



LEED for Existing Buildings Fountain House

Manhattan, NY

Project Data: Wellness Center

SWA is working with the Fountain House Organization to assess and upgrade their current New York City facility to high performance and green standards.

Fountain House is a professional self-help program, operated by men and women recovering from mental illness, in collaboration with a highly professional and kind-hearted staff. The organization's focus is on facilitating group learning activities, providing community support, and assigning various jobs/duties to help members regain their productivity and self-confidence. Their novel style of care has become the basis for similar programs around the globe.

Fountain House's mission is not their only unique component. Their New York City property includes two main buildings used for day to day activities. The buildings are vertically offset from each other and are joined by a common stairwell. SWA has joined the team as sustainability consultants, and is working with staff and the design team to evaluate a number of HVAC improvements as well as to provide design consulting for a new 20,000 SF wellness center addition.

The merging of the buildings has created the interesting challenge of consolidating their HVAC equipment, the age and condition of which varies drastically. Currently there are separate heating and cooling systems for each building as well as one dedicated to the new Mezzanine area. According to SWA Sustainability Consultant Keirryn Ross, "it is the age old question of how to integrate your old pneumatic workhorse into the digital world." The list of improvements SWA is evaluating include: a combined heat and power system, demand controlled ventilation, heat recovering in the kitchen, and lighting and lighting controls upgrades. The organization is also reviewing the feasibility of installing a ground source heat pump.

As they prepare for systems upgrades SWA will help guide the project team in incorporating sustainable, green features seamlessly into the project. The LEED for Existing Buildings rating system is being used to organize and set green objectives. As part of the LEED scope, SWA will assist the organization with benchmarking current operations and energy performance. For the construction of the wellness center and any future facility improvements, green specifications and operational policies will be drafted to ensure the selection of green, healthy and durable materials as well as construction and maintenance practices. The age of the facilities and wide variety of systems used throughout has challenged the organization and the design team to seek more cost effective, manageable and efficient systems, but also to create a space which will comfortable and useful for the occupants and will be viewed as a hallmark of environmentally responsible design.



Client: Fountain House

Location: Manhattan, NY

Building Type: Institutional

Building Size: 57,000 sq. ft.

Project Status: In progress

Reference: Kenn Dudek
Fountain House
New York, New York

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