



MEETING MINUTES

Project Name: UW-La Crosse New Residence Hall
DSF No. 08B3M
EUA Project Number: 708190-01
Meeting Date: April 27, 2009 at 12:30 p.m. at Cartwright Center

Recorded By: Bob Cooper

<u>Attendee</u>	<u>Company</u>	<u>Email Address</u>
Larry Earll	DSF	larry.earll@wisconsin.gov
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Doug Kuenn	UW La Crosse	kuenn.doug@uwlax.edu
Robert Hetzel (@2:00PM)	UW La Crosse	hetzel.robe@uwlax.edu
Paula Knudson	UW La Crosse	knudson.paul@uwlax.edu
Vinay Ghatti	The Weidt Group	vinayg@twgi.com
Matt Lewis	UW La Crosse	lewis.matt@uwlax.edu
Bob Cooper	EUA	bobc@eua.com
Jonathan Parker	EUA	jonathanp@eua.com

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,

Bob Cooper
Principal

cc: All Listed Above

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1. Vinay Ghatti of the Weidt Group led the discussion on bundle selection
 - a. The purpose of the presentation was to pick final LEED Energy Design Assistance bundles that will be used for the project's LEED strategy. Selections came from the list of bundles that was previously proposed.
 - b. The Weidt Group's memorandum dated April 27, 2009 is a synopsis of the items that were discussed and is included as an addendum to these minutes.
 - c. The total square footage of the building model used to establish the bundles is 209,600 GSF. This is basically the occupied space above grade. AS the square footage change slightly during design refinement the energy costs will also adjust on a pro-rata basis.
 - d. Vinay Ghatti briefly reviewed the energy design assistance report concept. The bundles are delineated in more detail in the Energy Design Assistance Bundle Report dated April 27, 2009 that was presented at the meeting.
 - e. Comments to the Bundle Report in addition to those described in the Weidt Group Memorandum are as follows:
 - i. Bundle 1 Reviewed
 1. EUA noted that the items in this bundle are not a code minimum strategy for a good building, but one that would be used for a high-performing building
 - ii. The Bundle 2 concept could be in the current design.
 - iii. Bundle 3 is not currently included in the present design but could be. This bundle includes a solar domestic hot water heating (DHW) system. It is difficult to determine the DHW system payback since there may be funds from other sources available to offset the first costs.
 - iv. The payback for the three bundles is included in the memorandum. Incremental costs compare the bundle to a code minimum building.
 - v. The Bundle Report gives energy cost savings, bundle composition and strategy paybacks, how measurement and verification will be done, and strategies for documentation
 - vi. In bundle 2, installing insulation in a wall cavity is easier to do. Foaming insulation is a different process that is more expensive and will have a longer payback
 - f. Vinay Ghatti said that although some paybacks in bundle one take a long time, others are actually negative so the average payback for all of Bundle 1 is 2.8 years.
 - g. EUA noted that bundle decisions need to be made today in order to stay on schedule.



8. EUA suggested having a separate meeting to resolve the size and location of the generator. How many things need to be on the generator? Can it be smaller to reduce the size of the area well?
9. Coate Field will be a lay down and staging area during the construction phase. Plans need to call for restoration of this area.
10. Concern was expressed that sheet piling might need to be driven along Farwell (South end of building) because of the grade change. There is concern about noise and vibration during the sheet pile driving phase.
11. Matt Lewis will negotiate with City for a temporary site access from La Crosse Street – construction-related vehicles only. At this time he is not sure if the city will agree.
12. EUA was asked to tighten up the chain-link construction fence spec. The fence should be 6' high, chain link, new material, installed in a secure and workmanlike manner.
13. UW La Crosse would like to add one or two more parking spaces in the receiving area.
14. The basement plan and alternate bid basement plans were reviewed.
 - a. The A/E was requested to study the cost and feasibility of adding two 3' deep beams in order to eliminate the two columns in the Alternate Bid multi-purpose room.
 - b. Should an operable dividing wall be provided in the basement multi-purpose room? No subdivision of space required/desired by Campus
 - c. A storage room is needed for chairs and tables located near the multi-purpose room.
 - d. Campus felt that the number of toilet fixtures shown could be reduced
 - e. Should a couple of music recital/practice rooms be added in this area? Campus will consider this further.
 - f. Sound deadening of the multi-purpose room and recital rooms (if any) is important since the space above residence hall is living space
 - g. There is a need to identify custodial storage, building storage, international storage, etc. in the basement.
15. The first floor plan was reviewed.
 - a. The executive council and RA's office could use the seminar rooms or the large meeting room for their large group meetings.
 - b. Campus requested a permanent wall, not an operable dividing wall at the east end of the seminar rooms with double doors and side lights.
 - i. If the basement meeting room cannot be built due to unfavorable bids, the dividing wall should be added back in by change order.
 - c. Plumbing for ice machines should be added in the vending area or large kitchen area.
16. The upper floor plans were reviewed.
 - a. HVAC controls/HVAC zoning was discussed. Currently spaces are designed per DSF standards. Some suggested that each bedroom should have its own FCU for better temperature control. After further discussion it was decided that there should only be one

FCU per suite as currently designed, but averaging thermostats giving some control of each bedroom would be beneficial.

b. Window stools are still solid surface

17. EUA noted that if items are not in the 35% documents it is difficult to add them later.

18. On May 27 there will be a team review of the 35% submittal. Following that meeting, the alternate bids and order will be determined. DSF recommended that there be not more than four alternates.

19. The construction schedule was discussed. It was suggested that if a footing and foundation package could be bid before the construction documents are complete it would allow that construction to happen in more favorable weather. This might be possible if UW-La Crosse would pay the architectural and engineering fees up front on the assumption that they could recoup these expenditures once the project is enumerated. The risk to UW La Crosse would be if the legislature does not enumerate the project.

a. This would require bidding by the middle of July, bids by mid-August, mid-September start, finish by mid-December

b. EUA will get back to DSF by the end of this week on the additional architectural and engineering fees that would be required to split the project into two phases, with two bidding processes.

20. UW La Crosse noted that they could approve EUA to proceed after the 35% submission into the next project phases before project is enumerated. UW-La Crosse would front this money. Campus will write a letter to Mr. Tabrizi at DSF if UW La Crosse wishes to proceed in this direction.

21. There was a discussion on what the Alternates should be.

a. Basement expansions and the domestic hot water were probable Alternates.

i. It is possible that a Domestic Solar Hot Water System could be furnished and installed by a third party vendor, and paid for by sharing in the savings of avoided fuel costs. What happens if the energy company goes under in ten years? If this system is included in the project costs, it would cost \$287,000.

b. There was not agreement on a "green roof" alternate

c. Currently alternate A is the south basement addition

i. This is about \$1.5 million for the shelled space plus finish-out. The Basement East shelled space is \$750,000. The Basement West shelled space is \$500,000.

ii. The order agreed to for the Alternates is:

1. Alternate A – South basement

2. Alternate B – East Basement

3. Alternate C – West Basement

End of Minutes