1. Update of activities since previous Committee meeting:
   a. Preliminary plans were reviewed by Wisconsin Department of Children and Families (WI DCF) with these comments:
      i. Provide storage space for outdoor equipment.
      ii. Provide additional activity elements (one per each child outdoors at a given time). Activity elements are a condition of licensure by the WI DCF.
   b. Submittals were made for Eau Claire Waterways and Parks Commission meeting and Plan Commission Meeting.
c. The Waterways and Parks Commission reviewed the project at their September 22, 2010 meeting.

   i. The Commission voted to recommend the project to the Plan Commission for their approval.

   ii. Some commission members voiced concerns about the adequacy of the playground fence to contain children, and about the adequacy of the redesigned Haas drop-off area for large buses and trucks.

d. The Eau Claire Department of Planning and Development sent Ayres their review comments, which will be forwarded to the members of the Plan Commission. No significant items of concern were noted.

e. APEX Engineering has completed their energy modeling analysis. Initial results show that HVAC Option 3 does meet the requirement of E.O. 145, with calculated energy usage of nearly 40% better than code requirements. APEX is rechecking the results to confirm, and has not yet presented the report to the DSF.

2. Ayres Associates has updated project cost estimates to include flat roof, brick exterior, additional classroom windows, outdoor storage spaces, and "Jumpstart" director's office (add alternate item), and rechecked quantity take-offs and unit costs. The revised cost estimates were inserted into the preliminary draft design report and submitted for DSF and UWSA review.

   a. Jeff Kosloske will make some edits regarding "Authorized Budget and Funding Source."

   b. Russ Van Gilder provided Ayres Associates with his edits to the Design Report (see attached).

3. The Draft Design Report shows the estimated project cost (base bid) exceeds the current budget by $345,500. Jodi and Rick will meet with Campus Parking and with other campus decision-makers to discuss possible options for resolving the shortfall.

4. The Plan Commission meeting is on October 4, 2010, at 7:00 PM, at the City Council Room. Angi Goodwin, Raivo Balciunas and Rick Gonzales will attend. Rick Gonzales urged other Committee members, students, and users to attend the meeting as a show of support.

5. The EIA Public Information Meeting has been scheduled for October 26, 2010, from 5:30 PM to 8:30 PM, at the Wisconsin Room, Davies Center.

6. Jodi will arrange for a general public informational meeting, tentatively scheduled for the morning of October 26, 2010. Location to be determined. Raivo Balciunas will plan to attend.

7. Jodi and the Committee will be having a fundraising campaign. Donors will get their names inscribed in clay bricks, for placement in the sidewalk leading up to the main entrance. Jodi was not sure of the quantity. Raivo will coordinate this with Phil Johnson.
8. Raivo reviewed updated floor plans, showing the outdoor equipment storage rooms requested by the WI DCF, and an additional office for the Jumpstart program director, which had been inadvertently omitted (office will be an add-alternate). The Committee supported the plan changes.

9. Ayres Associates will continue to develop the building elevations – particularly the classroom windows, entrance canopy, and masonry details – to make them seem less institutional.

10. Ayres continues working toward submittal of the Design Report and 35% design in time for the November BOR and SBC meetings. All submittals should be received by October 15 at the latest.

11. The next meeting is scheduled for October 6, 2010, in OL 1118, from 9:00 AM to 10:50 AM.

cc: Russ Van Gilder
    Jeff Kosloske
    Kate Sullivan
    Jodi Thesing-Ritter
    Rick Gonzales
    Terry Classen
    Jon Hoffman
    Rick Anderson
    Angi Goodwin
    Phil Johnson
    Dennis Johnson
    Meg Overocker
    File 2.7
DRAFT DESIGN REPORT

DIVISION OF STATE FACILITIES
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

SEPTEMBER 30, 2010
NEW CHILDREN’S CENTER
UNIVERSITY OF WISCONSIN – EAU CLAIRE
EAU CLAIRE, WI

Project Number: 08L1J

For the: UNIVERSITY OF WISCONSIN SYSTEM ADMINISTRATION

Project Manager: Russ Van Gilder

Architect/Engineer
AYRES ASSOCIATES
EAU CLAIRE, WI
715.834.3161

Type of Project: New Construction

1. Project Description:

The project will construct a new facility to house the Children’s Center daycare function, currently provided at the Campus School Building at UW-Eau Claire, and at another off-campus location. The new building site is on a portion of an existing university owned parking lot between the Haas Fine Arts Center and the Health and Human Sciences Building, overlooking the Chippewa River.

The building will provide 11 daycare classrooms with an enrollment of 144 children, plus support spaces including play rooms, kitchen/laundry facilities, offices, conference room/resource library, and a clinical observation room used to support student instruction for various university programs, such as education and psychology.

The building will be single-story, slab-on-grade. Construction shall be light-gauge metal framing, with brick veneer, supported on a continuous frost wall and strip footings. The footings are augmented with a rammed aggregate pier system, to mitigate unsuitable existing fill material found on the site. The building shall have a flat membrane roof system, and the exterior complies with draft campus master plan design guidelines.

The site will be improved with landscaping and fenced outdoor playground areas. Portions of the site lie within a 100-year flood fringe area, and will require fill to raise the building floor and emergency vehicle access routes to elevations required by code. The existing parking lot shall be expanded eastward, and will provide 268 parking spaces (a net loss of only 2 spaces from the current lot), plus improved access to the Haas Fine Arts Center.

2. Authorized Budget and Funding Source:

Per October, 2008 A/E Services Request: $1,885,000 (Program Revenue)
Per current request: $3,481,000 ($3,250,000 Program Revenue / $231,000 Parking Revenue)
3. Space Summary:
   Gross Area: 14,589 GSF  Assignable Area: 10,664 ASF  Building Efficiency: 73.1%.

   SCHEDULE:

   Submission of Bid Documents for Final Review: December, 2010
   Bid Opening: March, 2011
   Start of Construction: May, 2011
   Substantial Completion / Occupancy: December, 2011

5. Budget Summary:

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<th>Per Oct. 2008 A/E Services Request (10,200 GSF)</th>
<th>Per Aug 2009 Program (14,100 GSF)</th>
<th>Per Design (Base Bid Program 14,589 GSF)</th>
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   **Budget Notes:** None

6. Additional Comments:

   The project also includes an add-alternate for an additional 18-student classroom and office to support a "Jumpstart" program. ("Jumpstart" is a national early education organization serving preschool children in low-income communities.) The costs of these items are not included in the presented budget information.