



## Central Washington University – Dean Hall Renovation

## LEED Gold



Central Washington University

### Project Specifics

Gross square footage:	79,553 sf
Construction cost:	\$23,958,000
Project occupied:	February 2009
Energy savings:	22.7%
Water savings:	140,350 gal/yr
Waste recycled:	2,108 tons/ 68%
Added LEED cost*:	\$95,650 design only
Incentives:	none
LEED Payback**:	unknown
CO <sub>2</sub> savings:	unknown
Awarded	LEED Gold - 2010

### Design and Construction Team

Owner's representative:	Joanne Hillemann, LEED AP
Architect:	BCRA, Inc.
General contractor:	Lydig Construction
Structural engineer:	PCS Structural Solutions
Mechanical engineer:	MW Consulting Engineers
Civil engineer:	BCRA, Inc.
Electrical engineer:	Abacus Engineering Systems
Landscape architect:	Nature by Design
LEED consultant:	BCRA, Inc.
Commissioning Agent:	Keithly Barber Associates
Acoustic Consultant:	The Greenbusch Group
Photography:	Dane Gregory Meyer

Dean Hall is the first constructed project to achieve LEED Gold GBCI certified on the Central Washington University campus in Ellensburg, WA. The project started under the LEED NCv2.1 rating system but the project team voluntarily chose to substitute selected credits meet the LEED NCv2.2 rating system as allowed by the USGBC compliance path.

Dean Hall, which had been vacant since 1998, now contributes to the academic system and enhances the northwest corner of the campus quadrangle contributing another Science facility to the developing Science neighborhood. Dean Hall houses the Departments of Geography and Anthropology & Museum Studies, museum exhibit space and teaching spaces, and the Dean's administrative offices, College of the Sciences.

Over 75% of the existing building shell and structure was renovated and reused thereby diverting potential waste from the landfill. There are small additions to the east and west sides of the existing building to accommodate an improved entry, new stairs, lobby, and studying areas. The east addition provides a connection and transparency between the building and the quadrangle.

The floors are organized by the public spaces and lecture/classrooms on the first floor, anthropology and geography specific classrooms and lab spaces on the second floor, and department faculty offices, research rooms, plus open and semi-private study areas on the third floor.

Sustainable features include site and building water use reduction, improved energy performance, utilization of recycled, regional, and low-emitting materials, enhancement of daylight and views, and post occupancy evaluations. Dean Hall exceeded the State of Washington requirement to achieve LEED Silver certification (achieved Gold) despite project budgeting prior to the LEED requirement and a difficult bidding environment.