



Alfandre Architecture awarded Best New Building Project of the Year by Ulster County - 231 Main Street, New Paltz

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Alfandre Architecture has been awarded the Best New Building Project of the Year Award by the Ulster County Regional Chamber of Commerce for their new building located at 231 Main St. The building is an example of a green building, which aims to create sustainable living and working environments that are healthier and more resource-efficient. Alfandre Architecture designed, constructed, developed and owns this outstanding example of an office building. The building is registered with the U.S. Green Buildings Council (USGBC), and is targeting a Platinum level certification.

The six tenant spaces in the 5,400 s/f office building benefit from sustainable features which enhance occupant comfort as well as the surrounding environment. The walls are constructed with insulated concrete forms (ICF), which provide a high insulation value with no thermal bridging. The roof is built with a structural insulated panel (SIP) roof system. Together they work to create an air tight assembly. Large, super-efficient R-7 windows let in natural lighting while still insulating the building and blocking noise from the busy road outside. High efficiency lights with automated controls prevent excess electric usage and minimize light trespass at night. An energy recovery ventilation system cycles fresh temperate air throughout the building. All of these features help create a comfortable working environment for the businesses within, as well enhance worker productivity.

"Green buildings are healthy buildings. We value our ability to bring healthy buildings to our community. We know how important it is for us to have green, energy-efficient buildings to live in, learn in, and work in," said Rick Alfandre, owner of Alfandre Architecture. Alfandre Architecture has addressed every aspect of the building with the ideals of creating a place of lasting beauty that has minimal impact on the land and resources.

The large 34kW solar panel system on the roof has generated more than 100% of the building's electric needs thus far. The building has received an impressive six consecutive electricity bills of zero or less.

This greatly reduces the burden on the electric grid for the area. Low flow water fixtures, as well as a rainwater harvest system that collects and utilizes the rainfall for all flush fixtures and irrigation uses reduces the overall water impact. By managing the water on site, more water is absorbed into the soil rather than flowing into the sewer system. The building is the essence of Alfandre Architecture, as it adheres with its principles of renewing, enhancing, and protecting the natural environment.

The Ulster County Regional Chamber of Commerce and the Ulster County Economic Development Alliance will recognize the recipients of the 2014 Awards at a dinner in their honor. The dinner took place at the Wiltwyck Golf Club in Kingston, NY on October 23rd.