Ross School of Business - Facilities Enhancement Project

Project Description

The Ross School of Business Project involves the demolition of Davidson Hall, Assembly Hall and Paton Center, (approximately 180,000 gross square feet) and construction of a new building of approximately 270,000 gross square feet. The new facility will be seven floors housing twelve tiered classrooms, an auditorium and colloquium, faculty offices, student service activities space, and a central gathering space that will provide seating areas and a food court. Adjoining work at the Kresge Library includes the enclosure of the Kresge portico and air conditioning chiller installations in the Kresge Library mechanical room.

Energy Efficiency Measures

- Green roofs and roofing with a high Solar Reflectance Index to reduce heat island impact
- Energy savings through the implementation of individual room thermostats, and provide low temperature set-points during winter months, and high temperature set-points during summer months, for non-occupied spaces.
- Use of occupancy sensors in all rooms and offices, and automated variable light levels in the skylight Winter Garden through zoned photo sensor metering and lighting controls
- Use of enhanced commissioning to verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements, basis of design, and construction documents

Other Sustainability Features

- This project is LEED® Silver certified and achieved 36 points under the LEED for New Construction v2.1 rating system.
- Storm water management practices involving storm water detention (underground tanks and green roofs), storm drainage percolation areas, porous concrete pavement, and vortex manhole sedimentation separator
- Use of an Erosion and Sedimentation Control Plan during construction to reduce pollution from construction by controlling soil erosion, waterway sedimentation, and airborne dust generation
- Constructed on a previously developed site in lieu of a greenfield site
- Provided on-site bike storage and a shower facility
- No new parking provided on-site (to reduce pollution and land development impacts)
- Sited on public and U-M bus routes, encouraging use of public transit
- Limited use of potable water by planting native vegetation and using highly efficient drip irrigation
- Maximized water efficiency within buildings though the use of waterless urinals, dual-flush toilets, and faucets with aerators and motion sensors
- Selected refrigerants and HVAC equipment that minimize the emission of compounds that contribute to ozone depletion and global warming
- Construction activities diverted more than 75% of the construction waste from this project away from landfills and incinerators and instead redirected the waste back into the manufacturing process as recovered resources
- Helped to increase the market demand for recycled content materials by utilizing products and materials made from recycled content that make up more than 10% of the total value of the materials or the project
- Helped to increase demand for building materials and products extracted and manufactured within 500

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miles of the building site by utilizing materials from the region that make up more than 20% of the total value of materials.

- Developed and implemented an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building to help sustain the comfort and well-being of construction workers and building occupants
- Reduced the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants

Project Data

- Budget: $145 M
- Schedule: Completion Scheduled for Fall 2008
- Square Feet: 270,000 gross sq. ft.

Substantially Complete: December 2008

- Project Status: Substantial Completion
- Design Complete: 100%
- Construction Complete: 100%