

UMHHC Parkview Medical Center and Scott and Amy Prudden Turner Memorial Clinic Building Demolition Project



Project Description

The University of Michigan Hospitals and Health Centers (UMHHC) proposes to demolish the Parkview Medical Center and Scott and Amy Prudden Turner Memorial Clinic buildings. The demolition of these buildings has been in our master plan for several years and is possible because the clinical functions are now housed in the W. K. Kellogg Eye Center and Brehm Tower. The buildings no longer meet the needs of the UMHHC and are not conducive to reuse for clinical or office functions. This project will demolish both buildings, renovate the existing easterly portion of the W. K. Kellogg Eye Center that connects to these buildings, including a new point of entry, and

expand the parking lot. The scope of this project includes the architectural, mechanical and electrical work necessary to accomplish these improvements. Although there will be a temporary loss of the spaces in the adjacent parking lot during construction, at project completion there will be a net increase of approximately 75 parking spaces.

Energy Efficiency Measures

- Use of Energy Star products or products listed as Federal Energy Management Program (FEMP) .
- Provision for task lighting to reduce amount of general lighting required.
- Use of occupancy sensors to reduce lighting energy usage when rooms are unoccupied.
- Use of energy saving lamps and electronic ballasts in lighting fixtures with a minimum power factor of .90.
- Photoelectric controls and/or timers for site lighting to control daily illumination hours.
- Use of split system heat pump units for new conference room area.
- All motors larger than 0.75 HP to be 'premium efficient' rating.
- Use of battery powered sensor faucets in toilet rooms.
- A swirl concentration device will be used to improve the quality of the storm water leaving the site. This device will remove more than 80% of the total suspended solids in the storm water runoff.

Demolition Phase Sustainable Features

- Abate asbestos containing materials and proper handling and disposal of lead containing materials.
- Proper disposal of regulated building waste such as; mercury containing articles, batteries, smoke detectors, and electronic waste, among other building articles.
- All non-hazardous contaminates soils are brought to a Class II landfill.
- Provide Toxicity Characteristic Leaching Procedure (TCLP) testing on select materials to determine whether hazardous chemicals will leach from waste material. Material is then disposed as either hazardous or non-hazardous material.
- No vehicular idling allowed on site and all diesel equipment is fueled by biodiesel fuel B-20.
- All diesel equipment utilizes exhaust after treatment devices to reduce emission from diesel engines.
- UM maintenance shops shall have the opportunity to salvage and reuse building components.
- Maintain best practices for soil erosion and sedimentation control procedures.

Project Data

- Budget: \$5M
- Schedule: Completion scheduled for Fall 2012
- Square Feet: 69,000 gsf

Status as of July 2011

- Project Status: Active
- Design Complete: 93%
- Construction Complete: 0%