

## Vera Baits II Renewal



Vera Baits II (Ziwet House shown)

### Project Description

Constructed in 1967, the approximately 175,000-gross-square-foot, five-building Vera B. Baits II complex (Baits II) provides housing for approximately 550 students. The renovation will update infrastructure, including: new fire detection, alarm, and suppression systems; wireless high-speed network access; new energy-efficient windows and roof systems; and new interior finishes and furnishings. Community spaces will be reorganized or repurposed to create spaces for academic activities, student interaction, and opportunities for creating a sense of community.

### Energy Efficiency Measures

- New roofing complying with ASHRAE 90.1-2007 standards, with insulating values between R21 and R40.
- New aluminum windows with 1-inch, double-pane insulated glazing, thermal breaks, and special coatings.
- New energy-efficient light fixtures complying with ASHRAE 90.1-2007 standards, with occupancy sensors.
- New toilet fixtures with water-saving 1.6 gallons-per-flush and dual-action flush valves (0.6 gpf for liquids).
- New plumbing faucets and shower heads with water-saving features.
- New energy-efficient and paper-saving electric hand dryers.
- New energy-efficient kitchen appliances and computers.

### Other Sustainability Features

- Use of salvaged existing student furniture from other U-M dormitories instead of new furniture.
- Use of new flooring with recycled content, low-VOC emissions, and regionally-produced material.

### Project Data

- Budget: \$11.95M
- Schedule: Completion scheduled for Summer 2012.  
Regent completion is September 30, 2013.
- Square Feet: 175,000 gsf

### Status as of February 2012

- Project Status: Construction
- Design Complete: 100%
- Construction Complete: 3%