

New Building for the College of Pharmacy



Project Description

The College of Pharmacy Building was constructed in 1960, with a major addition built in 1992. The building's narrow structural bays and shallow floor-to-floor heights do not allow for the reconfiguration needed for modern research and teaching laboratory spaces or modern classrooms. In addition, the building is not large enough to meet the College of Pharmacy's space needs. As such, the college's teaching, research, and office spaces are distributed across seven campus locations. The College of Pharmacy is proposing the construction of a new teaching and research facility that will address its need to modernize and increase its physical space for academic, research, and student support functions. A new 142,000-gross-square-foot building located on the corner of Glen Avenue and East Huron Street is proposed that will house active learning-style classrooms, laboratories, associated support spaces, faculty and administrative offices, and student-focused areas. There will be an increased demand of approximately 30 parking spaces due primarily to the loss of 24 spaces on the building site.

Energy Efficiency Measures

- The building's design and systems are designed with a stretch goal for energy cost savings of 20% compared with an energy code compliant building as defined in ASHRAE 90.1-2013
- Optimized glazing performance exceeds ASHRAE 90.1-2013
- Lighting power density below ASHRAE 90.1-2013
- Air-Handling Unit (AHU) design optimizes fan power
- Chilled beam system
- Total energy wheels for laboratory and administrative spaces
- Enhanced total energy wheel heat recovery at part load
- Heat recovery chiller
- Variable Air Volume fume hoods

Other Sustainability Measures

- This project is registered under the LEED® green building certification program with the certification goal of LEED Silver. This project will use the LEED for New Construction v4 rating system.
- Designed with a hybrid mass timber structure to reduce embodied carbon, reduce waste, and provide occupants with a connection to nature.
- Designed to reduce water consumption by a minimum of 20% beyond Michigan Plumbing Code; savings obtained through the use of low-flow plumbing fixtures
- Stormwater is designed to be fully infiltrated into the ground where practical and to be fully detained for slow infiltration.
- Native and drought tolerant plantings will be used on site to reduce irrigation water use
- Project site located near public bus routes & bike networks to encourage use of public & bike transit instead of driving
- Outdoor gathering spaces at each entrance provides access to nature.
- Views to the outdoors and access to natural light from interior offices and labs influence emotional and cognitive health of building occupants
- Low environmental impact of refrigerants
- Specification of materials with Environmental Product Declarations

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- Specification of materials with Health Product Declarations
- Specification of materials with recycled content
- Specification of regional materials
- Low-VOC paints, coatings, adhesives and sealants
- Construction Waste Management, more than half the waste generated during construction will be diverted from landfills and either salvaged for reuse or recycled