

EXECUTIVE COMMITTEE REVIEW MEETING / SEPTEMBER 26, 2014

MEETING START TIME: 1:30 p.m.
MEETING END TIME: 3:00 p.m.

PRESENT:

Beth Alderman	Division of Facilities Development	Val Schute	River Architects
Maura Donnelly	UW-System Administration	Mike Adler	River Architects
Bob Hetzel	UW-La Crosse	Tim Tracey	SmithGroupJJR
Bruce Riley	UW-La Crosse	David Johnson	SmithGroupJJR
Bob Hoar	UW-La Crosse	Jeff Kocinski	SmithGroupJJR
		Andrew Cherry	SmithGroupJJR

NOTES:

1. A meeting was held with UW-La Crosse, DFD, UW-System Administration, River Architects, and SmithGroupJJR to review the agenda and materials being presented at the upcoming Program Verification Meeting No. 4 to be held on October 1-2, 2014.
2. Program Verification Update:
 - a. Office model (open/closed) to be determined during the concept development of Phase 2.
 - b. Area reduction was the result of merging, duplication, and right-sizing.
 - c. Six spaces have been identified as additions from the 2011 Pre-Design Study. These spaces are included in the overall program summary.
 - d. Total ASF upon completion of Program Verification Meeting No.3:
 - Phase 1: 104,103 ASF
 - Phase 2: 91,083 ASF
3. Project Cost Update:
 - a. The construction budget allocated for Phase 1 per the RFP is \$63.9M. The stated in-process construction cost estimate at the time of the meeting estimate was \$64.2M. Maura Donnelly commented that historically, a 2-3% overage of the budget would be acceptable heading into 10%. Per the new DFD guidelines, alternate bids are not allowed and as a result, Maura feels that a few areas should be re-assessed including Microbiology research, shifting program to Phase 2, or the university considering capping the enrollment into the sciences.
 - b. Bruce Riley commented that it would be realistic to consider decreasing the size allocated to the research labs in Microbiology.
 - c. Beth Alderman asked what metric is being used to establish the construction cost estimate at this early stage. The design team has provided a cost estimate based on space type, not by overall square foot cost. David Johnson noted that the construction cost estimate prepared by The Concord Group includes a design/estimating contingency.
 - d. Further discussion is required by the university to better understand the needs of the classrooms programed for Phase 2. Current analysis shows less demand for the classrooms originally planned for in the 2011 Pre-Design Study, which was based on a campus-wide classroom mix analysis conducted in 2005. Questions were raised pertaining to the number of active learning spaces, lecture halls with

the ability to teach science with a lab bench, etc. Bob Hetzel noted that the classroom program needs further discussion at the Dean's Council. David Johnson noted that fully understanding the overall square footage of Phase 2 isn't as critical at this time and can be addressed at a later date.

4. Neighborhoods:
 - a. Discussion will take place with the departments to verify the adjacencies and organization of the cluster mixes to be found in the building. Vertical stacking of these clusters will also be addressed in the meeting with the departments.
5. Open Forum:
 - a. Discussion was held regarding the idea of conducting an open forum as part of Program Verification No. 4. The idea was approved by the Executive Committee and the meeting will be held from 3:30-5:00pm on Wednesday, October 1, 2014.

Meeting Notes by: River Architects and SmithGroupJJR

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.