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## **Murray Properties completes three-story, 30,000 s/f class A building at 183 Rockingham Road**

September 03, 2015 - Northern New England

Murray Properties, LLC has just put the finishing touches on its three-story, 30,000 s/f building this summer to be utilized as office, medical, and/or retail spaces.

As a sustainable and socially conscious builder, Pugliese Contracting Corporation has designed and built this class A building to maximize overall efficiency, while incorporating sustainable building practices to not only benefit the tenants, but also do their part to help sustain the planet. The reduction in greenhouse gases from a traditional fossil-fueled building has been calculated as placing the facility at nearly carbon net zero.

The building itself has been designed to utilize the best, most efficient building materials, including a building envelope that far exceeds code standards for the region. This enhances the ability of the renewable energy sources which includes a planned 91kW ground array solar system, installed by Revision Energy, and a 60-ton geothermal heating and cooling system.

The planned ground solar array system is located strategically on a hill area, facing true solar south, to maximize the capacity of the system. This system will not only provide a return on the investment for the owners, but will also reduce electrical costs and provide green marketing opportunities for occupants of the building. The electrical system, installed by Longchamp's Electric, will utilize lighting within the building with energy efficiency in mind, including the use of LED lighting fixtures and exit signs, occupancy sensors, and a GE WattStation™ for a vehicle charging station in the parking lot.

The geothermal system installed by Pugliese Contracting is capable of providing upwards of 60 tons of heating or 49 tons of cooling, addressing any potential tenant need requirement. Comparative energy costs showed the geothermal costs at \$11.81/million BTU compared to electric heat at \$49.59/million BTU and Oil at \$35.10/million BTU on the heating side. This provides tenants the lowest possible cost for building heat. The environmental effects further offset and eliminate an additional 128 tons of carbon dioxide from being dumped into the atmosphere. Occupants of the building will benefit from the geothermal systems with reduced costs, as well as building heating and cooling comfort levels.

The interior of the building was also designed with sustainability in mind. It includes natural lighting that was utilized throughout the building. Pugliese Interiors was able to provide a large array of sustainable products, such as carpet, wood flooring, recycled tiles, along with low VOC paint, and much more.

Murray Properties is proud of the design, work and dedication that have gone in to completing this project. The forethought that went into the planning of this building has allowed Murray Properties to lease clean and affordable spaces to a variety of tenants.

Murray Properties, LLC Owner

Pugliese Contracting Corp. Design/Build Contractor

Longchamps Electric, Inc. Electrical

Colliers International Leasing Agent

Merrill & Son Inc. Excavating Site Work

Southern N.H. Poured Concrete Construction Foundation

Mammoth Fire Protection Systems Inc. Fire Protection

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