker has envisioned the room as a wood box, but questioned whether it is all clad with wood or perhaps just the two curved walls are wood? The User Group noted that wood on just 2-sides of the room would not be visually distracting and many recital halls just have wood behind the stage area and the rest of the room is often of a different material or color.

h. This is the end of Hacker's design presentation.

6. Update on Oregon Model of Sustainable Development (OMSD). Glumac has put together a matrix of HVAC options which Lease Crutcher Lewis has estimated to range in cost from $30 to $60 per square foot. Currently the campus utility tunnel does not extend down to the OBF site and there's questions on whether we can feed off existing services in the SOMD building. Achieving OMSD minimum 35% above Code may not be possible given the project budget and if we are not able to connect to the campus utility tunnel. If we cannot meet the 35% above Code requirement for OMSD we will need to discuss this in our CPC check-in to see if our project can qualify for "hardship" and be held to a lesser percentage above Code. At the Schematic Design Approval meeting, we will need to present to CPC the level above Code that the new OBF building can achieve and cost data to show why the project cannot afford to meet the 35% benchmark.

   Action: LCL, Glumac and Hacker to meet to strategize for the Nov. 16th CPC meeting and to determine at what threshold above Code the new OBF building can achieve with the building's budget. Glumac to look into a stand-alone system for cooling as it may be unlikely that we'll be extending the campus utility tunnel.

   Action: LCL to look into campus electrical as we'd prefer not to have to buy a generator for OBF.

7. David Mason noted that the existing SOMD building had a couple rooms that were served with displacement ventilation for acoustics and that these displacement HVAC systems are not performing well in terms of providing thermal comfort in SOMD. He urged the team to look at other HVAC options for the Rehearsal Room that meet the acoustical requirements of the space.

Action: Glumac, Kirkegaard and Hacker to discuss best HVAC options for the Rehearsal room, providing the best thermal comfort, acoustical performance, and energy efficiency for the space.

8. With the goal of our meeting being to confirm direction for our November 16 CPC Check-in, the remainder of the meeting focused on site development for the CPC Check-in.
    a. Group agreed that the 'Skewed' Building massing was preferred over the 'Straight' option as it allows for a larger landscape buffer between the new OBF building and the west wing of SOMD and locates the Board Room / Green Room centrally in plan and adjacent to the Rehearsal room. The design team will be presenting the Skewed massing to CPC at the Nov. 16th Check-in.
    b. Group discussed ADA pathways to the building and existing entries to the SOMD. The Users noted that the existing SE entry into the SOMD from the existing parking lot is currently not ADA accessible and is only accessed via stairs.
    Action: Hacker and Cameron McCarthy to diagram existing ADA routes on site and to SOMD and to also diagram the extents of ramp that it would take to get from the proposed parking down to the existing SE entry of the SOMD for the CPC check-in.
    c. Much discussion was spent on how instruments would be moved from the SOMD to the new OBF building. It was agreed that the best route would be from the corner entry into the SOMD up to a new gently sloping pathway that would lead to a back western entry to the proposed OBF building. The group discussed whether a covered connection to the SOMD was needed. While a covered connection would be ideal, it would be a significant cost to the project and has building Code implications with having a structure that connects the new building. OBF is planning on purchasing their own harpsicord and piano which would greatly reduce the need to move large instruments back and forth between OBF and SOMD. In the end, the group agreed that having OBF purchase their own instruments would be best and that a covered connection to SOMD is not required and would not be the best use of the building's budget.
    d. Parking: The site currently has 25 parking spaces. Larry's landscape sketches for OBF shows 19 stalls, two of which are dedicated for ADA parking and with one loading space. This would require our project to relocate 6-7 stalls offsite at a cost of $5,000 per parking space. Also, with fire access for the new building currently being proposed along 18th Ave, we will need to purchase 2 city metered parking spaces along 18th.
    Action: Hacker and Cameron McCarthy to talk to CPC in the Nov. 16th Check-in about relocating 6-7 parking spaces.

    Action: Hacker and Martina to talk with the City about the loss of two metered parking spaces along 18th Ave.
    e. The OBF User Group voiced concern about the current crosswalk at 18th. It is considered the most dangerous crossing on campus and one of the goals of the OBF project is to make a safer route for pedestrians and cyclists that are coming from the south. The User Group committee asked the design team to look into adding a crosswalk light as part of the crosswalk improvements. Any improvements to the street and crosswalk would come out of the OBF project budget as the City of Eugene does not pay for right-of-way improvements.

Action: Hacker and Martina to meet to meet with the City of Eugene and discuss crosswalk improvements on 18th.

Action: LCL to provide estimates for right-of-way improvements for the User Group to determine whether or not the OBF project has the budget to support providing a crosswalk light at 18th.

f. Bike parking: Cameron McCarthy proposed relocating the existing bike parking shelter to the SE corner of the site along the cemetery and 18th street. There has also been discussion with the folks at the University about relocating the bike parking to the just north of the OBF site adjacent to the green roof along the SOMD. The User Group was mixed on their preference for which of the two locations to relocate the bike parking shelter to.
Action: Cameron McCarthy and Hacker to work with OBF User Group and Technical Team on best location for relocating the existing bike shelter.

g. Dedicated Open Space: OBF project will need to dedicate approximately 1,000 SF of their site as dedicated campus open space. User Group does not want to dedicate the OBF courtyard space as campus open space as it limits what OBF can do in their courtyard for events and such. The team talked about improving an area along 18th along the western edge of the site where it connects to the west wing of the SOMD site or improvements to the major pedestrian campus pathway along the fire lane as the project's contribution to Open Space requirement.
Action: Cameron McCarthy and Hacker to further develop the OBF site plan and propose best placement for the 1,000 SF of dedicated campus Open Space. This will be presented in the CPC check-in.

9. Group discussed acoustical treatment in the Rehearsal Room with Joseph. Two walls "subtlety sculpted" while the other two flat walls will have a "texture" to them. The curved walls will need to be heavy enough not to create a drum effect and will need duct liner or acoustical attenuation in the framing. The floor should be simple, flat and ideally wood. The room should have 1,000 SF of fixed absorption, assuming .9- 1.0 NRC. We need 2,000 SF of moveable absorption. We discussed banners or some other type of deployable acoustical treatment for greater absorption in the room when needed for lower frequencies. Ideally these banners or absorption panels would be held off of the room's walls by 3-4 ft. Adam Shalleck noted that the least expensive way to get movable absorption is drapery on a track that can be pocketed and noted that Wenger now makes motorized acoustical banners.
10. Meeting adjourned and a smaller group stayed on to strategize for the CPC check in on Nov. 16th. For the CPC check-in:
    a. Mike Anderson to give an Overview of the Oregon Bach Festival.
    b. Update CPC on reality of meeting OMSD's 35% better than Code for HVAC. Present a benchmark for sustainability that our project can achieve given the budget.
    c. Images of existing site conditions.
    d. Do a series of side-by-side diagrams comparing existing conditions against our proposed site:
        i. Diagram campus pathways, edges and open spaces per the Campus Plan. Go through all 12 policies in the Campus Plan.

ii. Topography diagrams looking at the existing and proposed grades and the issues with making all existing entries into SOMD accessible. Diagram accessible existing and proposed routes on site.
iii. Area of Dedicated Open Space and relationship to existing campus dedicated green spaces.

e. Proposed building massing views that show relationships to existing adjacent buildings. Showing relationships of building heights with SOMD and distance that our proposed building is from the existing facility.

Action / Homework items

1. **LCL**, **Glumac** and **Hacker** to meet to strategize for the Nov. 16th CPC meeting and to determine at what threshold above Code the new OBF building can achieve with the building's budget. Glumac to look into a stand-alone system for cooling as it may be unlikely that we'll be extending the campus utility tunnel.
2. **LCL** to look into campus electrical as we'd prefer not to have to buy a generator for OBF.
3. **Glumac**, **Kirkegaard** and **Hacker** to discuss best HVAC options for the Rehearsal room, providing the best thermal comfort, acoustical performance, and energy efficiency for the space.
4. **Hacker** and **Cameron McCarthy** to diagram existing ADA routes on site and to SOMD and to also diagram the extents of ramp that it would take to get from the proposed parking down to the existing SE entry of the SOMD for the CPC check-in.
5. **Hacker** and **Cameron McCarthy** to talk to CPC in the Nov. 16th Check-in about relocating 6-7 parking spaces.
6. **Hacker** and **Martina** to talk with the City about the loss of two metered parking spaces along 18th Ave.
7. **Hacker** and **Martina** to meet to meet with the City of Eugene and discuss crosswalk improvements on 18th.
8. **LCL** to provide estimates for right-of-way improvements for the User Group to determine whether or not the OBF project has the budget to support providing a crosswalk light at 18th.
9. **Cameron McCarthy** and **Hacker** to work with OBF User Group and Technical Team on best location for relocating the existing bike shelter.
10. **Cameron McCarthy** and **Hacker** to further develop the OBF site plan and propose best placement for the 1,000 SF of dedicated campus Open Space. This will be presented in the CPC check-in.