



# SPF HELPS NEW JERSEY HOUSING COMPLEX REACH LEED PLATINUM

## SPFA 2012 NATIONAL CONTRACTOR EXCELLENCE AWARD WINNING PROJECT (RESIDENTIAL WALL)

**Congratulations to Coastal Insulation Corp.**, winner of the 2012 Annual SPFA National Contractor Excellence Award for Residential Walls. This project is an example of SPF's performance, applicability and appeal, in this case to an important community resource for low-income and veteran residents. Winners of the SPFA Award must submit their project and have it judged best-in-class by a panel of construction industry leaders.

**SEPTEMBER 2011**, in response to President Obama's call to end homelessness, HELP USA broke ground on the Clinton Avenue Urban Renewal Project in Newark, N.J. The project, in partnership with the Make It Right Foundation, was designed to provide 56 rental apartment units to low-income and veteran families in an area known since the 1970s for its dynamic and progressive approach to community and identity. Designed for LEED Gold, the property excelled at reaching for all sustainable and green technologies available and achieved a certified LEED Platinum status with the help of sprayfoam. Coastal Insulation

Corp. was the SPF contractor selected to deliver the insulation that will help keep energy and operating costs low for the cost-sensitive residents.

Kramer + Marks Architects in Ambler, Penn., worked with Del-Sano Contracting Corp. to get this project moving for a good cause and realized that SPF was the product of choice for this sizeable undertaking. Funding for the 60,000-square-foot project was provided through Low Income Housing Tax Credits awarded by the New Jersey Housing and Mortgage Finance Agency, and Neighborhood Stabilization Program funding awarded by the U.S. Department

of Housing and Urban Development through the American Recovery and Reinvestment Act.

### AGGRESSIVE TARGETS

This project was being pushed from the beginning to complete on time with an aggressive schedule. With a myriad of tradespeople on the worksite at any one time, Del-Sano was instrumental in managing a tight schedule and the successful coordination of all the subcontractors, which allowed for the SPF work areas to be ready when teams arrived. Having joined Del-Sano in 2010, Marc Orlandino was the project superintendent with over



20 years of experience and oversaw all details of the project.

Scheduling the SPF application was a challenge that required assistance from the GC, and resulted in partitioning-off adjacent areas and utilized ventilation so that construction could continue. "We are grateful to Del-Sano Contracting Corp. for the opportunity to be a part of such a significant and necessary community project. We are proud to have worked alongside a company that continuously exemplifies excellence in the building industry, and who did everything imaginable to accommodate our installation process," said John Achille, vice president of Coastal Insulation Corp. Even access points for the project were a logistical challenge with limited city parking for the rig, bringing the hose up four stories on the outside of the building, and working with local labor unions. Coastal hired and trained new personnel to meet job employment requirements of hiring local labor.

## INSTALLATION NOTES

The high performance installation crew found it had to apply SPF to a variety of substrates and locations, such as steel beams, metal decking, atrium ceilings, garage band joists, fourth-floor ceilings, attic bands and block walls. In all, the installation area took up over 176,000 square feet of spraying area, consumed over 44,000 pounds of SPF and related materials, and was completed under 40 days with crews of three per day.

The crews took safety very seriously. Not just their safety and that of the other construction crews, but also the safety of the eventual occupants. SPF is a fantastic insulating material but, as reinforced by Coastal's own marketing materials, the SPF is only as good as the installer.

Having top notch crews of professionals focused upon safety and proper installation meant that the final product would be durable, long-lasting and function properly. During the installation the crews wore fresh air systems, Tyvek suits, full face masks, hard hats, and when needed on lifts, harnesses for fall protection. The Del-Sano GC was committed to safety and quality, just as the Coastal crew was, which made practicing good safety principles that much easier and practical.

The Graco Fusion Guns, paired with the Graco Fusion E30 Reactors, and a Moorse/John Deere Combination Generator and Air Compressor all in the capable hands of Crew Chiefs Patrick Prokopiak, Rich Prokopiak, and Dekeisha Curry, made for steady progress over the roughly 4 month installation period.

An average of 3 inches in exterior walls and 5.5 inches in the ceiling of Demilec Heatlok 200 Closed Cell sprayfoam was applied throughout the building providing both insulation and a vapor barrier/air-seal. The air-tightness of the building was tested prior to the LEED Platinum Certification using a blower-door and smoke gun to check for leaks, and the SPF crew, along with the GC and HVAC professionals made certain the mechanicals for the building would be right-sized, efficient and keep all occupants healthy and comfortable.

According to representatives at Coastal, SPF was able to contribute additional LEED points due to its air barrier, energy efficiency capabilities and other green factors. Additionally, local, minority, and union labor was required. Mechanical lifts had to be used for the atrium ceilings, and areas had to be partitioned off so other trade workers could

keep working without slowing down the schedule.

## FOR THE COMMUNITY

"Unfortunately, many of the homeless in our communities are military veterans who have fought for our country only to find no one fighting for them and their needs. This project will help some of our veterans move into safe, affordable housing befitting their service," said DCA Acting Commissioner Richard E. Constable, III. "We thank everyone who was involved in making Clinton Hill Apartments the success that it is."

The residential project was to serve the community's low-income families and veterans' need for affordable housing. To further help subsidize the affordability of these units, HELP Development Corporation has been awarded 14 Section 8 vouchers from the Newark Housing Authority and will work with the East Orange VA Medical Center to make these available to income-eligible and disabled veterans.

The building includes a rooftop garden to be used by the tenants for growing fresh vegetables. HELP will implement a gardening program that will be coordinated with similar therapeutic gardening projects the Veterans Administration currently operates at the East Orange and Lyons VA Medical



SPFA 2012 Contractor Excellence Award Sponsors:



Centers. "Coastal strongly believes in the importance of giving back to the community. This residential dwelling will be a home for those in need of affordable housing, as well as for those who have served our country," said Achille. "The residents will benefit from the use of this product for years to come. Sprayfoam insulation will afford them lower utility costs and comfort. We feel it is the most efficient type of insulation available in today's market."

The Clinton Hill facility will include computer rooms, a fitness center, meeting rooms and community service space. The latter will provide space for programs that will serve veterans, other tenants, and members of the local community. These programs will be operated by HELP USA and by Newark-based service providers.

HELP USA and Make It Right (MIR) were the foundations that led the enterprise – both organizations strive to empower those in need by providing safe and affordable low-income, sustainable housing. MIR also helped with building's green aspects. "Make it Right believes everyone should have access to a safe, healthy, sustainable home. We were honored to partner on this project with the city of Newark, HELP USA and the people of Clinton Hill and support

their goal of providing green homes for disabled veterans and their families," said MIR Communications Director Taylor Royle.

Memorial Day weekend, Mayor Cory A. Booker joined HELP USA in a ribbon-cutting ceremony to celebrate the grand opening. Following that event, Coastal Insulation Corp.'s John Achille said, "We are extremely honored to receive the SPFA 2012 National Industry Excellence Award for this project. The SPFA is not only the voice of our industry, but an enormously valuable resource. The SPFA's recognition helped to bring attention to how the practical use of sprayfoam insulation can benefit lower-income families." ○

**Coastal Insulation Corp.**

(www.coastalinsulationcorp.com), established in 1975 with only two employees, is now one of the largest independent insulation contractors in the country. The organization operates nationwide, currently spanning eight states and growing.

**HELP USA**

(www.helpusa.org) is a national not-for-profit organization with a mission to empower the homeless and others in need to become and remain self-reliant. HELP USA was founded in 1986, and has grown to become one of the largest developers

and operators of service-enriched transitional and low-income permanent housing in the nation. To date, HELP USA has developed and/ or operates more than 2,500 units of housing and operates 34 residential sites across the country. The Clinton Hill project is HELP's fifth affordable housing development in the last three years.

**Make It Right Foundation**

(www.makeitrightnola.org) was founded by Brad Pitt and others to build new single family homes in the Lower Ninth Ward in New Orleans, where they have constructed the nation's "largest and greenest neighborhood" as recognized by the U.S. Green Building Council. MIR has since grown to become a national non-profit corporation committed to rebuilding communities through the design and construction of safe and affordable sustainable housing.

**Del-Sano Contracting Corp.**

(www.delsano.com) has been providing high quality general contracting construction, construction management and design build services since 1975. The company has been ranked by *New York Construction* magazine among the top general contractors in New Jersey. Del-Sano is a member of the U.S. Green Building Council and is committed to LEED (Leadership in Energy and Environmental Design) for high performance buildings and sustainable construction.

