

Law School Academic Building and Hutchins Hall Student Commons Addition



Project Description

The project includes a new academic building located south of Monroe Street, an addition between Hutchins Hall and the William W. Cook Legal Research Library for a new Law School commons, and renovations within both Hutchins Hall and the Cook Library. The new academic building will be approximately 100,000 gross square feet that will house classrooms, multi-purpose spaces, clinic work spaces, and offices for Law School faculty and administrators. The Law School commons project of approximately 16,000 gross square feet will provide needed student study, interaction, and support spaces. Additionally, the project will include life safety upgrades to Hutchins Hall and the Cook Library and the addition of an electrical substation and chilled water plant. The project will also replace the metal siding on the connection between the Law Quad buildings and the Cook Library stacks wing with a masonry façade.

Energy Efficiency Measures

This project is designed to surpass code required energy efficiency by 30% and some of the examples of the energy conservation measures include:

- Maximum insulation in foundation walls, exterior walls, and roof assemblies
- Energy efficient windows/glazing for increased thermal performance
- Occupancy sensors for the shutdown of VAV boxes
- Increase of “deadband” in the thermostat controls for all academic spaces
- Use of increased inspections, including infrared scans during construction to identify missing insulation, gaps in the enclosure, and other wall/roof assembly deficiencies
- Daylighting controls for perimeter spaces
- Reduction of lighting levels through use of occupancy sensors
- More efficient mechanical cooling achieved with the use of high efficiency chillers
- Domestic hot water reduction by using low flow fixtures
- Mechanical room airflow reduction achieved by ventilating the mechanical room based on occupancy

- Free cooling achieved by using dry coolers and getting energy savings associated with not running the air conditioning unit compressors

Other Sustainability Features

This project will seek LEED Silver-level Certification and examples of some of the additional sustainability measures incorporated into the project include:

- Law School new academic building is situated on a previously developed site instead of a new site and has no threatened or endangered plants or animal species that inhabit this space
- New building is sited on public and UM bus routes, encouraging use of public transit
- Bike racks and shower facilities are provided, encouraging alternative transportation
- No new parking provided on the site
- Landscaping is designed to have only native and adaptive plants and no lawns, therefore reducing the need for mowing and using invasive fertilizers
- Storm water management incorporates a detention tank that will significantly reduce the quantity of storm water
- Storm water quality will be controlled with the use of hydrodynamic separators
- Light colored hardscape surfaces will be installed to help the heat island effect
- All plumbing fixtures within the building will be low-flow fixtures and dual flush toilets
- At least 50% of construction waste will be diverted from disposal
- Regional materials are used wherever possible, as well as certified wood
- Use of low-VOC materials (carpets, paints)
- Use of grating mats and exhaust systems with filters to improve indoor chemical and pollutant source control

Project Data

Budget: \$102M

Schedule: Completion scheduled for Fall of 2011

Square Feet: 116,000 GSF