



Project of the Month: Racanelli Construction's project, Great South Bay Imaging Center achieves LEED Silver Certification

November 12, 2012 - Long Island

As evidence of its commitment to sustainability and its growing involvement in "green" projects, Racanelli Construction Co., Inc. unveils the achievement of LEED-CI V2009 Silver Certification for the Great South Bay Imaging Center. Racanelli served as the general contractor and construction manager on this multi-million dollar project awarded by the North Shore-LIJ Health System. The 14,775 s/f space was designed by the office of JRS Architects, P.C. The project was led by Racanelli's LEED project manager, Megan BovÃ© AP BD+C and project manager, Ron Whelan.

Among the subcontractors involved in the project were: Mechanical Solutions, Gordon L. Seaman Electric, Seaford Plumbing, KEM Flooring, KP Organization, Above All Storefronts, Sherry Mica and Anthony Montani Landscaping.

According to the U.S. Green Building Council, which developed the LEED rating system in 1998, LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. The LEED rating systems are developed through an open, consensus-based process led by LEED committees.

The Great South Bay Imaging Center used the LEED Commercial Interiors (CI) rating system, which is applicable to tenant improvements of new or existing office space. The project included the interior construction of the existing 14,775 s/f building for use as a medical imaging center and achieved 51 points. Reaching this milestone was done in part by achieving material and resources credits such as two points for MR Credit 5-Regional Materials and one point for MR Credit 4-Recycled Content. All adhesives, sealants, paints, and coatings were low VOC.

The second prerequisite for the energy and atmosphere category requires that 50% (by power rating) of new equipment and appliances purchase for the LEED-CI scope of work be Energy Star labeled. However the Great South Bay Imaging Center went beyond the 50% requirement specifying and installing 90% Energy Star equipment, landing it four points.

Sustainability was included in the site selection by having the project space occupy 75% or more of the gross building square footage, priority parking is made available for carpools or vanpools, as well as the project is located within ½ mile walking distance of mass transit.

The building provides views to the outdoors, and the building was designed for open space planning, and for design spaces to use furniture such as the low or transparent partitions used in the waiting room which does not block views from a seated position.

The project included the interior construction of an existing Victorian style two-story building for use as a medical imaging center and is located at 620 Main St. It houses a women's medical center, medical diagnostic and testing facilities including MRI, CT and x-ray technologies, patient changing

rooms, examination rooms, observation rooms, waiting areas, reception area and staff lounges. Sustainable highlights include optimizing energy performance and HVAC alterations for the medical use, use of products with high recycled content, regionally produced materials, low-emitting materials and increased controllability of lighting and HVAC systems. The project was valued at \$3.7 million.

Great South Bay Imaging Center Project Team:

General Contractor/Const. Manager: Racanelli Construction Co.

Architect: JRS Architect, P.C.

HVAC: Mechanical Solutions

Electrical: Gordon L. Seaman Electric

Plumbing: Seaford Plumbing

Painting: KP Organization

Millwork: Sherry Mica

Landscaping: Anthony Montani Landscaping

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