

Munger Graduate Residences



Project Description

The University of Michigan has received a major gift to fund construction and fully furnish a new residential facility for graduate students. The eight-story building will be approximately 380,000 gross square feet and will accommodate approximately 600 students in an apartment-style layout. The new building is proposed to be located on the site of the current Thompson Street surface parking lot, immediately south of the Thompson Street Parking Structure and on adjacent parcels of land.

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 compliant building as defined in ASHRAE 90.1-2007 - Appendix G
- Exterior envelope rain screen wall system to minimize thermal bridging and air leakage, even under the negative pressurization required for laboratories
- Improved air-conditioning system efficiency through the use of chilled beams and dedicated outside air systems
- Return air from offices and classrooms utilized as makeup air to laboratories
- Energy recovery wheels in the dedicated outside systems to reduce energy consumption
- Occupancy sensors to turn off lights when spaces are un-occupied

Other Sustainability Features

- This project is LEED® Gold certified and achieved 71 points under the LEED for New Construction v2009 rating system.
- Project site located near public bus routes to encourage use of public transit.
- Close proximity to basic services such as banks, theaters and restaurants to encourage building occupants to walk instead of drive
- Native and drought tolerant plantings will be used on site to reduce irrigation water use by at least 50%
- Storm water management system that limits increased (post-construction) runoff levels of storm water into the existing storm water system
- Low-flow fixtures reduce water consumption by a minimum of 20% beyond Michigan Plumbing Code; savings obtained through the use of low flow bathroom fixtures.
- Construction waste to be diverted from landfills when possible
- Low-VOC adhesives and sealants, paints and coatings, flooring systems, and composite wood and agrifiber products
- Materials and products used to be extracted and manufactured within 500 miles of the project site when possible.
- Materials used to contain recycled content when possible
- Use low-impact refrigerants minimizing contributions to climate change

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Project Data

- Budget: \$152 M
- Schedule: Completion Scheduled for Summer 2015
- Square Feet: 380,000 gross sq. ft.

Substantially Complete: July 2015

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