

Sustainable High Density Affordable Housing: The New York Housing Story

Questions and Answers from the February 9, 2012 Webinar

Q: You differentiate between low-income and supportive housing. Could you please define the difference as you see these? [Nicole Brown]

Q: The clear cavity in the exterior masonry wall looks like it is only about 1/2", which seems sub-par to recommended industry standard of 1" clear. Was that an issue? [Dennis Elrod]

Q: What is the floor to floor dimension? [Christina Schessler]

Q: How was the vapor barrier's continuity maintained while using pre-fab panels? [Aric Abblitt]

Q: Were the windows fixed or operable sashes? [Raymond J. Kelly]

Q: Please share \$/sf [Gail Sullivan]

Q: What was the overall Construction Cost per square feet for each Project? [Steven Anderson]

Q: What type of system is shown for the fresh air intake? Was that provided by the window company or did it have to be coordinated by the contractor? [Anne Ellis]

Q: Were there any efforts to implement an occupants' education program to increase the knowledge and effectiveness of the innovative design elements? [George Jennings]

Q: I understand your gas heat is 35% more efficient than code, but if you're using PTACs for heat, how is your electric usage compared to code? [Michelle Lauterwasser]

Q: Describe ventilation and exhaust, a key health issue in dense housing. [Gail Sullivan]

Q: How are the benefits of the energy efficient features explained to the building's occupants (Owner's Manual, orientation seminar, etc.) so that they are used to their best extent? [Heather Hairston]

Q: What types of windows were used in the Via Verde project –aluminum, vinyl, or fiberglass? [Bethany Madsen]

Q: Was part of the recycled material in the concrete planking and block fly ash? How does New York State feel about fly ash? [Christina Schessler]

Q: Have you used Submittal Exchange for construction submittals? [Peter Maus]

Q: Are Via Verde roofs accessible to general public? [David Roth]

Q: How does ADA deal with roof access at Via Verde? [David Roth]

Q: What are the details of the green roofs: Insulation, waterproofing, drainage? What is the soil thickness that you used and the design dead load for these roofs? [Raymond J. Kelly]

Q: What is the trellis at Villa Verde made of? [Christon Kellogg]

Q: Can you discuss cost per sf, as compared to market rate cost per sf in your region? [Dan Glading]

Q: What was the built sf cost for each project? [Gregory Flinders]

Q: What is the average Cost to Purchase a Unit per Square Foot?[Steven Anderson]

Q: High-performance, high-value, high-aspirations... Via Verde, Parkchester for the new century... thanks to all of you for great works! [David Roth]

Q: Also, considering PTACs are used for heating and cooling, what do you expect the average electric bill for each resident to be and how does that factor in to the affordability factor? [Michelle Lauterwasser]

Q: Any trouble with meeting LEED noise level requirements in the city? [Christina Schessler]

Q: Are there any security problems built into the stepping? Lots of corner spaces. [Morton Frank]

Q: Is there any issue related to ice falls off the sun screen projections? [Joseph Schiffer]

Q: How did you work with the client on long term saving on energy & maintenance versus short term cost saving on materials? [David Jones]

Q: What is the significance of the issue of the use of flyash? [Ned Apigian]

Q: What role did grimshaw play on the team? [David Roth]

Q: You've created beautiful structures and spaces that really look no different from those created for high-end clients - did you encounter any resistance to your design during the process? [Anthony Davis]