

East Quadrangle Renovation



Project Description

Originally constructed in 1940 with additions in 1948 and 1969, East Quadrangle is an approximately 300,000-gross-square-foot residence hall housing approximately 860 students and the Residential College. Consistent with the overall Residential Life Initiatives presented to the Board of Regents in September 2004, we propose a deep renovation of East Quadrangle. The renovation will update infrastructure, including: new plumbing, heating, cooling, ventilation, fire detection and suppression systems; wired and wireless high-speed network access; renovated bath facilities; and accessibility improvements. New and reorganized spaces within the facility will revitalize the old residence hall and create much-needed spaces for academically-related facilities, as well as improved dining facilities. Since its inception in 1967, the Residential College has occupied spaces within East Quadrangle not originally designed for academic use, with offices and administrative functions housed in former bedrooms and most classrooms located in the basement. This project will renovate the Residential College to current academic standards.

Energy Efficiency Measures

- This project has been approved for the Designed to Earn ENERGY STAR® certification. This certification recognizes that this design project has met Environmental Protection Agency (EPA) criteria for energy efficiency
- The building's design and systems include energy efficient features that allow for an estimated 30% energy savings compared with an energy code compliant building as defined in ASHRAE 90.1-2007 - Appendix G
- Increased exterior wall insulation
- New roof insulation
- Improved air-conditioning system, which will retire old smaller, inefficient systems
- HVAC occupancy sensors in all common areas
- Increased thermostat dead band by 2 degrees for offices and classrooms
- Enthalpy wheel in the mechanical system as a means of energy recovery utilizes lost heat from the toilet room exhaust system
- Reduced lighting density throughout the building
- Occupancy sensors to control lighting in all common areas
- Air-infiltration minimized due to infrared scans of building during construction
- Air-infiltration minimized due to inspections of exterior wall and fenestration during construction

Other Sustainability Features

- Additional bicycle parking provided to encourage bicycle usage
- Building materials both regional and local used; not less than 10%
- Heritage trees throughout the site maintained and preserved
- Porous pavement materials utilized throughout existing courtyard spaces taking the place of existing non-porous materials
- Existing site lighting, poles, lamps, and globes, reused
- Over 80% of the existing exterior walls, 75% of the existing windows, and a majority of the existing interior walls refurbished for reuse
- Select existing kitchen equipment rehabilitated for optimal use

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- Demolished material recycled and/or reused; including steel, brick, and block
- Additional light wells and areaways constructed to take advantage of direct and borrowed natural light

Project Data

- Budget: \$116 M
- Schedule: Completion Scheduled for Summer 2013
- Square Feet: 300,000 gross sq. ft. renovation

Substantially Complete: July 2013

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