



**MONTCLAIR STATE UNIVERSITY
UNIVERSITY HALL
MONTCLAIR, NEW JERSEY**

22% less energy use

48% less water use

50% of construction waste diverted from the landfill

LEED® Facts

Montclair State University
University Hall
Montclair, New Jersey

LEED for New Construction 2.1
Certification awarded September 2008

Certified 28*

Sustainable Sites 5/14

Water Efficiency 4/5

Energy & Atmosphere 4/17

Materials & Resources 6/13

Indoor Environmental Quality 8/15

Innovation & Design 1/5

**Out of a possible 69 points*



MONTCLAIR STATE UNIVERSITY - UNIVERSITY HALL - MONTCLAIR, NEW JERSEY

From Gray to GREEN

Montclair State University Turns Parking Lot into Campus Icon

PROJECT SUMMARY

In 2002, Montclair State University, New Jersey's second largest and fastest growing university, identified the need for a new flagship, mixed-use facility to rejuvenate and enhance its expanding campus, both academically and physically. The University's goal was to accommodate the massive building program in an architectural style reminiscent of its historic campus buildings, on the 5-acre site of a treeless 400+ car parking lot, at the outer edge of the academic campus core.

UNIVERSITY HALL FACILITIES

Designed in the university's distinctive Spanish Mission style architecture, University Hall is the largest and most sophisticated building in Montclair State University's history, and has become the campus icon for learning and teaching excellence in the 21st century.

The south wing of University Hall provides a state-of-the-art new home for the university's nationally recognized College of Education and Human Services, including the ADP Center for Teacher Preparation and Learning Technologies, the Center for Pedagogy, the Literacy Enrichment Center, the Institute for the Advancement of Philosophy for Children, and offices and conference rooms for the more than 150 faculty and staff in the College of Education and Human Services.

Two floors of the north wing of the building are dedicated to the university's information technology services and house a large Information Commons and Technology Solutions Center for students, faculty and staff.

Located on the seventh and top floor of University Hall is the region's newest and most sophisticated conference center and banquet facility, complete with meeting, conference and event space for groups of up to 500 people.

PROJECT CHALLENGES/ACHIEVEMENTS

- The contextual design of the university's largest building in its distinctive Spanish Mission style, while maintaining a sense of the building's size and scalability in relation to the rest of the campus;
- An extremely brief and firm timetable of three years from start of design to end of construction- and a fixed budget of little more than \$54 million;
- A complex list of specific programming criteria that included 52 classrooms, administrative offices for two large academic departments, open lecture areas on the bottom floors and a spacious conference center at the uppermost level;
- A building site that had once been a rock quarry, making soil conditions problematic. Much of the underlying soil had to be removed and replaced with soil that could withstand the structure's weight;
- More than 1000 cu yds of rock removed from the site was crushed and reused on site.
- An institutional intention to incorporate sustainability in design and materials.

LEED STRATEGIES & RESULTS

- Storm-water management, featuring filter units that remove dissolved phosphorus
- Water-efficient plumbing fixtures and waterless urinals
- Construction waste management
- Energy performance exceeding ASHRAE requirements by 22%
- Recycled content in steel, concrete, aluminum, gypsum board, suspended ceilings, carpet
- Certified wood for doors, trim, and blocking
- Low-Emitting materials such as paints, sealants, carpets, and composite wood products
- Native and adaptive plants eliminate irrigation requirements and reduce maintenance considerations
- Third Party Commissioning and Peer Review of MEP Design
- On Site Storage and Collection of Recyclables
- Greenguard Furniture specified throughout the Facility

“University Hall is an exemplary example of environmental stewardship and our model for future buildings, in terms accommodating the University's teaching and research program needs in an environmentally friendly manner.”

University Provost Richard Lynde, as he executed the Memorandum of Understanding between the federal EPA and Montclair State University.



Owner/Developer: Montclair State University
 Architect: The S/L/A/M Collaborative
 Landscape Architect: The S/L/A/M Collaborative
 LEED Consultant (design): The S/L/A/M Collaborative
 LEED Consultant (contract administration): Chrisner Group
 GC: Terminal Construction
 Commissioning Agent: Domotech
 Owners Representative: Walter Kanzler, Director of Design
 Montclair State University

Engineers:
 Structural: The S/L/A/M Collaborative
 Civil: Yu & Associates Inc.
 Mechanical: R.G. Vanderweil Engineers, Inc.
 Electrical: R.G. Vanderweil Engineers, Inc.
 Geotechnical: Melick-Tully & Associates P.C.
 Project size: 272,000 square feet
 Construction cost: \$54 million, or \$200 per square foot
 Date of completion: 2005
 Number of floors: Seven

Photograph Courtesy of: The S/L/A/M Collaborative

ABOUT USGBC NJ

The mission of the NJ Chapter is to be New Jersey's foremost coalition in the public and private sectors promoting the planning, design, construction, and operation/maintenance of buildings that are environmentally responsible, cost effective, productive, and healthy places to live, learn, and work.



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