

PROGRAM VERIFICATION MEETING NO. 3 – DESIGN COMMITTEE / OCTOBER 26, 2017

MEETING START TIME: 12:00 p.m.
 MEETING END TIME: 2:00 p.m.

PRESENT:

University of Wisconsin – La Crosse

Scott Schumacher	Planning & Construction	sschumacher@uwlax.edu
Mark Sandheinrich	Interim Dean, College of Science & Health	msandheinrich@uwlax.edu
Robert Allen	Mathematics	rallen@uwlax.edu
Mike Abler	Biology	mabler@uwlax.edu
Kris Rolfhus	Chemistry	krolfhus@uwlax.edu
Aaron Monte	Chemistry	amonte@uwlax.edu
Bill Schwann	Microbiology	
Eric Gansen	Physics	egansen@uwlax.edu

Design Team

Val Schute	River Architects	v.schute@river-architects.com
Mike Adler	River Architects	m.adler@river-architects.com
Tony LoBello	SmithGroupJJR	tony.lobello@smithgroupjjr.com
Jeff Kocinski	SmithGroupJJR	jeff.kocinski@smithgroupjjr.com

NOTES:

1. The project schedule was reviewed and discussed. The following items were noted:
 - a. Pending a final decision on the appropriate classroom mix for the project, the concept design effort has will be on hold.
 - b. Next meeting is tentatively scheduled for November 9, 2017 at 12:00pm. Agenda will include concept design and massing.
 - c. Executive summary to be submitted to UWL, UW-System, and DFD on December 7, 2017.

2. The Building Program was reviewed and discussed. The committee provided the following comments:
 - a. Scott Schumacher noted that while there are currently 12 spaces in existing Cowley Hall that are considered classrooms, two have been assigned to the departments in the current program as these are specialized spaces and not considered part of the general access classroom mix. These include CH 41 and CH 103.
 - b. Area Summary:
 - Assignable square footage has gone from 90,013 (2011 Pre-Design) to 90,432 (Based on 12,224 ASF classroom mix).
 - Excludes maker space and future office space above what is currently programmed.
 - Maker space could be in 1,000 to 1,500 ASF.
 - Depending on classroom mix, the overall size of the project could range from 143,000 GSF to 159,000 GSF.
 - c. Cost model based on gross square footage.

3. The Project Cost was reviewed and discussed. The following items were noted:

- a. The design team has taken the building program and assigned costs to the various space types. This was done to better reflect the anticipated cost of the building rather than applying an average cost/sf across the entire program (Greenhouse and Planetarium are not the same cost as an office or classroom).
 - b. Construction cost estimated between \$42.9M and \$46.7M and has been escalated to the anticipated mid-point of construction, 2023.
 - c. Project Cost is calculated by applying various fees, contingencies, equipment, etc. to the construction cost. Estimated project cost based on the current program is between \$53.4M and \$58.4M.
4. Jeff Kocinski reviewed the current concept design. The following items were noted:
- a. Adjacencies identified as previously discussed.
 - b. Concept is not the solution and the spaces will continue to move around.
 - c. T-shaped building with strong east-west oriented massing to the south of Phase 1 with a connecting link.
 - d. Stairs located near entrances to provide better wayfinding and circulation.
 - e. Central elevator core likely to have two cabs.
 - f. Currently, most full-time faculty offices are able to be located on exterior walls.
 - g. Departmental identity with majority of faculty offices located near the departmental ADA and support spaces. Neighborhood distribution to be determined.
 - h. Planetarium located below grade within the courtyard area.
 - i. Concept based on 7 classrooms currently in the program.
 - j. Conference rooms located at east end to take advantage of views.
 - k. Vending and seating areas located at the west end.
 - l. Mike Abler asked if the animal care facility is located under the greenhouse. Jeff Kocinski noted that the cage wash and dirty spaces are located under the greenhouse currently.
 - m. Val Schute commented that if a maker space is to be provided, it needs to be validated and given an assignable square footage based on use and capacity. Mike Abler sees the maker space as an industrial setting for project work. Eric Gansen commented that it should be an extension of the shop area without the large equipment. Kris Rohlfus suggested it have an area dedicated to virtual reality.
5. The classroom mix was reviewed and discussed. The following items were noted:
- a. The design team presented various scenarios for discussion purposes only. The figures presented showed that there are possible strategies that achieve more classrooms with less square footage.
 - b. Aaron Monte noted a preference for two large lecture spaces.
 - c. Design Committee all agreed that the large lecture spaces should be modeled after the two large auditoriums in Centennial Hall and include fixed theater style seating, gradual sloping, demonstration area, and have adjacent prep/storage room.
 - d. Design Committee all agreed to the following classroom mix:

Classroom Type	Occ.	ASF/Occ	Total	Qty	Total
Table & Chair	40	25	1000	2	2000
Table & Chair	50	25	1250	2	2500
Active Learning	72	38	2736	2	5472
Fixed Table Moveable Chair	80	24	1920	2	3840
Fixed Auditorium Seating	150	16	2400	2	4800
Classroom Support - Prep/Storage			240	4	960
CLASSROOM SUBTOTAL					19572
Maker Space			1500	1	1500
INSTRUCTIONAL SPACE TOTAL					21072

e. Following the meeting, Scott Schumacher suggested the following mix:

Classroom Type	Occ.	ASF/Occ	Total	Qty	Total
Table & Chair	40	25	1000	2	2000
Table & Chair	50	25	1250	2	2500
Active Learning	72	38	2736	1	2736
Fixed Table Moveable Chair	80	24	1920	2	3840
Fixed Auditorium Seating	150	16	2400	2	4800
Classroom Support - Prep/Storage			240	4	960
CLASSROOM SUBTOTAL					16836
Maker Space			1500	1	1500
INSTRUCTIONAL SPACE TOTAL					18336

Meeting Notes by: River Architects

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.