

URI Master Plan Review Team
Minutes of Meeting
Friday, July 13, 2018
Alumni Center Board Room

Membership Present: Abigail Rider, Steve Baker, Chelsea Siefert, Paul DePace, Jodi Hawkins, Ann Morrissey, Vern Wyman, Brian Maynard, Ryan Carrillo (Interim Director, Campus Planning & Design)

Membership Absent: William Green, John Kirby, Michael Katz, Dave Palazzetti, Linda Acciaro, Jerry Sidio, Student Representative (TBA)

Support Staff Present: Dulcie Ilgenfritz, Sheleen Clarke, Marsha Garcia, Karen Beck, Phil Kydd, Ken Burke, Jenny Baccari

Call to Order

Abigail Rider called the meeting to order at 2:05 PM.

She announced that Christopher McMahan, Director of Campus Planning & Design has taken a position as Executive Director Facility Planning & Delivery at the University of Wisconsin-Madison.

Approvals

The minutes of the May 11, 2018 meeting were reviewed. Motion made to approve the minutes. Motion seconded; motion passed.

1. Bike Path Signage and Final Approval

A. Bike Path Alignment Final Approval

Karen Beck indicated that there have been no changes to the bike path alignment which was already presented at the January 12, 2018 MPRT meeting. Approval was received from the Town of South Kingstown for the construction of the bike path near Fernwood Historic Cemetery. Ken Burke reported that the project is in the procurement phase and will go out to bid in late summer, early fall with construction beginning this year near Peckham Farm.

Motion made by Ann Morrissey to approve the bike path alignment. Motion seconded by Vern Wyman; motion passed.

B. Bike Path Signage

Ryan Carrillo presented two mock ups of the bike path signage as requested at the May 11, 2018 MPRT meeting.

The sign dimensions have changed from the previous MPRT meeting. The signs will be 6'3" tall and 11" wide with 5/8" thick fused panels. They will be made of powder coated aluminum installed in a concrete base and robust enough to withstand impact. The sign panels will be blue and yellow, University of Rhode Island branded with an increased directional arrow size and white Sabon font lettering for location markings.

It was noted that the Kingston Campus will have a new shuttle system in the fall. The shuttles will be branded with an interlocking RI and Rhody Transportation. In keeping with the new transportation system it was suggested by Phil Kydd that all transportation assets be branded with the Rhody Transportation logo including the bike path signs, charging stations, parking, shuttle bus stops, etc.

The RI Rhody Transportation logo can be adhered to the sign as a vinyl applique.

Abbi Rider raised concern that these may appear as dueling logos and that the committee should revisit the final graphics and fonts after obtaining an opinion from Sasaki, the architectural firm that prepared the original sign graphics.

Motion made by Ann Morrissey to approve the bike path sign materials and dimensions with the need to revisit the fonts and final graphics. Motion seconded by Paul DePace; motion passed.

2. Preliminary Site Approvals

A. Combined Health and Counseling Center

A feasibility study was done on the existing Potter Building for a combined Health and Counseling Center. The existing building was found unsuitable for a combined center and was recommended for a potential reuse as a residential site. Three options were identified for a new building site. Site Option 1, located off the Elephant Walk behind Butterfield, was deemed inaccessible to ambulances and other service vehicles. Site Option 2, across the road from the Potter Building, offers the ability to have a 3 story structure. Alternate Site Option 3, near Eddy Hall, only allows for a 2 story structure and is not as centrally located as the other options. Option 2 is the preferred location by Health Services and the Counseling Center and reutilizes current surfaces and requires the removal of fewer trees.

Abbi suggested a review of other location options before final site approval. Decision tabled until more research is done on site availability and possible discussions with campus leadership.

B. Hope Commons Expansion

Upon completion of Brookside Apartments, an additional 500 students will be staying on campus and potentially participating in the meal plan. An expansion in Hope Dining to increase its capacity/seating area will accommodate this increase. A small addition is proposed on the northeastern corner of the existing building, which encloses the external plaza and uses some of the existing enclosed private area seating.

Motion made by Brian Maynard to approve. Motion seconded by Paul DePace; motion passed.

C. Memorial Union Renovation

An advanced planning study was completed for Memorial Union. The plan is for a 9,000 square foot building with a redesign of the facade. The proposal infills the sloped area located on the east side of the building and converts it into a plaza area that is level with the "main" level and connects to the pedestrian walks. The plan redesigns the entry on the west side allowing for accessibility, an improved terrace and landscaping, and extended hours of access to the recreational area of the Union. The parking lot will be one level with the same number of spots. The Memorial Union design team has worked in conjunction with the Hammerschlag Mall project to coordinate the landscape designs of both.

Brian Maynard noted that many trees on the southwest corner of Memorial Union are unique to the University. A meeting will be arranged with Brian to identify those trees.

Motion made by Brian Maynard to approve the general site location adjustments. Motion seconded by Ann Morrissey; motion passed.

Information and Discussion

1. Fine Arts Center

Jenny Baccari presented Phase 1A (Stabilization Phase) of the Fine Arts Center. A thorough building assessment was completed as part of an Advanced Planning Study. The study determined 5 of the 10 pods to be stabilized as they were deemed too costly to replace. The 5 pods comprise of the concert hall, recital hall, main theatre, black box theatre and the scene shop. Stabilization scope includes building envelope and mechanical system upgrades. Improvements to HVAC systems will achieve better indoor air quality and thermal comfort. Roofing systems will be replaced or repaired. Perimeter drainage will be added to address groundwater issues. Window openings will be enlarged to double the size of the existing ones. The existing concrete walls will be repurposed as structural back up with proper insulation to create energy efficient cavity walls. Proposed cladding materials are iron spot brick, synthetic stucco embedded with quartz crystals, and metal panels. The exterior brick skin will follow the slight cant of the existing walls with a reveal at two foot intervals, accented by a row of textured brick. Synthetic stucco and metal panels are proposed strategically at locations where it cannot be damaged and beyond reach. The approved project budget for this phase is \$12 million.

Ryan Carrillo spoke on the new project points for the subsequent phases which would include demolition of the remaining pods and construction of a new building. The new building would house art studios, gallery, classrooms and offices. Additional phases are not currently funded.

A request was made by the committee members for more details on this project including material samples and pictures of synthetic stucco installed locally.

The July 13, 2018 MPRT meeting adjourned at 3:00 PM.