

M E M O R A N D U M

**Agenda for
Campus Planning Executive Committee
&
Land Use & Aesthetics Committee**

**July 2, 2009
Kendall 103**

Present: Herman Ellis (Chair), Rick Deaver, Lori Hoffman, Jennifer Meadows,
Alan Rellaford, Tom Ussery, and Karla Zimmerlee
cc: Teresa Arnold, Amy Boles, Kaari Martin, Mary Quiring, Rita Thomas,
and Norma Young

Guest: Mike Bates, Gloria Torbek, Chad Dishroon and Duke Beard

- 1) Information Items
 - (a) None

- 2) Discussion Items
 - (a) CPEC Approval Process (Gateway Sciences "Pyramid")

Hoffman noted that the CPEC process is not the problem with the pyramid on the volcano. Hoffman noted that the pyramid was not on the rendering. The pyramid was ordered eight months ago. The design was in the construction document; two pages were within the 100 pages of plans and were not picked up. This was the University's first design-build building. The University doesn't contract with the architect; they are a sub-contractor of the contractor. The problem lies within the department of B&F, using a delivery method that we are not familiar with. This is not an easy solve, this will have to stay. Hoffman noted that the museum board members do not like the pyramid.

Ussery asked how much it would cost to remove it; Hoffman said we are not removing the pyramid. Hoffman noted that this project has cost the University a lot of money.

Ellis asked how this can we prevented this from happening in the future. Hoffman noted that there is not easy answer. Hoffman noted that FCP is hiring someone to replace Glenda Morse, on a temporary basis, for one year. She is very skilled in Design-Build. She will be the manager of planning. It is unlikely that this would have been picked up during design.

Hoffman noted that Rellaford looked puzzled. Rellaford asked if what was built was what was on the architects plans, Hoffman said yes. The problem being the contract is with the contractor and not the architect. Deaver said that on the drawings it looks as though it is somewhat unobtrusive.

Zimmerlee asked if the lines could be painted. Hoffman said probably not and noted that this item could have been value engineer out of the project if it had been noticed earlier. Meadows noted that we should take a positive approach; it makes it look more like a volcano. Ellis said maybe it is the snow peak.

Rellaford said that someone should have known about the pyramid and that it was not rendered on the plans. Hoffman said that she takes full responsibility of this error. It would have been nice to have saved the money and not even have it installed.

3) Introduction Items

(a) University Village Modular Unit (Housing)

Mike Bates showed a presentation about the proposed modular housing program building. Chad Dishroon and Duke Beard The housing program building has been in the planning for four to five years. The presentation addressed the site, impact on neighborhood, construction materials, and building profile. The modular unit will placed in an unused tennis court, in the middle of University Village. The unit has T—11 siding. The closest neighbor is over 400 feet away and the site is not visible to neighbors.

Hoffman asked if the colors shown on the current housing units were approved colors? Not sure

Bates noted that this building will be similar to a storage facility on site. There are covered awnings and a patio area. This will help with ADA accessible pathways around this area. The building is a 1800 sf pre-engineered modular building, meets DSA and State fire marshal approvals and has roll*up doors. The building will be on a concrete pad. The building has open interior space and the restrooms will be in facility meeting all requirements.

The hardscape at the tennis courts will be removed and a new pad will be put in. New landscaping will also be installed with a park like feel. There will also be additional bike parking added to help deter students from using their cars.

Hoffman asked why a modular building instead of a stick frame structure. Bates noted that for this design Dr. Stephens thought this would be a good structure, and then we can make it look like rest of the environment. The project, with infrastructure and utilities is around \$225,000. Torbeck noted that they were looking for something to get in this housing area for the students; there are only two small community rooms for their use. Efforts to bring the students to one spot is the goal, this will be a larger venue. The metal structure was less expense and quicker to build.

Chad noted that this facility is treated like any other student housing facility. There is a need for a community room. The current rooms are too small and present a fire hazard. The only other venue is outside and the weather must be accommodating in order to be used. This facility allows other groups to do things, other programs and events. This building can be used for training, safe start, and leadership opportunities.

Ussery asked if there is telecommunications, Bates said they are included.

Hoffman noted that aesthetically this would be nice. Meadows asked what the time line is, Bates had a goal of October 15, 2009. Hoffman asked if the modular is being sole sourced. Bates noted that there are three companies that have stamp-ready to purchase facilities. These companies will be asked to bid.

Ellis asked if there were any other questions. Ellis asked if the committee wanted to move this to an action item. Hoffman moved that the housing project as presented be moved to an action item, with the caveat that we go back to see when the colors were approved. Zimmerlee seconded the motion. Ellis asked that all in favor say aye, all present committee members agreed.

Ellis asked that now that the housing program has been moved to an action item does anyone want to make a motion. Hoffman made a motion to approve the modular 1800 square floor building at the University Village site. Zimmerlee seconded the motion. Ellis asked that all in favor say aye, all present committee members agreed.

Action Items

(a) University Village Modular Unit (Housing

Ellis asked that now that the housing program has been moved to an action item does anyone want to make a motion. Hoffman

made a motion to approve the modular 1800 square floor building at the University Village site. Zimmerlee seconded the motion. Ellis asked that all in favor say aye, all present committee members agreed.

- 2) Other
 - (a) None

Rellaford asked about the landscape project by University Center. Hoffman noted that they are waiting until next week when the new architect comes on board.

The meeting adjourned at 1:53