



**MEETING MINUTES**

Project Name: UW-La Crosse New Residence Halls  
DSF No. 08B3M  
EUA Project Number: 708190-01  
Meeting Date: March 23, 2009 – Cartwright Center, 12:30 p.m.

Recorded By: Robert Cooper

<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,

Robert Cooper, AIA  
Principal

cc: All Listed Above

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1. EUA led a discussion of the latest revisions to the site and building plans
  - a. The site plan/utility plan was shown. There is water, gas, and sanitary lines running together through the west side of the building site, under the proposed building. Campus Planning is trying to find out if these are still being used or are just abandoned lines. EUA noted that for now the cost for relocating the lines is figured into the project
  - b. The group agreed that this plan can be used by Ayres for the EIS efforts
2. The revised Site/Landscaping plan shows revised access to the receiving area and a connection to the existing parking lot. It is intended that vehicles will access the dumpster area via the north side of the existing parking lot and after pick-up will back into the fire-truck access road and then exit to the north (right turn only) onto La Crosse Street.
  - a. The dumpster enclosure is shown slightly angled to La Crosse street to facilitate pick-up vehicles movement and help screen the dumpsters from view from the Office of Residence Life/. The dumpster enclosures will have opaque gates.
  - b. The North wall of dumpster enclosure should be made longer to further help screen the dumpster area when viewed from La Crosse Street.
  - c. Bike racks should be added at the Office of Residence Life entry
  - d. Bike racks should also be added on the north side of east main entry
  - e. A new volley ball court on Coate Field is not included at this time. DSF noted that the design team should show re-grading of this area relative to allowing campus to add a volleyball court in the future
  - f. EUA was asked if temporary site access for construction vehicles from La Crosse Street at west end of new building is a possibility? Jonathan will check with the cost estimator to see what impact "moving" the site access to the northeast corner of the site will have on the cost of facilitating construction.
  - g. KSD should update the site drawing to show all existing trees that will remain in the same illustration technique
3. The First Floor Plan was discussed.
  - a. It shows the new Hall Director apartments that have been pulled into the building footprint. The east unit has the bedroom sharing the common wall with the receiving area. Housing noted that this arrangement is a problem at Reuter Hall, so this unit should be "flipped" so that the living room was on the common wall. EUA will do this.
  - b. The revised meeting room was discussed.
    - i. Dividing walls are of some concern to Campus Planning, but Housing is used to them, and finds them effective. They need to be durable, easily movable and relatively low maintenance
    - ii. Meeting room doors to the exterior are shown as double doors. Do they need to be double doors? Not by code. Housing prefers single doors. EUA will change this.
  - c. Campus asked if the exit corridors needs to be fire rated. The exit corridors don't need to be fire rated per se, but all of the outer walls, floors, and ceilings of the dwelling units do need to be fire rated, so the corridors end up fire rated by proxy.
  - d. If stacked washers are used in the laundry room, the laundry room central space could be more open. Stackable, front-loading washers are OK with Housing.

- i. There was a discussion of whether there should be more dryers than washers. The count of 16 washers and 16 dryers came from UW La Crosse's vendor. Housing noted that this is higher count of washers than they normally see.
    - ii. The window between laundry and group study/ lounge space should be wire glass to meet fire rating if possible. Campus does not like coiling fire doors.
  - e. Housing felt it was OK to have only one room for Hall Director's storage, as long as it was internally subdivided into two storage areas.
    - i. Hall Director storage for the personal things that they bring with them can be in the basement.
  - f. Housing noted that NRHH doesn't have long term storage needs, and they said that NRHH can share the office space and storage space with RHAC
  - g. RA offices need access off of the main residence life hallway (west side of north-south wing). They need to be accessed without going into the Office of Residence Life area.
  - h. There was much discussion regarding the design of the waiting/reception area at the entry to the Office of Residence Life. Housing received some comments that the latest ORL plan seems less open. Too much like an office rather than like a residential use.
    - i. Consider a clustered seating grouping arrangement rather than "seats flanking an aisle"
    - ii. The vestibule can be smaller (single door v. double door) which would allow the lobby to be bigger. EUA should try to develop more of a hotel lobby feeling.
    - iii. Housing said that there needs to be a balance of "open feeling" vs "defensible space" in this lobby. Right now it too open. There was a suggestion of accomplishing this by providing "enclosing walls" that did not extend all the way to the ceiling.
- 4. DSF and EUA noted that, in order to stay on schedule and meet the 35% submittal date at the end of April, no further plan re-arrangements can be made.
  - a. Should an elevator be added in the middle of the two wings to serve the common space for each floor and provide some backup redundancy if the other two elevators are not in service? After some discussion the committee agreed that they are OK with not having more than one elevator per wing. Each wing has access to the other through the central common area, so there are two elevators serving each floor.
  - b. An additional elevator would be in the \$200,000 cost range.

### Interior Finish Presentation

1. The Finish palette options were presented by EUA.
2. Color, carpets and accent colors could be used as a way to identify a building wing or a stack of houses. It was later decided that it would be best to have a mix of color schemes on each floor and not arranged in "house columns" of color.
3. A "family" of patterns in a given colorway – carpets, linoleum could be developed
4. Will wall paint be in a neutral or accent color? Or both? EUA proposed having a majority of walls be neutrals, but also have a few strategic accent colors.
5. Should a color statement be made in the furniture selection or should these colors be neutral? This needs further discussion. Its easier to change a painted accent wall than it is to re-upholster furniture.
6. Finish products will be chosen to fit within LEED guidelines. All carpets/sheet goods are "green" with recycled content, recyclability
7. "High durability" paint is "pennies more" with no or low VOC. This should be looked at as an alternative to epoxy paint.

8. EUA presented carpet tile samples with compatible colorways, with compatible colors of linoleum for each carpet colorway.
9. EUA recommends carpet tile for flexibility and durability and suggested carpet tile with a recycled polyester backing.
10. There was a discussion regarding carpet tile v. rubber backed broadloom. Rubber backed broadloom is housing's standard for carpet.
  - a. The carpet tile presented was Shaw. Campus likes Collins & Aikman better than Shaw.
  - b. Collins & Aikman is campus-preferred supplier. Shaw Carpet proposed by EUA is same quality but with better sustainable attributes, says EUA. Housing disagreed, felt that C&A has been performing better in terms of sustainability, and is better quality (has used both). EUA will change focus to C&A products
11. The committee prefers broadloom in student rooms and carpet tile in the lounges. It was suggested to use carpet to define circulation areas v. seating areas in the house lounges
12. Campus will be looking for advice from EUA for fabrics, etc. and for furnishings
13. Colorways brought to start the dialogue were muted reds, greens, blues and browns with a variety of patterns. Campus was comfortable with this approach. There was much discussion regarding whether or not to eliminate a particular colorway (red especially), but the consensus was that more colorways provided more variety.
14. EUA suggested linoleum tack walls in elevator lobbies
  - a. Can pen marks be removed? Yes. The product is "self-healing" color that goes all the way through the product
15. Stained concrete is an option for stair landings and treads (but the current budget on has the cost for sealing).
16. Solid surface materials will be used for showers, shower base and lavatories. EUA suggested neutral colors for this long lasting material. Campus agreed.
17. EUA suggested neutral tile colors for bathrooms. Campus agreed. UW La Crosse does not want small tile, with lots of grout
18. Housing asked about warranties on carpet tile and its water proofness. The carpet tiles shown have a moisture resistant back, 10 year warranty and are solution dyed.
19. Campus uses a steam extraction method for cleaning carpet so the want a high quality, long lasting carpet with a water proof backing
20. Campus asked if "rubber backed" carpet was more expensive than carpet tile. Yes, slightly, but it is still within the current budget pricing
21. The use of color was discussed.
  - a. The committee likes color in common areas, neutral in rooms and a variety of color schemes. They also like breaking the color distribution floor to floor and house to house. This helps with way-finding.
  - b. They expressing a liking for carpets with more colorations in patterns giving the designer the ability to pull colors out for accents
  - c. They like "higher pattern", "high texture", and do not like linear patterns since linear patterns affect the perception of space.
    - i. Campus preferred one or two neutrals, three accents, 5 colors max for wall paint for simplicity of maintenance. Housing felt that the number of colors at Reuter is too complex to keep track of for touch up. High moisture resistant, highly scrubbable paint should be used in bathrooms (epoxy paint was successful at Reuter). MDC "ceramic paint" is brand of low VOC high durability paint, available in any color
22. Campus does not like VCT because of the high maintenance required for stripping and sealing

23. Housing saw linoleum coming up (not adhering) at UW-Madison Park Street Hall, but housing has used it successfully on campus. It is only being proposed here for the kitchenette areas in the house lounges.
24. Walls in kitchenette areas should be a hard-faced material – ground face block, ceramic tile, etc., for durability.
25. Campus likes hard tile flooring for heavy traffic areas like the main lobbies. Walk off mats should be non-woven fiber carpet type.
26. What is campus planning on doing for furniture color and pattern? Housing hasn't thought about it much beyond fabric durability. Fabric must be commercial grade high rub stain resistant, moisture resistant, wear resistant. How much does EUA get involved? EUA's contract does not include designing or specifying FF&E, but furniture needs to be sizes to fit spaces, and aesthetic of shape and upholstery needs to be compatible with the interior finishes. Office furniture needs to be considered too. Housing will manage the selection and procurement of FF&E, but they will ask for EUA's reaction to what they are proposing.
27. A subtle use of school colors might be considered in some public areas.
28. The group agreed that the Residence Hall front lobby/first floor could have a colorway that was unique to this area. Maybe this could be the "school color" themed area
29. How does campus feel about ground face CMU? This material was used extensively in the "lounge" areas at the Wisconsin Lutheran residence halls. Campus felt that ground face block could be appropriate for accent areas, but it should not be used everywhere. For example, it could be used at "recessed" door entries, at kitchenettes, or at elevator lobbies, etc.
30. What are kitchenette walls constructed of? Currently drywall is shown, but this should be re-looked at where there are high abuse areas.
31. The Hall Director's apartments should have "standard apartment finishes", not the same finishes as halls and, possibly, maybe wood- look floors
32. It was noted that EUA needs to meet with Doug and Reuter Hall Director Julie, maybe tomorrow afternoon via Web, to discuss the details of the kitchens in the Hall Director Apartments.
33. Is it possible to use skim coat plaster on block in the lounges? No housing would have difficulty repairing it, it would cost a lot, and it's nearly impossible to get a good enough finish that doesn't telegraph block joints.
34. What is capacity of the meeting rooms whose sizes have changed in the revised drawings? EUA needs to update the room data sheets, especially for the meeting rooms
35. Matt will meet with the City of La Crosse to discuss the proposed curb cuts.
36. Next meeting is April 13 and then April 27, but the team agreed to hold April 2<sup>nd</sup> open for a WebEx meeting if needed.

Attachments: drawing reviewed at the meeting, photos of finishes reviewed at the meeting

**End of Minutes**