



PROJECT PROFILE: UNC Charlotte Martin Hall Builds Sense of Community with Green Globes®

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STEVE HOUSER
Senior Associate,
Jenkins • Peer

PROJECT RATING:

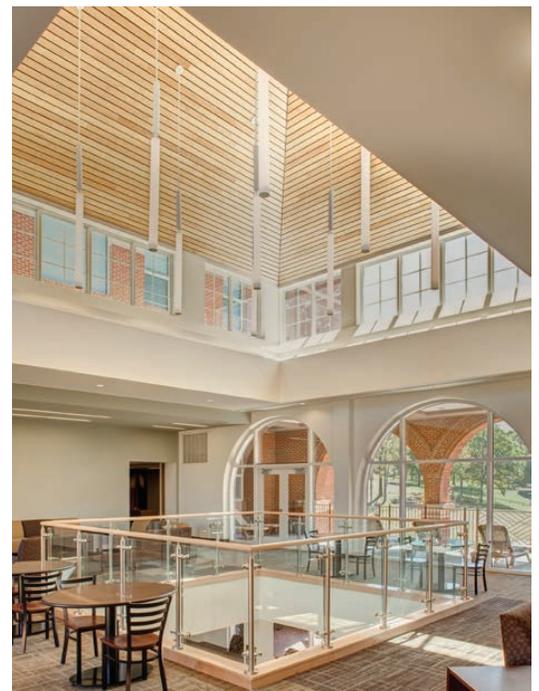


Sustainability is a way to engage students, according to Dan Van Dyke, principal at Jenkins • Peer Architects, and his firm's work on Martin Hall at University of North Carolina (UNC) Charlotte enhances student interaction in many ways.

"This project is for the students, and as you're trying to sell a residence hall as a place for students to move into, it's good to show your building is more efficient and better constructed," affirms Van Dyke. "Our Green Globes® certification proves that we went through that process and confirms we met our goals."

UNC Charlotte has a strong commitment to sustainability, but its Housing and Residence Life division operates on a strict budget. Green Globes certification offered a less expensive alternative to prove the five-story Martin Hall maintained a small environmental footprint.

Van Dyke found the online questionnaire to be a good coordination tool," Van Dyke says. "We used the questionnaire almost like a checklist, and went through it with our consulting engineers, sustainability group, and the owner. We questioned why we weren't doing certain things, and some checklist items became incorporated into the project."



The building consists of two residential wings connected by an expansive two-story lobby with opportunities for social, recreational and academic engagement. Access to daylight shines throughout the building with huge windows in the apartments and clerestories in common spaces, where extensive lighting controls conserve electric lighting power. Skillful use of lighting was one of many choices that led to Martin Hall's Three Green Globes award:

- Energy Star rated appliances are furnished throughout the building.
- The team used an innovative application of a VRF system to condition 24/7 loads.
- Energy model output that showed the building was 31.6% more efficient than a baseline building.
- UNC Charlotte purchases green power to support renewable energy resources.
- An implemented waste management plan diverted 71% of construction waste from landfills.



Positive Experience

“One of the biggest benefits of Green Globes is that you actually get to work with a real person,” Van Dyke says. “Sometimes, all it takes is a simple conversation to resolve an issue in order to avoid wasting a lot of time, effort and money during a certification rating process. When I found out that we got to speak with a real person through Green Globes, I was amazed.”

After the first review on Martin Hall's documentation, the Green Globes Assessor realized the project was on the cusp of achieving a higher rating and offered several recommendations to close the gap. “It was so impressive that they actually helped us,” recalls Van Dyke. “Originally, UNC Charlotte was seeking Two Green Globes and we were able to achieve Three. That made it a really positive experience for us and our client.”

Steve Houser, senior associate at Jenkins • Peer, also found value in having early access to the Assessor. “We were able to get many of our documentation questions answered before the Assessor's on-site walkthrough, and there were a handful of items we flagged that we wanted to review in person with him.”

Houser says the open communication lifted the team's confidence before going into the walkthrough. “The Assessor verified our documentation and each item of interest was confirmed during the walk,” he says. “It was a successful conclusion to years of planning and the execution of our sustainable goals.”

GREEN GLOBES RATINGS:

After the final assessment is verified by a third party, properties achieving a score of 35% or higher receive a Green Globes rating based on the percentage of total points achieved (up to 1000).



85-100%

FOUR GREEN GLOBES

Demonstrates world-class leadership in resource efficiency, reducing environmental impacts, and improving occupant wellness.



70-84%

THREE GREEN GLOBES

Demonstrates outstanding success in resource efficiency, reducing environmental impacts, and improving occupant wellness.



55-69%

TWO GREEN GLOBES

Demonstrates significant achievement in resource efficiency, reducing environmental impacts, and improving occupant wellness.



35-54%

ONE GREEN GLOBES

Demonstrates a strong commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.