MUR Design Committee Minutes 8/15/13

Mr. Damron called the meeting to order at 6:03 PM

Mr. Damron noted an agenda change, adding an open forum.

Open Forum:
Mr. Crabb suggested that Del W. communicate with Boldt construction regarding an entrance/exit from the new upper terrace area to the Park St. entrance now through the end of construction. This could act as a direct way for people to and from the Terrace.

Updates:
Del. W first discussed his first session with the Wisconsin State Historical Society. Because the Wisconsin Union is in the Bascom Historic District, there are limits what can be done in and around the building. Everything must be approved by the Historical Society. Earlier this year, a schematic design study was commissioned by the Union. Since this, there has been many discussions regarding good services. There is a possibility of creating an opening within the wall on Lakefront on Langdon, this must be approved by the Wisconsin Historical Society. There also a possibility that the servery in the Rathskellar will become an open archway into the terrace. Another item that needs approval is the solution for ventilation in the underground loading dock. The solution suggests that the ventilation go through the turrets at the red gym. The designers are also looking at creating a larger bump by where the Tripp deck is no, which would save some exiting blockages and free up restaurants. All of these items will come to the committee at a later date.

Del W. presented a powerpoint discussing what the WHS will be focused on:
- Southeast plinth-how corner meets the ground. Will be highly scrutinized.
- East Glass Stair-under Tripp deck
- Loading dock exhaust at Red Gym Turret
- Historic Terrace
- Rathskeller, Tripp Commons, Old Madison-sensitive areas that must be preserved

He noted that the WHS has authority so we must keep them happy.

HVAC Update:
The team is working on configuring the most cost effective way to include an appropriate number of new air handlers. A potential alternative would be to eliminate Beefeaters-which would ideally not happen, however it is on the table. Another option would be to put it in the 5th floor attic. Currently the team is trying to reduce the number of units from 38 to 14 or 16.

Exterior Envelope:
Priority 1: Life safety items-terra cotta, balustrades (repair vs. replacement, partial vs. full replacement)
Priority 2: Stone repairs-recommended if the present budget allows
Priority 3: Aesthetic items-major work is needed on the grand stairs

Mr. W noted that the carpenter is doing a great job on the windows, so additional money may not have to be spent on that.
Cost Model-Total Project:
The team is currently working with Boldt construction and taking what they have learned from Phase one to predict the costs for phase 2. Mr. W noted that they are very good at predicting. Currently the project is set at $54 million. It was enumerated at the state building commission at $50 million, therefore, design work needs to be done to get it down to $50 million. The price may be lowered if part of phase one is moved into phase two. Mr. W stated that the cost model will become clearer over time. Ms. Cary noted that the loading dock and alumni park are not part of this building project, however their schedules are interrelated so the issues come before this committee frequently. Mr. Walter stated that the loading dock should not be seen as part of the Union’s project because it was built to serve campus and the Union does not want to take full responsibility of it. Mr. W noted that the loading dock is a campus facility that helps various entities.

Key Issues and risks:
Mr. W noted that there is a soil and earth retention issue regarding fitting in the utilities that are under lot one. They are finding utilities that there are no records of including a tunnel connection between the Union and Pyle Center across the Red Gym.

Second Envelope:
Cost-Currently the team is focused on how to get more outdoor seating for restaurants. They are looking at creating outside seating indoors. The team is also focused on outside envelope restoration.
Lower level plan-Since the kitchen was redone in 2002, only minor renovations are needed for the kitchen. Mr. W noted that the turntable in the loading dock will save $10,000.
First Floor-The first floor can now be opened up for more restaurants.
Second Floor-There is a plan in evolution to create a coffee deck for alumni park and library mall.
Third Floor-This floor will consist mostly of meeting rooms and CESO.
Fourth Floor-The fourth floor will feature hotel rooms, meeting space and a servery.
Fifth Floor-The team is waiting on the fifth floor.
Ms. Aulik asked if there is a contingency plan if the turntable breaks. Mr. W noted that the turntable itself is virtually unbreakable however it will require occasional maintenance.

Terrace Plans:
Mr. P went over the terrace plan which includes the historic terrace, the brat stand, an east side location for food, direct access into the loading dock as well as potential stage locations. He highlighted his team’s use of alternative walls, including the incorporation of seating into the walls, which could change the way people use the terrace.
Option A- This option featured alternative “terrace seating” to get to the lake level, series of ramps which would be clustered on the eastern end, multiple levels to avoid the use of guard rails, the preservation of existing mature trees in addition to creating a tree canopy on the edge along with a canopy in the middle, the stage would remain at the current location.
Option B-This option also features the alternative seating, the use of terracing to get down to the lake, centered stairs which can be slid east or west depending on the entrance of the building (the goal is to be able to get food and drink quickly), east side beverage and food location, and a less obtrusive lot for the loading dock entrance.
Mr. W noted that a combined version will be presented at a later date. Ms. Cary stated that this is a first design attempt.

Feedback: Mr. Walter shared an email from Mr. Guthier which noted that these plans push the terrace further west despite the encroachment to the east, he also asked if the switch back ramp could fit in with Alumni Park because it seems to take up a lot of integral terrace space. He feels like there is currently a stark seam between the terrace and Alumni Park-he would desire more of an interplay between the two spaces. Mr. W stated that the overall shots of the terrace and Alumni Park will address those comments.

Alumni Park Plans:
The goal is to be able to see from East Campus Mall all the way down to the lake. The next goal is to create multiple entries including a pedestrian entry on the west side. In order to create more entries, the designers have decided to make the east side of the terrace more porous. The designers would like to create an interface between the two projects while maintaining their individuality. The current Alumni Park plans feature strong movement through Alumni Way out to a point, an entry way from Langdon and into the Union, the seam/interface, which will be at 1st floor level, will become more of a street idea with outdoor cafes. Mr. W noted that there is a 5 foot grade change which makes ADA ramping difficult. He also stated that the Terrace and Alumni Park will be seen as two spaces joined in a cohesive way. Mr. Walter noted that from the perspective of most people who are going to utilize the space, the design will seem weaker if the two spaces are not integrated. He also mentioned that people utilizing Alumni Park may use the Terrace’s ramps, which is ok, however he does not want it to be seen as two separate places because the Park will be stronger if it is integrated with MU. Mr. W went onto say that at 15%, there were numerous spaces for outdoor eating and sitting areas. Mr. W noted that the focus of this design has not been on the Union yet, however there is a design evolution which will develop over time.

Reactions: Option A vs. Option B
Ms. Jennings stated she liked the central stairs from option B because they will reduce the amount of congestion; however having an alternative stairway would be helpful. Ms. Hackman agreed preferred the central stairs from option B but preferred the lower seating from option A. Mr. Crabb asked why Alumni park features circles and curves while the Terrace features right angles. Mr. P noted that when both designs were integrated and utilized curves, the terrace lost its identity. He went on to say that his team wants the design to reflect the building and therefore are taking cues from the current architecture. Mr. Crabb noted that there are historic curves including the walk way, brat stand and theater design. He went on to say that this current design is too sharp. Ms. Paul agreed, stating that the edges need to be smoothed out. Mr. Crabb asked if the ramps from the terrace could be incorporated into Alumni Park. Mr. P stated that the ramps serve a distinct purpose in the multiple half levels on the terrace, however they could consider incorporating the lower ramp into Alumni Park. Mr. W discussed the possibility of making the north face permeable by making Lakefront on Langdon open air. Ms. Paul stated that she liked the stairs located on the right side because of the natural progression from the historic Rathskellar.

Decision Items:
Loading dock-
Ms. Cary noted that because the loading dock is not officially a part of the Union project, the approval is more of a gesture. Mr. W went over the specifics of the Loading Dock including a loading dock schedule in regards to the needs of the Union/Pyle Center/WAA/Red Gym, a Langdon entrance, a turn table, and nine private parking spaces. He noted that this is eight feet below the Union basement level and there will be an additional four feet below area for other various needs. There were no questions or discussions. Mr. Damron asked for a motion to call to question. Ms. Cary made a motion to call the loading dock to question Ms. Hackman seconded All in favor of blessing the loading dock

Basement-
Mr. W went over the basement which will include storage, food service offices on the west side of the building, kitchen which will remain as is with some new equipment, a generator to keep the refrigerator going and additional refrigerator sand coolers for beverage services. Mr. Crabb asked if the locker rooms would be replaced. Mr. W said they would be replaced along with new bathrooms. Ms. Cary called the item to question. Ms. Hackman seconded All in favor of the question All in favor of approval Motion Passes

Restaurant Concept Number-
Mr. Damron clarified that this decision is based on the design and number of concepts, not the concepts themselves. Mr. W went over the Restaurant Concepts:
1. Rathskellar Pub
2. Pizza Plus
3. Asian
4. Tex Mex—does not fit programmatically on the first floor
5. Fresh Express
6. Badger Market
7. Peet’s Coffee/Wine Bar—Potential two story coffee space which would spill out to Tripp Deck
8. Daily Scoop/Dessert Bar—Focus is on making this viable year round

Mr. Crabb asked where the general information Counter is going to be located. Mr. Walter stated that VIP will be located in the west wing, not the east wing. Ms. Cary noted that there will be four restaurants, plus badger market, Peets and the Daily Scoop. Ms. Anjali asked if research had been done regarding an effective number of restaurants. Mr. Walter stated that a consultant was hired. The consultant’s research found that this many may not be effective, however this is a unique campus facility that supports year round activities. Mr. Crabb noted the need for an information point at the South East corner, which is a major entry point. Ms. Hidebrand asked how the number of concepts will impact seating capacity. Mr. W stated that seating capacity may be slightly less than now, however there will be increased seating in the summer. Ms. Paul noted
the importance of not creating an obligation to buy food which could lose students who do not want to purchase food. Instead, she suggested incorporating communal seating rather than restaurant specific setting.

Aeleen moved to call this to question.
Ms. Cary seconded
All in favor
Motion to approve the number of concepts passes

Fourth Floor Plan:
Mr. W went over the plans for the fourth floor including adjustments to sleeping rooms (bathtubs will be replace with showers), a welcome area and a potential continental breakfast area. He noted that there are not many changes from the 15% completion plan aside from some code changes and bathroom changes.

Ms. Cary made a motion to call to question.
Sophie seconded the motion.
All in favor
All in favor of the fourth floor plan
Motion to approve the fourth floor plan passes

Ms. Cary noted that the group will not discuss the Porter Butts gallery tonight because more discussions need to take place.

Mr. Damron stated that due to outreach meeting times, the next Design Committee meeting will occur on Tuesday the 10th of September.

Ms. Cary went over the outreach session on September 9th. The town hall meeting will feature the presentation of floor plans, site plans and break out sessions to get everyone’s input. Committee members are welcome to attend.

Ms. Aulik asked if decision items could be clearly indicated on the agenda along with the materials.

Mr. Damron adjourned the meeting at 7:54 PM.