

Law School Academic Building and Hutchins Hall Law School Commons Addition



Project Description

The proposed project includes a new academic building located south of Monroe Street, an addition between Hutchins Hall and the William W. Cook Legal Research Library for a new Law School commons, and renovations within both Hutchins Hall and the Cook Library. The new academic building will be approximately 100,000 gross square feet that will house classrooms, multi-purpose spaces, clinic work spaces, and offices for Law School faculty and administrators. The Law School commons project of approximately 16,000 gross square feet will provide needed student study, interaction, and support spaces. Additionally, the project will include life safety upgrades to Hutchins Hall and the Cook Library and the addition of an electrical substation and chilled water plant. The project will also replace the metal siding on the connection between the Law Quad buildings and the Cook Library stacks wing with a masonry façade as presented.

Energy Efficiency Measures

- The building's design and systems include a number of energy efficient features that allow for an estimated 30% energy savings compared with an energy code compliance building as defined in ASHRAE 90.1-2007 - Appendix G
- Maximum insulation in foundation walls, exterior walls, and roof assemblies
- Energy efficient windows/glazing for increased thermal performance
- Occupancy sensors for the shutdown of VAV boxes
- Increase of "deadband" in the thermostat controls for all academic spaces
- Use of increased inspections, including infrared scans during construction to identify missing insulation, gaps in the enclosure, and other wall/roof assembly deficiencies
- Daylighting controls for perimeter spaces
- Reduction of lighting levels through use of occupancy sensors
- More efficient mechanical cooling achieved with the use of high efficiency chillers
- Domestic hot water reduction by using low flow fixtures
- Mechanical room airflow reduction achieved by ventilating the mechanical room based on occupancy
- Free cooling achieved by using dry coolers and getting energy savings associated with not running the air conditioning unit compressors

Other Sustainability Features

- This project is LEED® Gold certified and achieved 44 points under the LEED for New Construction v2.2 rating system.
- Law School new academic building is situated on a previously developed site instead of a new site and has no threatened or endangered plants or animal species that inhabit this space
- New building is sited on public and U-M bus routes, encouraging use of public transit
- Bike racks and shower facilities are provided, encouraging alternative transportation
- No new parking provided on the site
- Landscaping is designed to have only native and adaptive plants and no lawns, therefore reducing the need for mowing and using invasive fertilizers
- Storm water management incorporates a detention tank that will significantly reduce the quantity of

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storm water

- Storm water quality controlled with the use of hydrodynamic separators
- Light colored hardscape surfaces installed to help the heat island effect
- Plumbing fixtures within the building are low-flow fixtures and dual flush toilets
- 85% of construction waste will be diverted from disposal
- 44% of building materials extracted and manufactured regionally
- 98% as wood products used was harvested from FSC (Forest Stewardship Council) certified forests
- Use of low-VOC materials (carpets, paints)
- Use of grating mats and exhaust systems with filters to improve indoor chemical and pollutant source control

Project Data

- Budget: \$102 M
- Schedule: Completion Scheduled for Spring 2012
- Square Feet: 16,000 gross sq. ft. renovation
100,000 gross sq. ft. addition

Substantially Complete: September 2011

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