The Neale Hall renovation project is proudly brought to you by:

UWSP Residential Living Staff & Students, UWSP Facilities Planning, UWSP Facilities Services, University of Wisconsin System, Wisconsin Department of Administration, Wisconsin Department of State Facilities, Somerville Architects Engineers & Construction Services & Ellis Stone Construction

Neale Hall 09L2E project supports the Residential Living environmentally friendly mission and complies with Wisconsin DSF Sustainability Standards Act 141 and Executive Order 145.
PROJECT SCOPE

The Neale Hall renovation was similar to work completed on three other south DeBot residence halls which focused on accessibility upgrades, lighting, window replacement, heating ventilation and chilled air, added fire sprinkler system throughout, and various interior finish upgrades. An added detail for Neale hall renovation was the application and recognition of sustainable features as a LEED Existing Building. Work began Sunday, May 23, 2011 and was completed August 19, 2011.

PROJECT SUMMARY

- USGBC, LEED EB Certification
- Front Entry Patio & Ramp Reconstruction
- Rain Garden
- Solar Panels
- Elevator Installation
- Accessibility Upgrades
  - Door & Door Hardware throughout
  - Accessible Bathrooms all floors
  - Accessible Resident Rooms
  - ADA Compliant Hall Director Apartment
- Hall Director Private Entrance and Patio
- Lighting Upgrades throughout
- Window Replacement throughout
- Individual Resident Room Temperature Control
- Heating, Ventilation & Chilled Air Casework
- Resident Room Closet Replacement
- Fire Sprinkler throughout
- Skip-Trowel Plastering over Masonry Block Walls
- New Furniture, Flooring, Paint & Wallcovering Replacement
- Lobby & Lower Level Reconfiguration

To prepare for the project work, Neale hall was completely emptied of all furniture, wall hangings, stored and miscellaneous items by UWSP Residential Living-Building Services staff and Residential Living summer student employees. Removal of building contents promptly began following the UWSP May 2011 commencement and continued for 3 days. Items that were to be returned to Neale hall after the renovation were stored in semi-tractor trailers over the course of the summer in parking lot V.
What is LEED?
LEED (Leadership in Energy and Environmental Design) is an internationally-recognized green building certification system developed by the United States Green Building Council (USGBC). LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions for various building types.

What is LEED EB?
Neale Hall is seeking LEED for Existing Buildings silver certification. LEED for Existing Buildings addresses sustainable site, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, innovations in operations educational opportunities and regional priority environmental elements.

To learn more about the United States Green Building Council and/or LEED, please visit: www.usgbc.org
PATIO & RAMP RECONSTRUCTION

The once hidden and obscured front entrance was demolished and redesigned to comply with Americans with Disabilities Act (ADA) and to support LEED environmental efforts.

BEFORE: 1965 – June 2011

DURING: June 2011
The new and impressive ramp and patio has dramatically improved accessibility, visibility, environmental stewardship and programming opportunity with its stunning amphitheater design and added rain garden.

The stone used on the new patio is a Minnesota dolomite limestone quarried by Biesanz Stone Company in Winona, Minnesota. It is a sustainable and regional material, as recognized by LEED.

Utilizing regional materials means shorter transit distances. Shorter transit distances produce fewer gas emissions, making our air cleaner and easier to breathe.

The circular interior of the ramp contains fresh plantings with a half-seat wall for programming purposes and opportunity to sit and enjoy the outdoors!

After: August 2011
RAIN GARDEN

The large, two-tiered rain garden located south of the main entrance beyond the circular patio, not only enhances the aesthetics of the exterior grounds, but also accepts storm water runoff from the sidewalks, patio and landscaped areas.

Plantings within the rain garden have been individually selected for their deep-root ability to take up water during transpiration and for soil conditions which will vary from dry to very wet.

The surface is an engineered soil mixture which includes compost and sand to help leach out any unwanted pollutants, promotes soil microorganism health, and serves as a direct connection to the underlying existing sand layer and ultimately the subsurface water table.

This rain garden has the ability to filtrate hundreds of gallons of storm water each year that might otherwise be diverted to paved areas, undersized storm sewer pipes, and the city of Stevens Point's storm water infrastructure.
SOLAR PANELS

Atop Neale hall are 20 solar panels in five racks. The solar panels preheat the domestic hot water that residents use for showers, laundry, etc. The panels contain a glycol water solution that is heated by the sun. This heated solution circulates through the panels and passes through a series of closed-loop pipes and a heat exchanger that then transfers the heat to the domestic water holding tanks located in the lower level of the building. As water is used in the building, it passes through an instantaneous heater that further heats the water to 130°.

Neale Hall solar panels are manufactured by Solar Skies Mfg., LLC of Alexandria, MN, which is another regional manufacturer.

The glycol used within the panels is a non-toxic food grade product that is FDA approved.

The instantaneous water heater, used in conjunction with the solar panels, provides the additional heat needed for domestic hot water use. Unlike typical hot water heaters, instantaneous heaters heat water ONLY when it’s needed (on demand), rather than continuously using energy to keep unneeded water at a higher degree of temperature.

Between the solar panels, instantaneous heater and water conserving fixtures, we are saving approximately 293,500,000 BTUS will be saved each year! (BTU=British Thermal Unit is the amount of heat energy needed to raise the temperature of one pound of water by one degree Fahrenheit.)
ELEVATOR INSTALLATION

A necessary component of making Neale Hall accessible to all was achieved through the addition of a 5-stop, 4500 lb., 28-person capacity elevator. The first floor elevator entrance is where the hall director office was previously located. This allowed the elevator to be centrally located within the building. The addition of the elevator offered the opportunity to improve location, design and functionality of the lobby, mailboxes, front entry, vestibule, hall director office and front desk areas.

The carpet, wallcovering, paint and furniture within the lobby are all environmentally friendly. Products are GreenGuard Indoor Air Quality certified and/or contain recycled content. The furniture in the lobby was existing to Neale hall prior to the renovation and reinstalled in support of the reuse effort.

Stone in the new entry vestibule is the same regional material as on the front patio and ramp.

Reduce, Reuse, Recycle!
ACCESSIBILITY UPGRADES – DOORS

In addition to the elevator and exterior ramp, other accessible features include new doors and door hardware throughout the building. New ADA compliant lever style hardware was installed, making the operation of doors more accessible and user-friendly to those with limited mobility. Accessible push button door openers and closures were also installed at the front entry and vestibule.

Prior to the renovation, resident room doors and other wood doors were original to the building. The 40+ year old doors showed significant signs of permanent marking and damage, which continued to generate maintenance concerns. The doors were replaced with new, natural stained, solid-core birch wood doors with automatic closures.
Accessibility was further enhanced by the remodel of restrooms in the lower level and resident bathrooms on floors 2 through 4. The showers and bathtubs on floors 2-4 were not ADA compliant, leaving no accessible bathing or showering facilities on the upper floors. To make these bathrooms fully accessible, the bathtubs were removed within the private bathrooms. The private bathrooms were demolished and reconstructed to accommodate a new, accessible, private roll-in shower finished with accessible grab bars and seat, as well as accessible sink and toilet.

The lower level male and female private restrooms were reconstructed into two gender neutral ADA compliant restrooms. The lower level restroom and resident bathroom remodels makes all Neale Hall bathrooms and restrooms fully accessible and ADA compliant on all floors.

DEMOLITION AND RECONSTRUCTION: June and July 2011
ACCESSIBILITY UPGRADES-BATHROOMS

Each resident floor bathroom now includes a new, private, roll-in shower area with accessible grab bars and seat, as well as accessible sink and toilet.

All Neale Hall showers and toilets are low-flow, water conserving fixtures.

The renovation replaced all shower heads throughout the building with 1.5 gpm (gallons per minute) fixtures, as opposed to the previous 2.5 gpm heads. Aerators on the lavatory faucets were also changed from 1.5 gpm to 0.5 gpm flow.

The change in fixtures alone will reduce the amount of water that needs to be heated by 311,000 gallons per year. (based on LEED estimations).

After: August 2011
ACCESSIBILITY UPGRADES – ADA RESIDENT ROOMS

Making Neale Hall accessible to all included the renovation of 11 former resident rooms into ADA compliant rooms. To make these rooms accessible, one closet was removed in order to provide a clear, 5’-0” turning radius for a wheelchair. Other accessible considerations, such as a 36” wide door, dual-height peep holes, availability of dual height hang bars, upon request and outlets that accommodate bed-shakers were also added to these rooms.

DEMOLITION AND RECONSTRUCTION: June and July 2011

AFTER: August 2011
Each residence hall contains an apartment for the full-time, live-in residence hall director. The Neale Hall director apartment was renovated to include a secondary private entrance and patio. The patio offers the hall director a much needed lifestyle balance between work and personal life, with its private entrance and seating area. The apartment also received upgrades to floor, wall, room temperature control and heating, ventilation, and chilled air casework, similar to the rest of Neale Hall.

The stone used on the new patio is the same Minnesota Dolomite Limestone quarried by Biesanz Stone Company in Winona, Minnesota as used on the front patio, ramp and front entrance vestibule. It is a sustainable and regional material.

The carpet installed throughout the hall director apartment is made from DuPont Sorona’s SmartStrand carpet fiber. The fiber is 37% corn-based which is a rapidly renewable resource and requires 30% less energy to make than typical nylon. The simulated wood vinyl plank product by Centiva in the apartment kitchen, as well as all floor kitchens throughout Neale Hall on floors 1-4 contains minimally 35% pre and post-consumer recycled content.
RESIDENT ROOM UPGRADES

During a 2006 housing master plan effort, residents expressed concerns with limited room lighting; poor operating condition of the existing slide-by windows; and the institutional feel of the painted cinder block walls within the resident rooms. The project successfully addressed these concerns as well as others to improve the functionality and aesthetics of all Neale Hall resident rooms.

UPGRADES & IMPROVEMENTS:
- New skip-trowel plaster & paint
- New and additional lighting
- New windows
- Sprinklers
- New room temperature control
- New laminate casework and closet panels
- New carpet
- New room chairs
- New draperies

BEFORE: 1965 – June 2011
The Neale hall resident rooms received significant upgrades based on resident input. The upgrades and improvements support resident input, maintenance and the environment.

**Furniture:** All UWSP dressers and desks are manufactured from sustainable forests with low VOC finishes & GreenGuard Indoor Air Quality certified laminate tops. Existing furniture in Neale Hall was removed, stored during construction and returned to Neale Hall in August. REDUCE, REUSE, RECYCLE!

**Mattresses:** The mattresses are manufactured in Watertown, WI and are 100% recyclable. Once recycled they are made into other products such as carpet padding.

**Carpet:** All resident room carpet is Cradle-Cradle Certified meaning it minimizes use of raw materials and is able to be broken down and made into carpet again and again. The carpet is PVC-free and contains minimally 25% recycled nylon fibers.

**Chairs:** Room chairs are manufactured in Green Bay, WI allowing for short freight distances and fewer gas emissions. They also contain low VOC, recycled content and are 100% recyclable. The previous room chairs were returned to Green Bay for recycling.

**Draperies:** All draperies are recyclable and are fabricated by the UWSP Residential Living Upholstery shop staff & students.

**Laminate Casework, Closet Panels & Paint:** All have low VOC content.
PLASTER & PAINT

Masonry block walls in all resident rooms, corridors, hall director apartment and various room spaces throughout Neale hall received thin coat plaster with a skip-trowel texture and paint. Concealing masonry block walls with a popular residential texture and an easily personalized warm paint color supports UWSP Residential Living’s efforts to provide a welcoming and home inspired atmosphere within the residence halls.

Creamy White SW7012

Ceilings and walls are painted with a water based (latex), low VOC (Volatile Organic Compound) paint. Products with this designation emit minimal to no airborne contaminants making the air we breath safe.

Resident room plaster work in progress  Corridor wall prep in progress  Skip-trowel finished corridor
LIGHTING

Lighting upgrades were prompted by resident requests which proved lighting was inadequate within the resident rooms and frequent maintenance concerns of the various aging fixtures throughout the building became costly. Each resident room received new wall mount fixtures over mirrors and a third fixture was added on the ceiling for optimum lighting versatility and illumination.

Fixtures are finished with a polyester-powder coat and utilize fluorescent lamps. The powder coating process emits zero or near zero VOCs and produces less hazardous waste than conventional liquid coatings. All fixtures utilize energy star efficient T8 fluorescent bulbs making them an energy conscience choice! Resident room ceiling fixtures have dual switching and the common area fixtures have occupancy sensors. The mechanics of these fixtures assist in maximum energy efficiency by only being on when needed in the common areas and allowing residents to determine the amount of illumination within their resident room as necessary.

WINDOW REPLACEMENT

The single paned windows throughout the building were installed in 1967 during the original building construction. Due to their lack of energy efficiency and added maintenance issues over the years the window replacement process became a necessary element of the renovation.

Approximately 4500 lbs of glass from the old windows were removed and donated to the UWSP Noel Fine Arts Center Art & Design students for student projects. The new windows are double-pane with low emissivity providing a more energy efficient window.
INDIVIDUAL TEMPERATURE CONTROL

A repeated concern from residents in the annual resident room satisfaction survey was the inability to control the temperature in their rooms. To address this concern, the steam radiant heat was replaced with a new individual room thermostat control, four-pipe heating and cooling system that incorporates hot water and chilled air.

The temperature of each room was previously controlled by a single “thermostat room” which regulated the room temperature for an entire tower of rooms. As residents in non-thermostat rooms opened their windows, the thermostat room would generate more and more heat to balance the temperature throughout the tower causing a cyclical waste of steam energy and heat. Independent controls eliminate this waste of energy.

CASEWORK & CLOSETS

Similar to the windows, the closets were original to the building. The aging closet panels and shelves showed significant signs of delamination and warping which warranted replacement. New closet end panels, shelves and hang poles were installed in each resident room. Low VOC custom laminate casework with solid surface sill was also installed at the windows to conceal the new heating and cooling pipes in each of the resident rooms. The casework and closets were constructed using a maintenance-friendly maple woodgrain laminate.

The Wilsonart laminate used on the casework has been specifically selected for its functionality, durability, aesthetics and environmental certification. The laminate is GREENGUARD Indoor Air Quality certified which means it is recognized as a healthy indoor air quality product. Because we spend approximately 90% of our daily lives indoors, it is vital to our well being to specify and utilize products that support a healthy living indoor air environment.
FIRE SPRINKLER SYSTEM

For resident safety, a fire sprinkler system was installed in each resident room and throughout Neale hall on all floors.

CARPET

All previously carpeted areas of Neale Hall were replaced with new carpet to meet the performance and design demands of the spaces and areas. The resident rooms were no exception.

Fire sprinkler install in progress in T-Center.

All Neale Hall resident room carpet tile is manufactured by PatCraft Commercial Carpets. It contains 25% recycled content and is among the first Cradle to Cradle products in the world. **ALL carpet utilized in Neale hall are NSF 140 SILVER or Gold certified products and are 100% recyclable.** This certification recognizes the products as sustainable carpet which is based on the evaluation of performance and quantifiable metrics in public health and environment, energy and energy efficiency, biobased or recycled materials, manufacturing processes and the reclamation and end of life management.
The renovation allowed for some much needed floor, wall, furniture and lighting improvements throughout the lower level. Two areas that received significant upgrades were the study lounge and activity areas. These spaces are used on a daily basis by all residents for studying, gathering and lounging.

The new soft seating in the study lounge was manufactured in Michigan and is Green Guard Indoor Air Quality Certified with high recycled content textiles and soy based foam cushions. All furnishings in the activity area and ottomans in the study lounge are reclaimed from former Residential Living residence hall spaces and reupholstered with high recycled content textiles by our own UWSP Residential Living upholstery shop staff and students. Reduce, REUSE, Recycle.

The new vinyl wallcovering installed throughout the study lounge is manufactured by Tower with RECORE recycled wall technology. It contains 20% post-consumer and 10% pre-consumer recycled content and is low VOC like all of the paint throughout Neale Hall.

The new soft seating in the study lounge is not only comfortable and more mobile than the previous, it also includes a custom-sized tablet arm with low VOC laminate that accommodates laptops and notepads for today’s students.
NEALE HALL RECYCLED OVER 75%!

In a collaboration of dedicated efforts to minimize our impact on the environment, the Neale hall project’s goal was to divert minimally 50% of the total project from landfill. We successfully met and surpassed that goal by recycling and reusing over 75% of all building materials.

This percentage does not include the reuse and refurbishment of many interior elements such as furniture, mirrors and various fixtures.

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Total Materials Diverted from Landfill....over 155 Tons!
What it takes to get the job done!

The following are images from the renovation process...
FRONT PATIO AND RAMP DEMOLITION (FROM LOBBY INTERIOR)
LOBBY & FRONT DESK DEMOLITION
MANY THANKS
to all who participated in this project!

If you have any questions or concerns regarding the Neale Hall renovation project, please contact UWSP Residential Living Building Services at 715-346-2397.

Reduce, Reuse, Recycle!

Presentation By:
Cindy Von Gnechten, Residential Living Facilities Designer