

Towsley Center for Children Replacement Facility



Project Description

The Towsley Center for Children is currently located within two conjoined houses at 710 and 716 South Forest that were constructed in 1912 and 1914 and have been altered many times over the years. We evaluated an option to renovate and expand the existing facility; however, the cost to address barrier-free access and correct existing deficiencies would result in costs that are comparable for a new facility. Therefore, we are proposing to replace the existing facility with a 21,000 gross square foot, two-story building on the same site. Approximately 13,000 net square feet will provide capacity for 142 spaces for children within the new Towsley Center, double its current capacity.

Energy Efficiency Measures

- Increased insulation in foundation walls, exterior walls, and roof assemblies
- Energy efficient windows/glazing for increased thermal performance
- Reduction of lighting levels through use of occupancy sensors
- Controls to shut down air flow to specific spaces when they are unoccupied
- Use of occupancy sensors to reset space temperatures to allow wider temperature swings when rooms are unoccupied
- Increase thermostat deadbands (the gap between the heating setpoint and cooling setpoint during which no conditioning is provided)
- Use of controls to optimize fan speeds supplying air to VAV (variable air volume) boxes

Other Sustainability Features

- Use of an Erosion and Sedimentation Control Plan during construction to reduce pollution from construction by controlling soil erosion, waterway sedimentation, and airborne dust generation
- Towsley Center for Children is constructed on the site of the original center in lieu of a greenfield site
- Center is sited on public and U-M bus routes, encouraging use of public transit
- Original area of the site designated and developed for parking was significantly reduced (to lessen pollution and land development impacts)
- Reclaimed selected elements from the original center for re-use as interior windows and millwork accents.
- Use of water conserving plumbing fixtures.
- Use of select sustainable materials (e.g. synthetic slate roofing, PVC-free flooring tile and carpets)
- Use of low-VOC materials (e.g. carpets, paints)
- Use of regional and local materials where possible (e.g. brick)
- Water-efficient landscaping

Project Data

- Budget: \$8 M
- Schedule: Completion Scheduled for Fall 2009
- Square Feet: 25,441 gross sq. ft.

Substantially Complete: December 2009

- Project Status: Substantial Completion
- Design Complete: 100%
- Construction Complete: 100%