

## Weiser Hall Renovation



### Project Description

A renovation of approximately 106,000 gross square feet vacated by the relocation of the Department of Astronomy to West Hall and the repurposing of classrooms will create spaces that will facilitate faculty collaboration and enhance opportunities for graduate and undergraduate students. The renovated space will be organized efficiently with sharing of staff, space, and core facilities between units housed in the building. In addition, approximately 1,500 gross square feet of space will be added by enclosing an overhang area on the ground floor, and extending windows outward on the tenth floor. The project will also address deferred maintenance in the areas renovated.

### 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
- Replacement of single pane windows with double pane insulated windows
- High performance glazing where masonry walls are to be replaced with sections of curtain wall
- Thermal break technologies, coatings, warm edge spacers and gases incorporated to optimize the vision unit performance
- Addition of insulation and vapor barrier at existing uninsulated masonry walls
- Chilled beams
- Coordination of mechanical system and operation to use realistic performance values to avoid unnecessary over-design of the mechanical system
- Replacement of existing light fixtures with more efficient light fixtures, task lighting, and the opening up of interior floor plates to allow for increased natural daylight penetration
- Occupancy sensors for lighting controls
- Rated glass partitions used to open view to existing exit stairs to encourage the use of stairs in lieu of elevator use

### Other Sustainability Features

- Project site located near public and U-M bus routes to encourage use of public transportation
- A 20% water consumption savings beyond Michigan Plumbing Code is anticipated through the use of low flow bathroom fixtures
- Demolition and construction waste diverted from landfill when possible
- Low-VOC paints, flooring, adhesives and sealants
- Recycled and regional materials used where possible