

MEETING MINUTES

Project Name: UW-La Crosse New Residence Halls
 DSF No. 08B3M
 EUA Project Number: 708190-01
 Meeting Date: February 9, 2009

Recorded By: Jonathan Parker

<u>Attendee</u>	<u>Company</u>	<u>Email Address</u>
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To the best of my knowledge, the following items represent the information discussed. If there are any discrepancies or omissions, please contact me with any questions.

Sincerely,



Jonathan Parker, AIA
 Principal

cc: All Listed Above

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Discussion of Site Issues

1. The site image proposed to be shown at the Peer review was discussed.
2. Campus Planning is in discussions with the City regarding curb cut in La Crosse Street. City is okay with it. Still checking with State. City is maintaining authority of La Crosse Street, although it is a "State Highway".
3. Mike Sturm gave an overview of site design to date. Matt noted that site plan will need to be reviewed with Jeff Broemer.
4. Strong, curved pedestrian connection on west side of building can double as fire lane.
5. Mike is proposing a 20' access drive on La Crosse Street – one more place for Fire Department access.
6. Mike explained the existing site grading issues – "too flat in the field", "too steep at the parking lot." High point is at northeast and low point is in parking lot just east of building location. Ideally 2% slope in flat field but it's 1% now. Key for conceptual grading plan was to strike a balance. Mike's recommendation is to set building at 674.5'
7. Campus noted that the parking lot serves as stormwater detention basin. Will hold water in a 100 year rain condition.
8. Campus asked about impact of La Crosse Street widening – 18' setback is shown from sidewalk edge (actual setback is in the middle of the sidewalk.). Campus suggested making the new building about the same height above the La Crosse street sidewalk as Reuter, to be consistent. Mike noted that in order to provide accessibility at the main entries the grades end up pretty steep on the north side, and will be steeper if La Crosse Street is widened.
9. Mike explained grading on east side, and the way to make a direct path accessible. How wide can sidewalk be? As wide as wanted if there are handrails on both sides. DSF requires handrails to be up on curbs. Could the building be lowered 1' to help eliminate handrails at accessible entrance? The building would have to be 3' lower to make 1:20 slope work, which would require mass excavating of Coate Field, which is not practical.
10. How many ADA parking stalls are being provided? Two at each entry, which results in a loss of two stalls in the parking lot. All new buildings are required to have accessible parking, and accessible stalls must be on the shortest route to the building.
11. How wide are walks? 8'.
12. Eliminate curved walks on the east side of the building? No, students will walk in these paths whether they are paved initially or not.
13. Will water sheet drain from east lawn areas to parking? Not entirely, existing trees will be "bermed" to make grading work.
14. Matt noted that the City will balk at draining water on the north over the sidewalk. There will need to be a trench drain at the north service drive.

15. Depth of swale on the west side of the patio was discussed. Campus was concerned about slope. Right now it's designed as 1:8. Can swale have landscaping in it to prevent people from walking through it? Yes.
16. Bike parking was discussed. LEED point requires about 26 parking stalls. Plan shows about 50 stalls. There are about 150 stalls at Baird and Trowbridge. Campus suggested putting more bike parking on the west. Change the southwest group to the entire length of the walk. DSF asked Housing to pick a number of stalls. Housing suggested 150.
17. KSD explained the refinements to the patio area. They are suggesting introducing a buffer green zone with detailed planting to help define the patio area separately from the open field. Campus suggested looking into a rain garden at the "drainage swale". UW System noted that campus should look at the aesthetics of rain gardens and make sure they are OK with the look, which can often be somewhat wild. KSD noted that the "mono-culture" installations have been successful.
18. Fire department access lane is shown as 12' wide for circulation and 20' wide for outrigger accommodation area. Campus noted that the fire department will drive through this area every time there is an alarm, so it needs to be well planned. KSD wanted the lanes to look like natural walking paths, not drive lanes to try to discourage unauthorized traffic.
19. KSD noted that there is very little detailed planting shown at entries and the building base due to concerns about safety.
20. Campus wanted stone mow strip, not mulch. KSD said that either way, the retaining edge will be specified to be aluminum with deep stakes. The mow strip needs a definite separation (edging) from grass areas.
21. Kim Tieber is new landscape manager. The design committee will need to meet with her to review design. Needs to happen very soon, needs to be a working version. Do a "go to" meeting next week, then an in person meeting in two weeks? Mike will send a "preferred planting list" and site plan out for view before the meeting. Matt will select a time.
22. EUA asked if campus had a preference for evergreen v. deciduous plantings. KSD prefers some variety.
23. EUA noted that the 36" and 42" trees will be removed/displaced by the current building placement and there's really no room to move the building to avoid this without making Coate Field dramatically smaller. Campus noted that any ash trees will be removed anyway.

Floor Plans Were Reviewed

1. Residence Hall Director Apartment plans have been updated per suggestions at the previous meeting.
 - a. Entrances to La Crosse Street have been eliminated, living room doors are now more like "back doors leading to a back yard"
 - b. Campus suggested shifting the location of master bedroom and children's bedroom so that master bedrooms for each apartment are not back-to-back.
 - c. Campus asked why is there not a separate ½ bathroom in each apartment? This is not in the program because these apartments are for a family, not two

unrelated adults, so two bathrooms are less common. Residence Life noted that one bathroom apartment arrangement hasn't been an issue at UW-La Crosse.

- d. Residence Life will look more closely at the size of the kitchens.

Other Common Spaces were discussed

1. EUA noted that further study is needed on the impact of bringing bearing walls through the first floor to eliminate the added cost of some of the column and frame structure.
2. Interior laundry will need to exhaust through building wall, probably on La Crosse Street side.
3. Large dividable meeting space is liked but campus wants more cost information to decide if its worth it. Moveable v. non-moveable walls is a big number.
4. Also, eliminating this meeting space and putting hall director apartments there might save \$750,000.
5. Campus and DSF asked when the next round of detailed cost estimates would be done. EUA stated that this will be done next week, so we can talk about it in two weeks. The detailed budget will allow the team to look at relative costs of the building, to see what's absolutely critical to providing 500 beds, what's "optional", and then decide what stays, what goes, in order to stay on budget.
6. Campus suggested moving or eliminating one divider wall, make lounge space smaller, to allow for a more regular larger open space when the operable walls are open.
7. Game room should be visible from the corridor. Helps students interact.

House layouts were discussed

1. Where should central kitchenette areas be located? Campus decided to have the kitchens located such that the space is divided at +/- 1/3 2/3, with the larger of the spaces near the central core.
2. Some floor outlets in the center lounge area will be acceptable. Campus likes the notion of having flexibility of furniture placement.

Building Exterior Design Discussion

1. When will these images be available to show to others outside of this room? Campus said Housing could show it to other housing entities, like RA's, Senate, Housing Professional Staff, RHAC, NRHH, etc. now. Then after peer review, exterior images can start to be released.

Building Material Discussion

1. Reuter brick is too orange, too uniform.
2. EUA showed a sample of the stadium brick, and two others. Campus was concerned that the rec center and Coate Hall brick are very brown – will red brick be compatible with this?
3. Campus is trying to establish a little more uniformity in brick used on campus. "Harvest Blend" is very similar to Graf Main, and is being used on the stadium project. Brick choice has not been finalized for academic project yet, but the intent is to use something similar to the stadium brick. Consensus was to go with Harvest Blend, "establish an era."



4. What color to use for Precast? Same thing as stadium and academic building? Yes, tend toward more of a limestone color, not a "latte" color, but more warm than gray.
5. What color should mortar be? Stadium used colored mortar, consider this, DSF will allow it if its "pre-blended".
6. Glass shown has a dark tint. UW System asked if there would be a lighter tint on north facing glass? Campus didn't like this idea due to concern about uniformity of attic stock replacement sashes.
7. Mullion color is what? EUA proposed a "tan" painted finish. Stadium and academic building is using champaign anodized. Is there a cost difference? EUA didn't think so, but they'll check. Anodized finish will have some range to it. Campus has no objection to painted metal.
8. Will there be sunscreens on south facing study rooms with large glass? There could be. Has a "daylight study been done?" Is this needed? The rooms behind the windows are small and occupied by one or two people, so sunlight can easily be controlled by blinds.
9. UW System and DSF have strong objections to a 4" window sill height – can see radiant heaters, furniture, etc. through the glass, and there's no room for electrical outlets. It will be more practical to raise the sills to +/- 18". Do this only on south facing elements? No, keep this uniform.
10. What kind of blinds will be used in the "public" areas? Campus expected to have vinyl vertical blinds everywhere.
11. Campus still objects to having any 14' high precast base elements. It is okay to have variety, but a 14' high solid piece of precast is not acceptable. Also, what is rationale for where the charges occur? It was agreed that the base should be consistent at houses, could be different at cores. However, at cores, the 14' high precast is still objectionable so EUA needs to look at making these "much lighter" and "lower."
12. Where does building I.D. sign go? On east face like Reuter? Probably
13. How will windows be washed where there are fixed windows, and especially where there are windows above roof of Residence Life Offices? Can they be operable, but locked? No, DSF will not allow operable windows. Other areas can be accessed from grade. Will need to provide some sort of anchor points on the roof for window washers. What was done at the academic building? Roof tie downs are being provided.

What are the upcoming project milestones?

1. The biggest milestone coming up is the 35% Design Report, which is due on March 30th. A preview is due on March 16th. March 9 and 23 are when the next design committee meetings are set. Hold the date open on March 16 for a 35% Design review workshop.
2. What will be done on interior design finishes? EUA is working on this. At this time the type of finish is defined in the 10% report. What needs to be defined now is the actual selection of color, texture, pattern, etc for the finish types proposed. This will take some time and effort from the group.



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3. The DSF planning budget currently being shown for this project was the previously requested \$48,000,000 due to DSF protocol. UW System and DSF are in the process of updating this to the \$49,500,000 currently requested budget. There are 5 other projects that DSF is dealing with this on.

End of Minutes

Attachments: DSF Peer Review PowerPoint