



MEETING MINUTES

Project Name: UW-La Crosse New Residence Hall
DSF No. 08B3M
EUA Project Number: 708190-02
Meeting Date: July 14, 2009 at 2:30 a.m. at UW-La Crosse Cartwright Center Room 326
Recorded By: Jonathan Parker

<u>Attendee</u>	<u>Company</u>	<u>Email Address</u>
Larry Earll	DSF	larry.earll@wisconsin.gov
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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
Architect

cc: All Listed Above

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1. Discussion of current site and building plans:

- a. Site utility routes have been simplified.
 - i. Steam pit in Coate Field can be flush, the other one near the sidewalk will be standard raised type.
 - ii. The old City utilities crossing the site can be removed
- b. New topsoil and sod for Coate field will be provided as part of the construction project.
- c. GRAEF is pursuing getting written confirmation from the City regarding allowing the curb cut and "Fire Department exit only" design on La Crosse Street.
 - i. Must be a roll curb per City of La Crosse.
- d. Hall Director apartments were reviewed.
 - i. Patio enclosures as shown were acceptable, with the addition of a gate to exterior (facing west).
- e. Laundry – Can't have all stacked washers and dryers due to inability to stack washers. This will mean that the room will have dryers stacked over washers, and one "low" dryer to comply with ADA.
- f. Adjustments made to public restrooms to improve privacy and provide outswinging doors were acceptable.
- g. A door was added between copy/workroom and office area per UW La Crosse request.
- h. Computer room suite was rearranged per UW La Crosse's request.
- i. RHAC/NRHH is one large shared space – may need further input. Storage in this area could be smaller. UW La Crosse may decide to eliminate storage room.
- j. Basement areas were discussed:
 - i. Storage areas are now identified.
 - ii. Basement has added storage because mechanical system was compacted.
 - iii. Priority of alternates was discussed, and changed as follows:
 - A: Office of Residence Life basement.
 - B: South basement (including below floor rough-in and "long span" steel structure).
 - C: West basement.
 - D: Finish out of south basement for meeting use.
 - iv. Basement storage doors should be 4'-0" wide doors with swing clear hinges instead of 2 leaves with 3' + 1' doors (pallets are 40" x 48", UW La Crosse confirmed this during the meeting).
 - v. Alternate bid meeting area was discussed.
 - Shifting kitchen and toilet rooms per new plan was agreed to.
 - Additional columns that are needed due to depth of beam without them were discussed. These were drawn in at the meeting to illustrate their

location (they were not yet shown on the plans. Campus was OK with them. Soffits and coffers for ceiling were described by EUA. Ceiling height in meeting area is about 10'.

- k. Upper Floors:
 - i. Each bedroom will have its own control, have its own mechanical unit. This added \$350,000, but other HVAC simplifications saved \$150,000 so net add is \$200,000.
 - ii. "Other HVAC simplifications" include changing the HVAC system for the lounge areas from variable air volume with a separate fresh air system to constant volume with an integrated fresh air system. This will save first cost and not add energy cost over time. The drawback is having less temperature control and airspeed control at each supply grille. Campus was OK with this.
 - iii. Each study room has its own zone control.
 - l. Electrical:
 - i. DSF remains concerned about service size.
 - There is a meeting in late July between KJWW and DSF to discuss service size. There is a possibility that service can be reduced slightly in size. This could result in a light first cost savings.
 - ii. New generator exterior location was discussed.
 - Campus definitely wants a walk-in enclosure.
 - Dept. of Revenue uses a skin-tight generator enclosure.
 - A walk-in enclosure is about \$14,000 more than a skin tight enclosure, and it is considerably larger, but it does offer more functionality for use during severe weather.
2. Budget discussion:
- a. After recent scope changes the net add is \$225,000. Balancing the budget can be achieved by reducing the contingency.
 - b. Volleyball Court cost was shown in the wrong column. The added \$12,000 and is included in budget.
 - c. Acrylic one-piece surround for showers is shown in the budget due to UW La Crosse's dislike of the silicone sealed corner joints used for solid surface material showers.
 - d. Why are savings for pulling generator out of basement not included in budget? EUA will check on this and reconcile budget accordingly.
 - e. DSF reported that bidding is still favorable – still seeing bids 15% to 20% below budget. EUA cautioned that the market is thawing, and will likely be different in November/December.



3. Schedule discussion:

- a. February 1, is 2010 target for construction start. Contractors feel that they can dig through the frost to unfrozen ground, do footing and foundation work while "protected in the ground", and be out of the ground and above grade ahead of the sloppy spring conditions
- b. There is a 17 month construction schedule, which is tight, but achievable according to contractors.
- c. 100% CD Submittal will be made to DSF on September 23, 2009. The DSF rep reminded the A/E that DSF now requires the 100% review submittal to be final "bid ready" plans and specs. Major scope changes will not be allowed with this review.
- d. The pre-bid tour will be on November 24, 2009 at the Alumni Center.

4. Interior Finishes discussion::

- a. Campus prefers Collins & Aikman carpet with rubber backing. Due to limited color and pattern availability in rubber backed carpet the finished that EUA proposed was 80% Collins & Aikman, 20% Shaw (the Shaw carpet doesn't have rubber backing, but these were proposed as an alternate for C & A).
- b. Doug prefers Cmu and concrete walls in the basement meeting area for durability.
- c. Area rugs in lobby will be on top of tile w/ accessible transition strip. Spec'd with construction.
- d. Metal column covers were questioned. Why introduce another element? The shape was proposed to provide a round smooth element more conducive to circulation. Campus is concerned about metal. DSF suggested other finished are available. EUA will look into alternatives that look like stone or precast.
- e. Floor tile for lobby is 8 x 16 porcelain tile. Campus asked for the grout to be a "dark" color to manage dirt hiding.
- f. Campus was concerned about the durability of the floor finish behind desk. Change to Collins & Aikman carpet, use linoleum in storage and kitchen, use carpet in office and mail room.
- g. Make Hall Director entry, waiting area and offices the same carpet for color and pattern consistency.
- h. Walk off mat material in vestibule is the stuff that Campus requested.
- i. Campus asked to have the main desk top changed form solid surface material to granite. Brown color is okay. Granite works better with other natural finishes.
- j. Provide residential carpet with pad in Hall Director apartments (still needs to meet ADA).
- k. Office of Residence Life:
 - i. Campus preference is to use rubber backed broadloom. Don't change to carpet tile.
 - ii. Keep solid surface material at reception desk.
 - iii. Copy, computer, etc. will have sheet linoleum.

- iv. Provide linoleum in IT workroom
- v. Put linoleum in storage room, not sealed concrete.
- I. Central Area:
 - i. Kitchen is red colored linoleum.
 - ii. Solid surface top (color not selected yet).
- m. Hall Director Apts. Must be very nice for recruiting & retention.
 - i. Linoleum kitchen floor? Probably not nice enough. Consider hard tile or wood look.
 - ii. Ceramic tile on "wet walls". Drywall not holding up in Reuter.
 - iii. Living room – Add color?
 - iv. Go with residential carpet and pad – one carpet style for bedrooms and one for living rooms.
 - v. Use solid surface material on kitchen counter.
- n. Public Restrooms:
 - i. Framed or frameless mirrors? Big frameless, whole wall.
- o. Seminar Rooms:
 - i. MFGR standard vinyl on operable wall.
 - ii. Upgrade carpet in seminar room. Same as main lobby accent rugs? No, must be rubber backed. Is there another C & A product? No, not many choices in rubber backed. Go with tan carpet tile, checkerboard pattern.
- p. Carpeted areas get carpet base.
- q. Door frames are gray/brown (consistent with other res halls on campus).
- r. Upper lounges:
 - i. Shaw rubber backed carpet tiles. How to use color? Not the same color per floor or stacked – keep it "random".
 - ii. Paint doors and frames that access toilet rooms to match wall colors and minimize their visual impact. Room doors are wood with brown/gray frames.
 - iii. Floor to ceiling wall-to-wall tackable surfaces in elevator lobbies.
 - iv. Linoleum for green carpet is off a touch, EUA will review.
- s. DSF noted that bid documents must list 3 approved manufacturers for finishes, so its possible that none of the products proposed today will be provided. It's Okay to list this color, texture, pattern, backing as the standard, but it may not come to pass.
- t. Elevator:
 - i. Wood plastic laminate walls.
 - ii. Walk off mat carpet.
 - iii. Ceiling will be "vandal resistant" like the ones in Reuter.
- u. Stairwells:
 - i. Paint railings, walls, stringers, etc.



- ii. Sealed concrete floors? Sealed concrete will crack. Campus doesn't want to strip and seal VCT in stairwells, and VCT didn't hold up in Reuter. What will work? Nothing is maintenance free. Carpet? No. Dirt gets swept to it. Cracks are the problem with thin steel pans. Sealed concrete would be okay if cracks were controlled better.
 - v. Exterior:
 - i. Precast needs to be spec'd so it doesn't have iron pyrite rust spots like Reuter.
 - ii. Window frame: Campus liked darker color proposed, which was Kawneer's "antique bronze".
 - iii. Brick – spec the same as Academic Building.
 - w. Basement Assembly?
 - i. OK to have carpet border around meeting space.
 - ii. Accent carpet at entry.
 - x. Public bathrooms?
 - i. Use epoxy paint on walls in bathrooms – available in low voc.
 - ii. Tile all walls to door head? DSF standard is on wet walls, but many other campuses are doing all 4 walls and Academic Building is doing 4 walls. EUA would need to select a tile.
5. Send a view of generator enclosure to the group.
6. Ice maker is "push button, fill your bucket type."

Attachments:

Color floor plans, photos of material boards, budget, schedule.

END OF MINUTES