

# Green on All Sides: Expectations and Reality of Green Building

*Rick Alfandre, AIA LEED AP BD +C, President and Owner, Alfandre Architecture, P.C.*

## **ABSTRACT**

Rick Alfandre, AIA, LEED AP BD+C, will discuss Green Building, as experienced from all sides of a project. Specifically, his firm's new office building in New Paltz, NY. The building is owned, designed, developed, financed, managed, constructed and occupied by Alfandre Architecture. Topics that will be discussed include: the purchase of the land, development of the design, financing, opportunity costs, construction phasing, the decision to pursue LEED certification, finding tenants and ultimately inhabiting a high performance green building. Alfandre will focus on unexpected positives and negatives of the overall process, as well as a comparison of initial goals/aspirations compared to actual events. Other points that will be discussed will include the process of securing construction loans, the development of a commercial property, the development and implementation of a LEED Certified project, the Construction Management process, and the specific details involved in creating a healthy indoor environment and workplace.

## **BIOGRAPHY**

Rick Alfandre, AIA, LEED AP BD+C is a New Paltz based architect whose work includes countless projects ranging from high performance residences, religious buildings, retail spaces, and multi-million dollar hotels. With his involvement in many non-profit organizations throughout New York State, Alfandre is a leader of the green building movement in upstate New York and was recently re-elected Chair of the Upstate New York Chapter of the US Green Buildings Council. As president of Alfandre Architecture and his construction company EcoBuilders, Inc., Alfandre continues to design and build state of the art buildings that are durable and energy efficient.