MEETING MINUTES

Meeting Location: UW-Eau Claire
Schofield Hall – Room 202

Project No.: 08-1533.00

Date/Time: June 17, 2009 / 2:00 PM

Re: UW Eau Claire Children’s Center

Notes By: Raivo Balciunas

DSF Project No. 08L1J

Attendees: UW-Eau Claire
Rick Gonzales
Kevin Klatt
Sarah Classen
Lisa Coen
Jodi Thesing-Ritter
Troy Terhark
Kelly Micolichek
Kris Retherford

Ayres Associates
Raivo Balciunas

1) Project Activities Since June 4, 2009 Meeting

a) UWEC has confirmed the preferred site for the new Children’s Center is on the university parking lot south of Water Street, immediately to the east of the Human Sciences and Services Building (HSS). The building is to be located as close as possible to HSS, to maximize opportunities for children and families to access services located there.

b) UWSA has confirmed that the WEPA action for this project can be a Type II Environmental Site Assessment (ESA). Should any significant issues arise, the action could be elevated to a Type I ESA.

Prior to Board of Regents and State Building Commission approval, any zoning/municipal site plan approval issues need to be resolved, and a public hearing of draft plan will need to have taken place.

c) The planning consultants preparing the overall UWEC master plan are determining if the parking study portion of the work can be accelerated to support the schedule of the Children’s Center project.

As a contingency, UWEC has requested that Ayres Associates prepare a proposal to the DSF/UWEC through DSF Project No. 08 I3X – UWEC A/E On-Call Services. Preparation of that proposal has started.
d) Raivo Balciunas noted that the timing of the report could be a problem, regardless of who authored it, because getting relevant parking counts would have to wait until fall classes were in session. Rick Gonzales stated that UWEC parking enforcement staff has been tasked with doing parking counts as they make their rounds, and so some data might be available from the previous year(s). He was not certain as to how complete the counts were, however. Rick also noted that the City of Eau Claire might accept formula-based parking projections, based on data such as enrollment, class schedules, available parking spaces, etc. This will need to be confirmed with the City of Eau Claire.

e) Jodi Thesing-Ritter and Sarah Classen sent Ayres Associates information about a “nature built” playground for YMCA Camp Erdman, that could serve as a model for the UWEC Children’s Center project:


Of interest was that children were asked to develop ideas for what they would like to see in a playground, and that it incorporates natural elements to teach children about sustainability. Those ideas were then developed by a landscape architect into an actual playground design. The project was funded by a non-profit organization called KaBOOM!

A similar process could be used for this project, using the AE’s landscape architect. The UWEC Biology Department has also offered to assist with this. The UWEC Children’s Center Committee will investigate the possibility of KaBOOM! funding.

2) Site Analysis Discussion

Raivo Balciunas presented the Committee with aerial photographs of the site, that have been marked to show the proposed HSS/Haas Fine Arts parking lot redesign, and the extent of floodway and flood fringe areas. A copy of the document is attached.

a) A small portion of the parking lot, nearest the river, lies within a floodway. This is an area that would be subjected to flowing floodwater during a 100-year flood event. Parking and playgrounds with non-permanent structures can be constructed within this area, but buildings may not. Elevating existing grades within the floodway is possible, but it will require the need for extensive modeling and analysis to meet regulatory requirements and ensure that flood behavior is unaffected elsewhere along the river.

b) Slightly over half of the remaining parking lot lies within a flood fringe. This is an area that would be subjected to standing floodwater during a 100-year flood event. Buildings may be constructed within this area provided that 1) the lowest building floor elevation is at least two feet above the flood fringe elevation, and 2) required access drives for emergency vehicles are at least at flood fringe elevation. Parking and playgrounds are allowed within the flood fringe area. The remainder of the site (which is closest to HSS) is not within any 100-year floodplain.
c) The flood fringe elevation is 778 feet +/-, meaning that the minimum floor elevation must be 780 feet +/- . The elevation of the parking lot grade ranges between approximately 774.5 feet and 779 feet, so that within the flood fringe area, about two to six feet of fill would be needed to bring the building up to 780 feet, depending on location. It does not appear necessary to fill any of the floodway.

d) The amount of potential fill needed carries some significant cost and adds some complexity to the site design, but it is not likely to be prohibitive to the project. To what degree depends on the actual size and placement of the building.

e) An overlay was added to the site plan, showing the approximate size of the proposed building only (excluding parking, drop-offs, and playgrounds), based on Raivo’s initial space tabulation of about 24,000 SF. At this size, it appears the building and related sitework would cover most of the parking lot, leaving little for HSS/Haas parking or future buildings.

3) Space Tabulation

Raivo Balciunas presented an initial draft of tabulated space needs for review, based on comments and information presented at the June 4 and June 8 meetings. See attached copy. Review comments are summarized as follows:

a) Combine staff lounge and conference room into single, shared space

b) Increase size of sick bay

c) Increase size of opening/closing room to accommodate up to 18 children (or two rooms with nine children each).

d) Delete cot storage closet in < 1-year classroom

e) Combine Meadow & Rainbow Rooms into single 4-5 year classroom

f) Change remaining 4-5 year classroom into a Multi-Age Classroom with an attached Observation Room for 15 occupants.

g) Total square footage, prior to revisions, is now about 24,000 SF, excluding playgrounds, compared to 10,200 SF originally estimated. Increased size is primarily the result of programming for a larger enrollment (150 children vs. 94 originally). Rick Gonzales noted a building of this size could be expected to cost between $4-million to $4.5-million, compared to the current budget of $1.88-million.

4) Upcoming Activities

a) Ayres will make requested changes to space tabulation draft and forward to Jodi for distribution to the Committee. The Committee will review and inform Ayres of any changes that should be made. Once Ayres receives comments back from the Committee, Ayres will revise the space tabulation, and begin developing concept floor and site plans, as well as project cost estimates. Comments should be provided to Ayres by July 8, in order to provide adequate time for Ayres to prepare for the next meeting, scheduled for 2:00 PM on Wednesday, July 15, at Room 202, Schofield Hall.
b) Ayres will provide the Committee with plans of Luther Hospital’s Childcare Center for use as a reference.

C: Tim Luttrell
   Jeff Kosloske
   Rick Gonzales
   Jodi Thesing-Ritter
   Rebecca Wurzer
   Kelly Mikolichek
   Lisa Coen
   Kevin Klatt
   Lori Bica
   Angela Wyer
   Sarah Classen
   Troy Terhark
   Angi Goodwin
   Rick Anderson