BUILDING COMMITTEE MEETING NOTES / FEBRUARY 16, 2010

MEETING START TIME: 1:00 p.m.
MEETING END TIME: 3:00 p.m.

PRESENT: Russ Van Gilder  DSF (teleconference)
Kate Sullivan  UW-System Administration (teleconference)
Gail Scukanec  UW-EC (teleconference)
Rick Gonzales  UW-EC
Kate Hale Wilson  UW-EC
Susan Turell  UW-EC
Duffy Duyfhuizen  UW-EC
Val Schute  River Architects
Mike Adler  River Architects
Nate Novak  JJR

NOTES:

1. The following items were distributed for the meeting:
   a. Building Program Update Presentation (DRAFT)

2. Val Schute opened the meeting with a focus on the meeting agenda. Two items to be discussed at the meeting include the preliminary site concepts for the building along with a review of the presentation scheduled for February 23, 2010. Since Russ Van Gilder and Kate Sullivan were only available for an hour, the meeting began with review of the project site.

3. The Education Building’s project site was reviewed and discussed. Nate Novak of JJR reviewed the preliminary site analysis that has been conducted. Nate noted that there many issues to be addressed and questions for the campus to review. The following items were discussed:
   a. Bicycle, pedestrian, and moped traffic patterns are a key element of this site analysis. The proposed building is a new use to the site and area which will generate additional traffic.
   b. There is a bus stop currently located at Park Street. This bus stop will remain at this location until further review is conducted during the development of the master plan. Kate Sullivan noted that there needs to be dialogue back and forth between both projects regarding this issue. Russ Van Gilder noted that the siting of the new building may provide an opportunity for a pull-off area. JJR noted a pull off should only be considered if this stop is a permanent location.
   c. JJR is working with the City of Eau Claire to determine if the capacities of the existing utilities will accommodate the new building. The existing 6” water line may or may not handle the load of the new building. The project engineers will need to verify the loads for the building before any recommendation is made. Rick Gonzales noted that a new 12” water line is being installed as part of the new Davies project. It is possible to extend this line to accommodate the new building as well as a future building on the Zorn, Brewer, Kjer site. Storm and sanitary connections are assumed to be via Park Ave. These have yet to be confirmed.
      a. Post Meeting Updates: A 12” water line extension was confirmed to be included in the new Davies project. It remains a fair distance away from the proposed project site but could be extended. JJR recommends the Davies project include provisions for providing a reasonable connection distance to the 12” water line. Postponing this extension could require excessive site disturbance for the Education building project.
      b. The City confirmed the sanitary connection in Park Ave. to be appropriate and have sufficient capacity.
      c. The City does not want stormwater directed to Park Ave. They want all stormwater directed to the Little Niagara stream.
d. According to the site plan supplied by UWEC, there is an electrical line cutting through the site. Rick asked for this to be confirmed as he questioned its location and existence.

e. Chilled water and high pressure steam is currently located west of the site, running parallel to the main sidewalks. A new chilled water line has been recently installed south of Zorn. UWEC to provide drawings of this work.

f. Kate Sullivan suggested contacting Greg Wanek at UW-System to discuss the locations of the utilities.

4. Site Concept A was reviewed and discussed. The following items were noted:

a. If a bus drop-off is located on Park Street, it may impact how the east entrances of the new building are used.

b. JJR doesn’t anticipate raising the building to accommodate site drainage. All entrances should be at grade.

c. Parking currently shown accommodates 200 bicycles.

d. There are currently 260 bicycle stalls at Schneider Hall.

e. Kate Hale-Wilson suggested the use of covered bike parking.

f. Kate Sullivan noted the north side of the building may be a better location for bicycle parking due to the amount of student using Hibbard Hall.

g. Rick Gonzales noted that ideally, he would prefer no bicycle or pedestrian traffic between Zorn and the Education Building.

h. Rick Gonzales noted that most mopeds use bicycle parking stalls.

i. Rick Gonzales noted that the 29 parking stalls located to the south of Zorn are used for events occurring in Zorn. Any entrance to the north of the education building should be considered future use. Rick also noted that a lift gate may be needed in order to control parking in the area south of Zorn.

j. Site plan shows a dedicated moped parking area at the northeast corner of the site. Kate Sullivan thought it was a great idea and has seen it used effectively at other campuses. Rick Gonzales noted that there are licensing issues between Wisconsin and Minnesota that affect how the campus can ticket these vehicles. Kate Sullivan agreed, but suggested discussion take place outside of the education building meetings and that campus work with the issue at an operational level.

k. Kate Sullivan suggested the Education Building Committee determine a desired number of bicycle parking stalls so that the AE team has a target to focus their efforts. Nate Novak noted that the project won’t be taking any bicycle stalls away, but since the building will drive the need, the number of stalls could be significant.

l. Kate Sullivan suggested JJR look at creating a path from the clock tower and bridge to the future Education building mall entrance.

m. Nate Novak reviewed the route a semi-trailer would need to follow in order to back up to the south doors of Zorn. Nate noted that it can be done, but may come at a temporary loss of parking when it occurs. Rick Gonzales noted that backing into the site off of Park Street should not be considered. Rick added that semi-trailer access to Zorn currently occurs 10-12 times per year at most.

n. Rick Gonzales noted that the Chancellor is not supporting a loading dock at the new building.

5. Site Concept B was reviewed and discussed. The following items were noted:

a. Parking stalls shown to the north of the education building are wider than normal in order to accommodate access to the stalls. The stalls are represented at 12’ wide to accommodate for vehicle maneuvering in/out of the stalls within the limited space.

b. Rick Gonzales questioned if the building should be positioned further west to split the difference between Zorn and Schneider.

c. Kate Sullivan questioned the development of a six-story concept. A six story building on this site is quite significant. The Zorn, Brewer, and Kjer site needs to be studied in order to make a better
decision on the final placement of the education building. Kate added that a six-story massing along the campus mall seems a little imposing.

d. Russ Van Gilder added that whatever replaces Zorn, Brewer, and Kjer will likely be a building of four or more stories. Russ added that the education building’s western edge will likely set the position for a future building to the north. Development of this site will be studied as part of the master plan project.
e. Rick Gonzales noted that there is potential for a new entrance addition to the western edge of Schneider.

6. Before departing the meeting, Kate Sullivan asked if there is willingness from campus food service to support a cyber café in the new building. Rick Gonzales noted that there are current areas similar to this in Hibbard, Haas, and the library. Further definition and use of this space needs to be determined.

7. Nate Novak addressed the sustainability challenges related to the site. There will be a challenge to manage the storm water effectively because of the size of the project site. Rick Gonzales added that the DNR would prefer no storm water retention areas on this site because it is in the flood plain. Nate also addressed bike storage and changing room (required for associated LEED credit) opportunities. Rick noted that a changing facility will likely not receive support from the State. Rick added that there may be a possibility of trading changing rooms for the loading dock that is programmed. Nate briefly discussed the transportation credits noting client responsible transportation opportunities and parking requirements. Water efficient landscape, irrigation, green roof and water harvesting were also briefly discussed. Nate noted irrigation is generally not State supported and water harvesting in our climate is generally complex and cost prohibitive.

8. Val Schute reviewed the Building Program Update Presentation that is scheduled for Tuesday, February 23, 2010. River Architects had developed a presentation and the following comments were noted:

a. Gail Scukanec questioned the title of the building. Rick Gonzales noted that this was brought up a while ago and did not receive support from UW-System. Gail to follow up with Russ Van Gilder.

b. Add a bullet under Background and Purpose highlighting that this project will free up space in Hibbard and Schofield.

c. Gail Scukanec to contact Russ Van Gilder regarding the project schedule.

d. Omit project team slide.

e. Omit text under Classroom Mix Analysis. Gail Scukanec will describe the work during the presentation.

f. Omit text under Building Program. Gail Scukanec will describe the work during the presentation.

g. Title Classrooms as General Access Classrooms.

h. Rick Gonzales suggested adding a bullet regarding the implications of adding 22 new classrooms to the campus.

i. Show the total number of classrooms and seats on the classroom slide.

j. Decode the abbreviation for ASF.

k. The Design Assumptions to be omitted or cut? Kate Hale-Wilson suggested organizing the points into categories. Rick Gonzales suggested pointing out big-picture items such as maintaining the service access to Zorn, Brewer, and Kjer.

l. The floor plan diagrams were discussed. Rick Gonzales proposed removing the diagrams from the presentation and instead showing loose bubble diagrams highlighting the functional relationships and adjacencies.

m. Three dimensional massing models are ok to show in the presentation.

n. The site section diagrams showing the building heights are ok to show in the presentation.
Meeting Notes by: Michael J. Adler, Associate AIA

Note: This constitutes our understanding of the issues presented. Contact River Architects, Inc. via phone at (608) 785-2217, or e-mail m.adler@river-architects.com if there are any discrepancies.

Meeting Note Distribution:
- Russ Van Gilder  DSF
- Kate Sullivan  UW-System Administration
- Jeff Kosloske  UW-System Administration
- Gail Scukanec  UW-EC
- Rick Gonzales  UW-EC
- Susan Turell  UW-EC
- Duffy Duyfhuizen  UW-EC
- Kate Hale Wilson  UW-EC
- Aram deKoven  UW-EC
- Beth Hellwig  UW-EC
- Mike Wick  UW-EC
- Mike Umhoefer  UW-EC
- Val Schute  River Architects
- Mike Adler  River Architects
- John Bengston  Paulien & Associates
- Lisa Keith  Paulien & Associates
- Heather Davis  Paulien & Associates
- Bill Patek  JJR
- Jonathan Hoffman  JJR
- Nate Novak  JJR
- Kevin Lichtfuss  Henneman Engineering
- Scot Whitney  Henneman Engineering
- Eamon Ryan  The Concord Group