



Edmonds Community College Meadowdale Hall Renovation

Overview

- Location: Lynnwood, WA / suburban setting
- Facility Type: Higher Education

The renovation of Meadowdale hall will reconfigure existing Art, Visual Communication, Engineering and General Classroom space to include co-location of programs with similar needs and resources while improving the efficiency of these spaces. It will also provide a strong sense of identity for the Arts and Engineering facility on the campus. The project is designed to achieve LEED Silver certification.

Existing cast-in-place and pre-cast concrete will be retained; exterior glazing will be achieved with a curtain wall glazing system; composite metal panels or wood panels will anoint the building facade in areas that express internal usages of space. An outdoor plaza will be redesigned to provide a forum to display student art and encourage a student/faculty gathering place.

The design will provide a contemporary architectural expression relating to the existing surrounding architecture, while providing an innovative and provocative expression of the programmatic nature of the building.

Completion is expected in September 2009.



DLR Group

Architecture Engineering Planning Interiors

Sustainable Features

Sustainable Site

- Part of campus wide recycling program
- Campus connected to multiple transit lines
- Campus connected to public services within 1/2 mile radius
- Light fixtures with cut off louvers to limit light trespass
- New bicycle racks provided for minimum of 5% of building occupants
- Courtyard design with highly reflective paving/significant planting and shading to reduce heat island effect
- Open space maximized west of building per the campus master plan

Water Efficiency

- Plantings utilize native/drought tolerant species
- Irrigation reduced, and possibly eliminated, through use of captured rainwater throughout campus
- Water use reduced through low-flow, dual flush, and sensor operated fixtures

Energy and Atmosphere

- Comprehensive energy management control system
- Connection to existing central plant heating system with new efficient air handling units
- Occupancy sensors control lighting within each classroom
- High performing envelope design (insulation/window systems)
- Zoned mechanical systems for energy performance
- Heat recovery utilized on studio exhaust systems
- Building metered for measurement and verification of energy savings

Materials and Resources

- Use of local, regional, and recycled durable materials
- Over 75% of existing walls, floors, and roof reused
- Goal of diverting 75% of construction waste from landfill
- Minimum of 5% of materials from existing facility reused
- Rapidly renewable materials such as linoleum used at sink areas
- FSC certified wood will be used throughout
- Many of the structural systems serve as final finish system (concrete slabs, exposed structure, etc.)

Indoor Environmental Quality

- Operable windows throughout
- Construction indoor air quality management plans will be employed during construction and before occupancy
- Views to the exterior provided for 90% of spaces
- Low emitting materials to be used throughout
- Increased ventilation to be provided beyond code required minimum.
- Lighting controlled in each classroom
- Individual thermostat controls

Innovation

- Building landscape is used as an educational tool for the horticulture program
- UV filter used at cooling coil to eliminate bacteria

