




LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system. Developed by the U.S. Green Building Council (USGBC) in March 2000, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.



LEED®
Project
Profile

MUSSAFER HALL

Tulane University
New Orleans, Louisiana 

Project Summary

Tulane University's Mussafer Hall is a 23,507 square foot major renovation and addition project. Mussafer Hall is a transformative space that unites career programming, academic advising, and success services. The building is located on the historic front of Tulane University's Uptown campus. The building includes employer and staff lounges, offices, interview rooms, advisor offices, breakout spaces, meeting spaces, and common areas.

Energy Efficiency

The project team estimates through energy modeling that the Mussafer Hall energy costs will be 24% lower than a baseline building's. The Building is equipped with occupancy sensors and is flooded with natural daylight and access to views.

Efficient Water Use

Mussafer Hall is equipped with low flow fixtures which are expected to reduce the facility's overall water use by 23.61% as compared to a baseline facility. The fixtures selected include toilets (1.28 gallons/ flush), urinals (.13 gallons/ flush), public and private lavatory faucets (.5 gallons/ minute), a kitchen sink (1.5 gallons/ minute), and a shower (1.5 gallons/ minute).

Landscaping and Stormwater

Mussafer Hall added organized open space at the front of the building by replacing an existing garden area with permeable pavers and large planting beds of native and adaptive species. The project incorporates stormwater management to retain, detain and filter the first 1.25" of rainwater from the building site.

Recycling and Sustainable Materials

During construction, 609.41 tons of materials were recycled including metal, concrete, and wood. The project had an 67.47% recycling rate.

Many materials were selected for the addition because of their reduced environmental impact. Measured by cost, 20.15% of the materials used for construction were recycled materials. Measured by cost, 21.81% of the materials used came from within 500 miles of New Orleans, cutting down on emissions produced by transporting materials over long distances.

Mussafer Hall has a multi-stream recycling system that accepts paper, paperboard, cardboard, plastic bottles, and metal and aluminum cans. Bottles and cans are collected together and bins can be found in public spaces and eating areas. Paper is collected in office, common areas, and printing areas.

PROJECT DETAILS

- Completed: August 2018
- Project Size: 23,507 GSF
- Total Project Cost: \$13 M



Indoor Environmental Air Quality

During construction, the contractor took proactive measures to protect the building's indoor air quality for future occupants, including protecting the HVAC system from dirt and dust and protecting materials from moisture. Paints, sealants, adhesives, and carpeting were screened to ensure compliance with low-VOC standards (Volatile organic compounds or VOCs vaporize at room temperature and can be harmful to both installers and occupants.)

In order to ensure that harmful chemicals and materials do not travel through the building, entryway systems are outfitted with walk-off mats to capture dirt and particulate.

Individual workspaces are outfitted with lighting controls to ensure that each occupant is comfortable in their surroundings. Additionally, 95% of the building's regularly occupied areas are illuminated by natural light.

Transportation & Community Connectivity

Mussafer Hall is located in the heart of Tulane's Uptown Campus, is within walking distance to neighborhood businesses and services such as a bank, daycare, a park, and a library. Mussafer Hall is also located less than a quarter mile from stops for the NORTA Freret Bus Route as well as stops for six different Tulane University Shuttle lines. These services connect riders to downtown New Orleans as well as various places within the metropolitan New Orleans area.



Prerequisites

C	R	SSp1	Construction Activity Pollution Prevention
D	R	WEp1	Water Use Reduction, 23% Reduction
C	R	EAp1	Fundamental Commissioning of the Building Energy Systems
D	R	EAp2	Minimum Energy Performance
C	R	EAp3	Fundamental Refrigerant Management
D	R	MRp1	Storage and Collection of Recyclables
D	R	IEQp1	Minimum Indoor Air Quality Performance
D	R	IEQp2	Environmental Tobacco Smoke (ETS) Control

Earned Points - 64

Sustainable Sites

D	1	SSc1	Site Selection
D	5	SSc2	Development Density & Community Connectivity
D	2	SSc3	Brownfield Redevelopment
D	6	SSc4.1	Alternative Transportation - Public Transportation Access
D	1	SSc4.2	Alternative Transportation - Bicycle Storage and Changing Rooms
D	2	SSc4.4	Alternative Transportation - Parking Capacity
D	1	SSc5.1	Site Development - Protect or Restore Habitat
D	1	SSc5.2	Site Development - Maximize Open Space
C	1	SSc7.1	Heat Island Effect, Non-roof

Water Efficiency

D	2	WEc1	Water Efficient Landscaping
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Energy and Atmosphere

C	5	EAc1	Optimize Energy Performance (24% savings)
C	2	EAc3	Enhanced Commissioning
C	3	EAc5	Measurement and Verification

Materials and Resources

C	3	MRC1.1	Building Reuse - Maintain Existing Walls, Floor and Roof, 95% achieved
C	2	MRC2	Construction Waste Management, 67% recycled
C	2	MRC4	Recycled Content
C	2	MRC5	Regional Materials
C	1	MRC6	Rapidly Renewable Materials

Indoor Environmental Quality

C	1	IEQc1	Outdoor Air Delivery Monitoring
C	1	IEQc3.1	Construction IAQ Management Plan - During Construction
C	1	IEQc3.2	Construction IAQ Management Plan - Before Occupancy
C	1	IEQc4.1	Low-Emitting Materials - Adhesives and Sealants
C	1	IEQc4.2	Low-Emitting Materials - Paints and Coatings
C	1	IEQc4.3	Low-Emitting Materials - Flooring Systems
C	1	IEQc4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products
C	1	IEQC5	Indoor Chemical and Pollutant Source Control
D	1	IEQc6.1	Controllability of Systems - Lighting
D	1	IEQc6.2	Controllability of Systems - Thermal Comfort
D	1	IEQc7.1	Thermal Comfort - Design
D	1	IEQc7.2	Thermal Comfort - Verification
D	1	IEQc8.1	Daylight and Views - Daylight
D	1	IEQc8.2	Daylight and Views - Views

LEED Certification Thresholds

CERTIFIED - 40+ pts. SILVER - 50+pts. **GOLD - 60+pts.** PLATINUM - 80+pts.

PROJECT TEAM

Architect: StudioWTA
Structural and Civil Engineer: Schrenk, Endom, Flanagan
Mechanical, Electrical, Plumbing: GVA
Landscape Architect: Spackman, Mossop, Michaels
Contractor: Trimark
Capital Projects, University Planning Office, Office of Sustainability, and Facilities Services
Photographs And Images Courtesy Of: Tulane University

Innovation in Design

- D** 1 IDc1.1 Innovation in Design - Education
- D** 1 IDc1.2 Exemplary: SSc5.2 Maximize Open Space
- D** 1 IDc1.3 Exemplary: IEQc8.1 Daylight and Views - Daylight
- C** 1 IDc2 LEED Accredited Professional

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