

The Clinical Research Building at the University of Miami Miller School of Medicine is UM's first Green Building. It is a high rise complex composed of three components: 336,000 GSF of research and dry lab spaces, a 490,000 GSF 11-story parking garage and a 60,000 GSF 2-story Wellness Center. The building design integrates educational spaces, patient care and research facilities into one location. This multi-use building also includes a wellness center, parking garage and outdoor public spaces including landscape improvements.

- The first two floors are specialty area which include clinic space with exam rooms, office/lab space and state-of-the-art auditorium.
- The twelve uppermost floors each include a reception area for patients and visitors, a library, large and small conference rooms, and offices for senior faculty.
- The Wellness Center is nested above the garage structure and can be accessed directly from the parking garage or from a glass sky bridge from the 9th floor of the main building. The overall design highlights wellness and healing through the subtle use of color, materials and water features. The vast two-story open fitness areas are located towards the south elevation overlooking downtown Miami. It is serviced by a therapy pool, whirlpools, saunas, showers, and locker rooms.
- Convenience and energy efficiency are key elements of the engineering design of the building. As an example, under-floor air distribution allows for easy access to the HVAC, electrical, electronic and plumbing utility systems; under-floor air ventilation helps reduce fan energy; and high-performance, low-emittance window glazing helps lessen the HVAC load.

FACILITIES: Research laboratories, clinical exam rooms, faculty offices, conference rooms, Wellness Center & parking garage

GSF: 336,000 main buildings; 60,000 Wellness Center; 1,450 space parking garage

Year Constructed: 2006

Architect: Perkins + Will

Engineer: TLC Engineering

Contractor: Bovis Lend Lease

LEED Consultant: Perkins + Will

Commissioning Agent: GFS Consulting

SUSTAINABILITY FACTS

LEED – NC Rating Total	69
SILVER	
Sustainable Sites	12
Water Efficiency	3
Energy & Atmosphere	1
Materials & Resource	0
Indoor Environmental Quality	5
Innovation & Design	5
Targeted Points Certified	26
Project Total	26

SUSTAINABLE HIGHLIGHTS

- Raised floor system enabling
- Better indoor air quality
- Increased employee attraction and retention
- Increased daylight opportunities
- Improved occupant thermal control
- Reduced Natural resource consumption
- Reduced waste
- Reduced churn cost
- Argon filled, low, insulated glass
- Reflective roof
- Floor vents that reduce ductwork and improve air flow
- Carpet and other internal materials made from recycled and recyclable materials
- Plug-and-play interiors
- Modular walls
- Chilled water loop system