

## **GIANCOLA CONTRACTING: *Energy Efficient & Green Building***

As one of the first and only builders of Energy Star® Labeled Homes in New York City, Giancola Contracting built the first and second Energy Star Labeled condominium developments in Brooklyn: South Slope Condominiums and Cobble Hill Lofts. Energy Star Labeled Homes are approximately 30% more efficient than typical homes, which means fewer greenhouse gases in the air we breathe.

The group's latest Park Slope development, The Silhouette, is almost complete and designed to be approximately 60% more energy efficient than the typical building. Such high energy efficiency far exceeds Energy Star and LEED requirements and sets a pioneering example for engineers, architects and builders. Locally, it paves the way for the success of Mayor Bloomberg's sustainability initiative, PlaNYC, which aims to significantly reduce global warming emissions by 2030, thereby creating a greener and more sustainable New York City.

The group seeks out and implements new, environmentally friendly building practices and materials that will help create a more sustainable future for New Yorkers. The green-focused development group prefers to use local companies, which reduces transportation energy, cost and emissions, while providing business opportunities for local companies specializing in environmentally friendly products and services.

Giancola Contracting is a full-service general construction firm with a specialty in energy efficient and green building. It is a product of three generations of excellence and over 80 years of history in home building. Giancola Contracting is at the core of the development team that includes the key principals listed below.

**DEVELOPMENT TEAM PRINCIPALS:** Andrew Giancola (Giancola Contracting), Christopher Giancola (Giancola Development), Larry Vento (Ridge Ironworks), Robert Brown (272 - 21 St Realty LLC), Robert Roth (Green Env Development Group)

**ARCHITECT:** Coggan & Crawford ([www.coggancrawford.com](http://www.coggancrawford.com))

**ENERGY EFFICIENCY:** The three buildings cited in this overview – The Silhouette, South Slope Condominiums, and Cobble Hill Lofts – all meet or exceed minimum criteria for all of the following: EPA Energy Star Labeled Home Program, ASHRAE Standard 90.2 - 1992, 2004 International Energy Conservation Code, 2006 International Energy Conservation Code. The energy savings and pollution prevented are calculated by comparing the Rated Home to the Reference Home as defined in the "Mortgage Industry National Home Energy Rating Systems Standards" as promulgated by the Residential Energy Services Network (RESNET). In accordance with these guidelines, building inputs affecting set points, infiltration rates, window shading, and the existence of mechanical systems are used in calculating loads. Certified Energy Rater, Dominic Riemma, calculated all criteria using Residential Energy Analysis and Rating Software v12.6 (REM/Rate). Based on a 5-Star Plus Rating system, these buildings achieve a 5-Star Plus Rating. Pollution prevented annually is projected as 19,552.2 lbs of CO<sub>2</sub>, 9.1 lbs of SO<sub>2</sub>, and 24.2 lbs of NO<sub>x</sub>.

To achieve such high efficiency, combinations of the following are employed: energy efficient boilers, an integrated glycol solar hot water system, stainless steel indirect storage tanks, R-60 insulation in the roof, R-30 insulation in the perimeter walls, LED lighting, fluorescent lighting, and Energy Star appliances. These energy efficient systems create an Energy Cost Savings per year of approx \$6,000.00 dollars.

### **SOUTH SLOPE CONDOMINIUMS** ([www.southslopecondo.com](http://www.southslopecondo.com))

**Energy Efficiency:** First Energy Star Labeled condominium development in Brooklyn, NY

#### **Awards:**

- Metropolitan Engineering Societies Council – National Engineers Week 2008 (Green Building Award)
- American Institute of Architects - AIA Design Awards 2007 (Award of Merit)
- Building Brooklyn Award for Design 2007 (Winner: Residential - 1 to 5 Dwellings)
- Participated in GreenHomeNYC's Green Building Open House (GreenHomeNYC is the Northeast Sustainable Energy Association's NYC chapter)

**PRESS:** New York Times, The Real Deal, The Architect's Newspaper, Innovative Home, Surface, Brooklyn Modern

### **COBBLE HILL LOFTS** ([www.cobblehilllofts.com](http://www.cobblehilllofts.com))

**Energy Efficiency:** Second Energy Star Labeled condominium development in Brooklyn, NY

#### **Awards:**

- Metropolitan Engineering Societies Council – National Engineers Week 2008 (Green Building Award)
- American Institute of Architects - AIA Design Awards 2007 (Award of Merit)
- Building Brooklyn Award for Design 2007 (Nominee: Residential - 1 to 5 Dwellings)
- Building Brooklyn Award for Design 2008 (Nominee: Residential - 1 to 2 Dwellings)

**PRESS:** New York Times, Residential Architect, The Real Deal, Plenty, Innovative Home

### **THE SILHOUETTE** ([www.thesilhouettecondos.com](http://www.thesilhouettecondos.com))

**Energy Efficiency:** Projected to achieve Energy Star and LEED Platinum certifications

**PRESS:** <http://www.greenbuildingsnyc.com/2009/03/19/shedding-light-on-the-silhouette/>

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