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## **Project of the Month: Pro Con Inc. completes environmentally friendly New Hampshire Liquor and Wine Outlet store**

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The latest New Hampshire Liquor & Wine Outlet store in Nashua recently opened its doors with an expanded selection and a new eco-friendly green standard in design and operation. Pro Con Inc. was the architect and general contractor for the design build store which is located just behind the current store at 27 Coliseum Ave., exit 6 off the Everett Tpke.

"From concept to design, our goal was to create an energy efficient store that provides a positive shopping experience for customers and incorporated a unique New Hampshire feel," said Jim Loft, AIA, senior vice president of Pro Con. "The store's exterior features Hardie siding in Mountain Sage with natural New Hampshire granite used as a stone base. The interior exposed timber post and beam framing relates to New Hampshire's past and the many post and beam framed barns that still stand today, while clerestory windows flood the store with natural light and create a welcoming environment for both customers and employees."

The project was part of the New Hampshire Liquor Commission's (NHLC) plan to modernize stores statewide and increase sales. At 20,000 s/f, the expanded retail floor space allows for a greater selection of products and a more engaging experience for shoppers. The new store features a wine tasting display that will enhance Friday Night Flights, a free weekly wine tasting from 5-7pm, and a specialty wine room.

Pro Con has registered the project with the U.S. Green Building Council and intends to pursue certification under USGBC's LEED (Leadership in Energy and Environmental Design) program.

"The project has been designed and built to achieve LEED Gold", said Dan Messier, senior vice president for Pro Con. "We recycled 95% of the construction waste from the new store building and we plan to recycle 95% of demolition material from the former store."

In an effort to further NHLC's green efforts, Pro Con incorporated numerous ecologically friendly features into the building including: energy efficient LED lighting, low-e windows and doors with insulated glazing and a geo-thermal heating & cooling system. LEED approved architectural shingles, as well as, 100 feet of photovoltaic panels were installed on the roof. Local building materials and low volatile organic compound products were used in construction. The outlet's landscaping is comprised of local plants and grasses that require no irrigation.

The NHLC has been responsible for the renovation and relocation of several liquor and wine outlets to-date in Gilford, Plaistow, Hampstead, Manchester, Merrimack, Lincoln and Lebanon. The NHLC operates retail locations throughout the Granite State and serves more than 9 million customers each year.

Pro Con Inc. is a full service architecture and construction management firm specializing in sustainable projects. The company is recognized as an industry leader and is known for their single source design-build delivery system, "The Diamond Solution".

## Sustainable features of the Nashua New Hampshire

### Liquor and Wine Outlet Store:

- \* 95% of the construction waste from the new store building was recycled
- \* 95% of demolition material from the former store will be recycled when it is demolished in the fall 2011
- \* 40% of new construction materials purchased were made with recycled materials including the structural steel, metal stud framing, wood doors, door frames, door hardware, drywall, ceiling tiles, wall and roof insulation, and interior glass.
- \* 31% of the materials used in construction including the concrete masonry block, brick, wood studs, wood decking and drywall came from within a 500 mile radius of the project
- \* Energy efficient lighting was installed and exterior LED lighting fixtures were selected that reduce light trespass.
- \* Geo-thermal heating and cooling system heats and cools the building
- \* Photovoltaic panels installed on the roof to provide 6% of the building's electricity
- \* The project utilized regional New Hampshire granite
- \* Low-e windows and doors with insulated glazing were installed
- \* Low volatile organic compound (VOC) products were used in construction including paints, sealants, and coatings, improving the air quality inside the building for both employees and shoppers
- \* There was a 43% reduction in water usage by utilizing low flow or waterless water closets, urinals, faucets over traditional plumbing fixtures
- \* All the cooling and refrigerants on the property, including the chillers, condensers, and refrigerators use non CFC (Chlorofluorocarbons) refrigerants
- \* Landscaping is comprised of local plants and grasses that require no irrigation

### Project Team includes:

Architect/General Contractor: Pro Con Inc

Solar PV Installer: The IRC Group

Site/Civil Engineering: Northpoint Engineering, LLC

Geothermal Well Driller: Skillings & Sons, Inc.

Drywall: Metro Walls

Electrical Contractor: Martineau Electric, Inc.

Painting: King Painting Inc.

HVAC: All Temp H.V.A.C. Corp.

Granite Countertops: Eco Stoneworks

Masonry: R.E. Labrie Masonry, LLC

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