



Date: 4/13/2018
Project Name: Presidential Residence
Project Number: 2073-18
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Subject: Design Program and Specification Narrative

The following is a summary of architectural space and quality standards for the Oregon State University presidential residence to be located on land identified in the attached survey owned by OSU on NW Harrison Blvd. The project will include driveway access from Harrison Blvd. and all utility services required to support the home. The project will also include demolition and removal of buildings identified on attached site map.

Design Intent:

The Oregon State University presidential residence will be the official residence for the university president and family. It will serve as a location for special events hosted by the president including dinners, luncheons, and celebrations and, as such, will be much more than just a home, serving as a gathering place for the university community and guests.

The home will evoke a sense of pride in Oregon State University, be comfortable and welcoming, with a balance of elegance, simplicity and functionality. It should reflect who the university is in its commitment to accessibility and sustainability.

General Design Elements:

Residing in the presidential residence requires a balancing act between public and private lives. It is a priority that the residence feels like a home and be a comfortable living space for the president and family.

It must also support a variety of events hosted by the president and family (e.g., seated dining for up to 16 guests, indoor receptions for up to 100 guests, outdoor receptions for up to 120 guests).

To that end, the architecture and landscape should reflect the following general design elements:

- Exterior and interior that stands the test of time in terms of style, durability, and quality, and feels like a home.
- Clearly defined private spaces for the family, which include:
 - A minimum of three bedrooms, including a master suite.
 - One full bathroom in master suite and additional full bath in private space.
 - Private office.
 - Three-car garage.
 - Enclosed kitchen that serves daily needs of family. This can either be separate from the catering spaces described below or integrated, depending on the overall layout
- Flexible public spaces (entertaining spaces) that can be configured for a variety of uses and adaptable to future needs. The space should be able to accommodate large interior



receptions for as many as 100 guests while also being able to configure as an intimate space for small “fireside” conversations. The space should include:

- Entry space configured to provide ease in receiving guests.
- Coat storage.
- Dining room sized for seating for up to 16 people.
- Ideally two accessible half baths in public space, easily accessible to outdoor areas as well.
- A specific area designed for catering staging and service:
 - Must support the preparations/staging needs of caterers, such as a large sink with pullout sprayer, warming oven, refrigerator, ice machine, and dishwasher.
 - Adjacent to the public entertaining areas and providing ease of ingress and egress of catering delivery, set up, break down and garbage removal.
 - Could serve as multipurpose room (e.g., laundry room with ample storage, work surfaces, and appliances to meet catering staging and service requirements) or be incorporated into the main kitchen area while maintaining the residential design aesthetic.
- Practical design elements that serve the dual private/public nature of the home such as:
 - Well-lit pathway to house
 - Driveway design that provides ease of guest arrival, and minimizes traffic congestion. Circular drop off design preferred.
 - Preferred universal design throughout public and private spaces in the residence. Reasonable consideration for accessible design in all interior and exterior public spaces.
 - Security system monitoring all doors and windows.
 - “Smart home” features that accommodate audio/visual, internet and lighting controls (e.g., wired for speakers, Wi-Fi throughout public spaces, dimmable lights in public spaces). Connection to a central control system with connection to web based or smart phone app as an add alternate.
 - Durable and easy to clean finishes for flooring and countertops and other surfaces throughout.
- Exterior spaces that reflect the university’s agricultural heritage and fit well with the surrounding property:
 - Landscaping up to one to two acres surrounding residence. This may include patios, decks, planting areas, lawn, walking paths and areas, and more naturally groomed areas.
 - Landscaping and patio features oriented and designed to take advantage of the natural setting and views as both an outdoor living space for the family and for entertaining as many as 120 guests. Accessible access should be considered in movement from indoor to outdoor areas.
 - Consider landscape planting to provide sight and sound buffers from high traffic areas and potential future building zones.

Flexibility for configuring the space for a variety of events, including practical needs for installation of event tents (including buried tent anchors).



General Notes:

1. This facility shall be constructed to current residential construction standards.
2. Install pathways for all owner furnished/owner installed audio/visual, telecom and data.
3. In locations where OSU Facilities Services shall service MEP and cabling, install in an organized, neat and tidy manner with care during installation.
4. Wireless access to be provided throughout the residence.
5. Survey, geotechnical report and wetlands report will be provided by OSU for entire property for use in locating the residence and planning for utilities and access.
6. All space considered for public entertaining to meet accessibility best practices suitable for residential construction. See OSU Construction Standards for guidelines:
<http://fa.oregonstate.edu/cpd-standards/division-1-general-requirements/section-01-10-02-accessibility-best-practices-osu>
7. Consider sustainable practice where economically feasible. Consider energy savings opportunities through programs such as Energy Trust of Oregon.
<https://www.energytrust.org/residential/>

Entry:

- Durable, easy to clean flooring
- Doorway large enough to allow for easy movement of catering equipment and rental furniture.

Living/Dining/Main Hallways

- Consider hardwood throughout.
- Finishes of slightly higher quality such as wood trim with painted gyp board walls of level 4 finish.
- Gas insert fireplace preferred as additive alternate.

Kitchen

- Enclosed from public spaces with eating nook for daily family meals.
- Solid surface homogeneous or quartz countertops.
- Stainless steel fixtures with brushed finish.
- Plywood cabinets with solid wood door/drawer fronts with pulls that meet accessibility standards.
- Durable, easy to clean flooring. Consider large format plank format with mid-tone grout.
- Appliances to be included: cooktop/oven, dishwasher, refrigerator, garbage disposal.



Private Living Quarters

- Consider hardwood throughout for consistency and accessibility, with exception to bathrooms, which will be seamless flooring.
- Finishes of standard residential quality with wood baseboard and painted gyp board walls of level 4 finish.

Garage/Storage

- Allow space for personal furniture storage during catered events.

Outdoor Entertaining Space

- A covered outdoor deck or patio area should be directly adjacent to the indoor public area and should accommodate a seated dinner for up to 16, or approximately 200 sf.
- All deck, patio and walking paths to consider outdoor lighting for entertaining and safety.
- Wood decks to be treated to consider long term durability and surface treatment to avoid slipping.
- Patio areas to be constructed of concrete with control joints to avoid cracking or pavers with appropriate subgrade and joints to avoid settling and tripping hazards.
- Additive alternate to include built in infrared heating at covered area.

Grounds

- Asphalt driveway with compacted gravel shoulder, ample enough to allow for overflow parking during larger events.
- Additive alternate to project: graveled space to accommodate 20 cars to allow for overflow parking during larger events.

Concrete: appropriate foundation drain system and water barriers

Masonry: use of native Northwest materials preferred.

Metals: provide metal flashing as required by application compatible with roofing and building opening material installations.

Wood, Plastics, and Composites: use of native Northwest materials preferred

Thermal and Moisture Protection: roof to be constructed to provide positive drainage without ponding or occurrence of standing water to a roof drain per applicable building code requirements with 30 year warranty. Provide roof and exterior insulation to meet or exceed current energy saving standards.

Openings: Doors to be solid wood with accessible hardware. Windows must meet energy saving design standards for residential construction with a minimum 10-year parts and coating warranty. All wood preferred.

Finishes: Finish materials as listed within project description. Painting and coatings should be low VOC and considered for maximum durability (infrequent repainting and easy to clean). Exterior



surfaces should be painted or stained with products appropriate for the substrate and exposure to weather with minimum 15-year durability.

Equipment: Residential kitchen appliances to be included in contract.

Furnishings: Furnishings will be provided by Owner

Conveying Equipment: If the residence is multiple level, preference would be to add a residential grade elevator for accessibility.

Plumbing: Plumbing to meet all current residential plumbing codes. Preferred for fixtures to meet water saving measures.

HVAC: HVAC to meet all current residential mechanical codes. Propose systems with energy saving measures where possible. Installation of mechanical system shall be easily accessed for maintenance.

Electrical: Electrical to meet all current residential electrical codes. Lighting to include LED fixtures that are easy to access with lamps that are available and easy to replace. Lighting in public areas to be dimmable, preference to controlled dimming through integrated system. Additional convenience outlets required throughout indoor and outdoor public areas. Appropriate grounding required.

Communications: telecommunications and data service will be through a commercial provider, but maintained by OSU Network Services.

Electronic Safety and Security: Report to the office of OSU Public Safety.

Earthwork: install erosion control in accordance with the local jurisdiction requirements. Contractor is responsible to apply and obtain an erosion control and grading permit from the local jurisdiction prior to commencing any grading activities on the project site. Tree protection needs to show clearly on permit drawings and submitted to the local jurisdiction for permit.

Exterior Improvements: design of asphalt drives and access paths should try to match existing grade in order to minimize elevation differences at the edges and take advantage of additional parking opportunities with a compacted gravel shoulder. All outdoor concrete ramps, stairs and driveways shall be designed to meet local jurisdictional requirements with appropriate control joints to minimize cracking. An automated irrigation system on controller should be included to serve all new landscaped areas. Trees planted outside of the irrigation zone will be sized and seasonally planted to accommodate maximum growth during establishment year.

Utilities: all franchise utility underground work requires coordination, review and approval of a university representative, and shall confirm, at a minimum, to all jurisdictional codes and regulations. Preference is to locate all new utilities underground. Existing residence on the property will discontinue use of public utilities and established connections will be transferred to this new residence.