

# MEETING MINUTES



Meeting No. 1

**Date:** June 20, 2007  
**Project Name:** Millbrook Marsh Nature Center  
Spring Creek Education Building  
**Project No.:** 0729-00

## Attendance:

Jean Aron	Clearwater Conservancy Board	shorthiker@aol.com
Holly Fritchman	At-Large Appointee	<a href="mailto:hxf1@psu.edu">hxf1@psu.edu</a>
Molly Hetrick	Rec. Supervisor, CRPR	<a href="mailto:mhetrick@crcog.net">mhetrick@crcog.net</a>
Diane Kerly	At-Large Appointee	<a href="mailto:dkerly@resistor.com">dkerly@resistor.com</a>
Rick Marboe, PhD	Chair, CRRA	<a href="mailto:rcm4@psu.edu">rcm4@psu.edu</a>
Kathy Matason	Ben Franklin Technology Centre	<a href="mailto:kdm1@psu.edu">kdm1@psu.edu</a>
Mark McLaughlin	Shaver's Creek Environmental Center	<a href="mailto:mxm51@psu.edu">mxm51@psu.edu</a>
Jackie Melander	Centre County Historic Society	<a href="mailto:melander@uplink.net">melander@uplink.net</a>
Dave Orlan	Centre Region Parks and Rec.	<a href="mailto:dlo138@psu.edu">dlo138@psu.edu</a>
Greg Roth	Parks Supervisor, CRPR	<a href="mailto:groth@crcog.net">groth@crcog.net</a>
Alan Sam	State College Borough	<a href="mailto:asam@statecollegepa.us">asam@statecollegepa.us</a>
Carrie Spangler	Millbrook Marsh Nature Center	<a href="mailto:cls403@psu.edu">cls403@psu.edu</a>
Jennifer Shuey	Chair, Clearwater Conservancy	<a href="mailto:jennifer_shuey@yahoo.com">jennifer_shuey@yahoo.com</a>
Jen Watts-Matisse	Millbrook Marsh Nature Center	<a href="mailto:crazydaisy421@aol.com">crazydaisy421@aol.com</a>
Sue Younkin	State College Area School District	<a href="mailto:sdy11@comcast.net">sdy11@comcast.net</a>
Frank Peno	PBCI Engineering	<a href="mailto:fapeno@pbc-engineering.com">fapeno@pbc-engineering.com</a>
Jeff Bowman	ELA Group	<a href="mailto:jlbowman@elagroup.com">jlbowman@elagroup.com</a>
Alan Popovich	HPArchitects	<a href="mailto:apopovich@hparchitects.com">apopovich@hparchitects.com</a>
Claudia Albertin	HPArchitects	<a href="mailto:calbertin@hparchitects.com">calbertin@hparchitects.com</a>

## TRANSPIRATIONS:

The Millbrook Marsh Nature Center Committee Members met with HPArchitects to review and reconfirm the conceptual plans for the Spring Creek Education Center and the goals and objectives of the Advanced Feasibility Study. Among the specific items discussed were the following:

1. Introductions -- Alan Popovich introduced the design team, including:
  - a. Alan Popovich and Claudia Albertin representing HPArchitects
  - b. Jeff Bowman representing ELA Group, land planning
  - c. Frank Peno, representing PBCI, mechanical, plumbing and electrical engineering

2. Study Objectives

- a. Sustainability Goals
- b. Budget Constraints
- c. Program
- d. MPE System Alternatives
- e. Site considerations
- f. Schedule

3. Sustainability

- a. LEED Certification:
  - i. Intent is to design with sustainability issues in mind
  - ii. Would like to defer decision on whether or not to pursue LEED Certification and what possible level of certification until the conclusion of the Feasibility Study
  - iii. Advisory Committee to consider finding a donor to support extra LEED costs

4. Budget

- a. Initial request (target budgets) was for HPA to investigate (3) plan options targeted at Project Costs of \$1,000,000, \$1,300,000, and \$1,600,000, with soft costs assumed to be 20%
  - i. Construction Cost (respective) of \$800,000, \$1,040,000, and \$1,280,000
  - ii. Initial request was modified to the investigation of (2) plan options – a “low cost” option at \$1,000,000 Project Cost, and a “high cost” option at \$1,600,000, in order for HPA to spend more time investigating LEED and associated construction costs.
  - iii. HPA indicated that the previously generated conceptual floor plan is at the high end of allowable construction cost, and that scope reductions are required to achieve the low cost option
  - iv. HPA also noted that if certain square footage reduction thresholds could be achieved, then significant line items could be affected. For example, if the lower level footprint is kept to 3000 square feet or less, handicap access to that floor (elevator) is not required. The cost of providing an elevator could be deferred to a future phase.

5. Program Review and Prioritization

- a. HPA reviewed the previous conceptual plan which included the following program elements:
  - i. Lab Space(s) – 1500 sf
    - sub-dividable
    - year-round wet lab
  - ii. Research Lab – 280 sf
  - iii. Computer Lab – 280 sf
  - iv. Multi-Purpose Space(s) – 1970 sf
    - sub-dividable - to accommodate 100 people
    - acoustically treated
    - kitchenette
  - v. Marsh Shop – 280 sf
  - vi. Resource Center/Quiet Study – 280 sf (optional)
  - vii. Reception – 220 sf
  - viii. Restrooms – (2) @ 162 sf
    - Accessible from vestibule only or from inside the building

- b. The following modifications to the previous conceptual plan should be made:
- i. Vestibule -- space should be minimized
  - ii. Bathrooms
    - The entrance to the bathrooms from the lobby shall be eliminated, and the entrance from the vestibule maintained
    - The bathrooms shall be reduced in size accordingly, upon confirmation of required fixture counts.
  - iii. Multi-purpose room -- occupancy target shall remain 100.
  - iv. Lower Level -- area dedicated to a research lab and computer lab should simply be left “open” rather than partitioned off to increase the flexibility of the space
  - v. Receptionist/Marsh Shop
    - areas should be combined into a larger space open to the lobby
    - office size should be reduced
  - vi. Resource/Quiet Study Area
    - kitchenette with sink should be added
    - separate space could be considered adjacent to the Multi-Purpose area(s) to facilitate food service to those spaces.
  - vii. Storage
    - Incorporate storage areas where possible.
  - viii. Capitalize on views to the Marsh
    - maximize glazing at the stairway, Resource Center/Quiet Study area, and lower level open space, or
    - consider reorienting the plan to allow more direct access to marsh views from the Multi-Purpose and Lab Spaces
    - building currently oriented along contour with the entrance in close proximity to other program areas such as the barn, with western exposure minimized and southern exposure maximized for potential solar benefit, and to allow future growth linearly towards Puddintown Road
    - some adjustment may be possible to increase views to the Marsh, but may negatively impact other aspects of the layout
- c. Expansion -- Initial conceptual plan was designed to be able to add Lab space at the lower level and Multi-Purpose Space at the upper level in the future
- i. A phased approach is still appropriate, particularly in light of possible reductions in square footage required to achieve the \$1,000,000 project cost option
  - ii. Deferring finishing of some spaces to reduce initial Construction cost is also an option

## 6. MPE Systems

- a. Air Conditioning:
- i. Initially it was indicated that air conditioning would not be required, but good natural ventilation should be provided.
  - ii. Air conditioning should be considered to accommodate a variety of user groups
    1. Air conditioning could be achieved in two ways
      - a. Air to Air Heat Pump which has lower initial cost, but higher maintenance and operation costs, and is less “environmentally sensitive”



**NEXT MEETING: To be determined.**

*Any authorized persons who take exception to any statement in this report shall notify the preparer in writing within five (5) days of the receipt of this report, stating in detail the correction or omission. Otherwise, this report shall be considered correct and final.*

Respectfully submitted,

Claudia Albertin  
HPArchitects

**Copy:** All attendees

Ron Woodhead, Director, CRPR  
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[rwoodhead@crcog.net](mailto:rwoodhead@crcog.net)

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