MEETING MINUTES

Meeting Location: UW-Eau Claire
Old Library – Room OL1132

Project No.: 08-1533.00 (Ayres)
08 L1J (DSF)

Date/Time: March 26, 2010 /9:00 -11:00 AM

Re: New Children’s Center

Notes By: Raivo Balciunas

UW-Eau Claire

Attendees:

University of Wisconsin System Administration (UWSA)
Jeff Kosloske (via videoconference)

University of Wisconsin – Eau Claire
Rick Gonzales
Kevin Klatt
Troy Terhark
Becky Wurzer

Ayres Associates
Raivo Balciunas – Project Manager/Architect
Phil Johnson – Landscape Architect

1) Raivo confirmed receipt of the Chancellor’s 3/24/10 memorandum selecting Site Option 1 as the preferred option in general. Ayres Associates will immediately begin work on the building preliminary design based on this selection.

Raivo noted the Chancellor had expressed some concerns about the specific building location and the building footprint, and requested some design changes to address those concerns if possible. Ayres Associates will consider the Chancellor’s comments as the building plans are developed, and incorporate them into the design if feasible.

2) Rick stated now that we have a selected site option, Ayres Associates could proceed with soil testing and site survey work. Ayres Associates will solicit proposals for these tasks, and review submitted proposals with Russ Van Gilder.

3) Rick stated that UWEC would be submitting a parking analysis to the City of Eau Claire Planning Department on April 2, 2010, for discussion at the April 19, 2010 Plan Commission meeting. The submittal will be a numbers count only (no plans or other graphics), and will address parking provisions for the New Student Center, the Children’s Center, and temporary parking lot projects. Analysis will address final parking counts, as well as estimated parking counts during project construction.
Rick requested that Ayres Associates provide him with parking numbers for the Children's Center project, during the various stages of project construction, based on the Site Option 1 parking layout (modified to provide additional parking as discussed at the 3/12/10 meeting.) Rick will need this material by March 31, 2010 at the latest.

4) Raivo reviewed the revised project schedule. He noted that the delay in the site selection is not expected to change key submittal/completion dates established in the previous (3/12/2010) schedule. However, it will leave less time to finalize the preliminary design in order to make those submittals.

5) Play areas were discussed as follows:

a) Phil Johnson discussed the play opportunities afforded by the site. The change in grade will create some design options typically not available in typical playground design.

b) Becky shared the book *Natural Playgrounds* with the group. Many of the pages were tagged to show the childcare staff's ideas for the type of activities to be found in nature based playgrounds. Phil is reviewing the book and will return it to Becky by April 5th.

c) Becky stated the childcare staff identified 6 elements for incorporation into the play area design: Gardens, tall grasses, open areas, climbing, sand, and water. The staff has prepared a PowerPoint on their ideas and Becky is to get that to Ayres for review.

d) Phil asked Becky to develop a list of goals for the playground in the form of a mission statement to help guide the design process.

e) The use of lawn grasses was discussed and Rick stated the need to consider the maintenance of the contained play areas in the design process stating that Facilities Management is not receiving any additional staff to care for the grounds. Phil stated his concern that lawn grasses, over time, would be difficult to sustain with this type of activity.

f) Fencing should be an attractive design element, provide some degree of transparency for views beyond, and be difficult to scale.

g) One or more portions of the play areas will need to be handicapped-accessible as per ADA requirements. Accessible play areas will need to provide experiences and features equivalent to those provided in non-accessible areas.

h) Phil and the Children’s Center staff will conduct meetings outside of the regularly scheduled design review meetings to plan the play areas. Dates and locations are to be determined. Phil will take meeting notes, which will be shared with the rest of the project team members.
6) The 3/26/2010 draft of the DSF Sustainable Facilities Standards Checklist was reviewed with the following comments:

**SS C4.2: Bicycle Storage and Changing Rooms**

a) This will be investigated further. Possibly enlarge staff toilet room to serve double duty as shower/changing room.

**SS C4.3: Low-Emitting and Fuel Efficient Vehicle Parking Preferences**

a) Rick stated that the campus is re-evaluating its parking permitting system as part of its master planning process, and parking incentives that encourage fuel-efficiency are being considered.

**SS C5.1: Protect and Restore Habitat / SS C5.2: Reduce Development Footprint**

a) The standards conflict with UWEC’s and City of Eau Claire’s requirement to maximize parking, and it does not appear feasible to fully incorporate them in this project.

b) Rick noted that this project will significantly reduce developed areas on the site by creating play areas and other green spaces in areas that are currently paved and used for parking.

c) Habitat restoration appears viable in selected play areas and at rain gardens used for storm water treatment.

d) Use of a vegetated roof will not be investigated further. Rick and Jeff cited concerns about higher project and maintenance costs.

**SS C7.1: Minimize Non-Roof Heat Islands**

a) Some site shading by use of trees appears feasible and will be investigated further.

b) Use of open-grid paving or permeable asphalt will not be investigated further. Rick and Jeff cited concerns with poor performance and maintenance problems.

**WE C1.2: Water Efficient Landscaping**

a) UWEC typically does not irrigate landscaping on campus, except at selected areas.

b) Because the project location serves as the primary portal to the campus from the north, landscape irrigation might be considered for portions of this site.

c) If irrigation is used at play areas, it needs to be designed so as to minimize the possibility of injuring children.

d) It is unlikely that enough rainwater or graywater could be collected and stored to provide adequate amounts of landscape irrigation. However, it might be adequate to support drip irrigation in limited areas. Cost-effectiveness will need to be evaluated,
e) Phil noted that plants indigenous to this region are not typically drought-resistant.

**WE C3.1: 20% Water Use Reduction**

a) There was no interest in use of waterless urinals or composting toilets.

b) There was interest in use of dual-mode flush valves, and touchless faucet controls.

c) Graywater reuse will need to be evaluated in terms of cost-effectiveness and impacts on building maintenance. Complex systems should be avoided.

Ayres Associates will discuss checklist and comments with Russ Van Gilder.

7) Next meeting is scheduled for Friday, April 9, 2010, from 9:00 AM to 11:00 AM, in Old Library Room OL1132. Jeff noted that a web meeting would work well for him, and it was not necessary to have a full video conference.

cc: Russ Van Gilder, Kate Sullivan, Jeff Kosloske, Terri Reda, Jodi Thesing-Ritter, Rick Gonzales, Jon Hoffman, Angi Goodwin, Charles Hoepner, Dennis Johnson, Phil Johnson, Meg Overocker, Rick Anderson, Curt Clausing, Paul Kuchta