

MEETING NOTES

Meeting Date: Thursday, July 21, 2016 – 1:00pm – 2:30pm
 DFD Project Number: 14I2O
 Project: Wittich Hall Renovation
 Location: 153 Murphy, UW-La Crosse
 Purpose: Executive Committee Summary Meeting

Attendees/Contact Information:

Name	Company	Phone	Email
Craig Weisensel	DFD	(608) 261-7754	craig.weisensel@wisconsin.gov
Cathy O'Hara Weiss	UW System Administration	(608) 263-4417	cweiss@uwsa.edu
Maura Donnelly	UW System Administration	(608) 263-5742	mdonnelly@uwsa.edu
Bob Hetzel	UW-LAX Administration	(608) 785-6491	bhetzel@uwlax.edu
Doug Pearson	UW-LAX Planning & Construction	(608) 785-8014	dpearson@uwlax.edu
Scott Schumacher	UW-LAX Planning & Construction	(608) 785-8916	sschumacher@uwlax.edu
Laura Milner	UW-LAX CBA	(608) 785-8090	lmilner@uwlax.edu
Ken Rhee	UW-LAX CBA	(608) 785-8095	krhee@uwlax.edu
Doug Pahl	Aro Eberle Architects	(608) 204-7464	pahl@aroeberle.com
Mike Eberle	Aro Eberle Architects	(608) 204-7464	eberle@aroeberle.com
Shannon Miller	Aro Eberle Architects	(608) 204-7464	smiller@aroeberle.com
James Hall	OTIE	(608) 243-6470	jhall@otie.com

The purpose of this meeting was to give the Executive Committee an overview of the meetings that have happened over the last two days.

1. Design review takeaways:
 - a. 24 person conference room is in question. The 40 person conference room is ok. There is a need per Bob for upper level class seminar rooms.
 - b. Doug will try to make Accountancy, Finance, and Economics fit on the third floor per the Dean's comments.
 - c. Potential bonus space could be eaten up by some of the IT/Electrical comments.
 - d. Adjunct space concepts to be developed.
 - e. Room data sheets for homework for the departments.
2. Wittich Mall takeaways:
 - a. Keep project specific development close to the building.
 - b. Majority of people will be parking in the ramp and coming to the building.
 - c. Main entry for the building is the southwest corner of the 1930 building. The East side of the building is an entrance that will need a presence also, as it is the closest accessible parking entrance.

- d. Seamless access to the building is the goal – getting rid of the current switchback ramps.
 - e. Storm drainage will be accommodated with rain gardens near the north and south sides of the building.
3. Historic Preservation Discussion:
- a. During the investigation there were multiple photos found that show different window types at the third floor.
 - b. No photos of the east side of the building. Bob thought he might have one and would forward it to the design team.
 - c. There were elements of the building that are no longer in place: the spire on the top of the building, third floor windows, and new doors have been installed, seat walls.
 - d. Windows for the building are not rotting, but the paint is peeling. We will have to see what the Historical Society says about what we need to do with these windows or if we can replace them or not.
 - e. Some historic artifacts are thought to be transplanted from Main Hall gymnasium.
 - f. The envelope of the building is in good condition.
 - g. Interior historically significant items to be determined by WHS.
4. Facility Condition Discussion:
- a. Structure / Exterior building envelope is in good condition.
 - b. Mechanical / Plumbing is all at the end of its useful life.
 - c. Electrical / Fire Alarm: there are some items that can be salvaged, a few fire alarm panels and some electrical gear outside the building that can be salvaged or reused.
 - d. The interior of the building is generally in poor condition. There are some materials in the building that have some value and may be repurposed in the new schemes.
 - e. Floor flatness plans indicate no major issue on the upper levels. The lower level floors have a 4" pitch across the level. This may not be a huge issue with the amount of flooring that needs to be dug up to replace plumbing piping.
 - f. UW Systems condition rating was used to classify all of the rooms in the building and the floorplans indicate the color coding for the rooms.
 - g. Diagrams of the floor flatness plans show the variations in the existing flooring.
 - h. Combining all the points for each systems conditions together, the retained value rating of the existing building is at 38% which falls on the scale in the gut / major renovation category.
5. MEP / FP / IT Systems Discussion:
- a. A larger transformer is likely needed. Moving the transformer inside and leaving the switch outside is likely.
 - b. A generator inside the building is unlikely. Possible solutions could be to link it to Centennial, or Graff Main or the Archeology building could upgrade the generator and tie it in to Wittich also. A small natural gas generator could be put on the roof also.
 - c. Possible natural gas supply to the building needs to be considered.
 - d. The fire alarm system is reusable. It will need to be decided whether the panel gets upgraded or not.
 - e. Storm and sewer lines will need to be separated.
 - f. It is preferable not to have fire shutters in the building.

6. AV / IT Systems Discussion:
 - a. Project will coordinate with upcoming fiber upgrade.
 - b. There was discussion about OFOI scope
 - c. VOIP and copper are still needed in the building.
 - d. Current standard classroom spaces were discussed about the typical equipment in those spaces.
 - e. Wireless access points will be included in the building.
7. Existing conditions – Track Next Steps:
 - a. Existing building Revit modeling is 95% completed.
 - b. Room by Room Observation – Draft reports estimated 8/17
 - c. Finalize historic presentation for WHS meeting to be determined.
8. Programming and Interior Fit Out – Next Steps:
 - a. Space allocation program was issued 6/24.
 - b. Minor revisions to the space program will be worked out.
 - c. Room data sheets are continuing to be developed.
 - d. The next round of meetings the team will want to meet with the departments.
9. Systems, Sustainability, Cost – Track Next Steps:
 - a. Revise and prepare for Wittich Mall discussion at the next meeting.
 - b. Develop initial systems model baseline and upgrades.
 - c. Further MEP equipment space need development.
10. State Historical Society Meeting will be scheduled in the next couple of weeks. Craig and Cathy both indicated that it is most important for Maura to be there and they wouldn't be necessary attendees.
11. Next round of meetings: August 4th 1:30–3:30 GoToMeeting.
12. Tuesday and Wednesday August 9–10, all day meetings with the departments, and a wrap up at the end of the two days.
13. There is discussion about informing the Executive Committee as to the locations of the departments prior to the next working meeting to streamline the detailed layout discussions at the next round of meetings.
14. Doug has indicated some of the people that would be useful to have at the different meetings next round.
15. Selective demolition has been discussed by the design team to figure out some of the items that we will want more information about. Craig indicated that shouldn't be a problem to get coordinated.

Attachment: Ex Comm Summary Meeting 160721

Cc: / Not in Attendance:

Matt Aro – Aro Eberle Architects – (608) 204-7464 – aro@aroeberle.com

Val Schute – River Architects – (608) 785-2217 – v.schute@river-architects.com

Mike Adler – River Architects – (608) 785-2217 – m.adler@river-architects.com

Brad Biddick – Henneman Engineering – (608) 833-7000 – bbiddick@henneman.com

Bill Patek – SmithGroupJJR – (608) 251-1177 – bill.patek@smithgroupjjr.com
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Todd Kreps – The Sextant Group – (412) 323-8580 x101 – tkreps@thesextantgroup.com
John Bengston – Paulien + Associates – (303) 832-3272 – jbengston@paulien.com
Tom Middleton – Middleton Construction & Consulting – (414) 716-4400 –
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Paul Martzke – Immel Construction – (920) 468-8208 – paulma@immel-builds.com

EXECUTIVE COMMITTEE SUMMARY – 7/21



ARO EBERLE
ARCHITECTS

WITTICH HALL

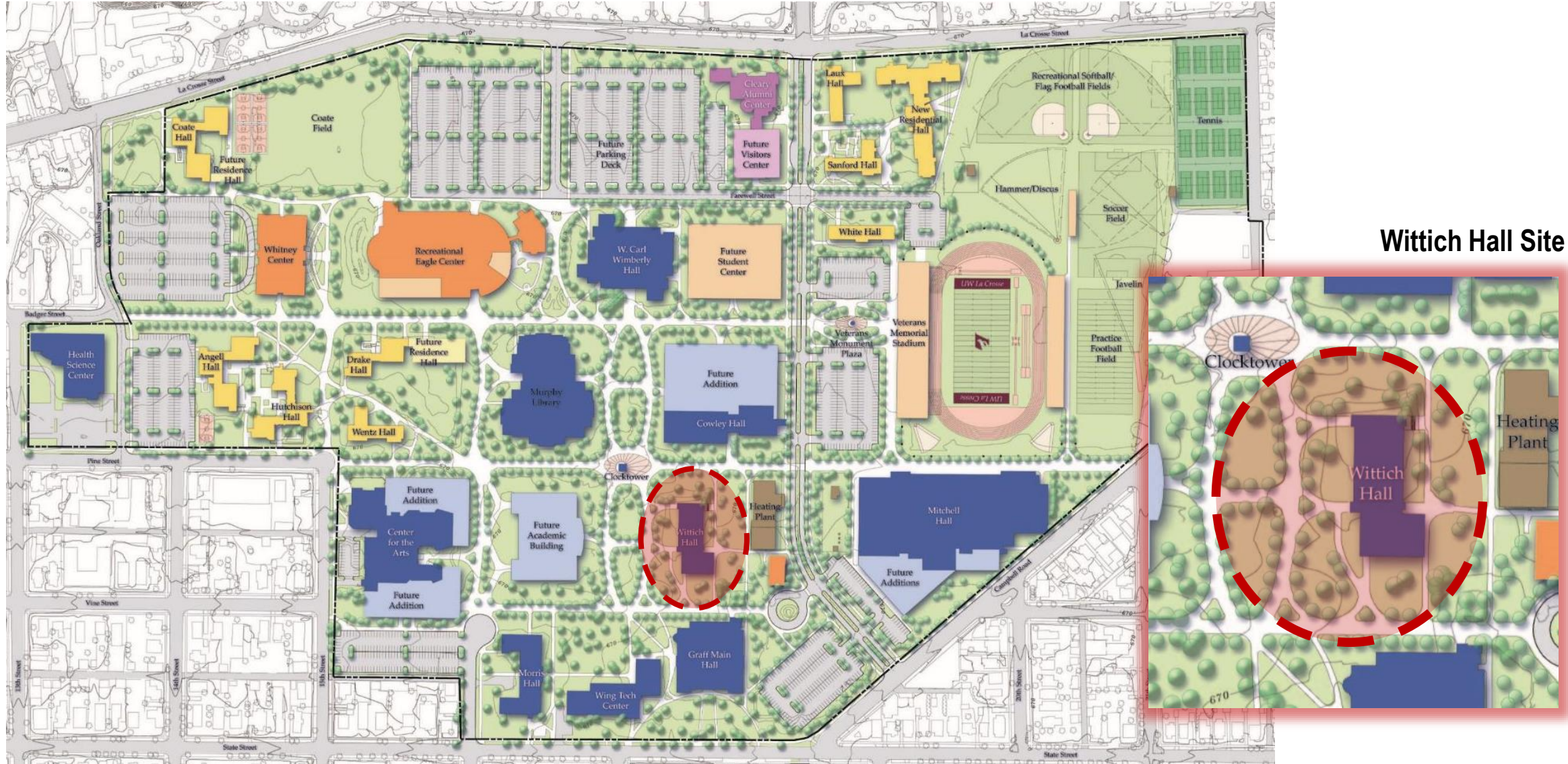
MEETING SUMMARY – EX COMM PLAN REVIEW

- 24 person meeting room in question
 - Aro Eberle / Paulien to collect utilization data
 - If not a 24 person meeting room – then what is space use?
- Asked to fit Accountancy, Finance & Economics together on a floor
- CBA to discuss potential Programming for the Lower Level shelled space
- Other potential bonus space on the 2nd floor
 - Missing IT / Electrical closets to be added to plans
- Adjunct space concepts to be developed
- Make revisions to the Dean's Office per comments
- Room data sheet package with floor plan to be distributed to Departments to fill out / review

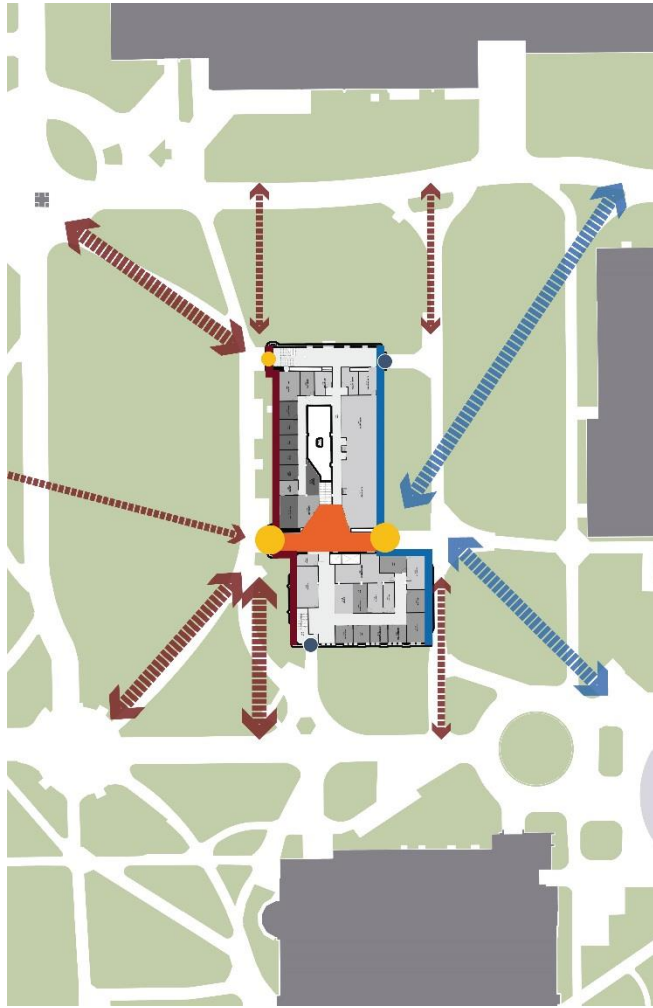
MEETING SUMMARY – WITTICH MALL / CIVIL UTILITIES

- Develop concepts to enhance Wittich's presence on the Mall
- Keep project specific development close to the building
- Campus plans to update the Campus Master Plan after Cowley comes on line (19/21 Biennium)
- Preferred SW entry as primary entry
- Most public traffic coming from the parking ramp
- Most civil utilities to be replaced

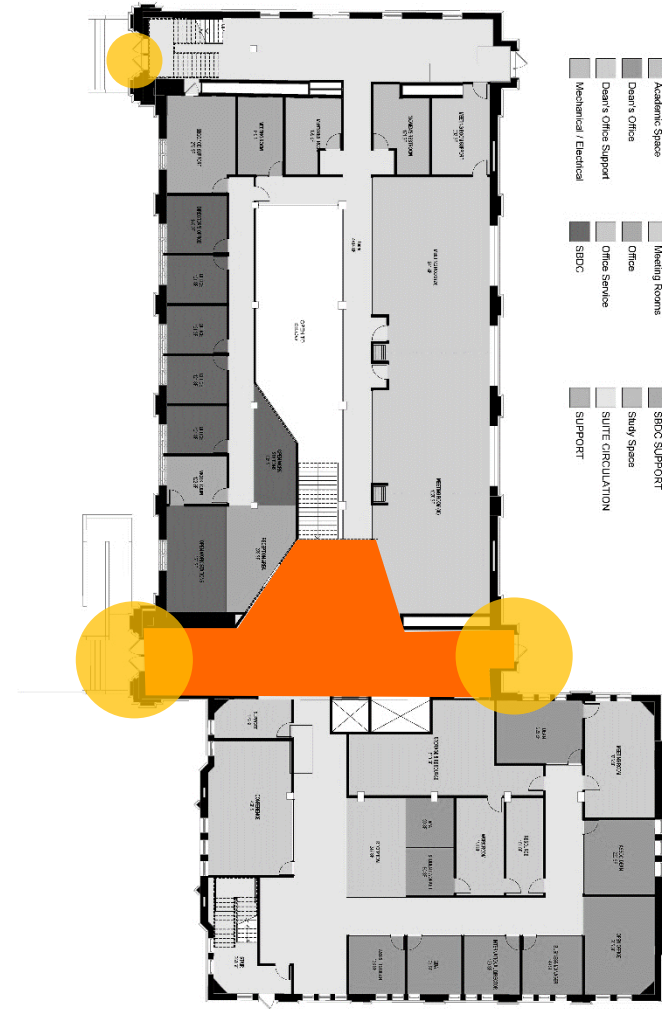
Master Plan - 2005



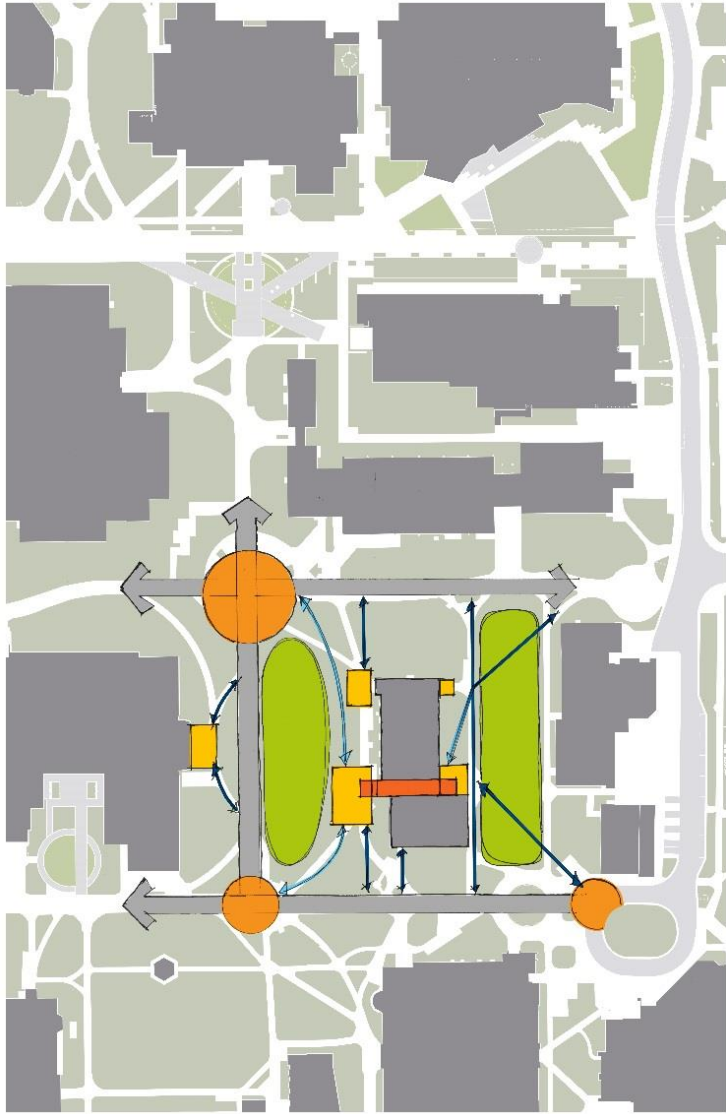
Building-Site Interface



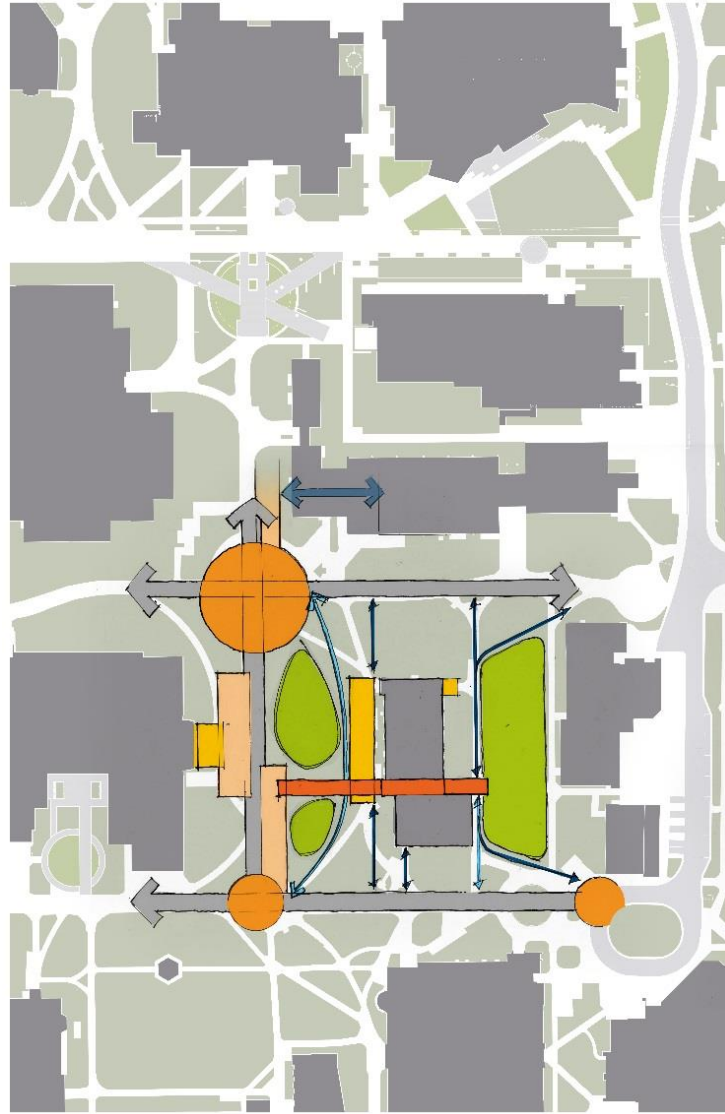
interior connector



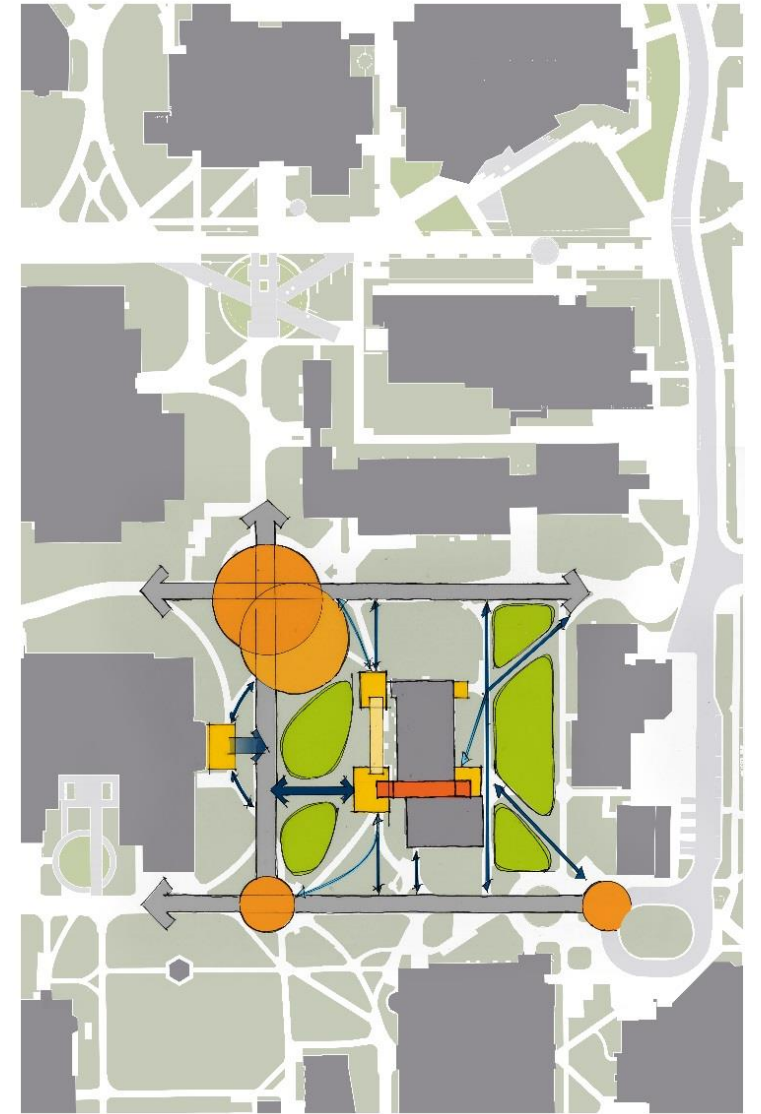
Site-Mall Interface



campus green

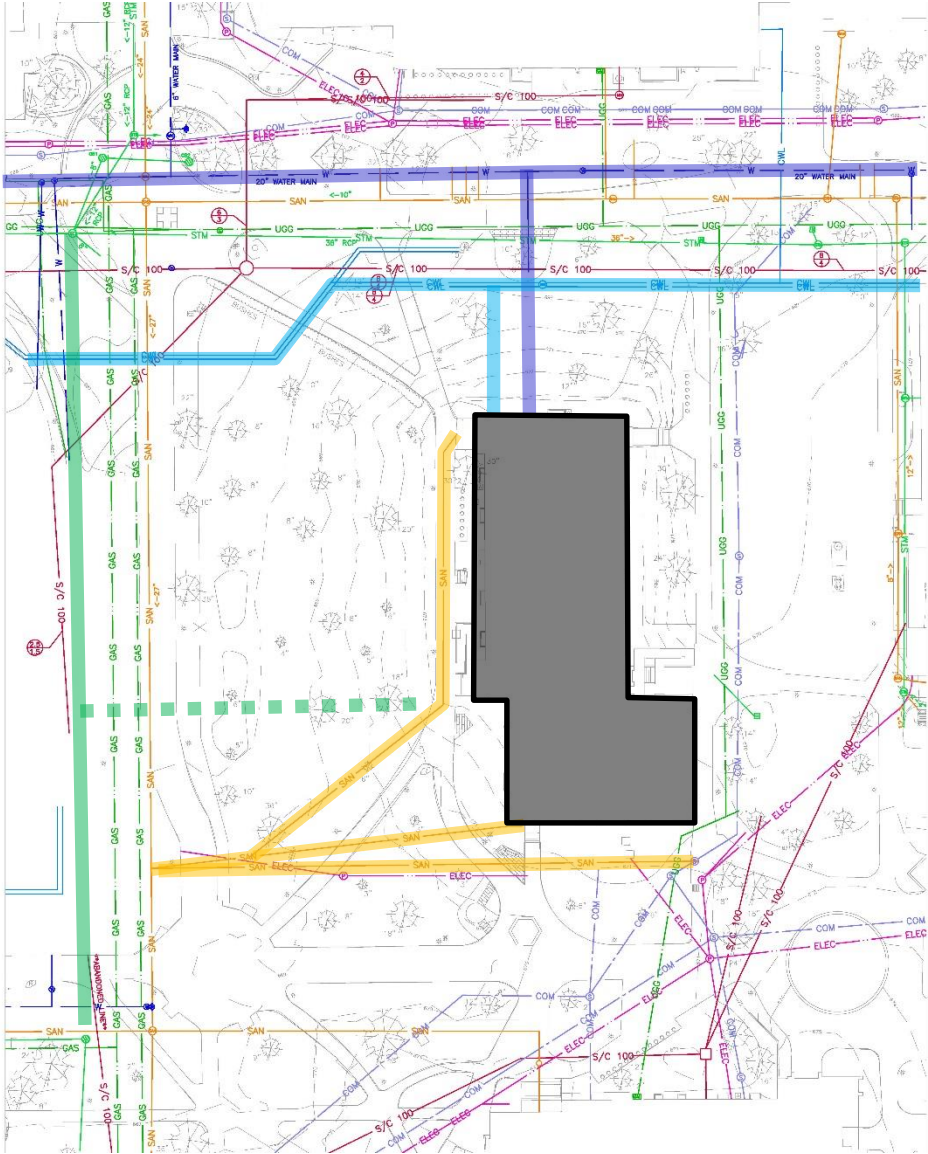


urban mall

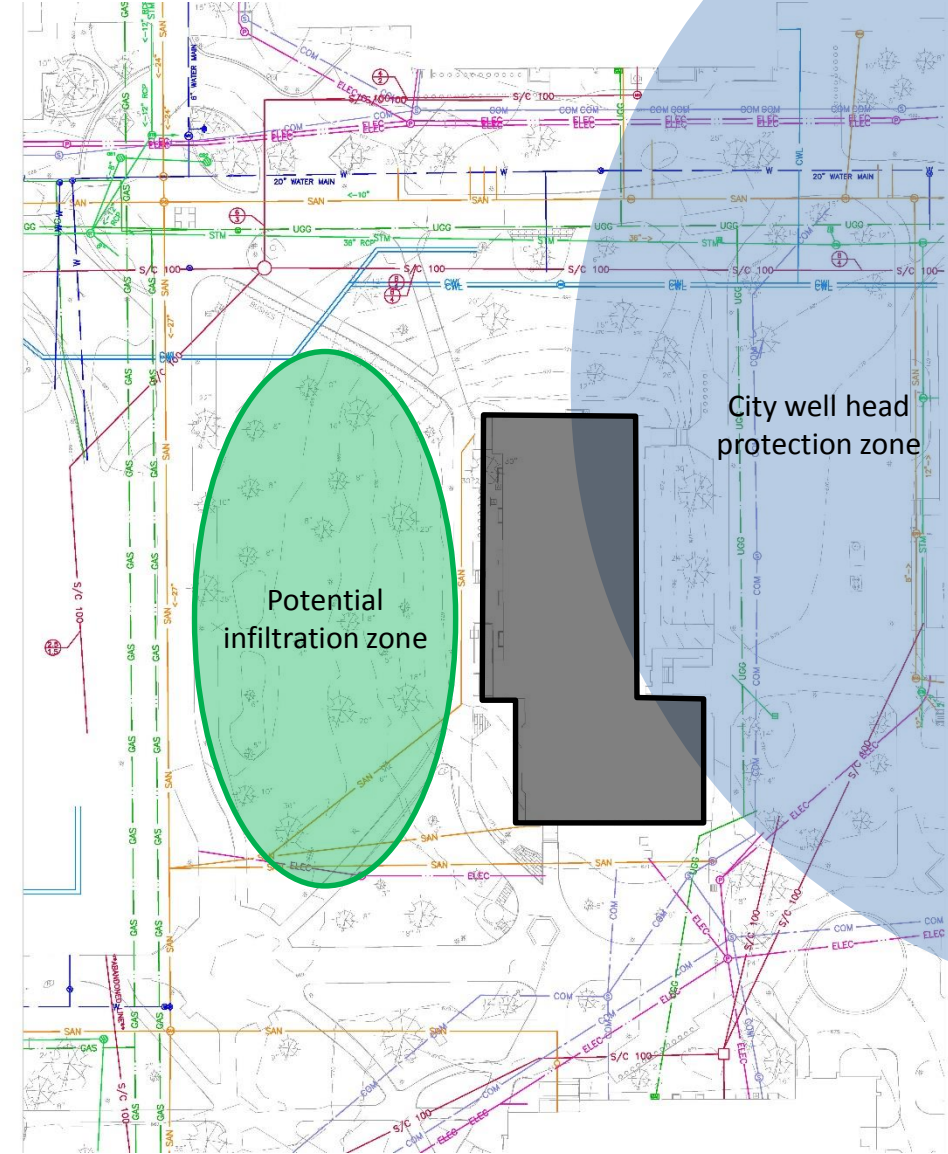


campus quad

Site Utilities & Stormwater



- Water Main Original – Replace and add redundant feed.
- New Chilled water
- Sanitary and storm to be separated. Sanitary replaced
- Storm – explore rain gardens



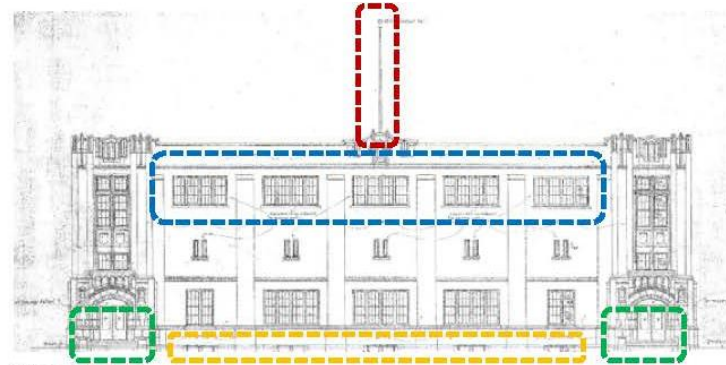
MEETING SUMMARY – HISTORIC PRESERVATION DISCUSSION

- Two different types of Historic 3rd floor windows existed – further investigation
- No photos of the east side of the building or the 1930s Gym yet
- Some historic artifacts suspected to be transplanted from Main Hall gymnasium
- No construction details for the wood track – docs show concrete
- Envelope is in good condition
- Interior historically significant items to be determined by WHS

HISTORIC REVIEW - OBSERVATIONS

Then & Now - Exterior

- Track level windows have been replaced with glass block.
- Entrance doors have been replaced with aluminum storefront systems.
- Spire has been removed.
- Entrance stairs have been replaced.
- Seat walls have been removed.
- Wood screens appear to be intact.
- Wood windows at lower floors and stairs appear to be original.
- Lower level (sub-grade) windows have been replaced with glass block



UWL, 1916 Drawings



UWL Area Research Center; c. 1916-1930



Unknown

HISTORIC REVIEW – TREATMENTS & FOCUS – DRAFT



A	Replace wood window with metal clad wood windows – fixed double hung
B	Replace glass block windows with metal clad wood windows – fixed double hung
C	Replace aluminum storefront entrance with wood metal-clad wood entrance
D	Clean existing brick and limestone masonry

E	Restore/Recreate original skylights
F	Replace entire roofing system and flashings
G	Restore/Recreate original pole/spire
H	Remove existing concrete stair/ramp and recreate original seat walls
I	Screen windows?

J	Replace broken limestone panel
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HISTORIC REVIEW – TREATMENTS & FOCUS – DRAFT

Exterior Treatments - Windows

- Restoration vs Replacement
- Operable vs In-operable
- Wood Only
- Metal-Clad Exterior/Wood Interior
- Screens
- Insulated Glass vs Single Pane
- Lead Paint Abatement?
- Asbestos Caulking?



River Architects, 2016



River Architects, 2016



River Architects, 2016

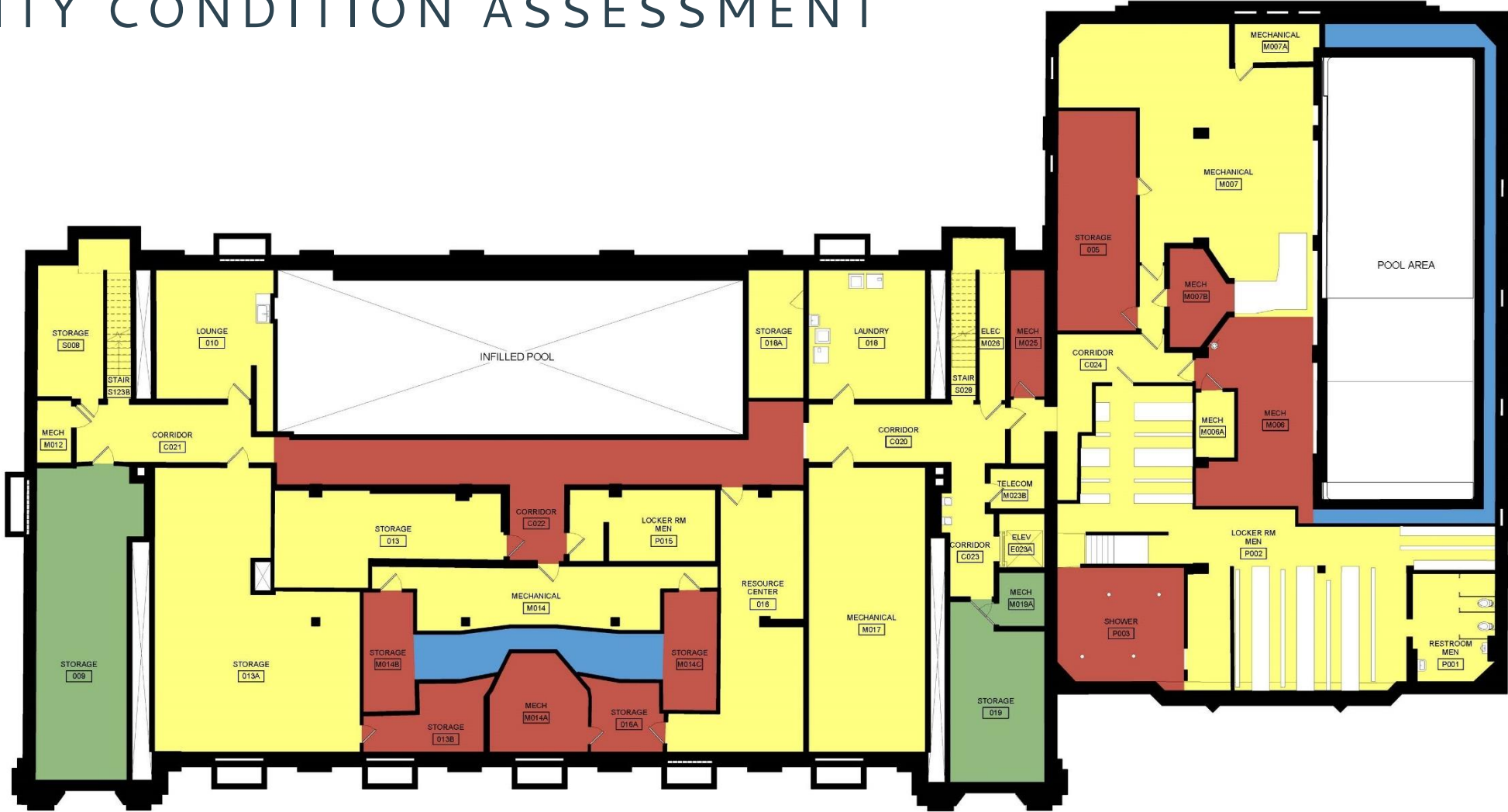
MEETING SUMMARY – FACILITY CONDITION ASSESSMENT

- Structure / Exterior Building Envelope in Good condition
- Mechanical / Plumbing at End of Useful Life
- Electrical / Fire Alarm some components that can be salvaged / reused
- Interior – generally poor condition – considering salvage / use of select materials
- Floor flatness scans indicate manageable variance on upper levels – Lower Level to be replaced or leveled
- Retained value at 38%

FACILITY CONDITION ASSESSMENT – UWSA RATING SCALE

CODE	RATING	ACTION REQUIRED	RATING DESCRIPTION
1	Good	Minimal Renovation	Suitable for continued use with normal operational maintenance. Approximate restoration cost is less than 5 percent of the building replacement value
2	Satisfactory	Limited Renovation	Minor deterioration. Requires minor repairs or restoration to present acceptable conditions. Approximate restoration cost is 5-15 percent of the building replacement value
3	Fair	Moderate Renovation	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating. Approximate restoration cost is 15-30 percent of the building replacement value.
4	Poor	Significant Renovation	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components. Approximate restoration cost is 30-45 percent of the building replacement value.
5	Unsatisfactory	Major Renovation	Extensive deterioration or obsolescence. Requires major restoration, updating, or partial replacement of systems and components. Approximate restoration cost is 45-60 percent of building replacement value.
6	Replace	Demolition or Abandonment	Should be demolished or abandoned because the building is unsafe and/or structurally unsound.
7	Termination	Demolition / Removal	Planned termination or relinquishment of occupancy of the building for reasons other than unsafeness or structural unsoundness, such as abandonment or not needed or suitable for proposed use.

FACILITY CONDITION ASSESSMENT



NORTH
 1 LOWER LEVEL - CONDITION
 1/8" = 1'-0"



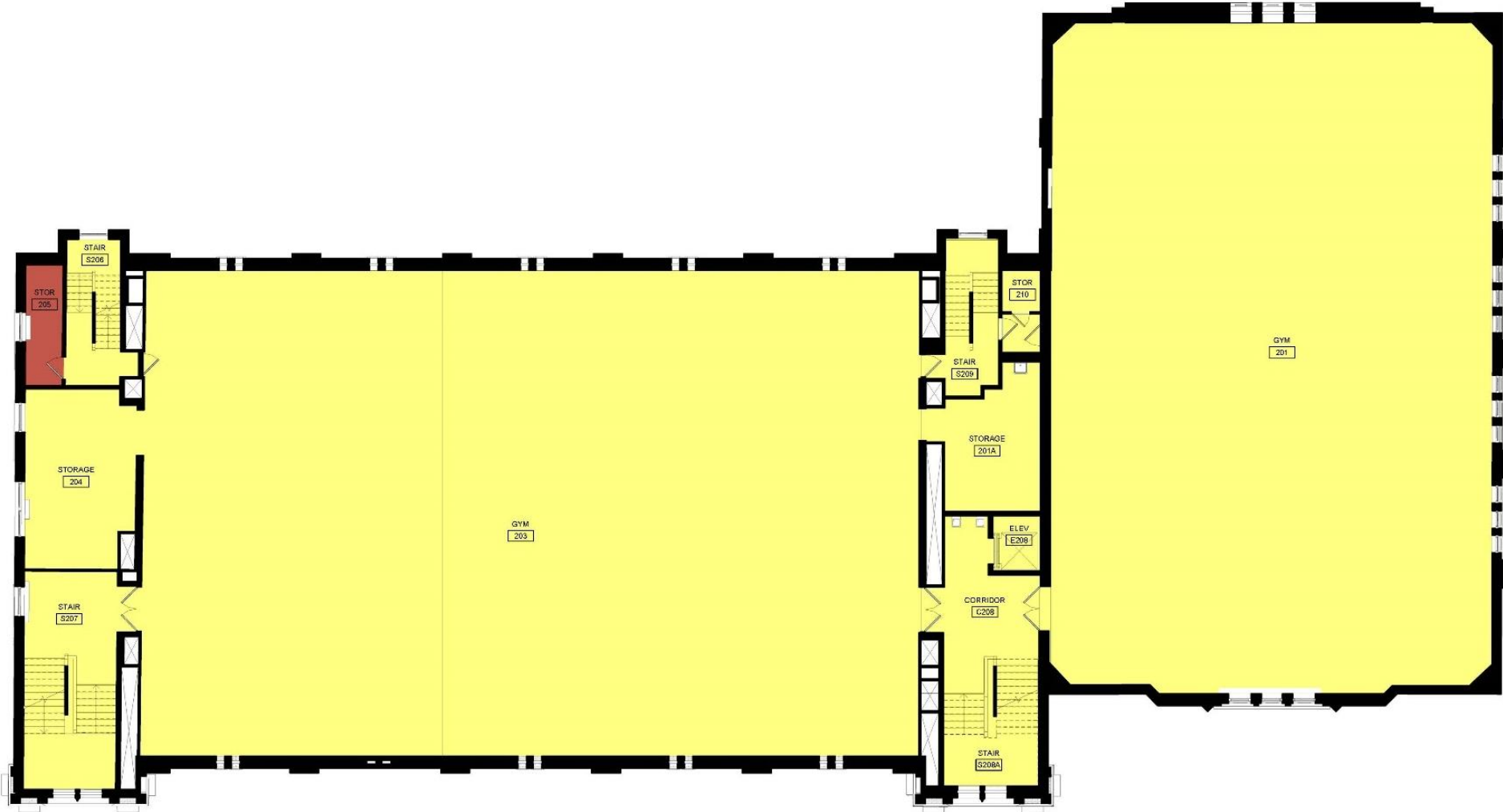
FACILITY CONDITION ASSESSMENT



NORTH
 1 GROUND LEVEL - CONDITION
 1/8" = 1'-0"



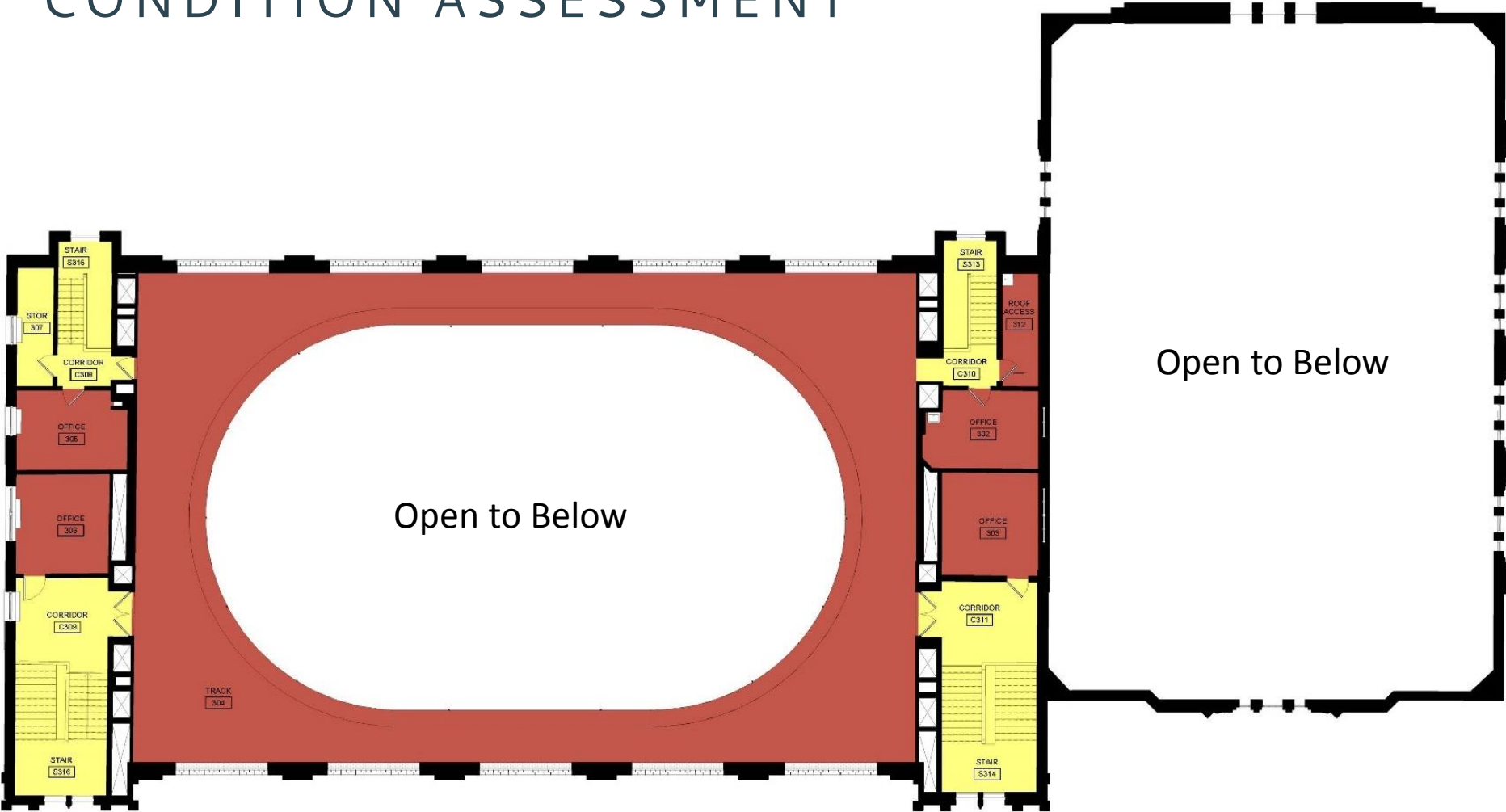
FACILITY CONDITION ASSESSMENT



NORTH
1 SECOND FLOOR - CONDITION
1/8" = 1'-0"

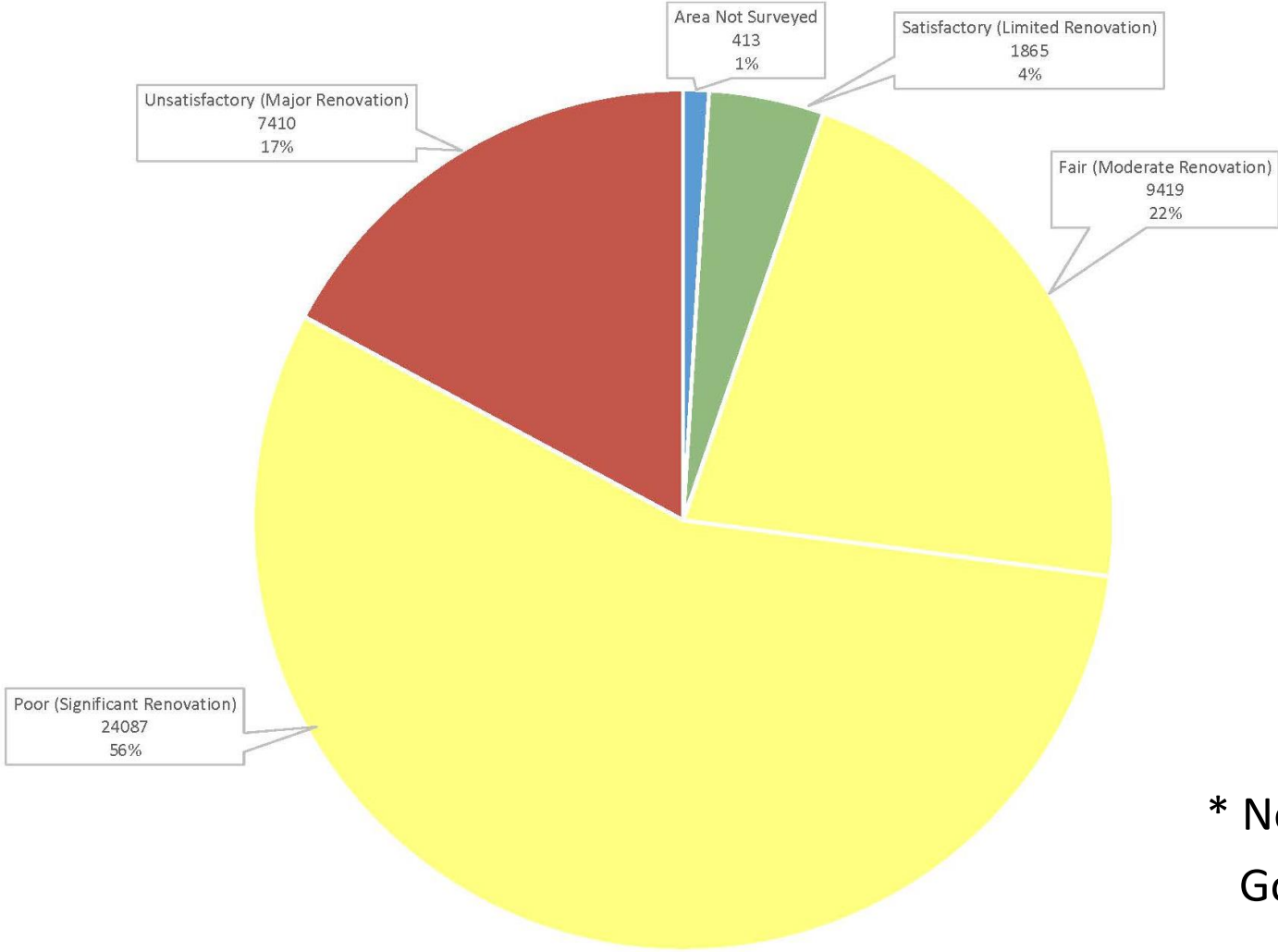


FACILITY CONDITION ASSESSMENT



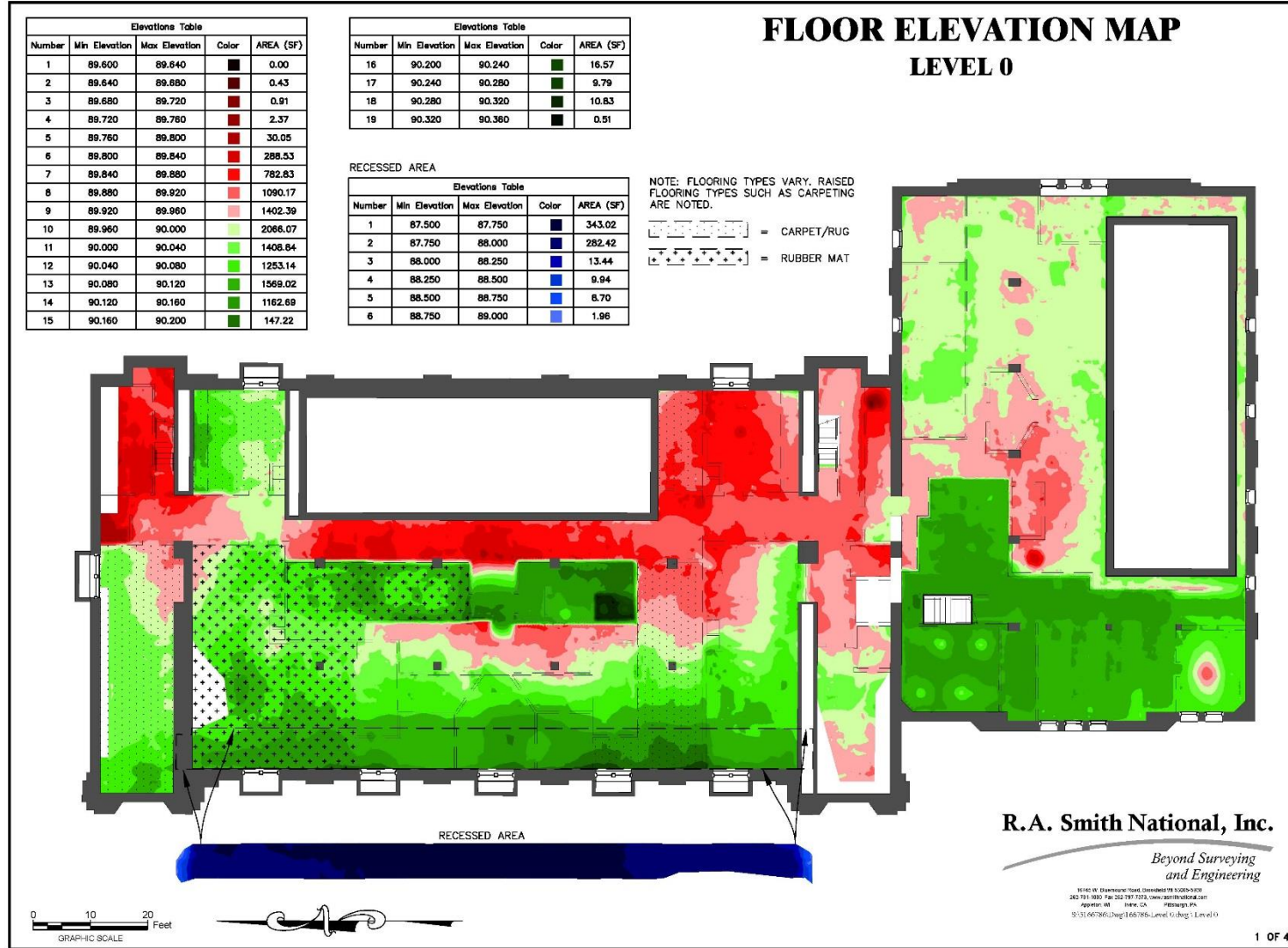
NORTH 1 THIRD FLOOR - CONDITION
1/8" = 1'-0"

INTERIOR CONDITION



* No spaces were listed as in Good Condition

FACILITY CONDITION ASSESSMENT – FLOOR FLATNESS



- Laser scans revealed level changes of 4" in a span of 40 feet in some locations of the Lower Level
- Some variation is due to existing floor finishes, rubber flooring in some spaces
- Depending on final floor finishes selected, leveling will need to be done to bring the building up to current standards. Portions of slab will be removed for underslab piping replacement.

FACILITY CONDITION ASSESSMENT

Pts. Poss.	Pts. Rec'd.	System	System Assessment
15	10	Structure	<ul style="list-style-type: none"> • Clay tile floor system, well constructed and in good condition (2) • Cast concrete in the 1930's building is in good condition but is slated for removal. (2) • Cast concrete in both buildings is not spalling or cracking, very good condition (1) • No cracking in the exterior Brick bearing walls indicating no differential settlement (2) • Roof structure is not rusted or missing any bolts, in very good condition (1)
25	14	Building Envelope	<ul style="list-style-type: none"> • Exterior doors are newer, but are not historically accurate for the building (3) • Replace entire roofing system and all flashings (5) • Wood windows are mostly original to the building - refurbish or replace (4) • Masonry and Limestone needs cleaning and some repair in a few locations (3) • Skylights require replacement (6)
40	24	Structure / Building Envelope SUBTOTAL	
20	3	Heating Ventilation & Air Conditioning (HVAC)	<ul style="list-style-type: none"> • Original piping is not salvageable, end of useful life (5) • Exhaust fans are in various state of condition and are not salvageable (6) • Small packaged DX fan coil units serving first floor and basement (3) • No chilled water system, installed DX cooling fan coils serving basement and first floor are at the end of their useful life (6) • Air handling units are original, minimal outside air, supply ductwork is original and not insulated (6)
5	0	Fire Protection / Plumbing	<ul style="list-style-type: none"> • Domestic water piping and equipment is original to the building and not salvageable (5) • Plumbing fixtures, some original, some renovated; end of useful life (5) • Sanitary sewerage piping and equipment, not salvageable (5) • Stormwater piping and equipment not salvageable (5)

FACILITY CONDITION ASSESSMENT

Pts. Poss.	Pts. Rec'd.	System	System Assessment
10	3	Electrical / / Fire Alarm / Telephone -Data	<ul style="list-style-type: none"> • Detection & Alarm - Simplex 4100U voice evacuation system installed 2004 with notification and initiation devices installed throughout building. - Good. Unless the campus standard has changed, the main control panel is good candidate for reuse. (2) • Exterior pad mounted transformer (1) • Interior service entrance Equipment, end of useful life (4) • Lighting and egress lighting, inefficient and requiring upgrade (5) • Branch Panel boards, some original, some newer, clearance issues (4)
35	6	MEP SUBTOTAL	
25	8	Interior Fit-out	<ul style="list-style-type: none"> • Existing floors are very uneven and will require extensive leveling (4) (Mainly Lower Level) • Half of the Stairways do not meet code required widths for the new occupant load (5) • Much of the interior wood trims are in fair condition (3) • Majority of finishes are original to the building and likely contain asbestos and lead (4) • Restrooms are in good shape, however don't meet ADA standards (4) • Portions of the first floor office areas have been remodeled (2) • Existing locker rooms are usable but dated (3) • Most casework and furnishings are beyond their useful life (4) • Plaster ceilings and walls are peeling and need repair in many locations (5)
25	8	Interior SUBTOTAL	
100%	38%	TOTAL RETAINED VALUE	



MEETING SUMMARY – MEP/FP/IT SYSTEMS

- Larger transformer needed – discussed moving the transformer inside and leaving switch outside
- Generator inside unlikely – could be on roof or in adjacent (Graff Main or Archeology Coal Bunker)
- Natural Gas to be added?
- Older generation Simplex Fire Alarm panel or new?
- Separate storm & sanitary sewer lines
- Preference for not having fire shutters was stated

MEETING SUMMARY – AV / IT PROGRAMMING

- Project to coordinate with upcoming Fiber Optic upgrade project
- Division of Construction vs OFOI scope to be further defined
- VOIP and copper needed
- Campus AV current equipment discussed
- Wired & wireless capabilities requested.

EXISTING CONDITIONS TRACK- NEXT STEPS

- Existing Building Revit Modeling – 95% complete
- Room-by-Room Observation
 - Finalize Building Code Analysis
 - Finalize Facility Condition Assessment Draft Findings
 - Issue Draft FCA Report (est. 8/17)
- Conduct Wisconsin Historical Society Initial Meeting
 - Finalize Presentation for WHS Meeting
 - WHS Meeting (TBD)

PROGRAMMING + INTERIOR FIT-OUT TRACK – NEXT STEPS

- Space Allocation Program – Final Issued (6/24)
 - Minor revisions to space program
 - Continue development of Room Data Sheets
 - Meet with each Department next round to review
- Continue to incorporate relevant Benchmarking
 - Design team tour of UW–Whitewater Hyland Hall (7/28)
 - AV Aspirational Facilities / Detailed Programming at next meeting
- Refine Blocking & Stacking and Departmental Suite Options
 - Meet with each Department next round to review

SYSTEMS, SUSTAINABILITY, COST TRACK- NEXT STEPS

- MEP / Civil Review of Site Utility drawings
 - Reviewed Retention Project Drawings (Professional Engineering)
 - Revise / Prepare for Wittich Mall discussion at next meeting
- Develop Initial Systems Model Baseline & Upgrades
 - Further MEP Equipment Space Need development
 - Continue Systems Selection / Upgrades Basis of Design
 - AV Programming for next meeting
- Developing Initial Project Cost Model

INTERIM MEETING

Schedule as soon as possible

- 1-2 hour mtg Initial Meeting with the Wisconsin Historical Society

Attendees:

WHS	Jen Davel
DFD	Craig Weisensel
UWSA	Maura Donnelly, Cathy Weiss
UWL	Scott Schumacher
Aro Eberle	Mike Eberle, Doug Pahl, Matt Aro
River Architects	Val Schute, Mike Adler, Margaret Lichter, Barbara Kooiman



ROUND 5 MEETINGS– 8/9 & 8/10

Thursday, August 4, 2016

- 1:30 – 3:30pm Executive Committee
(Go To Meeting)

Attendees:

DFD	Craig
UWSA	Maura, Cathy
UWL	Bob, Doug, Scott
CBA	Laura, Ken
Aro Eberle	Mike, Doug, Shannon
River Architects	Val, Mike



ROUND 5 MEETINGS– 8/9 & 8/10

Tuesday, August 9, 2016

- 8–9:30am Accountancy Department
 - Department Chair, Select Faculty, ADA
- 9:30–11am Finance Department
 - Department Chair, Select Faculty, ADA
- 11am – 12:30pm AV / Acoustics – Group Study Rooms, Dean’s Conference Room, 40–Seat Meeting Room, 24–Seat Meeting Room, (2) Conference Rooms
 - Select Users (TBD); AV Committee
- 12:30–1:30pm Lunch Break
- 1:30–3pm Economics Department
 - Department Chair, Select Faculty, ADA
- 3pm–4:30pm Marketing Department
 - Department Chair, Select Faculty, ADA



ROUND 5 MEETINGS– 8/9 & 8/10

Wednesday, August 10, 2016

- 8–9:30am Management Department
 - Department Chair, Select Faculty, ADA
- 9:30–11am SBDC
 - SBDC Director, Select Staff
- 11am–12:30pm Dean's Office
 - Dean, Assoc. Dean, Dean's Assistant, Assistant to the Dean
- 12:30–2pm Design Team Work Time / Break
- 2–3:30pm Executive Committee Wrap-Up
 - Executive Committee

