BUILDING COMMITTEE MEETING NOTES / NOVEMBER 12, 2009

MEETING START TIME: 2:00 a.m.
MEETING END TIME: 4:00 p.m.

PRESENT: Russ Van Gilder  DSF
Kate Sullivan  UW-System Administration
Jeff Kosloske  UW-System Administration
Gail Scukanec  UW-EC
Rick Gonzales  UW-EC
Duffy Duyfhuiizen  UW-EC
Beth Hellwig  UW-EC
Mike Wick  UW-EC
Kate Hale Wilson  UW-EC
Michael Umhoefer  UW-EC
Val Schute  River Architects
Mike Adler  River Architects
John Bengston  Paulien & Associates (teleconference)
Bill Patek  JJR
Jon Hoffman  JJR

NOTES:

1. The following items were distributed for the meeting:
   a. Program Summary (UWEC modified version)

2. The design team asked for direction on how to address arrival and building support spaces in the program statement. Past projects in the UW-System have incorporated some of these functions within the building program, even though UW-System standards require non-programmed spaces to be part of the net to gross or non-assignable square footage. The concern is that if these spaces are omitted in the building’s assignable square footage (ASF), the NSF to GSF percentage of 65% efficiency factor will be difficult to achieve as it is likely that the building will require wide stairs and hallways, a large quantity of restroom fixtures, ample storage needs, large mechanical spaces, as well as lobby spaces to function as overflow outside of the large classrooms between classes. UW-System recognizes that the efficiency factor of 65% may be difficult to achieve, but that NSF and GSF are not the driving factor, rather the project budget determines whether or not the NSF or GSF can or should be increased or decreased to accommodate these functions.

3. The question of what cost per square foot should be used to determine the project budget was raised. Val Schute and Jeff Kosloske agreed that the recent bidding of the academic buildings at UW-La Crosse, UW-Superior, and UW-Oshkosh are likely at the low end of any possible construction costs. UW-Whitewater’s College of Business Education (COBE) that was bid at $170/sf in 2007 is probably closer to current conditions. Kate Sullivan noted that the number is probably somewhere between $170/sf and the $218/sf currently budgeted for the construction cost. The cost estimating work will be addressed by the design team in the study.

4. Gail Scukanec opened the meeting with an update on the work that has been done since the previous Building Committee meeting held on September 22, 2009. Gail informed the group that a thorough review of the Building Program dated October 13, 2009, has been conducted by UW-Eau Claire faculty, staff, and administration. Modifications have been made to the program including the addition of five classrooms, removal of building support spaces, and minor modifications within the various units. The net result is a similar amount of ASF and GSF as the October 13th version of the program.
5. Gail Scukanec reviewed the revised program and highlighted the following items:
   a. Add five (5) small classrooms with 45 students at 25 sf/student, resulting in 1,125 sf/room.
   b. Change seating time in ID and IE to 23 sf/station. John Bengston and Kate Sullivan agreed that 25 sf/station should be used.
   c. Increase in collaborative learning space allocation due to the additional classrooms. This was noted as being high, but could be used as a trade-off later if needed.
   d. Shared conference rooms decreased in sf/person.
   e. The Cyber Café was omitted, but the committee agreed it should remain as part of the program.
   f. 48 sf was added to the Writing Center.
   g. Math Lab added. Kate Sullivan and John Bengston questioned the size. It was noted that the Math Lab, Academic Skills Center, Writing Center, and Services for Students with Disabilities share a common adjacency and if arranged accordingly within the building, could share space.
   h. An innovation style classroom was added as an experimental opportunity for faculty. Kate Sullivan and Jeff Kosloske questioned the need for this space and suggested using a typical classroom for this function while adding support space for additional equipment storage needs. Questions were raised regarding how this room would be scheduled and if faculty would have access to it if it were included in the classroom schedule. The innovation style classroom was omitted and 650 sf was added back to Classroom Support Space.
   i. Reduced size of the Math, Secondary Methods, and Reading Labs, but additional space was added to their storage needs.
   j. Jeff Kosloske questioned the need in this building for Student Organization spaces. Jeff noted that these are typically not included in academic buildings, but if they are, they need to be aggregated and shared among the users. Having student organization spaces within multiple departments would be unacceptable.
   k. Gail Scukanec to verify the needs and size of the Diagnostic Testing Room.
   l. Blugold Beginnings was added and needs a program assistant.

6. Kate Sullivan requested the Building Committee review the site selection for this project. The following items were noted:
   a. A 60’ buffer zone to be used to the north of Schneider Hall and to the south of Zorn Arena. This distance is to be studied by the design team to determine the best distance to use.
   b. Rick Gonzales noted that the main loading area for Zorn Arena is not at its loading dock, rather semi-trailer trucks back up to the main south-central entrance of Zorn.
   c. Rick Gonzales noted that he would prefer to see a taller structure which would result in shorter corridors.
   d. Jeff Kosloske added that classrooms should be located on levels 1 through 3.
   e. Russ Van Gilder agreed that the building appears to fit on the site.
   f. Rick Gonzales noted that there have been discussions regarding a possible future addition to the west end of Schneider, which could set the western edge of the new education building.
   g. Beth Hellwig questioned who will make the decision on the site for this project. Kate Sullivan noted that it should be the Education Building’s Steering Committee that provides the decision.
   h. There was agreement that this site is feasible for this project based on the site plans provided by River Architects thus far.

7. The schedule was reviewed and discussed with the following items noted:
   a. Although the building program appears to be finalized, a presentation on December 8, 2009 would only include data related to the program. As a result, the presentation scheduled for December 8th will be held in February.
   b. The next Building Committee meeting will be held December 8, 2009.

8. Action Items:
   a. Gail Scukanec to revise the Program Summary and distribute to the committee, River Architects, and Paulien & Associates.
b. Review critical adjacencies for departments and units in the building.

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       UW-EC
Aram deKoven    UW-EC
Beth Hellwig    UW-EC
Mike Wick       UW-EC
Mike Umhoefer   UW-EC
Scott Hansen    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
Lis Brown       Henneman Engineering
Scot Whitney    Henneman Engineering
Eamon Ryan      The Concord Group