Ackerman Hall
Western Oregon University, Monmouth, Oregon

This new live/learn residence hall at Western Oregon University is designed to create strong connections between residential and academic life for students. Located in ‘the Grove’, a central open space connecting residential and academic campus districts, Ackerman Hall becomes a community destination at this campus crossroads. Providing freshman through seniors with an alternative to living in an apartment or off-campus housing, the 91,000-square-foot facility mixes both scholastic and housing programs into a single community on university grounds.

The project also strives to make a significant statement about environmental stewardship by targeting a LEED Platinum rating – the first large-scale residence hall in the nation to achieve this goal. Roof top solar thermal panels pre-heat water and air for use in the facility, resulting in a 50% reduction in potable water usage and a 35% reduction in energy consumption. Promoting sustainability, environmental graphics will be on display, addressing energy, water, materials and beauty, to educate current and future students.
SUSTAINABLE FEATURES

ENERGY
Heat recovery ventilators extract heat energy from exhausted air.
Rooftop solar ducts extract heat energy from the sun.
Rooftop solar thermal panels pre-heat domestic hot water.
High-performance thermal envelope, efficient lighting, and occupancy sensors decrease overall energy load.
“Green-plugs” are split-outlets tied to dorm room occupancy sensors to reduce parasitic loads from portable electronics.
Energy monitoring system allows communities to set-up efficiency competitions and studies.
LED task lights.
Discounted parking passes for students with vehicles meeting fuel-efficiency standards.

WATER
Low-flow plumbing fixtures and hands-free faucets decrease demand for potable water.
30,000 gallon rainwater harvest system provides water for toilet flushing.
Permeable paving and bioswale allow stormwater to infiltrate the ground and recharge the aquifer.
Native plant selection will result in less water required for irrigation.

MATERIALS
Reflective roofing reduces heat island effect.
FiltePave courtyard – a permeable system made from recycled glass bottles (over 200,000 bottles were recycled for this project).
Dedicated recycling areas located next to circulation routes.
Prioritization given to materials supporting the regional economy, with recycled content, rapidly renewable content, and minimal toxicity. Examples include local wood framing, linoleum flooring, soy foam insulation, and wheatboard substrates.
Overcrowded trees were harvested from the site and milled locally into paneling, stair treads, and furniture.

TOP, LEFT
Shared floor lounges and circulation feature plentiful daylight and views toward the campus.

TOP, RIGHT
Overcrowded trees harvested from the site found a second life as paneling, stair treads, and furniture.

LEFT
The plaza's art installation suggests ripples created by raindrops falling on a pond, referencing the flow of water below the surface.
Community lounges share views into a
natively vegetated courtyard that highlights
the building’s water innovations.

DESIGN START
September 2008

COMPLETION
September 2010

BUILDING AREA
91,000 SF

BED COUNT
336 beds
(123 doubles, 90 singles
and 1 apartment)

BEDROOM SIZE
165-200 SF for doubles
110-135 SF for singles

COMMUNITY SIZE
33 students per wing

WALLS BETWEEN ROOMS
Design STC rating of 50

FLOOR ASSEMBLY
Design STC rating
estimated 60-65,
without finishes
IIC rating is estimated at
>70 with carpet.

CONSTRUCTION
COST PER BED
$16M / 336 beds =
$47,600 per bed,
including site costs

CONSTRUCTION
COST PER SF
$16M / 91,000 SF =
$176/SF,
including site costs

CONSTRUCTION
DURATION
Three bid packages;
12 months construction

NOTABLE
Targeted to be the first
LEED Platinum residence hall
in the nation

ARCHITECT
Mahlum
Diane Shiner AIA LEED AP,
Principal-in-Charge
LeRoy Landers AIA,
Project Planner
Kurt Haapala AIA LEED AP,
Project Director
Seth Moran AIA,
Project Designer
Jeremy Rear AIA,
Project Architect
Amy Noe IIDA,
Interior Design

OWNER
Western Oregon University

GENERAL CONTRACTOR
Lease Crutcher Lewis

LANDSCAPE ARCHITECT
Atlas Landscape Architecture

CIVIL
CardnoWRG

STRUCTURAL
James G. Pierson, Inc.

MEP
Interface Engineering

ACOUSTIC
Altermatt Associates

SUSTAINABILITY
Brightworks

ARTIST FOR THE PERCENT
FOR ART PROGRAM
(Administered by the
Oregon Arts Commission)
Anna Valentina Murch