Susan A. Cole Hall

wsgbc.org/projects/susan-cole-hall







Project Info

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 CO2 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.

Certification type	Level	Points	Certification date
LEED 2009 New Construction	gold	63	July 14, 2021





SUSTA	INABLE SITES	AWARDED: 17 / 26
SSp1	Construction activity pollution prevention	REQUIRED
SSc1	Site selection	1/1
SSc2	Development density and community connectivity	5/5
SSc3	Brownfield redevel opment	0/1
SSc4.1	Alternative transportation - public transportation access	6/6
SSc4.2	Alternative transportation - bicycle storage and changing ro	ooms 0/1
SSc4.3	Alternative transportation - low-emitting and fuel-efficient	vehicles 0/3
SSc4.4	Al ternative transportation - parking capacity	2/2
SSc5.1	Site development - protect or restore habitat	1/1
SSc5.2	Site devel opment - maximize open space	1/1
SSc6.1	Stormwater design - quantity control	0/1
SSc6.2	Stormwater design - quality control	0/1
SSc7.1	Heat is land effect - nonroof	1/1
SSc7.2	Heat is land effect - roof	0/1
SSc8	Light pollution reduction	0/1



WATER EFFICIENCY		AWARDED: 8 / 10
WEp1	Water us e reduction	REQUIRED
WEc1	Water efficient lands caping	4/4
WEc2	Innovative was tewater technologies	0/2
WEc3	Water us e reduction	4/4



ENERGY & ATMOSPHERE		AWARDED: 15 / 35
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	Meas urement and verification	1/3
EAc6	Green power	0/2



MATERIAL & RESOURCES		AWARDED: 7 / 14
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
EQp1	Minimum IAQ performance	REQUIRED
EQp2	Environmental Tobacco Smoke (ETS) control	REQUIRED
EQc1	Outdoor air del ivery 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 seal ants	1/1
EQc4.2	Low-emitting materials - paints and coatings	1/1
EQc4.3	Low-emitting materials - flooring systems	1/1
EQc4.4	$Low-emitting\ material\ s-composite\ wood\ and\ agrifiber\ prod$	ucts 1/1
EQc5	Indoor chemical and pollutant source control	0/1
EQc6.1	Control lability of systems - lighting	0/1
EQc6.2	Control lability 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



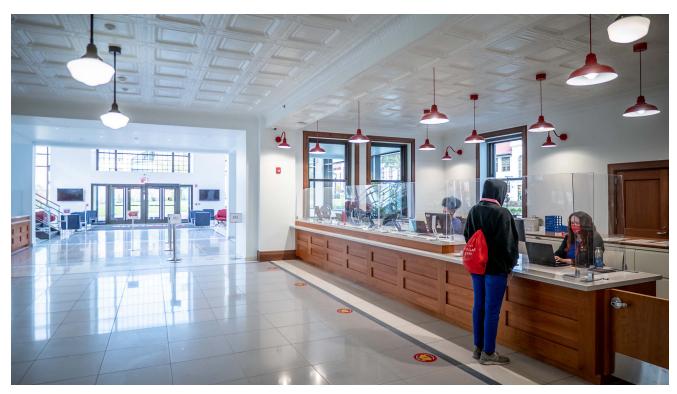
INNOVATION		AWARDED: 5 / 6
IDc1	Innovation in design	0/1
IDc2	LEED Accredited Professional	0/1

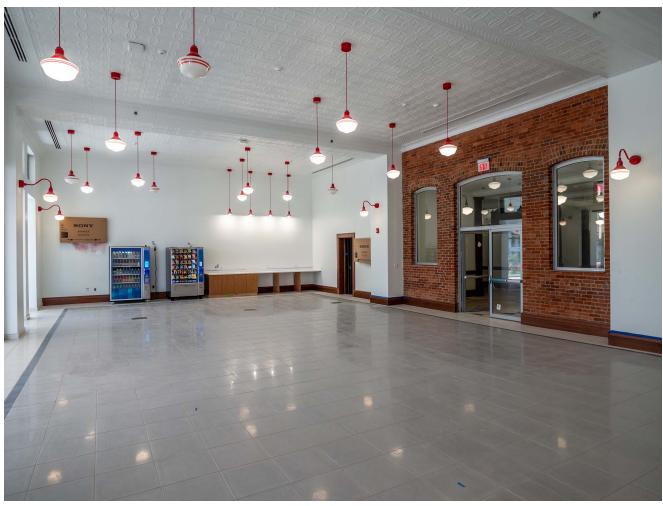


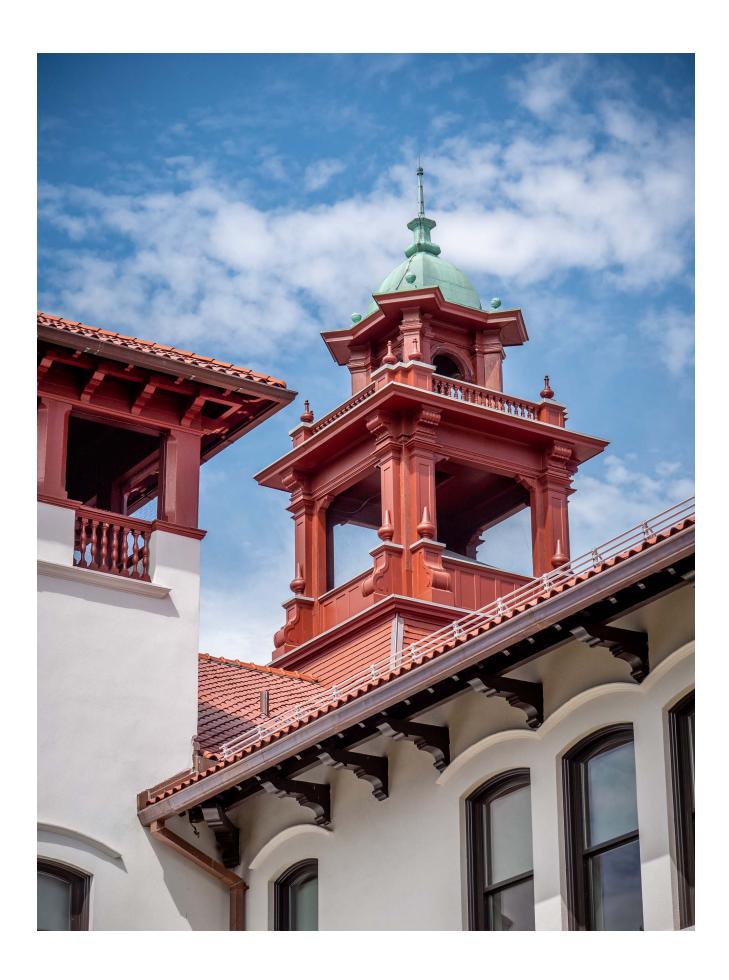
REGIONAL PRIORITY CREDITS		AWARDED: 2 / 4
EAc1	Optimize energy performance	0/1
EAc2	On-site renewable energy	0/1
SSc4.1	Alternative transportation - public transportation access	1/1
SSc5.1	Site devel opment - protect or restore habitat	1/1
SSc6.2	Stormwater design - quality control	0/1
WEc2	Innovative was tewater technologies	0/1

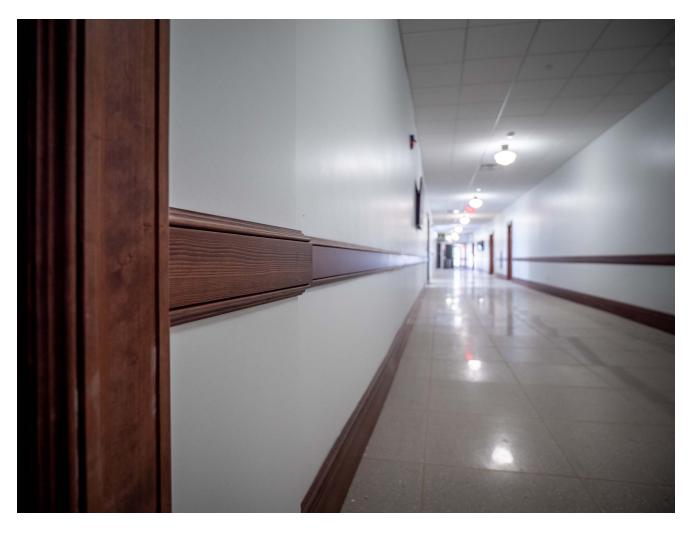
TOTAL	63 / 110
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40-49 Points	50-59 Points	60-79 Points	80+ Points
CERTIFIED	SILVER	GOLD	PLATINUM









1/7

