

ASU Memorial Union Remediation & Renovation

Description of Project

Project is a \$20 million, interior remediation and renovation to the existing Memorial Union at Arizona State University, Tempe, Arizona. LEED Consulting Services provided by owner's consultant, Specification Consulting to Studio Ma, Phoenix, AZ.



Challenges Overcome

A fire in a second floor storage area in November 2007 caused extensive fire and smoke damage, shutting down the lower levels of the building for 60 days and the second and third floors until the following August. The project was of key importance, as the Memorial Union is the center of student life on the Tempe campus and the "front door" for many visitors. Nearly 30,000 guests pass through its doors each day. Design and renovation was accomplished over a period of five months.

Benefits Provided:

ASU decided after the fire incident not to simply rebuild the damaged areas of the 54-year-old building but to meet or exceed the standards of quality and sustainability used in ASU's newest buildings. The initial goal was to achieve a LEED Silver rating. The Memorial Union renovation project transforms an outdated but historic 1950's era building into a state-of-the-art facility showcasing innovative green building technologies and local, regional and recycled green building materials. It is a benchmark for adaptive and sustainable building design, becoming the first LEED certified renovation project at ASU. The attainment of LEED Gold certification is a testament to ASU's ongoing commitment to sustainability. LEED Gold certification highlights for the project include the following:

- The use of regional and recycled materials, including local sandstone and mesquite and reclaimed metal finishes, minimizes the project's embodied energy and supports local industry.
- Individual lighting control systems comprised of continuous dimming ballasts and environmental sensors combine to provide energy savings of 40-70% while reducing maintenance costs.
- A comprehensive network of real-time monitoring and trending sensors communicates the building's environmental variables (temperature, fresh air, humidity, alarm and fire) to the university's central facilities, to maximize occupant comfort, energy efficiency and safety.
- 95% (1,128 tons) of construction waste was diverted from landfills and recycled.
- Interior materials (stone and aluminum wall finishes, paints, adhesives, sealants, carpets, casework and systems furniture) containing zero volatile organic compounds provide improved air quality and durability.
- Comprehensive recycling and green cleaning programs are used by the MU in day to day operations, to minimize ongoing environmental impacts.
- A portion of the ASU's solar-generated power is dedicated to the MU.

Architect: Studio Ma, Phoenix, AZ.

LEED CERTIFICATION ACHIEVED: LEED-CI v2 Gold, December 5, 2009