

Michigan Union Renovation



Project Description

The Michigan Union was originally constructed in 1919. This project proposes a deep renovation of this 250,000-gross-square-foot landmark of both architectural and historical significance. This project improves accessibility under the Americans with Disabilities Act; create social space on the main level by enclosing the courtyard; expand and improve informal gathering spaces; create state-of-the-art student organization and student involvement space; create appropriate spaces for counseling and student support services; and add additional meeting space near the main ballroom. The project will also address deferred maintenance, including life safety, electrical, mechanical, and plumbing system improvements; elevator replacements and upgrades; replacement of the roof and restoration and replacement of windows; interior finish upgrades on floors one through four; and restroom upgrades.

Energy Efficiency Measures

- The building's design and systems include a number of energy efficient features that will allow for an estimated 37% energy savings compared with an energy code compliant building as defined in ASHRAE 90.1-2007 Appendix G
- Energy efficient, regional chiller plant located in South Quad will serve cooling needs of the Michigan Union
- Improved air conditioning system throughout the building
- LED lighting used in all renovated areas
- Occupancy sensors used in all renovated areas
- Daylighting controls in the courtyard

Other Sustainability Features

- Project site is located near public and U-M bus routes to encourage use of public transit
- Most of the existing trees were preserved
- A 20% water consumption savings beyond Michigan Plumbing Code is anticipated; savings will be obtained through the use of low floor fixtures
- All exterior walls and a majority of interior walls were reused
- Local and regional building materials were sought wherever possible
- Finishes and furnishings were selected with low VOCs
- Enclosed courtyard will bring natural daylight to the interior of the building thereby reducing the need for artificial lighting while providing occupants with a connection to the outdoors