



Holy Name Province — Midtown Manhattan

The West 31st Street friary/provinciate building of the Franciscan friars, dedicated in 2007, contains many environmentally-friendly (“green”) features.

Green Features of Building

WATER:

- Decrease in stormwater over previous conditions due to:
 - 12,000 gal stormwater storage tank, which will then be used for irrigation
 - 1897sf of vegetated roof, 1458.2sf of which is green roof
- Vegetated roof, high albedo ballast, and combined reflectively from concrete pavers mitigates urban heat island effect
- No permanent irrigation for planting
- Irrigation is solely coming from captured stormwater, no potable water used (Projected annual water savings = 8000 gals)
- Water fixtures have been chosen to achieve water use reduction of approx 20% as compared to baseline usage (projected annual water savings = 2,569,293 gals)

ENERGY

- Building system undergoing fundamental and additional commissioning
- Measurement & Verification Plan in place, using additional monitors to meter usage (water, energy, steam)
- Building energy use on target to be approx 12.5% better than ASHRAE 90.1 due to:
 - Occupancy sensors in corridor and on stairwell lighting
 - High-efficiency boilers (Hot water boilers, Condensing domestic hot water boiler) and mechanical equipment (Variable speed drives on hot water pumps, Premium efficiency motors)
 - High-performance glazing/curtain wall
 - Roof Insulation

- Programmable thermostat
 - Boiler oxygen trim controls
- Project features EnergyStar appliances in apartments

MATERIALS

- Project on target to achieve diversion on min. 75% of Construction and Demolition waste (currently has diverted over 6000 tons of material from being sent to landfills, of which, the project salvaged over 88,835 lbs – wood, metal, paper, ceiling tiles, glass, ceramic tiles, plumbing fixtures, furniture, electronics, appliances and lighting)
- Project has been designed to incorporate over 20% recycled content in total amount of materials. Example materials include:
 - Concrete containing 45% blast furnace slag (by volume)
 - Steel rebar containing min. 85% recycled steel
 - Curtain Wall – aluminum frames
 - Steel Doors
 - Wood Doors
- Project features over 20% of total materials sourced and used from local (with 500 mi of site) manufacturers
- Of that 20%, over 50% of material manufactured locally was also harvested locally
- Project features FSC certified wood floors, kitchen cabinet cores, lobby subfloor/plywood, wood doors

INDOOR ENVIRONMENTAL QUALITY

- Project meets Indoor Air Quality (IAQ) performance requirements as defined in ASHRAE 62-2004
- Exceptional attention being paid to ensure apartment sealing and isolation, so as to eliminate tobacco smoke infiltration from adjacent apartments
- CO monitors provided in every apartment and in garages
- CO2 monitors in high density areas
- Additional Indoor Air Quality testing conducted before occupancy, to test for Volatile Organic Compound (VOC) levels and ensure adequate flush-out of spaces
- During construction, a Construction IAQ Management plan was established, and enforced through weekly site checks
- Project has specified low-VOC adhesives and sealants, paints, and carpet
- Project achieves over 2% daylight factor in over 99.1% of critical visual task spaces
- Project provides exterior views to 99.6% of regularly occupied spaces