

Project: Lewis & Clark Templeton Student Center
Subject: Planning Committee Meeting
Workshop #2 Revised Notes
8/10/04
Attendance: Michael Sestric, Ron Van der veen, Brodie Bain, Eileen McHugh, Rob Fallow (Fortis), Matt Hastings (Bargreen Ellingson), Planning Committee representatives: Jon Eldridge, Larry Atchison, Denise King, Khai East, Kate Hilburger, Jeff Marshall, Dan Terrio, Chris Stevens, Robbie Fung, Bon Appetit representatives: Bill Masullo, Jeff Rott, Sam Currie
Distribution: File; Michael Sestric, David Lageson
Attachments:

Project #: 0431100
Date/Time: July 29, 2004
Location: Lewis & Clark
Submitted by: Brodie Bain/Eileen McHugh
Meeting No. 3

Michael

Explained process and current status including where we are fine-tuning the schemes, revisiting goals and after this workshop the design team will produce final schemes to gain feedback in fall.

Brodie, Eileen

Explained that consultants are finishing existing conditions studies including Building Services, Mechanical, Plumbing, Electrical, Structural and Food Service.

- HVAC systems have need for repair, replacement and maintenance.
- Certain items have reached end of useful life and are operating at reduced efficiency.
- Mechanical, Electrical and Plumbing consultants will allocate different elements to each of the three schemes.
- Mechanical/Electrical should not see increase in loads as building use is not changing. Loads may decrease with new, more energy efficient systems.
- Electrical systems in good shape with New Generator and Fire Alarm. Lighting needs improvement.
- The consultants have reviewed our current schemes and commented that they see no fatal flaws.

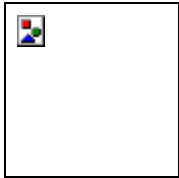
Code related existing conditions issues:

- Templeton constructed in three phases 1956, 1961 and 1963.

Mithun, Inc.

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

www.mithun.com



- No seismic joints appear to exist between additions. Structural consultant has noted that Council Chambers will need to be seismically braced underneath. Could work well with plans to expand some Administrative spaces below.
- Facility likely to be difficult and expensive to seismically strengthen to Immediate Occupancy performance level.
- Building will need to be updated for fire/life safety code, IBC to be adopted in October 2004. Sprinklering rest of building could simplify some of the fire separations in current layout.
- ADA/HASUF (Food Safety Guidelines) issues would need to be addressed in detail once scheme adopted and renovation design started.

Brodie, Ron

Introduction of Schemes:

The difference is in the degree of renovation/intervention. In each scheme we try to utilize perimeter or courtyard daylight in public spaces and simplify how student move through the building.

A: “Hearth” – open student lounge with fireplace creates new home for students

- Less Impact
- Keep Grand Stair/Courtyard
- Trail Room Dining and Kitchen and Fields Kitchen modernized
- No new exterior entry

Sustainable Strategies:

- Increased opportunity for natural ventilation/daylighting
- Existing structure remains
- Many existing partitions remain

B. “Diner” – new home for Trail Room dining upstairs

- Moderate Impact
- Keep Courtyard, lose Grand Stair
- Trail room moves upstairs, but remains separate from Fields
- STAMM moves downstairs – space has lower ceiling and will require some structural work to remove columns
- Meeting rooms scattered
- Student Gov’t exposed
- Co-op next to courtyard (could become an atrium)
- Upper level sunroom lounge/entry - new “face” to building
- Upper level “Gallery” around courtyard part of circulation to new Trail room.

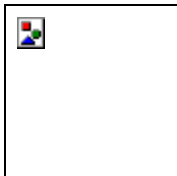
Sustainable Strategies:

- Increased opportunity for natural ventilation/daylighting
- “Green” roof at new sunroom entry
- Storm water harvesting for plumbing fixtures or irrigation

Mithun, Inc.

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

www.mithun.com



C. Searching for the Light – “Main street” organization for student spaces & lounge at end

- Most Impact
- Lose Courtyard and Grand Stair
- Trail Room and Fields combined – open two story stair connects two level dining space
- New Entry and stair from upper level
- Relocated Mailroom to activate main level space
- Large student lounge at south end flanked by larger Co-op and Student Activities suite

Sustainable Strategies:

- Efficient MEP systems
- “Green” roof at new sunroom entry
- Storm water harvesting for plumbing fixtures or irrigation

Brodie

Summarized Pros & Cons for Schemes

A: “Hearth”

Pros	Cons
Better access to direct sunlight – Courtyard	Student activities have less visibility
Keep Grand Stair	Mail Room area still tight
Fewer changes/less impact – lower cost	Trail Room and Dining are separate
Co-op two stories around stair	Bon Appetit offices not a good “front” to building
Relocated mail room stair alleviates crowding	

B. “Diner”

Pros	Cons
Better access to direct sunlight - Courtyard	Lose Grand Stair
Trail Room dining space improved	Mail Room area still tight
Trail Room/Fields adjacency may save space/staff	Trail Room and Fields Dining are still separate
Circulation more direct	New STAMM space has lower ceilings – reduced quality of space
Sunroom activates entry provides better front to building	Co-op more cramped – competes with lounge?
Gallery for student work	Some reduction in lower level Admin. space
Mail room less cramped	
More student meeting spaces	

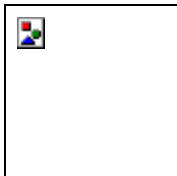
C. Searching for the Light

Pros	Cons
Circulation greatly improved	Lose Grand Stair & Courtyard

Mithun, Inc.

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

www.mithun.com



Main Street organization on main floor	Co-op is connected to student lounge
Improved entry – two elevators improve access	Some meeting rooms have no direct sunlight
New entry provides daylight to lower level	Two elevators increase cost
STAMM stays where it is	Major intervention – high relative cost
Dining is combined – two stories	
Mail Room location activates space	
Co-op adjacent to Student Lounge	
Single main entry on South end	
Kitchen redundancy removed – more space available for other uses	
More student meeting spaces	

Matt, Bon Appetit representatives

Comments on schemes:

- One scheme is not necessarily better than another – all are “do-able”
- Need to layout potential kitchens for each scheme
- Food prep and baking will need to move to south campus – need to consider this in relation to project costs
- Servery will need to expand into Fields dining room in all schemes
- Will see an increase in food service involvement when improvements are made – 5 to 10%
- Food service system is currently at maximum capacity – not “broken” though, but can’t take on additional capacity unless improvements made
- Some combination of Scheme B where courtyard space is captured reduces impact to food service impact from scheme proposals
- What defines community? Findings from study on time spent in dining facility for “all-you-can – eat” program is 40 minutes and for “retail food court” is 20 minutes. Can mediate this with design?
- Bon Appetit feels best option is to have small retail food service on one level where you save production space.

Jon, Michael

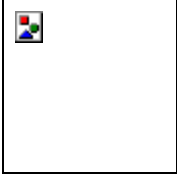
Initial feedback:

- Must remind ourselves student body is growing and demand for food services will continue to increase demand for space for food service
- Should approach these schemes as a range of options to consider, not whether one is better than another. We need to maintain a wide range of options.
- Scheme C Main Street flow is good – like Main Street organizing concept.
- Trustees have given the direction that Templeton, as a central student space is a great priority in addition to campus housing.
- Take off specific names of student organization from “student spaces” to keep big picture.

Mithun, Inc.

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

www.mithun.com



Michael, Planning Committee representatives: General Discussion

Computers/Technology:

- Need to allocate adequate space in other buildings for space lost in Templeton.
- Good to remove formal teaching spaces from Templeton as it is far away from Academic area.

Student space and adjacencies:

- College Outdoors, Community Services and Robbie's office need to be close to each other.
- Activities Office and Events will need to close by
- Need to show some program for schemes where courtyard remains to activate space.
- Student Media is the largest component of Student Activities
- Part of Co-op needs to be lockable – could be based on carts that can be locked.
- Co-op does not need to be as large as shown.

Jurisdictional Building Issues:

- Need to consider types of permits required by each scheme – under 10,000 SF expansion in foot print does not trigger anything.

STAMM:

- When upstairs has good acoustical separation and is beneficial for access (near drop off point and parking).
- It is not a problem when STAMM is on different floor from Kitchen, as it is always a catered event.

Food Service:

- In Scheme B Trail Room loses capacity in seating.
- Two level dining concept in Scheme C could be nice.
- If additional seating is needed in Fields, the area currently shown as “outdoor seating” can be enclosed.
- Add new scheme “D” that combines elements of “B” & “C” but that keeps Trail Room and Fields Dining separate for those who have issues with combining Dining spaces

Cost Estimate:

- Will need line items for what is moving out and % renovation and some narrative comment for each scheme.

Building Systems:

- Prioritize improvements – show baseline required for each scheme and then “shopping list” of optional items

Sustainable Ideas:

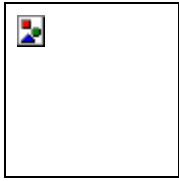
- Gray water/Stormwater reuse - have a sidebar of sustainable strategies?

Next Steps:

Mithun, Inc.

Pier 56, 1201 Alaskan Way, Suite 200 Seattle, WA 98101 TEL (206) 623-3344 FAX (206) 623-7005

www.mithun.com



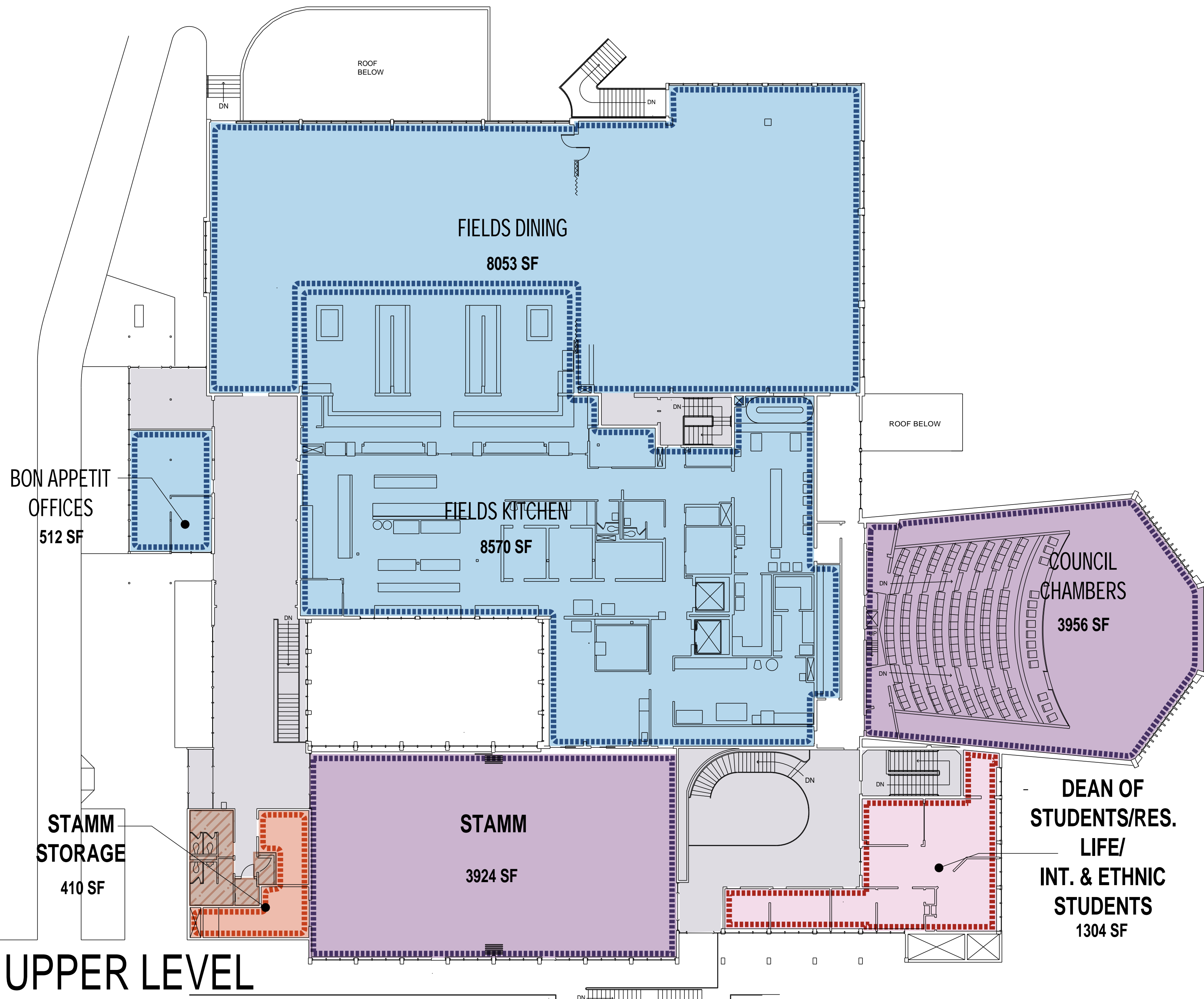
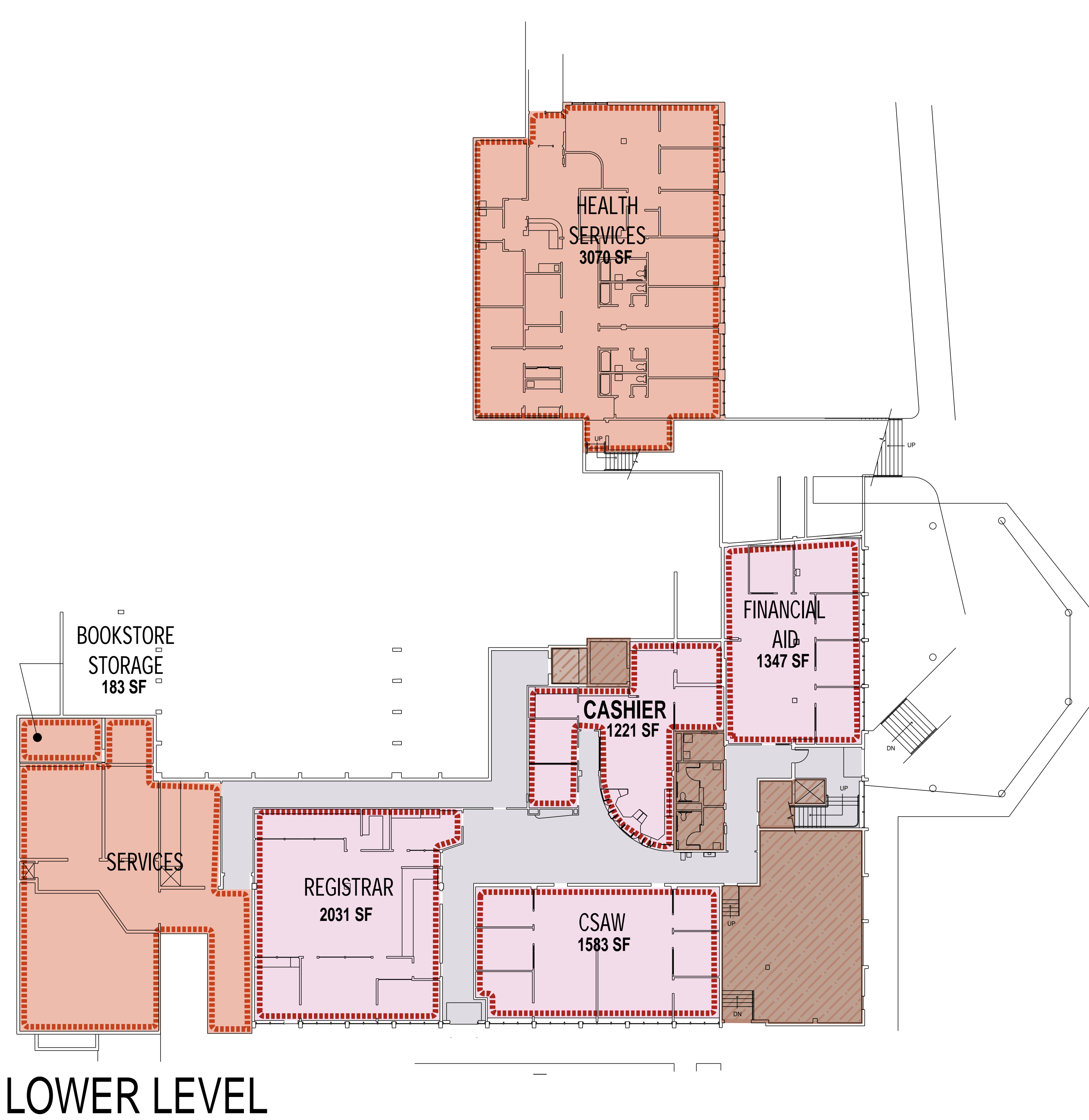
- Rework Graphics
- Add scheme “D”
- Have consultants review schemes
- Produce project costs associated with schemes
- Deliver package to L&C
- Display strategies for input in Fall
- Create recommended strategy from input in mid-October
- Present to Board in November

Graphics for package to L&C:

- Add diagram to explain each scheme in a very simple way
- Bullet points to list organizing principles & features
- Take off specific names of student organization from “student spaces” to keep big picture.
- List sustainable strategies to be explored
- Phasing plan – hold for now

Templeton Student Center

Lewis and Clark College **MITHŪN**

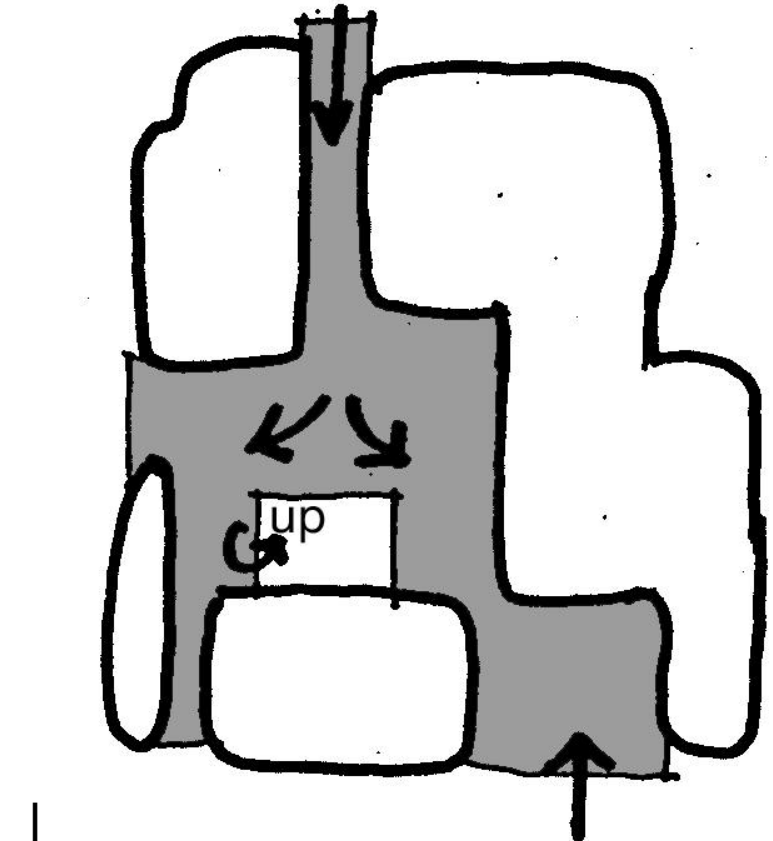
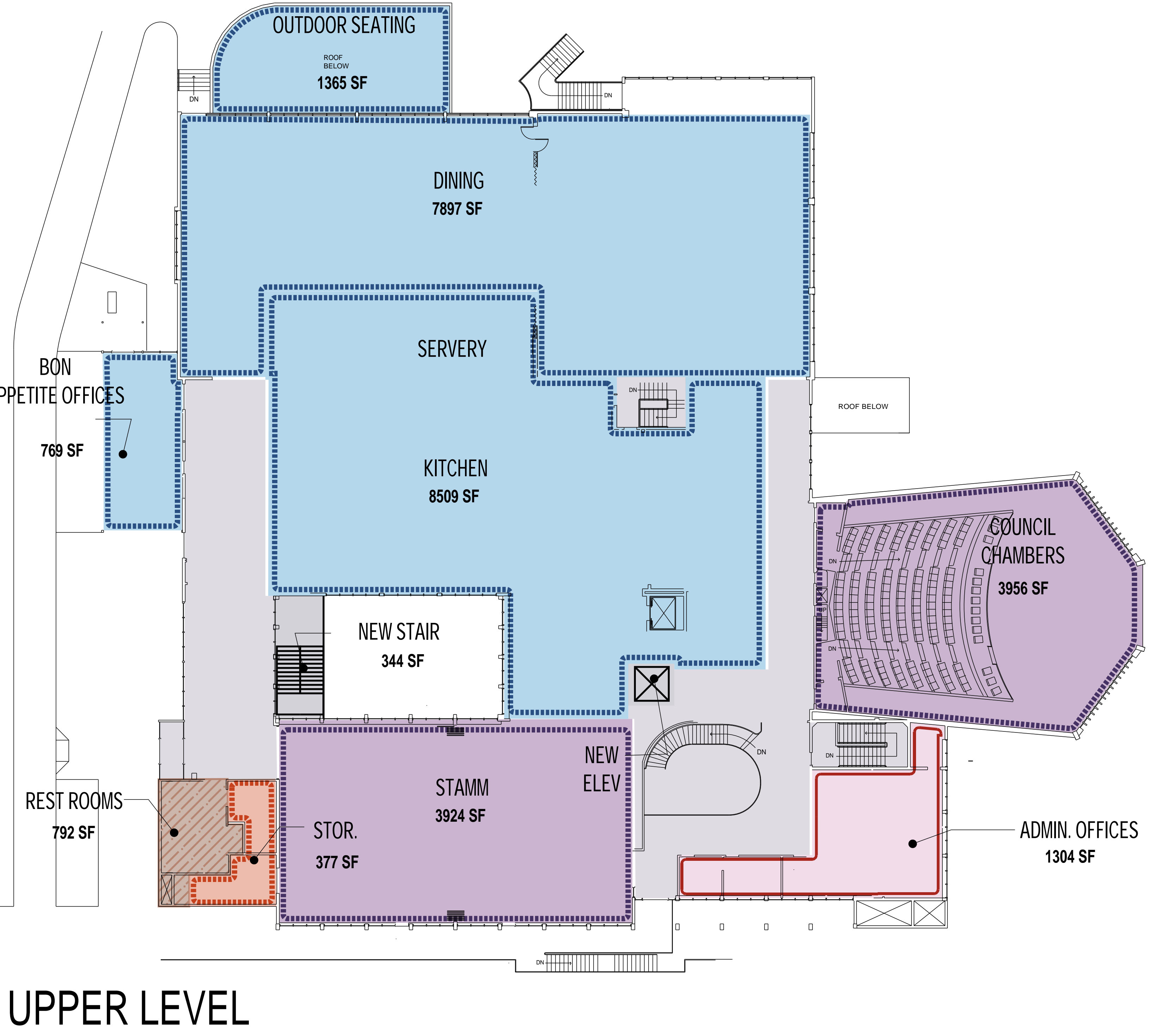
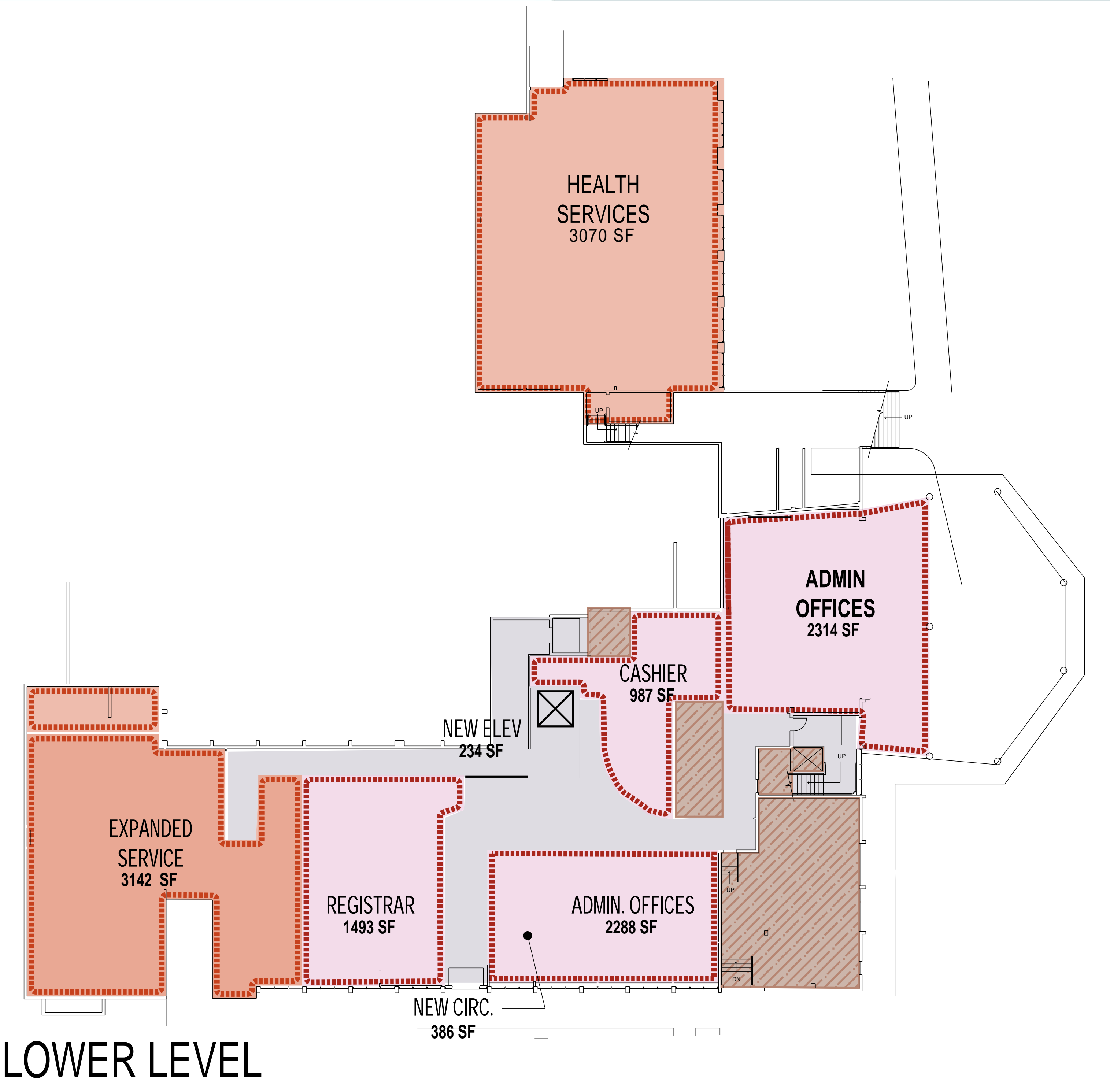
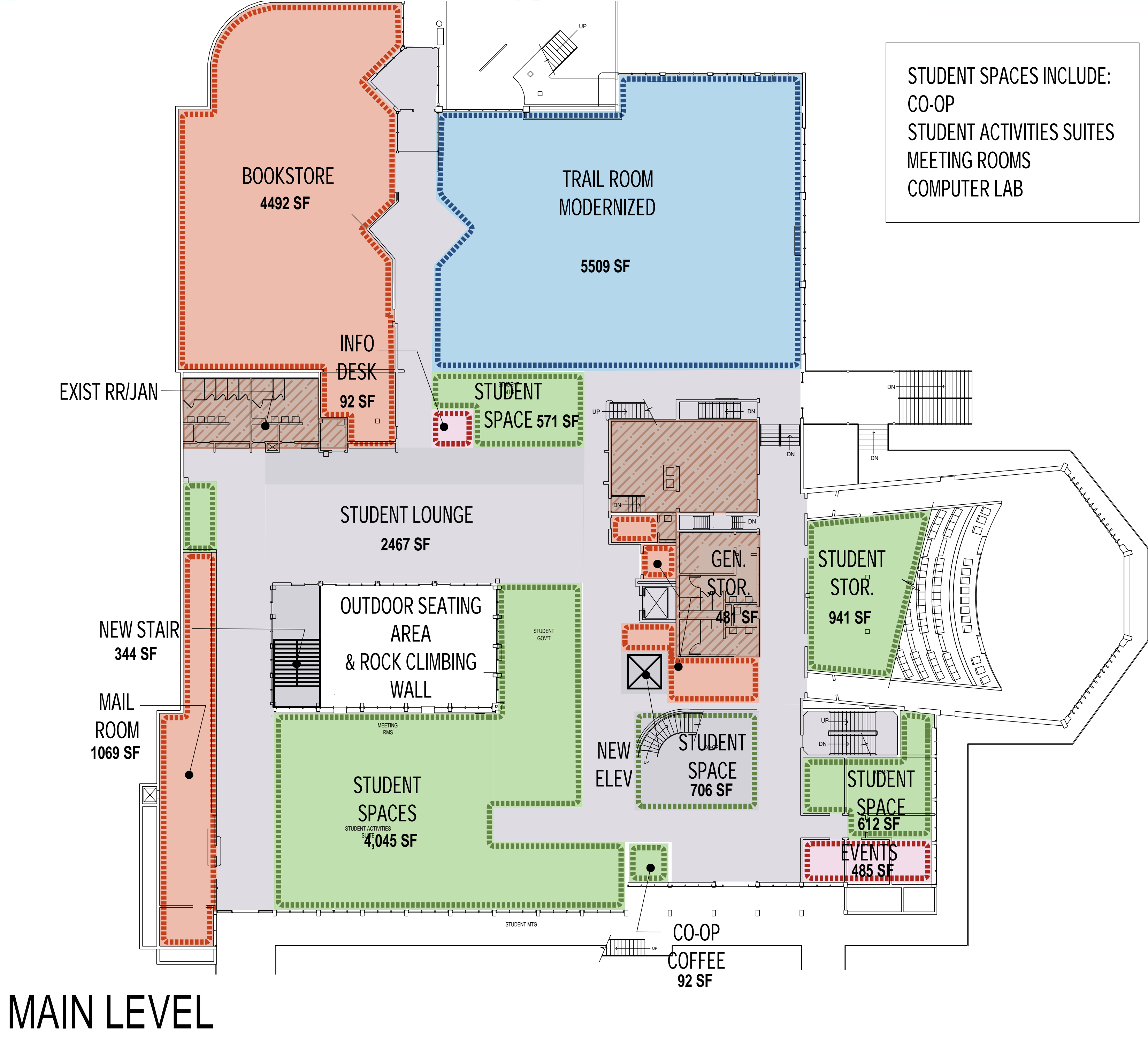


- STUDENT SPACES
- ADMINISTRATIVE OFFICES
- DINING & FOOD SERVICES
- CIRCULATION
- LARGE VENUE SPACES
- OTHER SPACES
- MECHANICAL/SERVICE SPACES

EXISTING CONDITIONS
TEMPLETON STUDENT CENTER

Templeton Student Center

Lewis and Clark College MITHŪN



CONCEPT DIAGRAM: "HEARTH"

Scheme A – Least Impact / Least Renovation

Design Elements

- ❑ Keep Grand Stair
- ❑ Keep Courtyard
- ❑ Trail Room Dining and Kitchen Modernized
- ❑ Fields Kitchen Modernized
- ❑ Open student lounge

Pros

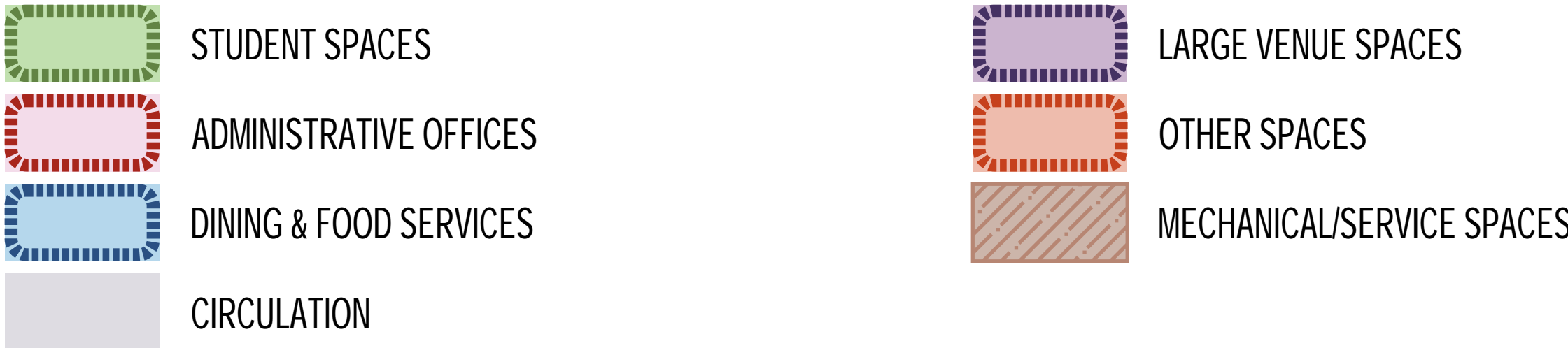
- ❑ Most spaces have direct access to daylight
- ❑ Monumental stair remains
- ❑ Co-op is two story space around stair
- ❑ Fewer changes to mechanical systems
- ❑ Relocated stair at Mailroom alleviates crowding
- ❑ Low relative cost

Sustainability Strategies

- ❑ Increased opportunity for natural ventilation
- ❑ Increased opportunity for daylighting
- ❑ Existing structure remains
- ❑ Many existing partitions remain

Cons

- ❑ Student Activities has less visibility
- ❑ Mailroom area still tight?
- ❑ Trail Room and Dining are separated
- ❑ Bon Appetit offices not a good front to the building
- ❑ Upper entry lacks functions to activate space
- ❑ Existing offices at 2nd level of Co-op are isolated

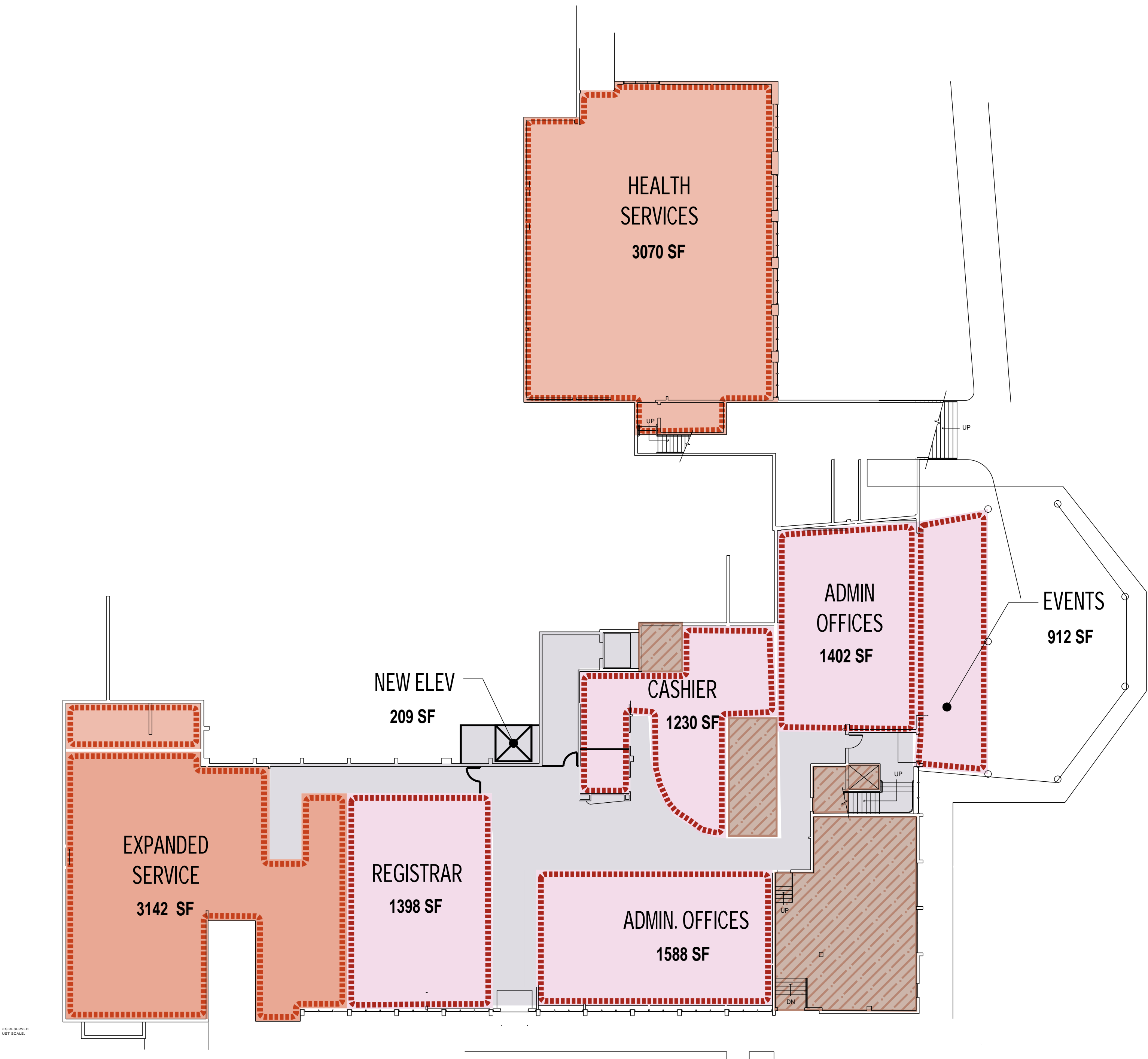


Templeton Student Center

Lewis and Clark College MITHŪN



MAIN LEVEL



LOWER LEVEL

Scheme B – Medium Impact

Design Elements

- ❑ Lose Grand Stair
- ❑ Keep Courtyard
- ❑ Dining Trail Room Upstairs and Separate
- ❑ Open student lounge

Pros

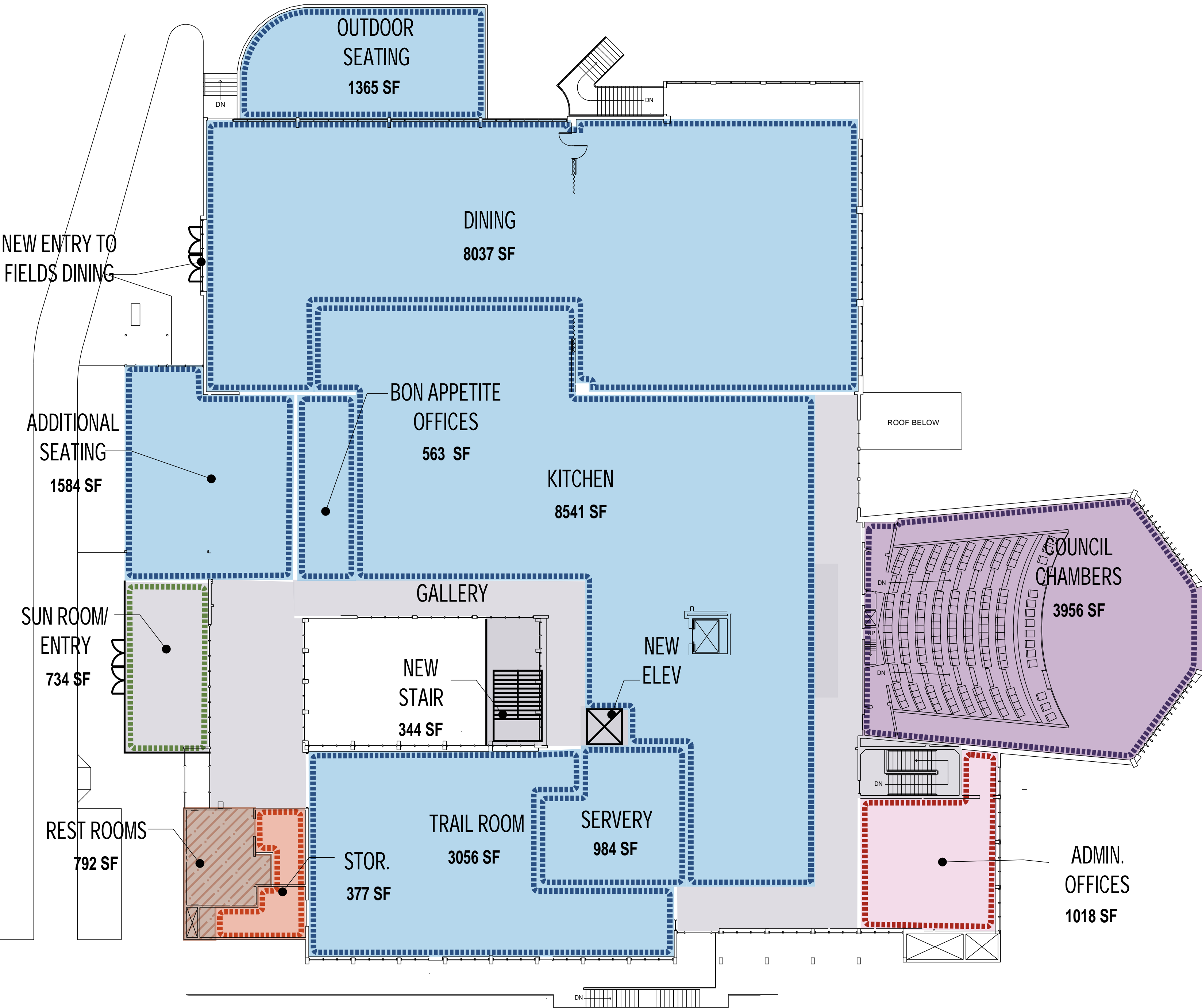
- ❑ Internal space with no daylight is minimized
- ❑ Trail Room space is improved
- ❑ Trail Room's adjacency to kitchen might save space and staff
- ❑ Front door is improved
- ❑ Circulation is more direct
- ❑ Sun room activates main entry
- ❑ Gallery for display of student work
- ❑ Mailroom is less cramped
- ❑ More student meeting space and offices

Sustainability Strategies

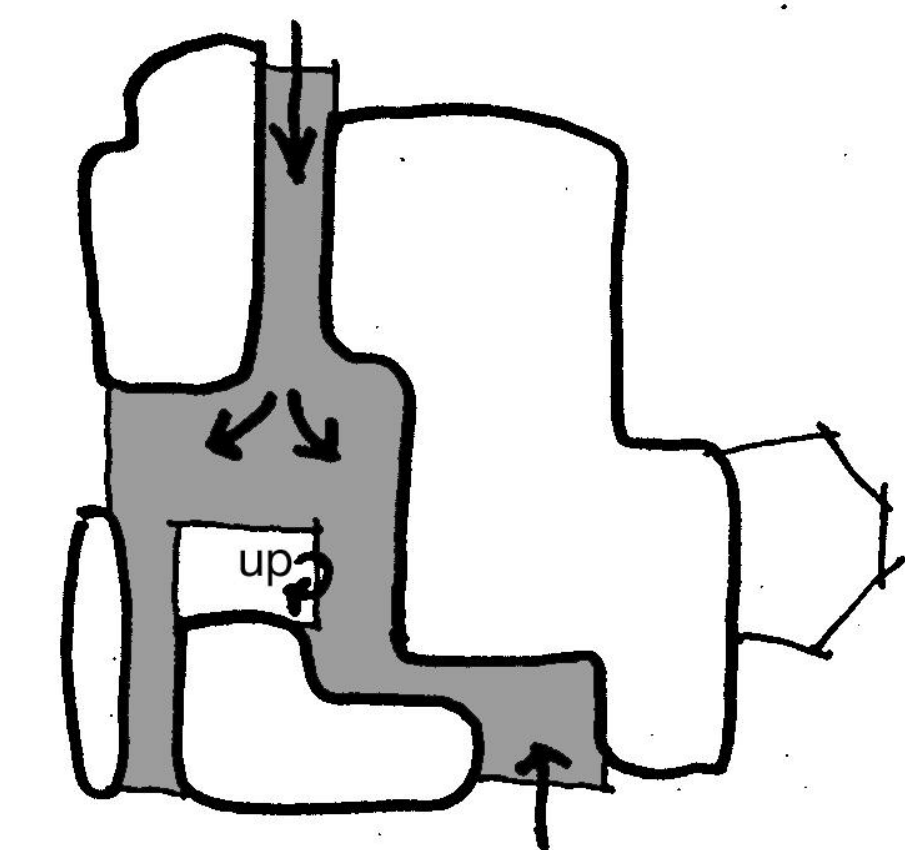
- ❑ Increased opportunity for natural ventilation
- ❑ Increased opportunity for daylighting

Cons

- ❑ Kitchen – area added is remote from servery
- ❑ New STAMM space has lower ceiling – reduced quality of space
- ❑ Co-op is more cramped – will it compete with the lounge?
- ❑ Monumental stair is removed
- ❑ Some reduction in space for Cashier, SFA, however space is available on lower floor



UPPER LEVEL



CONCEPT DIAGRAM: "DINER"

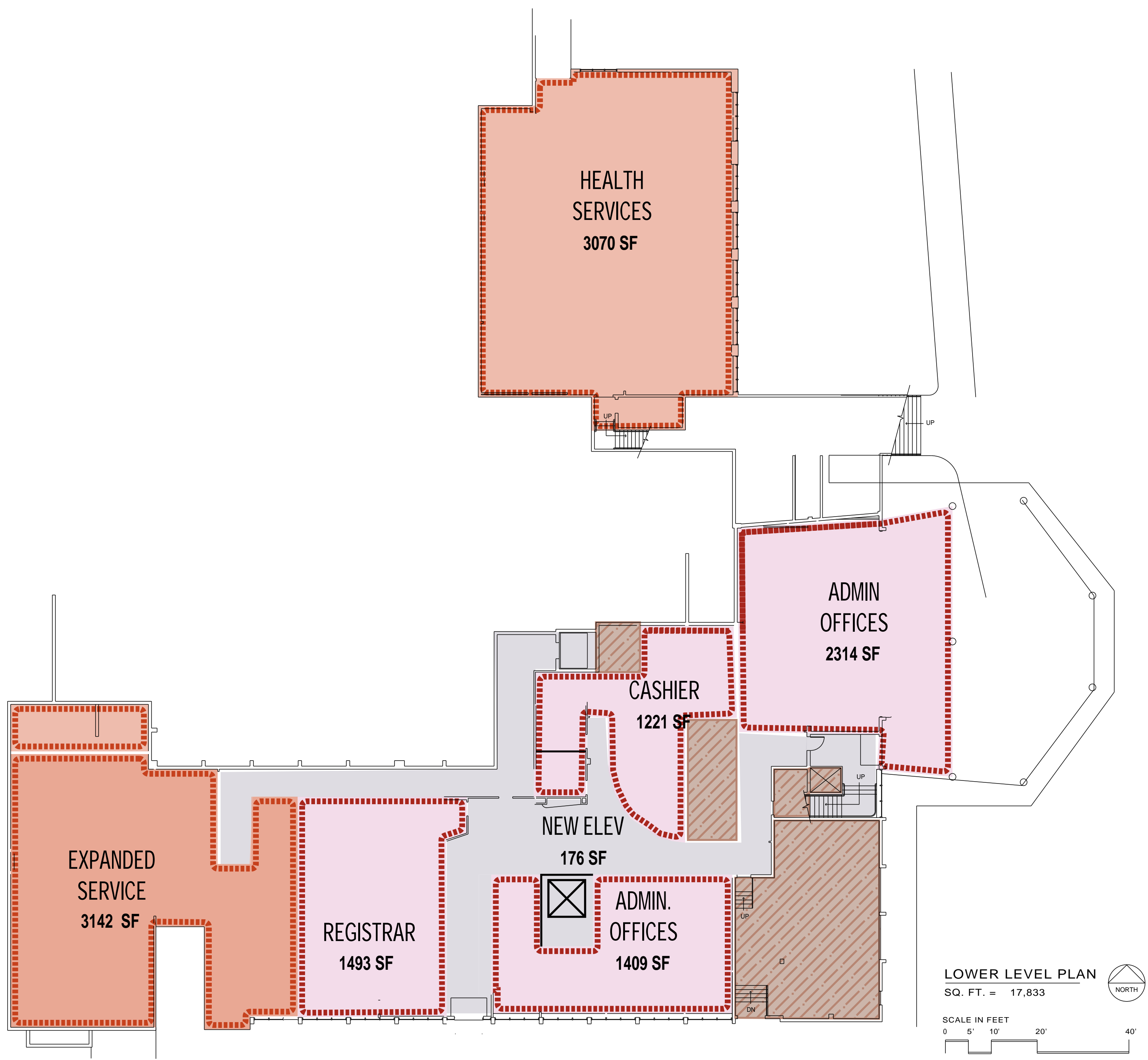


Templeton Student Center

Lewis and Clark College MITHŪN



MAIN LEVEL



LOWER LEVEL

Scheme C – Most Impact

Design Elements

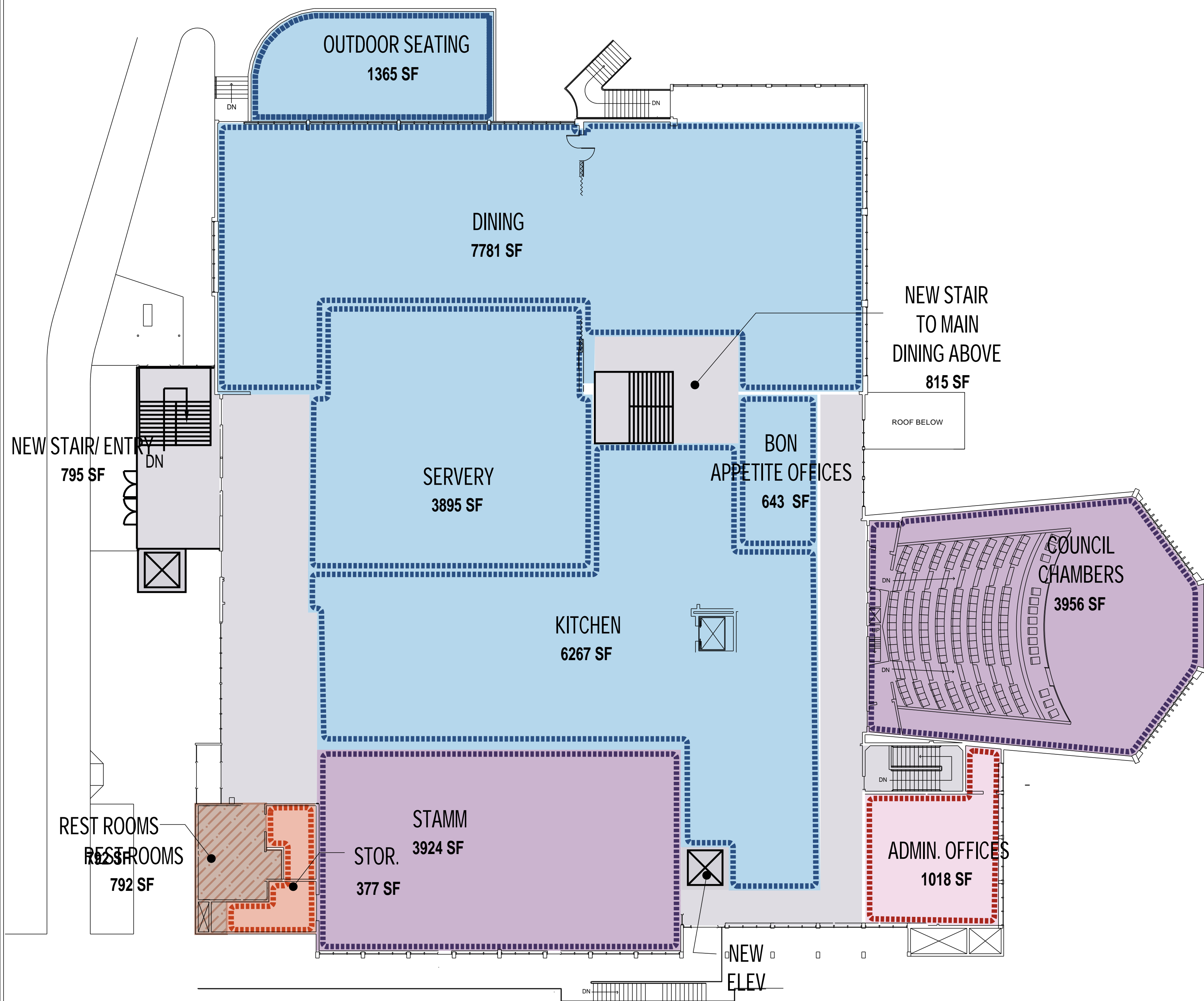
- ❑ Lose Grand Stair/Courtyard
- ❑ Dining Combined
- ❑ New Entry for Fields Dining
- ❑ New Stair entry west side & (2) elevators
- ❑ Open student lounge

Pros

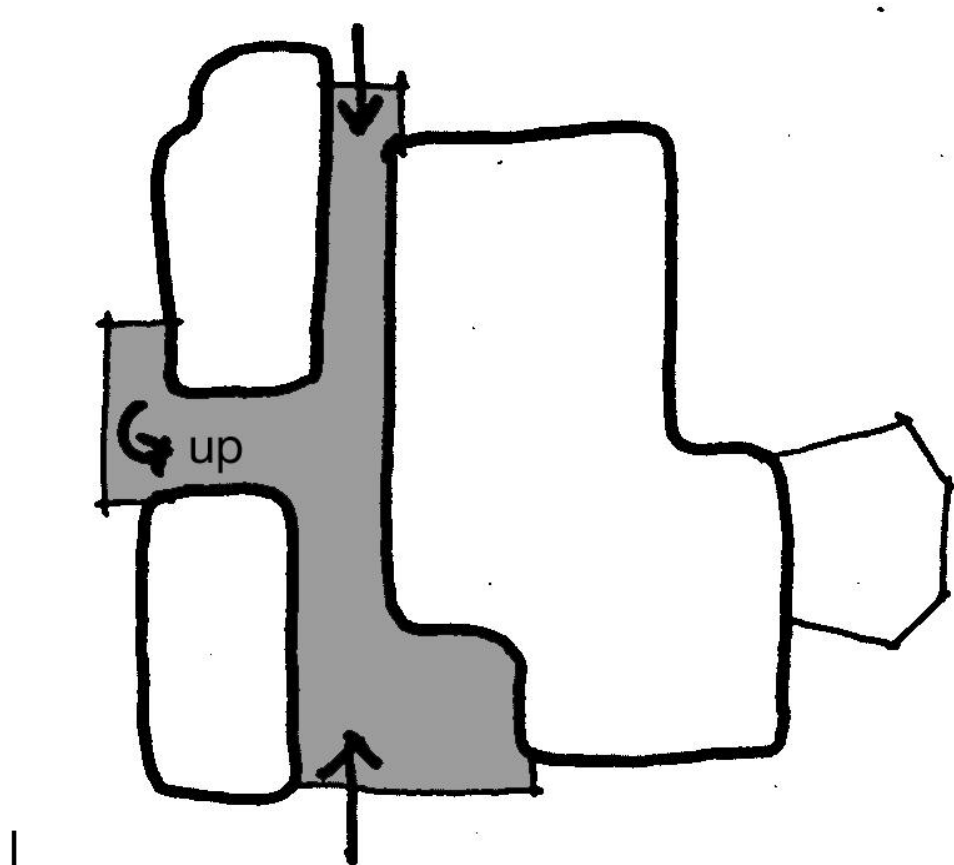
- ❑ Circulation greatly simplified on top two floors
- ❑ "Main street" organization on main floor
- ❑ Improved entry
- ❑ Two elevators increase access
- ❑ Entry provides daylight to the lower level
- ❑ STAMM stays where it is
- ❑ Dining is combined
- ❑ Co-op is adjacent to student lounge (greater flexibility)
- ❑ Mailroom location activates social space
- ❑ Single entry on south end of main floor
- ❑ Kitchen redundancy is removed therefore more space available for other functions
- ❑ More student meeting space and offices

Cons

- ❑ Losing direct access to sunlight through courtyard
- ❑ Losing monumental stair
- ❑ Co-op is connected to student lounge
- ❑ Some meeting rooms have no direct sunlight
- ❑ Two elevators increase cost
- ❑ Major intervention / high relative cost



UPPER LEVEL

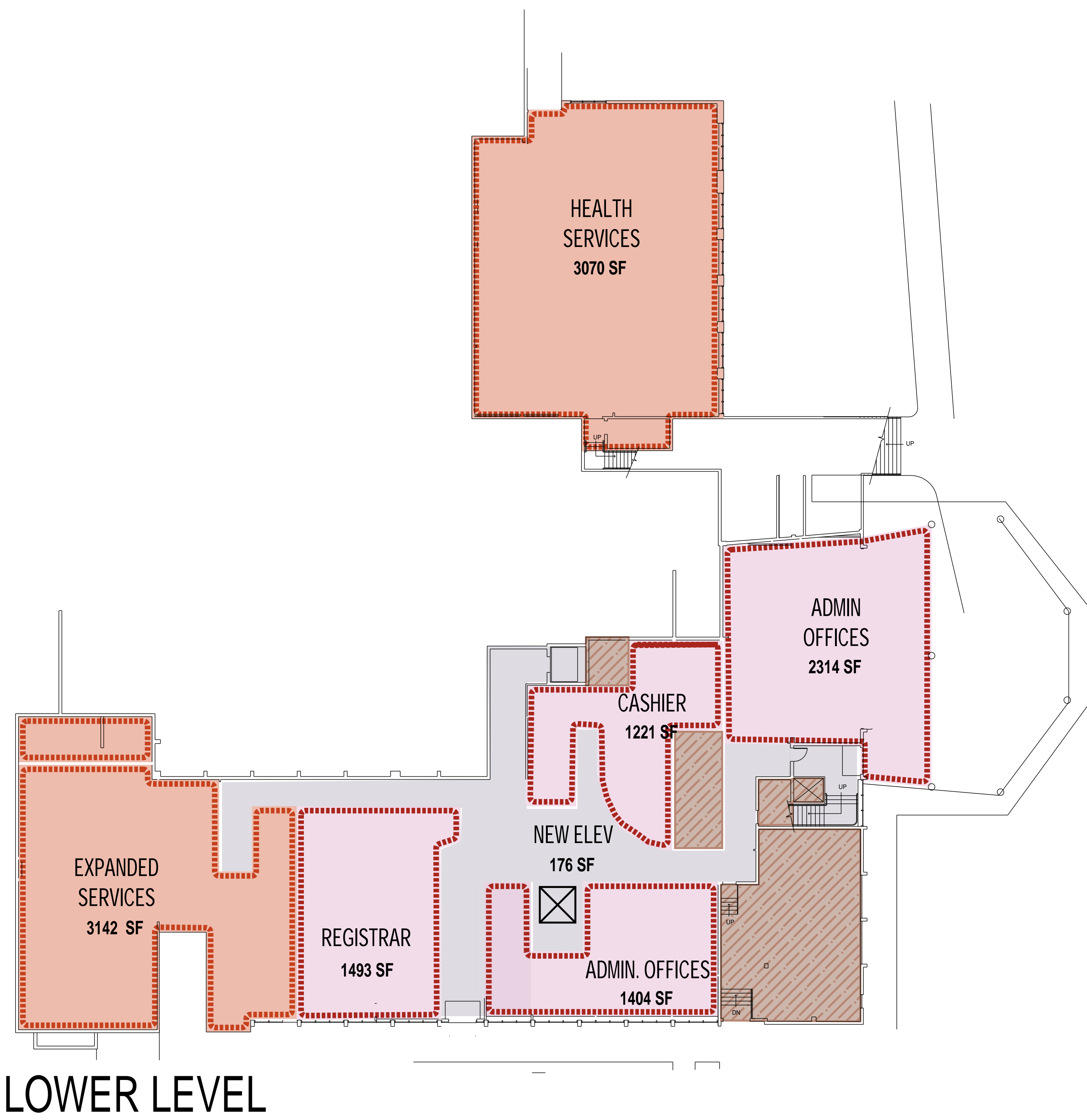


CONCEPT DIAGRAM: "GOING TO THE LIGHT "



Templeton Student Center

Lewis and Clark College MITHŪN



Scheme D – Most Impact

Design Elements

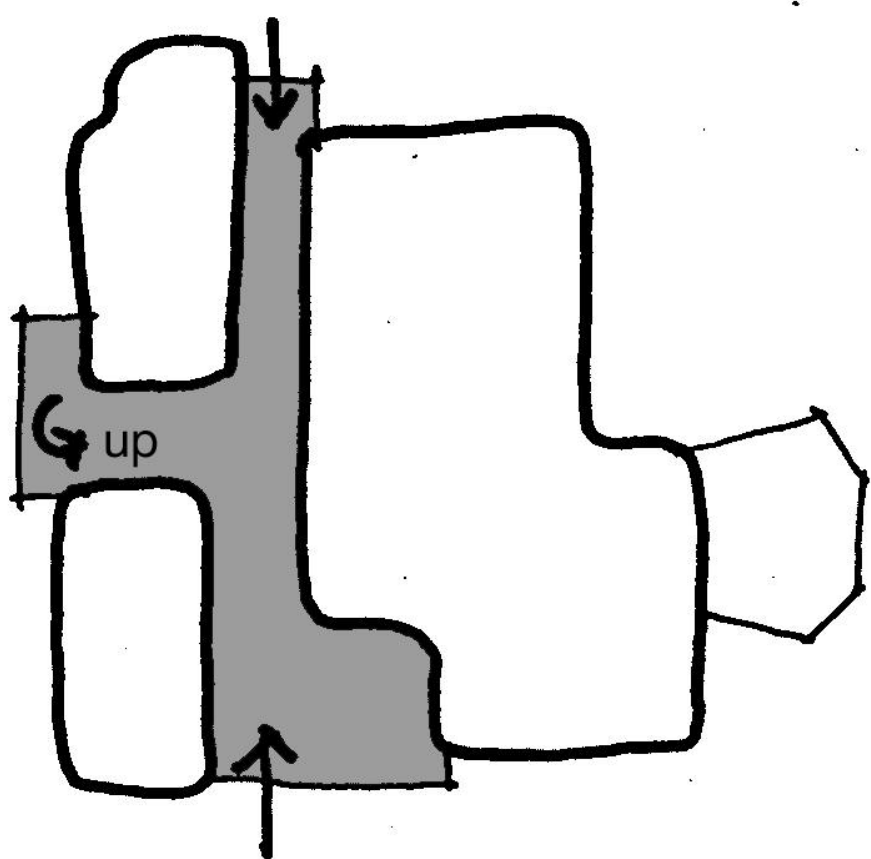
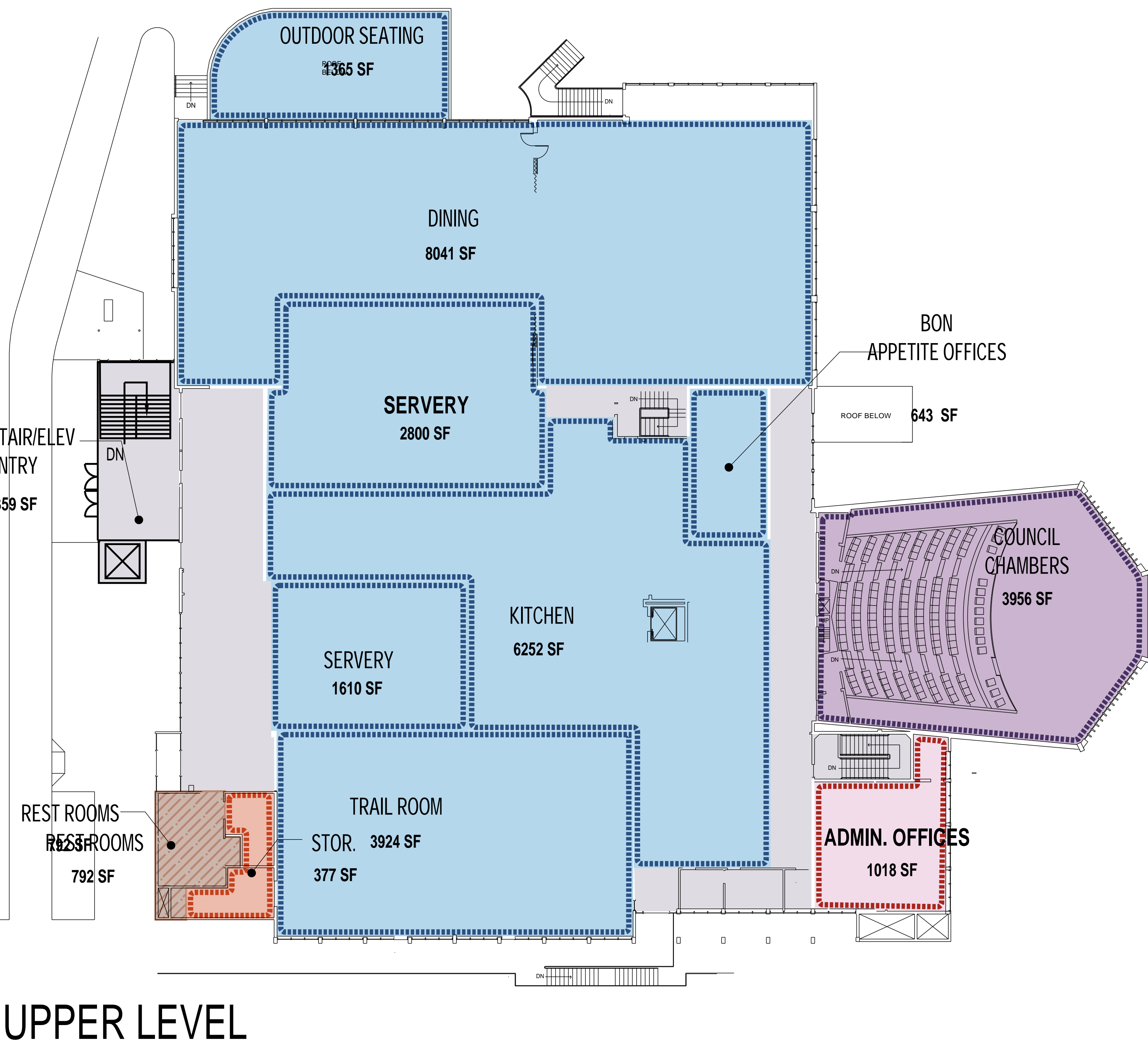
- Lose Grand Stair/ Courtyard
- Dining Trail Room Upstairs and Separate
- New Entry for Fields Dining
- New Stair entry west side & (2) elevators
- Open student lounge

Pros

- Circulation greatly simplified on top two floors
- “Main street” organization on main floor
- Improved entry that provides daylight to the lower level
- Trail Room space is improved
- Trail Room’s adjacency to kitchen might save space and staff
- Front door is improved
- Circulation is more direct and two elevators increase access
- More student meeting space and offices
- Co-op is adjacent to student lounge (greater flexibility)
- Mailroom location activates social space
- Single entry on south end of main floor

Cons

- Losing direct access to sunlight through courtyard
- Losing monumental stair
- Co-op is connected to student lounge
- Some meeting rooms have no direct sunlight
- New STAMM space has lower ceiling – reduced quality of space
- Two elevators increase cost
- Major intervention / high relative cost



CONCEPT DIAGRAM: "GOING TO THE LIGHT - PART 2"

