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# Code Green

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# Code Green

Constructed under stringent standards, Herman N. Hipp Hall stands out for its environmentally friendly design.

By John Roberts

Photos by Charlie Register

**W**hat's wrapped in hidden heat-reflective tinfoil and has solar green glazing and carbon-dioxide sensors that detect the presence of humans?

No, it's not the space shuttle. It's Herman N. Hipp Hall.

To the casual observer, Furman's newest academic building — named for a 1935 Furman graduate who was a civic leader in Greenville and a longtime executive with Liberty Life Insurance Company — resembles most any gleaming, modern university facility. It has a sun-bathed lobby with lustrous tile floors, sleek new furniture and soothing teal and aqua-green colors. The bathrooms glisten.

And no new academic building would be complete without at least one piece of abstract art. Hipp's is *Aquarii*, a contemporary outdoor sculpture that is the centerpiece of a brick patio. Like most abstract art, the work first confuses, then delights.

But take a closer look. Although Hipp Hall is as modern as its name implies, it is clearly not your father's academic building.

Completed late this summer, the three-story, 38,000-square-foot building was constructed under stringent environmental

standards. Hipp's design, from its fly ash concrete foundation to its heat-reflective roof shingles, is intended to conserve energy while minimizing the building's environmental impact.

**E**ntering the lobby of Hipp Hall, an astute visitor might first notice the odor — or lack thereof. There's no harsh "new building" smell because, to reduce the possibility of indoor air pollution, no oil-based paint was used.

On first glance, the building's large windows appear to have a slightly green tint. In fact, the windows on three sides of Hipp Hall are equipped with a (solar) green glass tint. The tinting allows the maximum amount of daylight to enter but blocks ultraviolet heat, which can cause the temperature in the building to rise. The glass also reduces glare.

Other "green" facts about Hipp Hall:

- Twenty-five percent of the materials used in construction of the building contained recycled content, compared with 15 percent for most buildings.

- Hipp Hall concrete is constructed with fly ash, a by-product of coal burning.

It reduces the amount of cement required yet maintains strength. Cement production is a high-energy consumption process.

- Sensors in the building's ductwork detect carbon dioxide, which is exhaled when we breathe. The data is used to monitor the air temperature and humidity in the building.

- R-19 insulation and a special tinfoil-like substance are layered under all the external brickwork. This combination reflects heat while keeping the interior cool during the summer and warm in winter.

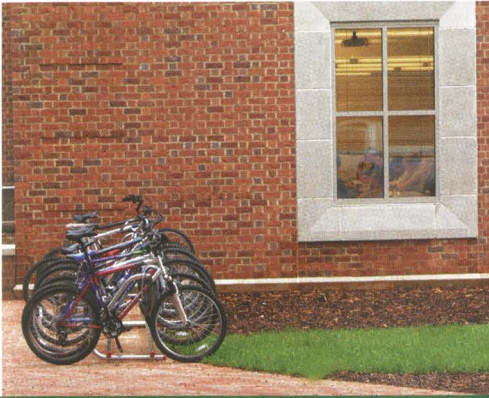
- Every room has occupancy sensors. Overhead lights turn off automatically if no one is in the room.

- More than 90 percent of the offices in Hipp Hall have a direct line of sight to the outside.

- External lighting reflects down to conserve energy and reduce light pollution.

- Thanks to tree conservation and new plantings, more than 30 percent of the sidewalk and parking areas around Hipp Hall will be shaded in five years.

- More than 75 percent of the waste generated during the construction of Hipp Hall was recycled.



Opposite: A winding staircase, leading from the building's main patio, takes this student toward South (formerly men's) Housing. This page, above: Teachers in Hipp Hall have the latest in multimedia equipment at their fingertips; external brickwork is layered with insulation and a heat-reflective substance that help keep the building's interior cool in the summer and warm in the winter. Below: Views from some classrooms can be spectacular; the building's stairways feature wooden bannisters and handrails.



"Green" construction, although popular elsewhere, has only recently gained inroads in the South. In November, Furman applied to have Hipp Hall named the first LEED (Leadership in Energy and Environmental Design) building in South Carolina.

The U.S. Green Building Council, a national group of building industry leaders that encourages the construction of energy-

efficient buildings, developed the LEED Green Buildings Rating System. Buildings are assigned one of four levels in the rating system — certified, silver, gold and platinum — based on the number of environmentally friendly features they include. A LEED panel ascribes points after reviewing documentation supporting each LEED prerequisite and credit. There are approxi-

mately 400 LEED-certified buildings in the United States, most of them in the Northeast and California.

Mary Pat Crozier, capital construction manager at Furman, says implementing the environmentally friendly features added about \$300,000 to the building's cost. But through energy savings, those expenses should be recouped in about 12 years.

"This is too long of a payback period for most homeowners to consider beneficial," Crozier says. "However, Furman and other universities and institutional clients build buildings with life cycles of 25 to 50 years, so a 12-year payback represents a viable savings. Plus, you're doing your part to protect the environment."

The building's lower level (or Garden Level, as its occupants affectionately call it) is home to the departments of Continuing Education and Graduate Studies. The Department of Education and the Rushing Center for Advanced Technology are stationed on the ground floor, with the Department of Economics and Business Administration on the second floor.

With its roomy offices, cozy conference rooms and classrooms equipped with the latest multimedia technology, Hipp Hall is designed to enhance learning in both large and intimate settings.

"In class you can show a video clip, then go immediately to an overhead without missing a beat. Because classrooms have Internet access, you can pull up current stock quotes and interest rates," says EBA professor Bruce Brown. "It's brighter than what we were accustomed to in Furman Hall. This is such a pleasant environment."

**D**uring the building's dedication ceremony October 29, Furman awarded honorary Doctor of Humanities degrees to two prominent South Carolinians: Darla D. Moore, a leading businesswoman and philanthropist, and Inez Tenenbaum, the state's Superintendent of Education.

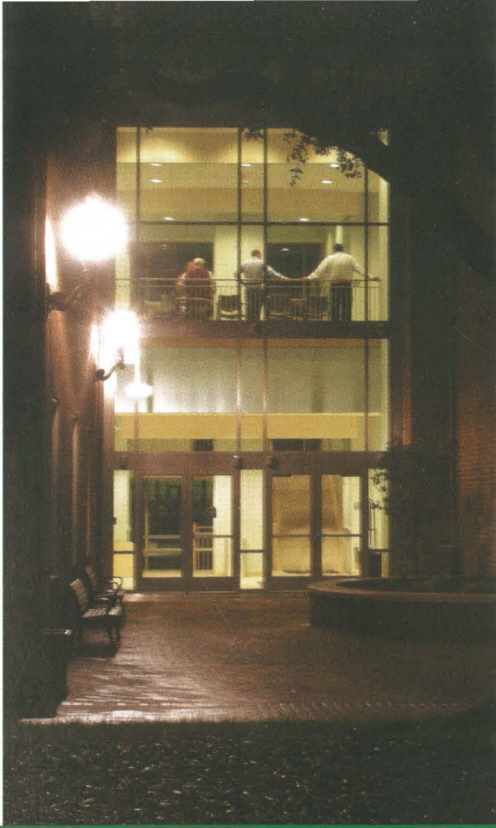
Moore, executive vice president of Rainwater, Inc., a private investment firm, is a graduate of the University of South Carolina and of the Master of Business Administration program at George Washington University. As a result of her generosity and support, the Moore School

of Business at USC is named in her honor, and the School of Education at Clemson University is named for her father, Eugene T. Moore. Designated one of the 50 most powerful women in American business by *Fortune* magazine, she is the founder and chair of the Palmetto Institute, a foundation dedicated to improving the economic climate in South Carolina.

Tenenbaum is a graduate of the University of Georgia and of the University of South Carolina School of Law. Elected superintendent in 1998 and re-elected this fall, she has worked to raise academic standards, improve student readiness for school, and strengthen the quality of instruction in the state. She created the School Leadership Executive Institute and has played a major role in the development of the First Steps in School Readiness initiative. ●

Framed by trees bursting with fall color, the abstract fountain/sculpture *Aquarii* serves as the centerpiece of the patio that looks out toward the center of the campus. The tables are similar to those at the University Center just across the way; the trellised arcade echoes the walkway at nearby Richard W. Riley Hall.





**Above:** The main entrance to Hipp Hall faces the James B. Duke Library; students in the second-floor gathering area might feel at times as if they're sitting in the trees. **Below:** The windows, like these in the stairway on the building's south side, are equipped with a solar green glass tint; at dedication ceremonies October 29, Furman awarded honorary degrees to Darla D. Moore (top), a leading business executive and philanthropist, and Inez Tenenbaum, South Carolina Superintendent of Education.

