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MCCI is a unique, 5,800 square foot office complex just outside Ithaca, New York. This modern office building offers features that cannot be found anywhere else in New York. It was responsibly designed for the needs of a high technology company with comfort, elegance, safety and the environment constantly in mind, using the best green technology and materials available. The exterior design and landscaping is in keeping with its location in a rural community, but inside it is modern, functional, sleek and attractive. It is fully compliant with New York State Commercial code. Here are a few of the many features:

### **Foundation and structure:**

The foundation is Eco-Block. Energy savings generated by an ECO-Block building are up to 50% and HVAC tonnage requirements reduced by as much as 30% — and contin-

ue for the life of the building. ECO-Block buildings stand strong against the wind. They can have up to a four-hour fire resistive rating.

- Significant energy savings.
- Reduced noise transmission.
- Will not support the growth of mold or mildew.
- Can be built to any seismic or hurricane-storm standard.
- Up to a four-hour Fire Resistive Rating.

Additional drainage tile and waterproofing was installed to ensure a dry lower level. In addition, a 1,000 gallon/minute pump was installed under the foundation with a 6-hour battery backup, also connected to the generator. This pump has a drain that exits to "light" that is separate from the main drainage system.

All windows for basement area are tempered glass.

Over-engineered, custom- fabricated I-beam infra-structure.

The roof is standing-seam steel. There are numerous advantages to using metal roofing. From a safety standpoint metal roofs are totally fireproof and extremely wind resistant. They are also environmentally friendly because they are made from recyclable metals, such as steel, tin, aluminum and copper. We chose a metal roof not only for the clean architectural lines but also because it is safest.

Siding is HardieBoard®, which has several advantages over other materials for building exteriors.

- Nine manufacturing facilities support the regional economy and reduce the environmental impact caused by transportation of materials.
- Raw materials that are extracted and processed near each manufacturing facility also reduce transportation.
- Raw materials are low in toxicity – wood pulp, cement, sand and water (recycled up to 4 times).
- Longer lasting materials not only require fewer resources for replacement but also reduce maintenance and repair costs.
- Unique ColorPlus® Technology manufacturing process bakes on paint in their factories delivering a quality, consistent finish, eliminating VOCs during exterior painting. 15-year finish warranty ensures reduced need for repainting.
- James Hardie® siding is non-combustible in accordance with ASTM E 136 and can be installed to achieve MIAMI-DADE Large and Small Missile Impact Rating.

- Manufacturing processes focus on quality, first-run materials. Zero to Landfill project aimed at reducing amount of raw materials waste sent to the landfills by half.

We used Icynene® insulation throughout the buildings. This new product is 100% water-blown and contains no HCFCs, HFAs, HFCs, formaldehyde or other toxic or ozone destroying chemicals. It will not sustain combustion, does not emit any fumes, and provides no support to bacterial or fungal growth. It also has no food value for insects or rodents.

Because it fills any shaped cavity, and adheres to all materials it provides superior insulation than the equivalent R-value of air permeable insulation materials. It is also not subject to loss of R-value due to aging, windy conditions, settling, convection or air infiltration. It also has excellent sound reduction qualities.

The walls are Gypsum wallboard, another material that is made largely from recycled products, will not combust and emits no toxic fumes. All Gypsum wallboard products are now completely recyclable.

The drop ceilings on the first floor are Armstrong® Class A Fire-retardant ceiling tiles that contain post-consumer recycled materials and have high sound-proofing and insulation ratings.

The main flooring is Forbo® Marmoleum. The new Forbo products are not only beautiful and long-lasting, but made from renewable materials. Linoleum has very low flammability, is antistatic, light resistant, sound-absorbent, resistant to fats and oils and has a natural antibacterial effect. It emits no toxic fumes.

All windows and doors are Energy Star compliant.

## **Physical Plant Details**

Radiant heating in baseboards and radiators is a high efficiency, hot water system of Scandinavian design.

LED Emergency and Night lighting.

New, Energy Star boiler.

Floor sensors will activate alarm if floor temperatures rise.

First floor is handicapped accessible.

Conference rooms have floor receptacles to provide power, telephone and Ethernet connectivity to conference tables without unsightly and hazardous wires strung across public areas.

Electrical, phone and LAN connections are at desk height, eliminating the need to crawl around on the floor or move desks when connections must be changed.

Water treatment system is UV, not chlorine.

Cat 6 cable throughout.

New Panasonic Phone system

Lighting was based on studies of worker satisfaction and productivity for this type of facility, in conjunction with lighting code requirements and the lighting industry recommendations for our particular use.

All appliances are Energy Star compliant.

The custom woodwork is native red oak, a sustainable product, and was finished with a hand-rubbed, tung-oil finish. Tung oil is environmentally friendly, non-toxic, and especially durable. All doors and wood-finish door-frames are also red oak and finished in tung-oil.

## **Additional**

Handicapped parking and ramp area.

Parking lot and path lighting is programmed run automatically until to turn on using a cell phone number, to avoid light pollution and afford safe lighting to employees who come in early or stay late.

An outbuilding located away from the main office houses a 65Kw generator, fueled by a 500 gallon underground propane tank to provide to provide backup power in the event of a power outage.

Parking lot is crushed stone and gravel to prevent run-off pollution. Rain water percolates into the ground. Curbing is blue granite for beauty and durability.

The campus includes extensive landscaping and plantings, a butterfly garden, a small koi pond, and fruit trees and bushes that afford organic snacks for employees in season.

MCCI is a certified National Wildlife Federation Backyard Habitat. No pesticides or other chemicals are used on the grounds.

Twenty acres of the campus are under long-term lease to an area farmer in an agreement to grow crops and maintain the agriculture aspect of the neighborhood.

A bike rack and shower facilities are available for employees who can bicycle to work.

The mature trees on the property near the building are cabled to prevent limbs from falling on the building in the event of high winds or ice storms. Each cable has a 7 ton rating.

