

Master Plan Review Team
Thursday, December 13, 2001
UCLUB

Attendance: Kathy Mallon, Les Humphrey, Paul DePace, Sandy Taylor, Rick Rhodes, Vern Wyman, Will Green, Judith Swift, Jodi Hawkins, Chip Yensan, Dave Lavalley, David Block, Jeff Callahan, Jerry Sidio, Vincent Murray for Stephen Lysik, Town of South Kingstown

Absent: Charlene Dunn, Anna Prager

Invited Guests: Don Krasko, Bob Schultz, Barbara Feibelman, Greg Snider, Marco Tommasini, Mark Saccoccio

Introduction:

Kathy Mallon presented the power point presentation on the Master Plan Review Team. Discussion followed. Changes will be made and document posted to the SPIR web site: <http://www.uri.edu/spir>

Presentations:

Alumni Center - This building is jointly funded by URI and Alumni Association
Paul DePace introduced Barbara Feibelman and Greg Snider
A description of the Alumni Center was presented. A three-story building which would be a house for their organization and have office space for Advancement. Building to have a welcoming feel to it.

Discussion and Concerns for the Alumni Center:

- Developing University parking behind building. Need to coordinate with URI Parking Plan and Parking lot. Constructed by URI Foundation.
- Not going to want vehicles parking on Upper College Road. – Service access to building an issue.
- Color combination – gray w/white trim. – Concern of creating a road with just gray buildings. What are guidelines? Need to develop.
- Landscape structure, plants. Maintenance is a challenge. There was a question of who will maintain gardens? – URI will maintain and Alumni will use \$ to create endowment. Looking for donation for underground sprinkler system. Maintenance needs to be considered for a building with this visibility.
- Are there any "green or sustainable" design elements? Not prepared to answer question yet.
- Walkways – use of Upper College Road - designed as dropoff space - not a good idea. Encourage Dining Services coming to nearest entry via parking lot. This

will cut down on safety risks and issues for people. Also, clearly indicate where entrances are.

- Grass area: Concern of drought and/or high water table effect.
- Color & treatment of building – Think about a different color than gray, a more welcoming color.
- Functional and maintenance issues: Red cedar shingles w/white trim is planned. Does client have any interest w/color on the trim?
- Bring client to meeting for presentations – (Michelle Nota)

Recommendations to Building Committee:

- Work with SPIR to plan parking and service access behind building.
- May reconsider kitchen relocation. Upper College Road cannot be used for service.
- Provide site plan at next review.

Marco Tommasini – DuBose Associates

Status: Completing 4th building – Butterfield Hall – Open in January.

5th & 6th building - Construction documents (Browning and Adams)

Scope of work

Renovations and conditions of Browning and minor renovations to Adams Hall. Replacement of windows. Budgetary issues – only minor renovations will be done to Adams. (\$67M project)

Landscape

Consistent with other dorm buildings on campus. Carol Johnson & Associates are the architects. Jim Duval has contributed to design. Resurfacing & redesign of Butterfield Road – will not be part of the bid. Took out stray student parking spaces – site planning. Trying to get cars off Butterfield Road. Reduced to 26 ft. Move in / out days street would be one-way.

Kathy Gianquitti is working on project across the street – will be combined with this project for bid and construction purposes.

Parking issues

More narrow road will limit the flow of cars. Move all service vehicles off Butterfield Road.

Signage system – to delivery people, enforcement system that works efficiently at beginning.

Handicapped spaces – 7 spaces being added

Browning

Elevator tower, with offices for resident hall directors. Windows will be same as Weldin & Barlow. Change institutional image of building, to more residential, smaller bay size.

Basement & 1st floor of Browning: Maintain the layout of existing bldg. Replace corridor walls, bad shape.

Functional highlights: yellow adding to entry way. Adding floor study lounges. Reusing bathroom renovations.

Recommendations

- Leave road behind (west of) buildings in bid packages. Critical to campus parking and service vehicle routes.

Mark Saccoccio – Surge II building – Independence Hall Surge space

This will be a new classroom building in a different location than proposed in Master Plan. It will be located on Plains Road and West Alumni. Building will be 11,000 - 13,000 sq. ft. Concept site plan design. Design piece is very important because of location.

Program: Independence scheduled to come offline Summer 2003. Ballentine Hall will come on line. With 8 -25 seat and 4 -35 seat classrooms, without a large lecture hall. Ultimate use of Surge classroom will be for facilities services. Need to make shuttle system work with this building when it is in classroom configuration.

Concern for safety and sidewalks. Sidewalks are poor on West alumni Avenue. Pedestrian access (Paul and Mark will discuss). Need depot for students, express route to shuttle. Determine location of building for easiest pickup. Need to accelerate design for this building. Need to have something out to bid in the spring of 2002.

Recommendations:

Intersection: Review whether location of building is too close to corner. Provide access to west lot and shuttle stops.

- Refined site plan for Surge II bldg for next meeting.

Meeting adjourned at 10:26 am