

VAMU Project

What we missed, the Owners perspective:

- Thought we knew more than we did
- Did not hold an Eco-Charrette as part of the design process
- Did not review the use of SIPS for the wall construction
- Did not look at the potential of Geo-Thermal for heating and cooling
- Did not size heating and cooling system synergistically
- No Heat Recovery in the ventilation system (HRV)
- Not aggressive enough with our trash company about trash sorting
- Used fiberglass batt insulation instead of blown polyurethane foam in the exterior walls
- Cost of LEED certification
- CFL's (light bulbs) as screw in rather than pin set
- Never evaluated the use of gas ranges rather than electric knowing that we were going to use Photovoltaic Panels

What we got right, the Owners perspective:

Built the project (detailing and design) to last, making Life Cycle a key component of the project

Double layer torch down roofing

Vertical water supply from the on demand water heaters, limiting waste while waiting for hot water

Dual flush toilets

SIPS panel roofs, foam from recycled materials, providing great insulation system

Photovoltaic panel system with separate inverters per housing and commercial unit, allowing the Developer to charge for power reducing the payback period.

Car charging outlets installed in the parking area

Recycled all the asphalt from the site demolition

3 way and dimmed lighting systems

Permeable paving system

Floor tile from local fabricators (within 500 miles), with recycled materials

Shaw carpet, fully recyclable, cradle to cradle

Passive fresh air intake, 2 systems in each residential unit

Low VOC finishes both with paint and cabinet finishes

Recycled materials - Homosote Sound Barrier between residential units, Stucco color coat aggregate (recycled glass), masonry block.

Drought resistant planting

Education provided by utilizing the LEED certification process