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

<table>
<thead>
<tr>
<th>Category</th>
<th>Score</th>
<th>Max</th>
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<tr>
<td>Sustainable Sites</td>
<td>5/14</td>
<td>14</td>
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<td>Water Efficiency</td>
<td>2/5</td>
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<tr>
<td>Energy and Atmosphere</td>
<td>1/17</td>
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<tr>
<td>Materials and Resources</td>
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<td>Indoor Environmental Quality</td>
<td>7/15</td>
<td>15</td>
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<tr>
<td>Innovation and Design</td>
<td>5/5</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Company/Consultant</th>
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<tbody>
<tr>
<td>Owner</td>
<td>University of Richmond</td>
<td></td>
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<tr>
<td>Architect</td>
<td>SMBW Architects</td>
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<tr>
<td>Contractor</td>
<td>Conquest, Moncure &amp; Dunn, Inc.</td>
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<td>HVAC Engineer</td>
<td>Whitescarver Hurd &amp; Obenchain</td>
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<td>Interior Designer</td>
<td>University of Richmond</td>
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<td>Structural Engineer</td>
<td>Fox &amp; Associates</td>
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<td>Civil Engineer</td>
<td>Draper Aden</td>
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<td>Landscape Architect</td>
<td>Higgens and Gersteinmaier</td>
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<td>LEED Consultant</td>
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<tr>
<td>LEED Consultant</td>
<td>University of Richmond</td>
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</tbody>
</table>

## ADDITIONAL RESOURCES

- Weinstein Hall  
  [http://www.richmond.edu/visit/maps/?bldg=08](http://www.richmond.edu/visit/maps/?bldg=08)

- University Facilities  
  [http://facilities.richmond.edu/index.html](http://facilities.richmond.edu/index.html)

- Office for Sustainability  
  [http://sustainability.richmond.edu/](http://sustainability.richmond.edu/)

- Office for Sustainability Resources  
  [http://sustainability.richmond.edu/buildings/index.html](http://sustainability.richmond.edu/buildings/index.html)

- Follow the Office for Sustainability  
  [https://twitter.com/BeAGreenSpider](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 (CO₂) 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 CO₂ 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.