

# Susan A. Cole Hall

[usgbc.org/projects/susan-cole-hall](https://usgbc.org/projects/susan-cole-hall)





## Project Info

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**Size** 102,280 sq ft

**University Architect:** Frank Cunha III, AIA

Susan A. Cole Hall (formerly College Hall) is a 123,938-square-foot LEED® Gold-certified academic building. It is the oldest and most iconic building on the Montclair State University campus. Originally opened in 1908 to house the entire New Jersey State Normal School at Montclair, it remained operational in various capacities for 110 years. The building re-opened in 2020 after undergoing an ambitious renovation and expansion project which consisted of the complete renovation of the building interior, replacement of utility systems, a 5,000-square-foot addition to the north side, as well as dramatic and historically sensitive architectural improvements inside the building.

The project centralized Montclair State's broad array of Student Services, collectively known as Red Hawk Central. It also features reconfigured offices for the President and Provost and a new portico on the west side of the building serves as an entryway for the café and Undergraduate Admissions.

Interior restoration work incorporated elements and finishes from historic photos and documents, including uncovered brick walls, western hemlock wood finishes, tin ceilings, lighting fixtures, and the antique 200-year-old mission bell in the tower above the building's roofline.

The most pronounced change to the building is the addition on the north side. The lower level of the addition houses new utility infrastructure and an IT vault for telecommunications and networking operations. The second and third floors function as a two-story atrium with lounge and work spaces, as well as fantastic views of the campus grounds. The modern architectural style of the addition complements the restored Mission Revival style of the original building.

Some of the LEED-specific features include:

- A 47% reduction of water use.
- Energy cost savings of 30%.
- Reuse of 97% of the existing structural elements of the building.
- Diversion of 89% of waste generated on-site during construction.
- 60% of installed wood products are certified in accordance with the FSC.
- The building is mechanically ventilated with CO<sub>2</sub> sensors programmed to generate an alarm when the conditions vary by 10% or more from the design value.
- Low-emitting materials were used to minimize occupant exposure to volatile organic compounds (VOCs).
- Lighting controls include scene controllers and occupancy sensors, with task lighting provided.
- A Green Cleaning Policy that includes details regarding staff training, cleaning tasks, green certified or environmentally preferred products and equipment.
- An educational program for building occupants and visitors about the LEED features of the building.

<b>Certification type</b>	<b>Level</b>	<b>Points</b>	<b>Certification date</b>
LEED 2009 New Construction	gold	63	July 14, 2021



# Susan A. Cole Hall

LEED BD+C: New Construction (v2009)

GOLD, AWARDED JUL 2021



## SUSTAINABLE SITES

AWARDED: 17 / 26

Code	Description	Score	Requirement
SSp1	Construction activity pollution prevention		REQUIRED
SSc1	Site selection	1 / 1	
SSc2	Development density and community connectivity	5 / 5	
SSc3	Brownfield redevelopment	0 / 1	
SSc4.1	Alternative transportation - public transportation access	6 / 6	
SSc4.2	Alternative transportation - bicycle storage and changing rooms	0 / 1	
SSc4.3	Alternative transportation - low-emitting and fuel-efficient vehicles	0 / 3	
SSc4.4	Alternative transportation - parking capacity	2 / 2	
SSc5.1	Site development - protect or restore habitat	1 / 1	
SSc5.2	Site development - maximize open space	1 / 1	
SSc6.1	Stormwater design - quantity control	0 / 1	
SSc6.2	Stormwater design - quality control	0 / 1	
SSc7.1	Heat island effect - nonroof	1 / 1	
SSc7.2	Heat island effect - roof	0 / 1	
SSc8	Light pollution reduction	0 / 1	



## WATER EFFICIENCY

AWARDED: 8 / 10

Code	Description	Score	Requirement
WEp1	Water use reduction		REQUIRED
WEc1	Water efficient landscaping	4 / 4	
WEc2	Innovative wastewater technologies	0 / 2	
WEc3	Water use reduction	4 / 4	



## ENERGY & ATMOSPHERE

AWARDED: 15 / 35

Code	Description	Score	Requirement
EAp1	Fundamental commissioning of building energy systems		REQUIRED
EAp2	Minimum energy performance		REQUIRED
EAp3	Fundamental refrigerant Mgmt		REQUIRED
EAc1	Optimize energy performance	12 / 19	
EAc2	On-site renewable energy	0 / 7	
EAc3	Enhanced commissioning	0 / 2	
EAc4	Enhanced refrigerant Mgmt	2 / 2	
EAc5	Measurement and verification	1 / 3	
EAc6	Green power	0 / 2	



## MATERIAL & RESOURCES

AWARDED: 7 / 14

Code	Description	Score	Requirement
MRp1	Storage and collection of recyclables		REQUIRED
MRc1.1	Building reuse - maintain existing walls, floors and roof	3 / 3	
MRc1.2	Building reuse - maintain interior nonstructural elements	0 / 1	
MRc2	Construction waste Mgmt	2 / 2	
MRc3	Materials reuse	0 / 2	
MRc4	Recycled content	0 / 2	



## MATERIAL & RESOURCES

CONTINUED

MRc5	Regional materials	1 / 2
MRc6	Rapidly renewable materials	0 / 1
MRc7	Certified wood	1 / 1



## INDOOR ENVIRONMENTAL QUALITY

AWARDED: 9 / 15

Code	Description	Score	Requirement
EQp1	Minimum IAQ performance		REQUIRED
EQp2	Environmental Tobacco Smoke (ETS) control		REQUIRED
EQc1	Outdoor air delivery monitoring	1 / 1	
EQc2	Increased ventilation	0 / 1	
EQc3.1	Construction IAQ Mgmt plan - during construction	1 / 1	
EQc3.2	Construction IAQ Mgmt plan - before occupancy	1 / 1	
EQc4.1	Low-emitting materials - adhesives and sealants	1 / 1	
EQc4.2	Low-emitting materials - paints and coatings	1 / 1	
EQc4.3	Low-emitting materials - flooring systems	1 / 1	
EQc4.4	Low-emitting materials - composite wood and agrifiber products	1 / 1	
EQc5	Indoor chemical and pollutant source control	0 / 1	
EQc6.1	Controlability of systems - lighting	0 / 1	
EQc6.2	Controlability of systems - thermal comfort	0 / 1	
EQc7.1	Thermal comfort - design	1 / 1	
EQc7.2	Thermal comfort - verification	1 / 1	
EQc8.1	Daylight and views - daylight	0 / 1	
EQc8.2	Daylight and views - views	0 / 1	



## INNOVATION

AWARDED: 5 / 6

IDc1	Innovation in design	0 / 1
IDc2	LEED Accredited Professional	0 / 1



## REGIONAL PRIORITY CREDITS

AWARDED: 2 / 4

EAc1	Optimize energy performance	0 / 1
EAc2	On-site renewable energy	0 / 1
SSc4.1	Alternative transportation - public transportation access	1 / 1
SSc5.1	Site development - protect or restore habitat	1 / 1
SSc6.2	Stormwater design - quality control	0 / 1
WEc2	Innovative wastewater technologies	0 / 1

TOTAL

63 / 110

40-49 Points CERTIFIED	50-59 Points SILVER	60-79 Points GOLD	80+ Points PLATINUM
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