



Weinstein Hall opened in 1951 as the Richmond College Student Activities Building. After the Tyler Haynes Commons opened in 1976, Weinstein Hall was converted to serve primarily as an academic building. Beginning in May 1997, the building was extensively renovated and fitted with new classrooms and office space for the Political Science department.



In October 2000, the Board of Trustees approved a plan to significantly expand the Political Science Building and create the Center for the Social Sciences. The newest part of the structure would be located on the south side of the original building. Weinstein Hall was the first building constructed under the University's 2000 master plan, which included a provision for pursuing LEED certification for new construction. The building became the University's first LEED project.

## PROJECT HIGHLIGHTS

### LEED® Facts

Weinstein Hall Renovation  
 University of Richmond  
 2004



Location.....	28 Westhampton Way Richmond, VA 23173
Rating System.....	LEED-NC v2.0
Certification Achieved.....	Certified
Total Points Achieved.....	26/69
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Sustainable Sites.....	5/14
Water Efficiency.....	2/5
Energy and Atmosphere.....	1/17
Materials and Resources.....	6/13
Indoor Environmental Quality.....	7/15
Innovation and Design.....	5/5

**1st** LEED building on campus and in central Virginia

**2nd** LEED educational building in Virginia

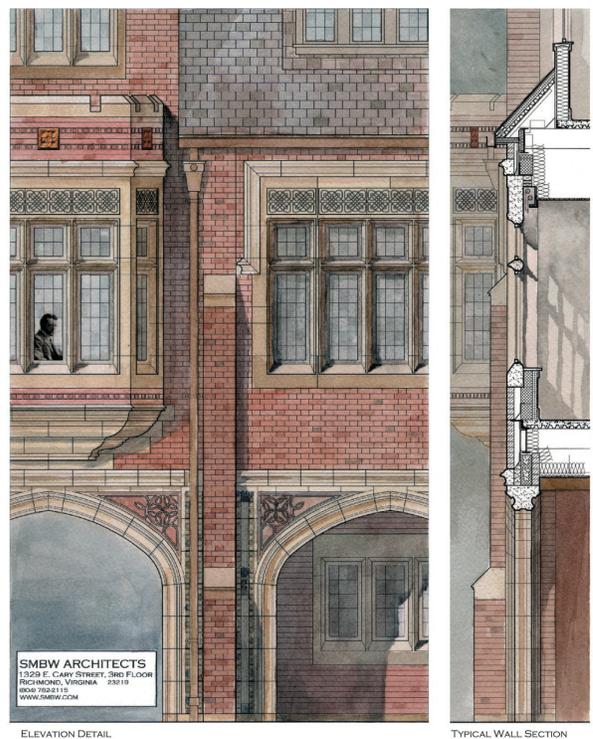
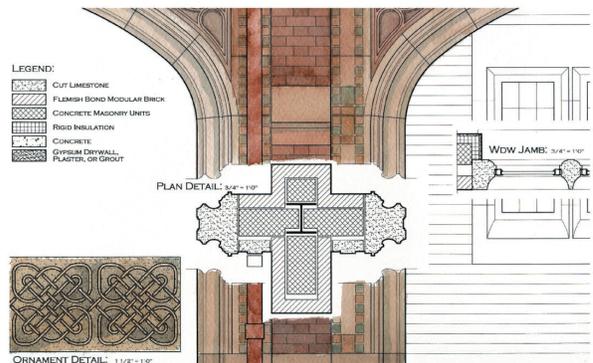
**50%** Construction materials used manufactured within 500 miles

**75%** Construction and demolition debris diverted from landfill



## PROJECT TEAM

<b>Owner</b>	University of Richmond	<b>Civil Engineer</b>	Draper Aden
<b>Architect</b>	SMBW Architects	<b>Landscape Architect</b>	Higgins and Gersteinmaier
<b>Contractor</b>	Conquest, Moncure & Dunn, Inc.	<b>LEED Consultant</b>	University of Richmond
<b>HVAC Engineer</b>	Whitescarver Hurd & Obenchain	<b>Interior Designer</b>	University of Richmond
<b>Structural Engineer</b>	Fox & Associates		



## ADDITIONAL RESOURCES

Weinstein Hall

<http://www.richmond.edu/visit/maps/?bldg=08>

University Facilities

<http://facilities.richmond.edu/index.html>

Office for Sustainability

<http://sustainability.richmond.edu/>

Office for Sustainability Resources

<http://sustainability.richmond.edu/buildings/index.html>

Follow the Office for Sustainability

<https://www.facebook.com/SpiderSustainability?fref=ts>

<https://twitter.com/BeAGreenSpider>



## SUSTAINABLE SITES



Weinstein Hall was constructed as a renovation to a previously existing building, therefore minimizing the amount of land covered by buildings, pavement or infrastructure. The building is located within 0.25 miles of a GRTC bus stop, making it easy for students, staff, and faculty to use public transportation. Two charging stations for electric vehicles were installed in the Weinstein Hall parking lot.

Native and/or adaptive plants cover 50% of the site area, in some cases these plants replaced impervious surfaces. Open space within the building site is equal to the building footprint and exceeds the local zoning open space requirement by 25%.

Storm water runoff from the site flows into Westhampton lake, which acts as a best management practice by removing total suspended solids from runoffs, controlling the quality of water that flows into the James River and Chesapeake Bay watersheds.

## WATER EFFICIENCY

Weinstein Hall does not have a permanent automatic irrigation system for the landscaping because approximately 80% of the plantings were native or adaptive plants, which do not require watering under normal weather conditions in the region. The other 20% of the plantings, most of which are planted in moisture conserving mulch, will only be watered by hand as necessary using appropriate hand-watering techniques.



## ENERGY AND ATMOSPHERE



The heating, ventilation, air conditioning and refrigeration systems (HVAC&R) for Weinstein Hall contain no chlorofluorocarbon (CFC) based refrigerants. In addition, the HVAC&R systems are free of hydrochlorofluorocarbons and halons, gases responsible for damage to the ozone layer.



## Materials and Resources



Recycling bins are available throughout Weinstein Hall. Building occupants are able to recycle paper, plastics, glass, metals, cardboard and other materials. Seventy-five percent of the construction waste from this project was diverted from landfills. In addition, 25% of the materials used for this project were manufactured within 500 miles of Richmond.

The 11 trees that were uprooted during construction were replanted elsewhere. Concrete and asphalt removed from the old parking lot and sidewalk during construction were reused as fill for a new driveway.

## INDOOR ENVIRONMENTAL QUALITY

A carbon dioxide (CO<sub>2</sub>) monitoring system was installed during the Weinstein renovation process. The system automatically increases the outdoor air intake when the set point is reached. The system has CO<sub>2</sub> sensors in eleven classrooms and will reset the minimum air for the fan-powered variable air volume terminal boxes according to a schedule. The paints, coatings, carpet, composite wood, and agrifiber products used in the interior of Weinstein Hall are all low VOC-emitting. Permanent entryway systems were installed to capture particulates at all high volume entryways to minimize indoor air pollution.

In order to provide a high level of control to occupants for thermal, ventilation, and lighting systems, every room in Weinstein Hall within 15 feet of the perimeter wall is equipped with at least one operable window and one lighting control zone. For areas not within 15 feet of the perimeter, controls were provided for airflow, temperature, and lighting for at least 50% of occupants.

## INNOVATION AND DESIGN

Upon Weinstein Hall's completion a presentation was given to educate the public, in particular the students of the University of Richmond, about the importance of sustainable building practices.

Weinstein Hall also used double the amount specified by LEED (40% total) of building materials and products manufactured within a 500-mile radius of Richmond.



An integrated pest management program was implemented to reduce the exposure of building occupants and maintenance personnel to potentially hazardous chemical contaminants used for pest control that adversely impact air quality, occupant well being, and the environment.

Weinstein Hall also implemented a green housekeeping program following guidelines from the USGBC's Credit Interpretations website. The goal of the green housekeeping program is to reduce the use of chemicals while maintaining and improving the health, comfort, and appearance of Weinstein Hall.



# LEED SCORE CARD



**Weinstein Hall, University of Richmond**  
**LEED® Project # 1178**  
**LEED Version 2 Certification Level: CERTIFIED**  
**Setember 13, 2004**

**26 Points Achieved** **Possible Points: 69**

Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

5 Sustainable Sites		Possible Points: 14
Y	Prereq 1	Erosion & Sedimentation Control
1	Credit 1	Site Selection
	Credit 2	Urban Redevelopment
	Credit 3	Brownfield Redevelopment
1	Credit 4.1	Alternative Transportation, Public Transportation Access
	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms
1	Credit 4.3	Alternative Transportation, Alternative Fuel Refueling Stations
1	Credit 4.4	Alternative Transportation, Parking Capacity
	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space
1	Credit 5.2	Reduced Site Disturbance, Development Footprint
	Credit 6.1	Stormwater Management, Rate and Quantity
	Credit 6.2	Stormwater Management, Treatment
	Credit 7.1	Landscape & Exterior Design to Reduce Heat Islands, Non-Roof
	Credit 7.2	Landscape & Exterior Design to Reduce Heat Islands, Roof
	Credit 8	Light Pollution Reduction

2 Water Efficiency		Possible Points: 5
1	Credit 1.1	Water Efficient Landscaping, Reduce by 50%
	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation
	Credit 2	Innovative Wastewater Technologies
1	Credit 3.1	Water Use Reduction, 20% Reduction
	Credit 3.2	Water Use Reduction, 30% Reduction

1 Energy & Atmosphere		Possible Points: 17
Y	Prereq 1	Fundamental Building Systems Commissioning
Y	Prereq 2	Minimum Energy Performance
Y	Prereq 3	CFC Reduction in HVAC&R Equipment
	Credit 1.1	Optimize Energy Performance, 20% New / 10% Existing
	Credit 1.2	Optimize Energy Performance, 30% New / 20% Existing
	Credit 1.3	Optimize Energy Performance, 40% New / 30% Existing
	Credit 1.4	Optimize Energy Performance, 50% New / 40% Existing
	Credit 1.5	Optimize Energy Performance, 60% New / 50% Existing
	Credit 2.1	Renewable Energy, 5%
	Credit 2.2	Renewable Energy, 10%
	Credit 2.3	Renewable Energy, 20%
	Credit 3	Additional Commissioning
1	Credit 4	Ozone Depletion
	Credit 5	Measurement & Verification
	Credit 6	Green Power

6 Materials & Resources		Possible Points: 13
Y	Prereq 1	Storage & Collection of Recyclables
	Credit 1.1	Building Reuse, Maintain 75% of Existing Shell
	Credit 1.2	Building Reuse, Maintain 100% of Existing Shell
	Credit 1.3	Building Reuse, Maintain 100% Shell & 50% Non-Shell
1	Credit 2.1	Construction Waste Management, Divert 50%
1	Credit 2.2	Construction Waste Management, Divert 75%
	Credit 3.1	Resource Reuse, Specify 5%
	Credit 3.2	Resource Reuse, Specify 10%
1	Credit 4.1	Recycled Content
1	Credit 4.2	Recycled Content
1	Credit 5.1	Local/Regional Materials, 20% Manufactured Locally
1	Credit 5.2	Local/Regional Materials, of 20% Above, 50% Harvested Locally
	Credit 6	Rapidly Renewable Materials
	Credit 7	Certified Wood

7 Indoor Environmental Quality		Possible Points: 15
Y	Prereq 1	Minimum IAQ Performance
Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control
1	Credit 1	Carbon Dioxide (CO <sub>2</sub> ) Monitoring
	Credit 2	Increase Ventilation Effectiveness
	Credit 3.1	Construction IAQ Management Plan, During Construction
	Credit 3.2	Construction IAQ Management Plan, Before Occupancy
	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants
1	Credit 4.2	Low-Emitting Materials, Paints
1	Credit 4.3	Low-Emitting Materials, Carpet
1	Credit 4.4	Low-Emitting Materials, Composite Wood
1	Credit 5	Indoor Chemical & Pollutant Source Control
1	Credit 6.1	Controllability of Systems, Perimeter
1	Credit 6.2	Controllability of Systems, Non-Perimeter
	Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-1992
	Credit 7.2	Thermal Comfort, Permanent Monitoring System
	Credit 8.1	Daylight & Views, Daylight 75% of Spaces
1	Credit 8.2	Daylight & Views, Views for 90% of Spaces

5 Innovation & Design Process		Possible Points: 5
Y		
1	Credit 1.1	Innovation in Design: Sustainability Education
1	Credit 1.2	Innovation in Design: Exemplary Performance MRc5.1
1	Credit 1.3	Innovation in Design: Integrated Pest Management
1	Credit 1.4	Innovation in Design: Green Housekeeping
1	Credit 2	LEED® Accredited Professional

