

North Campus Research Complex Buildings 20 and 25 Laboratory Renovation



Project Description

Constructed in 1959 and 1984, North Campus Research Complex (NCRC) Building 20 and Building 25 contain approximately 285,000 gross square feet of primarily unoccupied wet laboratory space. This project will renovate approximately 158,000 gross square feet of space within both buildings to accommodate the Medical School's wet laboratory research growth over the next decade. A 6,900-gross-square-foot infill addition will be constructed to improve connectivity between the buildings and throughout the complex. The project will also address deferred maintenance in both buildings, including heating, ventilation, air conditioning, electrical, and life safety system upgrades, as well as code-related items; and provide accessibility improvements and new finishes in public spaces.

Energy Efficiency Measures

- The building's design and systems targeting a 30% energy savings compared with an energy code compliant building as defined in ASHRAE 90.1-2007
- The exterior glazing for the connector addition include high performance low-e coating and frit coatings for energy savings.
- New EPDM roof membrane and polyisocyanurate insulation help conserve energy
- An enthalpy energy recovery system with a dedicated outside air handling unit to capture heat from the exhaust air and utilize it to pre-heat/pre-cool supply air
- Chilled beams used for conditioning spaces with reheat coils
- Occupancy sensors turn off lights when spaces are un-occupied
- New LED fixtures provided throughout the project
- Daylight sensors and dimming LED drivers allow for daylight harvesting

Other Sustainability Features

- Construction waste diverted from landfills when possible
- Low-VOC adhesives and sealants, paints and coatings, flooring systems, and composite wood and agrifiber products used
- Materials and products used were extracted and manufactured within 500 miles of the project site when possible
- Materials used to contain recycled content when possible
- Majority or proposed casework for this project was re-purposed from another NCRC facility
- Low flow water use fixtures used where possible