



Green School Building
New Construction

University of Maine Student Innovation Center

Orono, Maine

Oak Point Associates

OAK POINT ASSOCIATES

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Robert C. Tillotson
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DESIGN TEAM

Robert C. Tillotson, Architect,
Principal-in-Charge

Tyler Barter, Job Captain

Kristen Gauthier,
Interior Designer

David Martin, Structural Engineer

Sean Casey, Mechanical Engineer

Dale Lincoln, Electrical Engineer

Paul Miller, Civil Engineer

Allison Towne Di Matteo,
Landscape Architect

OWNER/CLIENT

University of Maine, Orono, ME

Carolyn McDonough,
Department of Facilities
Management
207/581-4141

Type of School and Grades
Served: College/University,
Post-secondary

Capacity: 50 students
(Nonfunction capacity); 200 stu-
dents (During events/functions)

Size of Site: 2 acres

Area of Building:
5,733 square feet

Volume of Building:
86,290 cubic feet

Space per Student:
115 square feet (Nonfunction);
29 square feet (Function)

Cost per Student: \$26,840
(Based on 50 students)

Square Foot Cost: \$234

Cost of Construction:
\$1.3 million

Total Project Cost: \$1.5 million

Contract Date: Sept. 2004

Completion Date: Sept. 2006

Percent of Completion: 100%



EXTERIOR VIEW—MAIN ENTRANCE

The 5,000-square-foot Student Innovation Center opened its doors to students, staff, and entrepreneurs as an incubator for knowledge-based business ventures. The mission of the center is to provide an environment that fosters innovation and entrepreneurship where original ideas are cultivated with support and insight from the professional world, leading to the establishment of new business enterprises and the commercialization of university research and development.

Floor-to-ceiling windows provide views to the surrounding woodland environment. Interdisciplinary teams of students, faculty, and professionals from the engineering and liberal arts sectors are offered a stimulating setting that features an open-air team workspace, private work rooms, offices, a conference room, seminar room, and an inspiration space.



LOBBY—INSPIRATION SPACE



EXTERIOR VIEW OF FACILITY

PHOTOS: KIM ROSEBERRY



INSPIRATION SPACE



NORTH ENTRANCE



TEAM SPACE

by students using recycled plastic timber developed at the university's nearby Advanced Wood Composites research and development facility.

The building design is an original, and is built on the bedrock of sustainability. A LEED-registered building, it stands as an example of environmentally responsible design and development. Daylighting techniques, occupancy sensor-controlled lighting and ventilation systems, radiant heat, maximum use of green materials, and responsible construction practices were used to achieve this status. Windows provide views to 98 percent of the regularly occupied spaces and daylighting to 89 percent. Large amounts of local materials were incorporated—nearly 46 percent of materials used to construct the building were manufactured within 500 miles of the project site. A very strict construction waste management plan was implemented, resulting in 91 percent of all construction waste and land clearing debris being recycled or diverted from landfills.

Large gatherings are accommodated by opening large, roll-up doors to combine the seminar room and conference space with the inspiration space.

To reduce disturbance and maximize energy efficiency, the building was sited to minimize cut and fill and was oriented with its broad side facing south. Walkways were located clearing as few trees as possible. Parking was provided for disabled persons, with parking for other visitors located at an existing satellite parking lot accessed by foot across a planned boardwalk. The boardwalk will be constructed

The framework of design is a column grid that provides adaptability, eases potential future interior reconfigurations and building expansions, and helps ensure that the building will remain a model of applied innovation. A roof system was used as a field test for the continued development of structural panel technology being developed by the university. The real-world test will help bring this new technology closer to production. ■